

**EXHIBIT F**  
**“Reserve at Elm Creek Architectural Standards”**

**ARCHITECTURAL CONTROL GUIDELINES**

**RESERVE AT ELM CREEK – CHAMPLIN**

1. General Requirements:

Minimum Floor Area	Two Story	2,500 Square feet
(Exclusive of attics & basements)	One & ½ Story	2,300 Square feet
	One Story	1,600 Square feet
	- No Split entry's	

2. Elevations:

Stone, brick, primed wood product, stucco, Hardie board or similar product are all permitted; steel and vinyl siding, or similar product, are prohibited on the front elevation, except that steel or aluminum soffit and fascia are permitted.

3. Design Styles:

No two homes directly next to each other or directly across the street, or in the same cul-de-sac shall be of the same design detail or have the same color scheme on the exterior. If a builder chooses to build multiple copies of a model, then they are encouraged to have different colors and have different stone/brick selections. Variety is important.

4. Required Design Features:

All plans must have at least 8 of the following Design Features. The features included must be noted on the Architectural Review Application. All windows must be wrapped.

- |                             |                                               |
|-----------------------------|-----------------------------------------------|
| - Accent Windows            | - Masonry Accents                             |
| - Arches                    | - Multiple siding patterns, materials, colors |
| - Arched or Transom Windows | - Multi-textured drive or walkway treatment   |
| - Balconies                 | - Multiple gables                             |
| - Bay or bow window options | - Nostalgic Lamp Posts                        |
| - Columns                   | - Ornamental louvers or vents                 |
| - Copper accents            | - Pediments                                   |
| - Cupolas                   | - Ornamental shutters                         |
| - Decorative brackets       | - Quoin corners                               |
| - Designer garage doors     | - Solider coursing                            |
| - Dormer on front elevation |                                               |
| - Dormer on rear elevation  |                                               |

- Eave returns
- Engraved address labels
- Flower boxes

- Stone & Brick Mixed together
- Variety of roof pitches or styles
- Window grids

5. Garages: 2 Car minimum.
6. Roofing Materials: GAF Timberline 30 year laminated, or greater, CertainTeed Landmark 30 year laminated, or greater are all permitted.
7. Roofs: Forward facing gables to be a minimum of 9/12. Front porch roofs and saddles are excluded. Lesser pitch is acceptable for certain designs (such as in prairie style home) with ACC approval. The main roof to be a minimum of 7/12.
8. Colors: Earth tone schemes and other current popular home colors maybe used but must be based upon compatibility with the neighborhood. No florescent or pastel color schemes shall be allowed. Colors cannot match neighboring homes.
9. Trim Colors: Trim to be detailed in complimentary, accent colors. Monotone schemes are discouraged.
10. Front walk: Minimum 4'-0" in width concrete, pavers, or stamped.
11. Antennas/Satellite Dishes: Must be attached to home and placed in such a manner as to minimize the view from adjacent homes.
12. Storage Buildings: No exterior storage buildings shall be permitted.
13. Outdoor Pools: A permanent recreational pool is permitted only if it is constructed in-ground and complies with all applicable laws, ordinances and codes. No permanent above-ground recreational pool is permitted. Temporary wading pools (kiddie pools) of the type which are inflated and are easily removed, are allowed provided that they are not left standing on a Lot for more than 10 consecutive days at a time and do not exceed 10 feet in diameter. All pools which are permitted must be located in the rear

portion of the Lot, away from the street. The restriction on pools shall not apply to landscaping ponds.

14. Dog Runs/Kennels:

Dog runs and kennels are prohibited, except upon approval by the Architectural Control Committee (ACC). For approval the design shall be done in such a way that the run or kennel be attached to the dwelling and located so that it is not visible from the street and properly screened. The kennel must be enclosed on all 4 sides with materials that match or compliment the siding of the house. This is to minimize annoyances to the pet that could result in persistent barking.

15. Driveways:

Driveways must be constructed of concrete, or pavers, or combination thereof, unless otherwise approved by the ACC. Driveways must be installed within two months of the date of issuance of a certificate of occupancy, weather permitting.

16. Fences:

Fences in front yards (including both street sides of corner lots) are prohibited. Side yard and rear yard fences are subject to ACC review and approval. No chain link or privacy fences are allowed. Recommended style includes some type of black aluminum picket. Allowable height is 4 feet, maximum height is 5 feet only in connection with the installation of a swimming pool.

17. Final Grading:

Final grading must comply with the City approved final grading plan and the Owner shall provide Developer with an "as built" survey confirming compliance with the City's grading plan upon completion of construction of the Dwelling.

18. Landscaping:

All disturbed areas must be graded and landscaped or covered with sod. A minimum of 4 - 3" or greater trees per Lot must be planted. (At least 2 of those in the front and 2 of those in the back). Developer-installed trees may count. All homes must be edged around entire structure with rock or mulch. Minimum of 15 shrubs and 10 perennials planted in the front of every home. At least one area in the front yard

should have a mulched or rain garden area. Additional plantings encouraged for the sides and rear.

19. Sprinkler / Irrigation System:

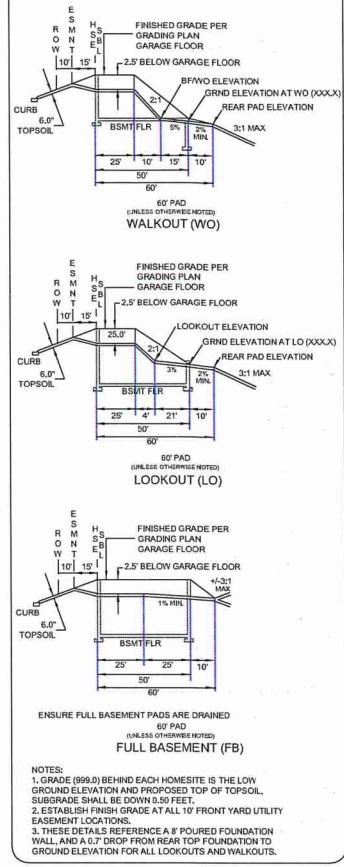
All homes must install a private irrigation system within two months of completion of home, weather permitting. The irrigation system needs to be adequate to water all developer-installed landscaping, trees, and bushes on the property.

20. Warranty on Trees

Builder must notify buyers in writing that no developer planted or existing trees are under warranty or guaranteed for any period of time, ever, for any reason whatsoever.

**60' PAD**  
**2.5' HOLDDOWN**  
**8" POURED WALL**  
**.7' DROP TO REAR GRND ELEV.**

**HOLDDOWN DETAILS**

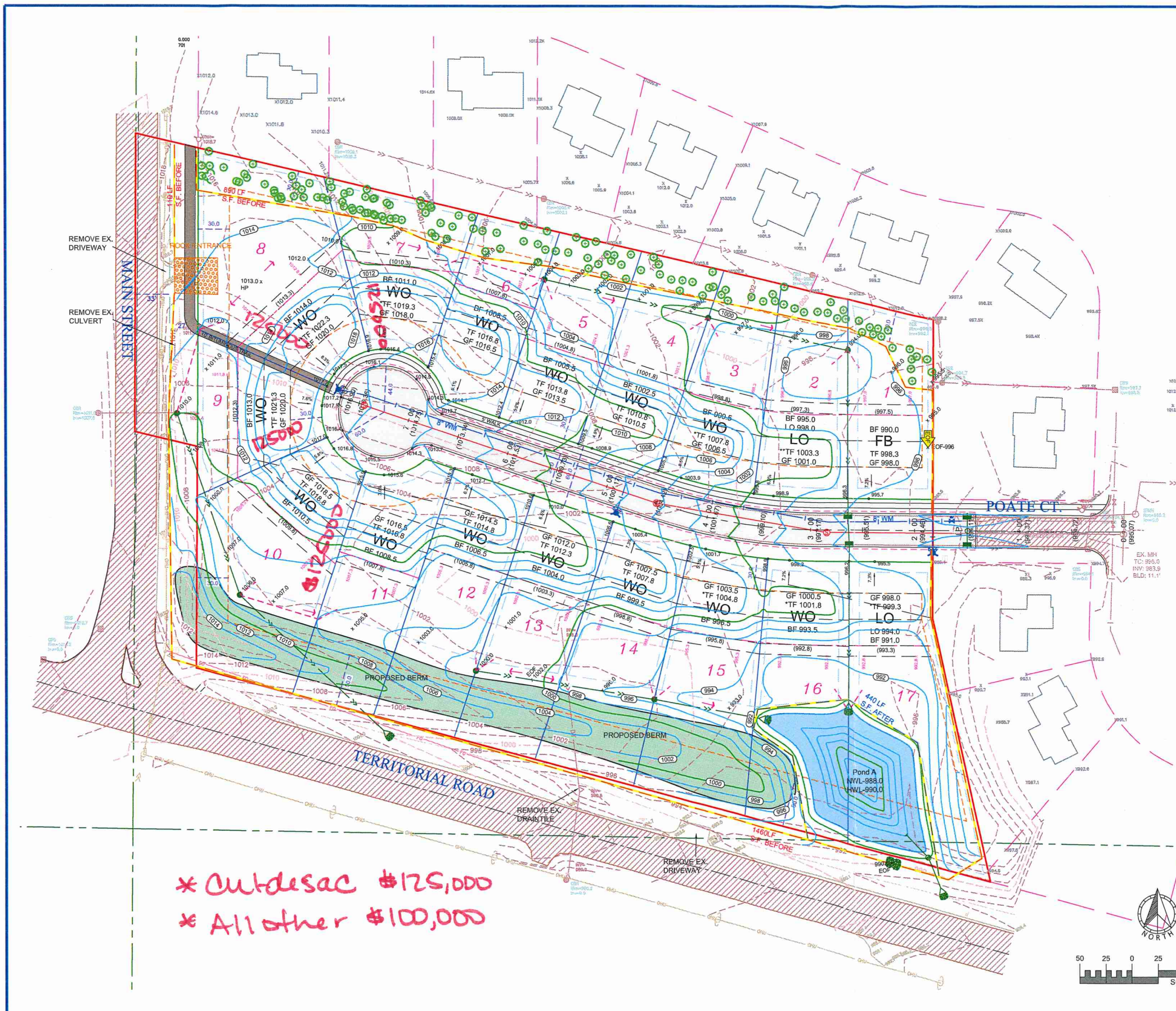


- GENERAL NOTES:**
1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
  2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF ROGERS DETAIL. FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
  3. ALL RETAINING WALLS, IF ANY, WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
  4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
  5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
  6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
  7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
  8. BUILDING PADS ARE 60" DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS. REAR PAD ELEVATIONS SHOULD BE ESTABLISHED BASED OFF THE 2:1 SLOPE FROM THE 28" FLAT BENCH, OR AT MOST 50' BEHIND FRONT OF PAD.
- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF ROGERS OR DIRECTED BY THE ENGINEER.
  2. THE WATER QUALITY PONDS MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
  3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
  4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
  5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
  6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
  7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
  8. ALL SLOPES 4:1 MAX (EXCEPT BELOW NWL IN POND AREAS & UNLESS OTHERWISE NOTED)
  9. RESTORATION - 7.8 ACRES  
 A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.  
 B. SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MNDOT 350-MESIC PRAIRIE (36.5 P.L.S. LBS./AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).  
 C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)  
 D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.  
 E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.  
 F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.  
 G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.  
 H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
  10. GRADE BACK 3' FROM FACE OF ALL RETAINING WALLS
  11. MAINTAIN TEMPORARY DRAINAGE ALONG EAST SIDE OF PROPERTY LINE
  12. SILT FENCE - BEFORE GRADING - 2470 LF
  13. SILT FENCE - AFTER GRADING - 440 LF

**SYMBOL LEGEND**

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
WATERMAIN		
BUILDING SETBACK BOUNDARY		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
DRANTILE W/ CLEANOUTS		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RRP-RAP		
STORM STRUCTURE LABEL		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
WELL		
DRAIN FLOW/DIR/OFF ARROW		
EMERGENCY OVERFLOW SWALE		
SOIL BORING LOCATION		
SILT FENCE		
TREE PRESERVATION FENCE		
BARRICADE		
SPOT ELEVATION		
TBC SPOT ELEVATION		
UTILITY POLE		
LIGHT POLE		
HANDICAP PARKING SPACE		

\* Outdesac #125,000  
 \* All other #100,000



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 Date: 03/20/15 Lic. No. 47982

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ENGINEERS SURVEYORS  
 PLANNERS

CITY PROJECT NO.  
 ROGERS, MINNESOTA

**FINAL GRADING PLAN**

**FLETCHER HILLS 2ND ADDITION**  
**COREY SCHERBER & BRIAN DEROSIER**

FILE NO.  
 79667-001

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 11

FLETCHER HILLS 2ND ADDITION 79667-001