

## **ARCHITECTURAL REVIEW, DESIGN AND LANDSCAPE GUIDELINES**

### **VOYAGEURS RETREAT AT GIANTS RIDGE**

The following Architectural Review, Design and Landscape Guidelines for Voyageurs Retreat at Giants Ridge (the "Design Guidelines") supplement the Master Declaration of Covenants, Conditions, Restrictions and Easements of Voyageurs Retreat at Giants Ridge and provide a framework within which the Voyageurs Retreat architectural committee (the "Architectural Committee") can make its decisions. The standards have been created to enhance the value of homes and settlements, not to limit the creative spirit of its builders and residents. The standards are intended to encourage compatible design solutions, within the floor, site and landscape plans, and exterior styles of the proposed homes.

The role of the Architectural Committee is not to control the inside layout of each home, but to assure that the exterior and siting of each home meets minimum standards and is complementary to the immediate settlement the larger Voyageurs Retreat community. While the standards will assist builders and homeowners with their home design, the standards should not be considered as all encompassing, since each new home will be reviewed on a case-by-case basis. Variables such as size and location of lot, site features, views to and from the home site, lake frontage and adjacent improvements will influence each design.

#### **I. GENERAL**

The Architectural Committee has the right to approve or disapprove the plans for the overall development of each lot, including home design, appearance and construction materials, siting, exterior lighting, cutting or cleaning one or more trees or vegetation on the lot, grading any part of the lot, landscaping, and other physical improvements of any kind to the lot.

#### **II. APPLICATION AND APPROVAL PROCESS**

##### **Submission requirements**

- Send to the attention of the Voyageurs Retreat Architectural Review Committee at c/o Community Association Group, 4672 Slater Road, Eagan, MN 55122.
- Include a check in the amount of \$475 made payable to Voyageurs Retreat Community Association for the fee.
- Name, address and phone numbers of home owner.
- Name, address and phone numbers of state licensed contractor.
- Address of the proposed home.
- Building Plans and Material Specifications showing the nature, kind, shape, height, materials, floor plans and color scheme of the dwelling or other improvement with square footage.

- Site plan prepared by a licensed surveyor, engineer or architect showing the proposed topography of the area in two foot contours with other relevant elevation information and grade lines as well as the location, setback dimensions and elevation of all proposed structures, porches, decks, retaining walls and other material improvements, hard surfaces and grading.
- Landscape Plan showing the proposed plantings for all areas disturbed during construction.
- Colors for all roofing, siding, stone, and exterior accents.

**Approvals or Comments**

- Will be sent in writing within 30 days of receipt of complete application.
- Responses to minor comments may be addressed in written comment form. More important issues must be addressed with plan changes before approval is given.

Any additions to or changes from the approved plans must be presented to the Architectural Committee for its approval in the same manner as indicated for the original submittal.

**III. BUILDING REQUIREMENTS**

		<b>Lake Lot</b>	<b>Off-Water</b>
<b>Minimum floor area (exclusive of seasonal porches and garages, finished areas below the first floor may be considered at the discretion of the A.R.C)</b>	Two story homes	2,000 sq ft	<u>1500 sq ft</u>
	One story and	1,500 sq ft	<u>1000 sq ft</u>

**Design Style**

- “Country Traditional,” Log Homes, Alpine, Scandinavian and Austrian theme homes are recommended.
- Except as approved by the Architectural Committee, no two homes shall be the same design and detail and no adjacent homes shall be of similar exterior design or color scheme.

**Foundations**

- Industry standard concrete foundations, with foundation walls of concrete block or poured concrete are required.

**Building Materials**

- Shall be considered to be two types: primary and accent. Primary materials shall comprise the significant majority of the building claddings, and shall consist of high quality materials, such as wood, stucco, glass architectural metals, or brick. Accent materials shall comprise a less significant portion of the building, and

shall consist of high quality materials such as glass, metal, wood, stone, brick, stucco, concrete block, ceramics, and precast concrete.

#### Siding

- Masonry, logs, shakes, stone or brick is preferred (all four sides). Fiber-cement siding (Handi-Plank or equivalent) is acceptable.
- Steel, aluminum, fiberglass, vinyl or other composite is not permitted.

#### Roofs

- 10/12 pitch minimum for the main portion of the roof. canopies, dormers and the like may have a different pitch.
- Consistent roof pitches from all sides encouraged.
- Designs featuring canopies, dormers and roof windows and/or skylights are encouraged.
- Heavily textured asphalt shingles, cedar shingles and shakes will be approved.

#### Window and Door Detailing

- Trim boards and/or detailing required around all windows and doors (all four sides).
- Must match home style.

#### Exterior Doors

- Each patio or atrium door must feature a patio or deck of at least 140 square feet in size.

#### Decks

- Must be consistent with home style; should be an extension of the home.
- Size columns to deck and home scale, avoid small underpinning.
- Hand railing design and detailing should be consistent with the home's style.
- Future decks should be included in the plans now for approval, but indicated as future construction.

#### Garage

- A minimum of two stall garage must be built in conjunction with construction of any home. NO garage shall be allowed that is not part of a home construction project.

- |                          |  |
|--------------------------|--|
| Colors                   | <ul style="list-style-type: none"><li>• Custom schemes based on compatibility with the forest setting and the home style (use of earth tone colors is encouraged).</li></ul>   |
| Adjacent Homes and Views | <ul style="list-style-type: none"><li>• Home siting should be sensitive to adjacent homes and views.</li></ul>   |
| Ancillary Buildings      | <ul style="list-style-type: none"><li>• Shall be similar in design and cladding as the primary structure, except small accessory structures such as greenhouses, sheds, and small storage enclosures, which may differ from the primary structure, but must be screened from view from adjacent the common roadway and adjoining lots.</li></ul>   |
| Boathouses               | <ul style="list-style-type: none"><li>• Boathouses or other structures located adjacent to Wynne Lake and designed and used for the storage of boats, watercraft or related equipment are prohibited. Other water-oriented accessory structures such as gazebos or small storage sheds may be allowed subject to approval by the Architectural Committee, provided that such structures do not exceed 250 square feet and are not water of Wynne Lake. The construction, installation and placement of structures in proximity to Wynne Lake are subject to applicable governmental regulations.</li></ul> |
| Driveway                 | <ul style="list-style-type: none"><li>• Property line off-set preferred.</li><li>• Hard surfacing with asphalt or other appropriate material is preferred but not required.</li></ul>  |
| Outdoor Parking Area     | <ul style="list-style-type: none"><li>• Must be located adjacent to the house.</li><li>• Must be screened by landscape structures or plant material from the common roadway, and the patios, windows and views of adjacent homes.</li></ul>  |
| Retaining Walls          | <ul style="list-style-type: none"><li>• 10 foot minimum setback from property line is required, encroachment on easements is discouraged.</li><li>• Use of natural stone, boulders and rock is preferred. Interlocking blocks will be considered.</li><li>• Must be shown on building elevations and site and landscape plans.</li></ul>   |
| Fencing                  | <ul style="list-style-type: none"><li>• Fences are prohibited without A.R.C. approval. Approval will be granted for appropriate fencing installed around the perimeter of a swimming pool.</li></ul>   |

- Kennels
  - Must be located adjacent to the house within side or rear yards and within lot building limits.
  - Must be constructed of same or similar appearing material as house.
  - Must be screened by landscape structures or plant material, from the common roadway, and the patios, windows and views of adjacent homes.
  
- Antennas
  - Must be installed so as to minimize its visibility from the front of the lot and otherwise camouflage its appearance, unless such requirements would (i) unreasonably delay installation, (ii) unreasonably increase the cost of installation, maintenance or use of the antenna, or (iii) preclude reception of an acceptable quality signal.
  - Subject to the foregoing, the antenna must be located on or as close as possible to the house, and within the lot side or rear building limits.
  - Installation shall be subject to all governmental laws, codes and ordinances.
  
- Screening
  - Outdoor parking areas, kennels, antenna, and air conditioning units must be screened by landscape structures or plant material from the windows of adjacent homes, adjacent patio and deck areas, and the common roadway.
  
- Mail and Newspaper Boxes
  - Must be of a standard design, compatible with the theme of the development. The Architectural Committee will have specifications available upon request.
  
- Substantial Completion
  - Exterior construction must be completed within one year from commencement.
  
- Variances
  - In cases of hardships or special conditions, variances to these standards may be permitted by the Architectural Committee, consistent with city, county, state or federal regulations.

#### **IV. SITE AND LANDSCAPING REQUIREMENTS**

## Building Setbacks

- Front 30.0 foot minimum from road right of way and 10 foot minimum from the vegetation line screening the dwelling from the common roadway where possible.
- Side 10.0 foot minimum.
- Lake lots 100 foot minimum from the ordinary high water mark.

## Topography and Vegetation

- Home siting should be sensitive to the lot's existing topography and vegetation.

## Preservation of Existing Vegetation

- It is expected that homes will be placed in a forest setting and that much of the natural vegetation will be preserved to enhance that country character and preserve privacy between adjacent lots.
- No clearing shall be undertaken without approval from the Architectural Committee.
- No tree removal may be performed outside of the building envelope area, except for one maximum 25' wide view corridor where appropriate, and one maximum 16' wide driveway access between house and road (between house and association land for shared driveway lots) and a yard/garden area not to exceed 30 feet from the house. However, no tree six inches or greater in diameter located within 75 feet of the ordinary high water level of Wynne Lake may be removed, unless dead or diseased.
- Within the building envelope area, every effort should be made to preserve trees, through creative building and drive siting. In particular, trees greater than 12" caliper should be preserved wherever possible.
- No grading or construction or construction staging shall occur within the drip lines of trees 6" in caliper or greater that sit within setback or buffer areas. The dripline is defined as the area below and within the outermost branches. This will help protect trees in the buffer areas from construction impacting their roots and killing them over time.
- Vegetative screening shall be preserved wherever possible. Clearing of existing shrubs and ground covers within setback and buffer areas shall be limited to 30%

of total lot area. This provision is intended to allow for pathways, small seating areas, dock and beach access areas (where applicable), and other passive outdoor use areas. Not that such improvements are beholden to tree preservation requirements and landscaping requirements.

- All stumps from trees that are removed in accordance with these Guidelines and applicable law shall be buried, burned or other wise removed from the lot.
- Harvesting of dead or diseased trees is permitted.
- Owners are encouraged to leave wide shoreline buffer zones of unmowed, natural vegetation and as much aquatic vegetation (especially emergent such as bulrushes and cattails) intact as possible when obtaining access to Wynne Lake.

#### Erosion Control, Grading and

#### Yard Drainage

areas, the existing grades of lots should generally remain undisturbed.

- Except for the home's foundation and immediate yard
- Improvements and access to, and alterations such as excavating, filling, or grading within the shore impact zone, as defined by applicable governmental regulations, and below the ordinary high water mark of Wynne Lake are subject to applicable governmental ordinances and regulations of the Minnesota Department of Natural Resources and may require approvals and/or permits issued by the County, the Minnesota Department of Natural Resources and/or the US Army Corp of Engineers.

- Erosion control measures must be taken on every lot before any construction, excavating or grading takes place and must be maintained until all construction is complete in accordance with applicable governmental regulations. Erosion control plans may be required to be submitted to governmental authorities prior to the issuance of a building permit for certain lots.

- An informational publication of the Minnesota Pollution Control Agency entitled "Sediment and Erosion Control for New Homeowners" is attached hereto as Exhibit B. The publication contains useful information regarding applicable erosion control measures that must be implemented in connection with the grading and construction of improvements to the lots.

- As a part of the required erosion control measures, lots must be graded to insure proper drainage. A sample "Residential Lot – Stormwater Plan" is attached hereto as Exhibit C. Lot drainage must be maintained per the subdivision's master development plans.

- Maximum builder grades 3:1, 4:1 preferred.

#### Landscaping

- Vegetation removed but not replaced with improvements must be completely replaced with seed,

sod or other vegetation, plantings, trees, shrubs or approved ground cover.

- No lawn may be placed in setback

#### Building Setbacks

- Front 30.0 foot minimum from road right of way and 10 foot minimum from the vegetation line screening the swelling from the common roadway where possible.
- Side 10.0 foot minimum.
- Lake lots 100 foot minimum from the ordinary high water mark.

#### Topography and Vegetation

- Home siting should be sensitive to the lot's existing topography and vegetation.

#### Preservation of Existing Vegetation

- It is expected that homes will be placed in a forest setting and that much of the natural vegetation will be preserved to enhance the country character and preserve privacy between adjacent lots.
- No clearing shall be undertaken without approval from the Architectural Committee.
- No tree removal may be performed outside of the building envelope area, except for one maximum 25" wide view corridor where appropriate, and one maximum 16" wide driveway access between house and road (between house and association land for shared driveway lots) and a yard/garden area not to exceed 30 feet from the house. However, no tree six inches or greater in diameter located within 75 feet of the ordinary high water level of Wynne Lake may be removed, unless dead or diseased.
- No grading or construction or construction staging shall occur within the drip lines of trees 6" in caliper or greater that sit within setback or buffer areas. The dripline is defined as the area below and within the outermost branches. This will help protect trees in the buffer areas from construction impacting their roots and killing them over time.



- Vegetative screening shall be preserved wherever possible. Clearing of existing shrubs and ground covers within setback and buffer areas shall be limited to 30% of total lot area. This provision is intended to allow for pathways, small seating areas, dock and beach access areas (where applicable), and other passive outdoor use areas. Note that such improvements are beholden to tree preservation requirements and landscaping requirements.
- All stumps from trees that are removed in accordance with these Guidelines and applicable law shall be buried, burned or otherwise removed from the lot.
- Harvesting of dead or diseased trees is permitted.
- Owners are encouraged to leave wide shoreline buffer zones of unmowed, natural vegetation and as much aquatic vegetation (especially emergent such as bulrushes and cattails) intact as possible when obtaining access Wynne Lake.

#### Erosion Control, Grading and Yard Drainage

- Except for the home's foundation and immediate yard areas, the existing grades of lots should generally remain undisturbed.
- Improvements and access to, and alterations such as excavating, filling, or grading within the shore impact zone, as defined by applicable governmental regulations, and below the ordinary high water mark of Wynne Lake are subject to applicable governmental ordinances and regulations of the Minnesota Department of Natural Resources and may require approvals an/or permits issued by the County, the Minnesota Department of Natural Resources and/or the US Army Corp of Engineers.
- Erosion control measures must be taken on every lot before any construction, excavating or grading takes place and must be maintained until all construction is complete in accordance with the applicable governmental regulations. Erosion control plans may be submitted to governmental authorities prior to the issuance of a building permit for certain lots.
- An informational publication of the Minnesota Pollution Control Agency entitled "Sediment and Erosion Control for New Homeowners" is attached hereto as Exhibit B.

The publication contains useful information regarding applicable erosion control measures that must be implemented in connection with the grading and construction of improvements to the lots.

- As part of the required erosion control measures, lots must be graded to insure proper drainage. A sample "Residential Lot – Stormwater Plan" is attached hereto as Exhibit C. Lot drainage must be maintained per the subdivision's master development plans.

- Maximum builder grades 3:1, 4:1 preferred.

#### Landscaping

- Vegetation removed but not replaced with improvements must be completely replaced with seed, sod or other vegetation, plantings, trees, shrubs or approved ground cover.
- No lawn may be placed in setback or buffer areas (lawn defined as non-native turfgrass, whether installed by seed or by sodding, whether or not it is actively maintained).
- No lawn may be placed on slopes of steepness of 3:1 (33%) or steeper.
- No species may be planted that appears on the Minnesota Noxious Weeds list (stat rules 1505.0730 to 1505.0750). This includes those listed as "prohibited," "restricted" and "secondary," whether or not the species is actually restricted by law in the city or county.
- Owners are encouraged to plant only species native to northeastern Minnesota throughout their lot, but especially outside the building envelope.
- Screening where required shall consist primarily of a vegetative or earthen buffer, using species native to the immediate vicinity and employing existing grades where possible.

## V. LIGHTING

Dramatic results can be accomplished with simple lighting. Light sources should be concealed, where possible, with all light in shades of white (no colored lights other than temporarily during the holidays). No spillover of light can occur on neighboring lots and lighting must be shielded to prevent glare.

## VI. SEWER LINES AND PUMPS

Owners shall be responsible for connecting the sewer lines serving their dwelling to the public sanitary lateral at the lot boundary. Owners shall also be responsible for the installation, maintenance, repair and replacement of a progressive cavity type sewage grinder pump in accordance with the specifications and requirements attached hereto as Exhibit A and other applicable governmental regulations. Each lot owner shall have the primary responsibility of assuring compliance with such specifications and regulations.

### SANITARY SEWER SPECIFICATION

**Please provide these specifications to your plumber.** The sanitary sewer system serving the lots at Voyageurs Retreat at Giants Ridge is a pressure system rather than a gravity flow system. Each connection to the pressure system require the use of a progressive cavity type grinder pump as distributed by Davies/Northern Water Works, 1694 91<sup>st</sup> Ave NE, Blaine, MN 55443, phone 763-560-5200 or 800-844-8334. Equipment, materials and installation of your sewer connection must comply withal state and local codes and these specifications.

#### SEWAGE GRINDER PUMP

Furnish and install, where shown on the plans, one Environment One Corporation Model 2010 simplex progressive cavity sewage grinder pump unit, 1HP 1725 RPM, 230 volt, 1 phase with 1 1/2" stainless steel discharge, complete with integral automatic controls, all factory assembled in a 24" diameter HDPE basin, with a double check valve assembly. The entire assembly shall be U.L. listed.

Also furnish and install an Environment One Model 250-1 simplex alarm/disconnect panel including one 230 volt circuit breaker for pump power, one 115 volt circuit breaker for the alarm circuit, and audible and visual alarm monitor.