

DUNNS MARSH TERRACE
ARCHITECTURE & LANDSCAPE GUIDELINES

These Architectural and Landscape Guidelines and Regulations (“Regulations”) are made with respect to the “Property” and “Lots” as those terms are described in that certain Declaration of Protective and Restrictive Covenants for Dunns Marsh Terrace in the City of Madison, Dane County, Wisconsin recorded in the office of the Dane County Recorder of Deeds (the “Declaration”). The terms and conditions of the Declaration shall govern and take precedence over any contradictory provision contained in these Regulations. Any capitalized term not otherwise defined in these Regulations shall have the definition provided in the Declaration for such term.

Prospective Owner Acknowledgement of Receipt.

The undersigned prospective Owner(s), by signing below, acknowledges receipt of these Regulations.

Print Name: _____

Print Name: _____

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Exhibits

- Exhibit A – Examples of Home Elevations, Style Diagrams
- Exhibit B – Buildable Lot Area Diagrams for Each Lot
- Exhibit C – ARC Forms

Comment [MD1]: Kelly recommends Style Diagrams – not included in scope

Comment [MD2]: Kelly – sample plan? Melissa would not recommended

ARCHITECTURAL GUIDELINES

1. PURPOSE.

- i. In order to form a harmonious residential community, these Architectural Design Guidelines and Regulations recognize characteristics within the broad range of classical and modern styles of Home design. They seek to influence the construction of homes which share the characteristics of environmental sustainability, progressive energy solutions, architectural design while creating a neighborhood that builds on broad neighborhood planning and community design principals. These Architectural Regulations are provided for the mutual benefit of Lot Owners to assist in implementing and maintaining this vision for Allied Drive.

2. INTRODUCTION & TERMINOLOGY.

- i. These Architectural Design Guidelines are to be applied in conjunction with the Landscape Design Guidelines.
- ii. Variances from these Regulations will be granted by the Architectural Review Committee (ARC) at its sole discretion on the basis of, among other things, architectural merit or environmental impact.
- iii. Prior to beginning the design process, it is recommended that lot Owners contact the ARC to verify their interpretation of these design guidelines and regulations. The ARC has the review power to approve or deny elements of the Owners Design included in these guidelines.
- iv. Every Home shall be made up of at least one each of the three basic components (see examples of Home elevations attached as Exhibit 2):
 1. A **roof** element.
 2. A middle element, **elevation**, composed of a band extending from the roof to the foundation.
 3. A base element, **foundation**.
- v. Terminology
 1. Architectural Precedent: Any example of architecture that serves as a guide or justification for subsequent situations.
 2. Build-to Line: The location on the site that a minimum of 2/3's of the front edge of the building must be aligned.
 3. Certified Sustainable: Established by an organization that recognizes a material or practice as beneficial to indoor air quality and/or the environment.
 4. Deck: A platform that is elevated above the grade of the land
 5. Encroachment: To advance beyond established limits of the setback. Elements allowed to encroach; chimney, window extension, patio/deck and as ARC determines.
 6. Façade: Any side of a building facing a street, exterior wall.
 7. Façade Fenestration: The amount and size of openings in the exterior wall, examples; doors and windows.
 8. Natural Landscape: The use of native plant materials, minimal lawn areas and low energy use to maintain.
 9. Patio: A hard surfaced space level with the ground, used for lounging and dining
 10. Proportion: Symmetry, harmony, or balance as it is related to size and shape.
 11. Regional in Origin: Coming from the local region. In architecture, this can be as far as 500 miles from the construction site.
 12. Ribbon Driveway: A concrete or paver driveway with a central ribbon of vegetation. More vegetation equals more natural disposal of rainwater.

- 13. Solid Mass: A full plane or group of material, corner to corner. This relates to both architecture and landscape.
- 14. Universally Accessible Design (ADA): Residential design to accommodate individuals with limited mobility and or wheelchairs.
- vi. All exterior colors and materials must be approved by the ARC. (See Exhibit 2, Form #?).
- vii. The architectural and landscape elements of the site design are considered to be integral to the overall Lot design. Regulations defining certain architectural elements of green space are described in the "Yards" section of the Architectural Regulations and more generally in the Landscape Regulations.

3. WALLS, ROOFS AND FACADES.

- i. The planning module, or proportion, for the façade shall be based on the width of the most common window.
- ii. The dimension (width) of siding at the corner of the façade shall be no less than the width of the primary window.
- iii. Windows may be placed at the outside corner of the façade. Trim boards (maximum 8" width) will complete the corner.
- iv. All facades of a Home shall be made of the same materials and similarly detailed.
- v. Front Facades on Corner Lots – Homes on Corner lots will have two 'fronts'. Each façade that addresses a street will be considered a front.
- vi. Façade Fenestration. The front façade must have a minimum percentage of window and door openings. The ARC will evaluate each design based on these guidelines.
 - 1. Traditional Style Homes – 22% Minimum (does not include gable area)
 - 2. Modern Style Homes – 14% Minimum (does not include gable area)
- vii. All window and door openings to have a distinct finish trim with a minimum 3" dimension. Exceptions may be given for 'modern' style homes.
- viii. All Band boards and material changes shall occur at inside corners.
- ix. Facades may change their primary material only at a band change. The intent of the code is that facades appear to have heavier materials on the bottom and lighter materials above (i.e., concrete and masonry shall be below wood or stucco). Consideration will be taken related to architectural style.
- x. Facades shall be clad in vinyl (.044 inches minimum) or fiber cement shingles, wood or fiber cement clapboard, wood or fiber cement board and batten, metal textured panels (gauge ___), architectural concrete finish, stucco, brick, stone or combination of the above. All materials are to be approved by the ARC.
 - 1. The Submission must specify quality of the materials to be used.
 - 2. Vinyl siding system will have no exposed J channels. Channels are to be integrated into trim system.
 - 3. Exterior Materials – The ARC shall have the right to require brick, stone, corner boards, windows, and/ or combination of similar materials which it deems desirable for a particular submission.
- xi. All Homes to have a 3 color scheme minimum (e.g., door color, body color, trim color). Desired color schemes shall be submitted to the ARC for approval in the form of a rendered elevation. Over-used colors such as beige and putty are discouraged. The ARC encourages integrating color into the design.
- xii. Brick surfaces shall be predominately a horizontal running bond pattern unless architectural precedent is shown.
- xiii. Stone shall be set in an un-coursed pattern with a horizontal orientation unless architectural

Comment [MD3]: Gauge?

Comment [MD4]: Kelly -CDA to Discuss

precedent is shown.

- xiv. No diagonals (sloping lines) other than roof slopes shall be visible on any façade unless architectural precedent is shown.
- xv. Chimney and Fireplace Venting
 - 1. Thru wall fireplace venting is not allowed on the front elevation or within 5 ft of the front corners of the building.
 - 2. Chimney enclosures may be constructed of a material that coordinates with the style of the home.
 - 3. The minimum width of the chimney shall be 48" and may taper to a smaller dimension if architectural precedent is shown and ARC approves. For example prairie style would require the 48" width be maintained.
 - 4. The minimum depth of the chimney shall be 24" and must reflect the architectural style.
- xvi. Roofing may be slate, tile, metal, cedar shakes, recycled content tiles, or asphalt shingles.
- xvii. Roof design – the roof pitch of a detached garage should coordinate with the style and intent of the primary house design, however the specific roof pitch does not have to match. It is the discretion of the ARC to approve the design.
- xviii. Soffits may be aluminum, fiber cement or wood.
- xix. No exterior stairs are allowed to upper level. Stairs to upper levels must be interior to the home.
- xx. House Numbers – All homes need house numbers posted clearly on the front façade and on alley garages. House numbers must be a minimum of 3" tall. House numbers may not exceed 6" tall.

Comment [MD5]: Perry prefers no flat roofs

Comment [MD6]: Kelly - min pitch or flat

Comment [MD7]: Kelly -CDA provided?

4. GARAGES.

- i. Two garage doors maximum. Two Singles or One Double.
- ii. Person doors are encouraged, however not visible from street.
- iii. It is encouraged that the garage doors not be visible from the street.
- iv. Detached Garages are encouraged
 - 1. No toilet facilities. Water for utility/potting bench allowed.
- v. No exterior stairs are allowed to upper level. Stairs to upper levels (second floor) must be interior to the garage.
- vi. Window units at garages are encouraged. Garages on corner lots must have a minimum of 4% window openings.
- vii. Driveways must be as wide as the garage for a minimum of 25 ft minimum or to alley. ARC will approve the depth of the driveway to accommodate the parking of one automobile in front of the garage or a parking area adjacent to the garage.

5. PORCHES, PATIOS & DECKS.

- i. Porch railings are encouraged to be open and transparent. Material and style to be complimentary to house.
- ii. Front stoops and patios shall be made of brick, stone, and concrete (no asphalt). Wood may be used only when constructed to form an apparently solid mass. All materials are to be pervious to the maximum extent possible.
- iii. Front porches are intended to be open and to allow for interaction with the street. Glazing is not permitted. Screening is not permitted.
- iv. Front porches and decks must be a minimum of 6 ft deep.

- v. Front porches are to be a minimum of 18" above sidewalk grade. The ARC will consider exceptions if the main level of the home follows Universal Design Guidelines for Accessibility.
- vi. Front porches and decks are required to be opaquely stained or painted, no exposed treated lumber.
- vii. Each Home is allowed no more than 400sf of covered porches, decks and screen porches. No single porch/deck/patio area may exceed 200sf other than corner decks/porches.
- viii. Decks may be located only in rear yards. Cascading design encouraged keeping elevation low to the natural grade of the land.
- ix. Porches, patios or decks within encroachment areas may never be enclosed with glazing or walls to create a three or four-season porch.
- x. A spa or hot tub will be allowed on a patio/porch/deck in the rear yard, if it is recessed so the top of the spa/hot tub is less than 18" above the surface of the patio/porch/deck.

Comment [MD8]: Kelly – Discuss Why?

Comment [MD9]: Kelly –pools? Melissa – should this even be here? Perhaps it is better in the covenants?

Comment [MD10]: Bill recommends no front yard fencing. Kelly – questions front yard fencing.

Comment [MD11]: Enclosure?

Comment [MD12]: Percy – discuss use of asphalt

6. YARDS.

- i. Fence design and location must be approved by the (Exhibit ?, Form #?). Fences and gates must be constructed of a proven environmentally sustainable low maintenance product. Fence designs should integrate with the architecture of the Home and the natural landscape. No chain link fence allowed.
 - 1. Front Yard fencing to be a maximum of 60% transparent
 - 2. Rear Yard fencing is encouraged to be partially transparent.
- ii. Usable Open Space – All lots to provide a minimum of 400sf useable open space.
- iii. Mailboxes – Mailboxes will be provided with the purchase of the lot. The design will be standardized for the neighborhood. The mailbox may not be altered or replaced with another style.
- iv. Trash/Recycling Containers – These may not be visible from the street or located in the sideyard within 10 feet of the front of the house.
- v. Utilities – Gas/electric meters and A/C condensers may not be visible from the street. They may not be located on the front elevation (or both elevations on corner lots) or within 10ft of the front corners of the house.
- vi. Driveways – Driveways must be concrete, pavers, permeable or a similar material. No asphalt will be allowed.
 - 1. Ribbon Driveways are permitted.
- vii. Each Home will manage storm water on site. The integration of rain barrels, prairie planting and rain gardens are encouraged. No direct run-off is allowed onto any adjacent property.
- viii. Refer to Landscape Regulations for additional information.

7. BUILDABLE AREA.

- i. Buildable Footprint of Home
 - 1. The structure footprint may not exceed 1800sf or 45% of the site, whichever is greater. This includes the garage. This does not include Poches, patios or decks.
 - a. 200 sf bonus for Detached Garage or Outbuilding
 - 2. 200 sf bonus for Universal Design (ADA)
 - 3. There is no minimum footprint required.

ii. Setbacks

1. Front Yard (corner lots to follow front yard setbacks for both streets)

- a. Main House = 14ft build-to line w/ an 8ft encroachment.
- b. Encroachments are allowed for porches, patios, chimneys, and window extensions similar to a bay window.
- c. Non-Alley Attached Garage Structures = 10ft additional set-back from the primary façade of the house (Build-to Line)

2. Side Yard

- a. Main House = 6ft setback with 2 ft encroachment. An encroachment is allowed only if a minimum distance of 10 feet is maintained with the adjacent properties structure.
- b. Attached Garage = 6ft setback with 2 ft encroachment. An encroachment is allowed only if a minimum distance of 10 feet is maintained with the adjacent property structure.
- c. Detached Garage = 4ft setback only when a minimum distance of 10 feet is maintained with the adjacent property structure. 5-7 feet may be required on certain properties. All utility easements must be followed, refer to site plan.

3. Rear Yard

- a. Main House with Alley Attached Garage – 17ft setback
- b. Alley Detached Garage – 3ft setback only with dedicated 20 ft x 10 ft parking area adjacent to the garage.
- c. Main House with Non-Alley Attached Garage – 10ft setback
- d. Non-Alley Detached Garage – 3ft setback or at edge of easement only with dedicated 20 ft x 10 ft parking area adjacent to the garage.
- e. Main House with Detached Garage – 20ft setback

iii. Garage.

- 1. Detached garages may not be more than 1 ½ stories.
- 2. Detached garage height shall not exceed 14ft to the center of the gable.

Comment [MD13]: Need to Resolve the height of the garages.

iv. Outbuilding.

- 1. Outbuildings are allowed only if the total footprint of all structures, including the outbuilding, is less than or equal to 50% of the site or 2200 sf. This number does not reflect the footprint bonus for Universally Accessible Design and detached garages.
- 2. Shall not exceed 80 square feet.
- 3. Single story, shall not to exceed 8 ft eave heights and/or 10 feet in height to center of gable.
- 4. Design and Construction.
- 5. Roofing, Paint and/or stain to coordinate with main house. No exposed treated lumber.
- 6. Quality of Construction to meet local building codes.

v. Regulating plans - See individual lot plans for each lot's buildable area attached as Exhibit ?.

8. CERTIFICATIONS.

- i. Homes to be Energy Star Certified

- ii. Homes encouraged to be Wisconsin Green Built Certified
- iii. Strong encouragement to follow the guidelines or obtain LEED-Homes certification.
- iv. Strong encouragement to design home to meet Universal Accessibility Design Guidelines.

9. ALTERNATIVE ENERGY APPROACH.

- i. The Property Owner is encouraged to integrate approaches for energy production and/or conservation from the following list:
 - 1. Active Solar System
 - 2. Passive Solar System
 - 3. Solar Hot Water System
 - 4. Photovoltaics
 - 5. Geo-thermal
 - 6. Green Roof systems are encouraged.
- ii. Heating Ventilation and Air Conditioning
 - 1. All HVAC systems to be high efficiency (96% or greater)
 - 2. Homes encouraged to be designed with multiple zones HVAC, Energy Recovery Ventilator, etc.
 - 3. All HVAC systems must use only a non-HCFC refrigerant (e.g. R-410a)
- iii. Electrical
 - 1. LED Lighting technology encouraged
 - 2. Encourage installation of Energy Star Qualified light fixtures and fluorescent lighting
 - 3. Solar or LED landscape lighting encouraged.
 - 4. All exterior lighting to meet current City of Madison "Dark Sky" guidelines.

Comment [MD14]: Kelly – Required?

10. SUSTAINABLE CONSTRUCTION

- i. Contractor to submit Construction Waste & Recycling plan to ARC.
- ii. Alternative Construction Techniques – Straw, Insulated Concrete Forms, Super-Insulated Structures and other alternative energy efficient techniques are permitted.
- iii. Window Performance Requirements
 - 1. Minimum glazing - dual pane with Low-E glass with Argon
 - 2. Minimum U value = .350 or less
- iv. Insulation Approaches – The following minimums are required:
 - 1. Exterior Walls to be R-26 Minimum
 - 2. Attic to be R-50 minimum
- v. Material Selections – Construction materials and finishes are encouraged to be certified sustainable, low toxicity, regional in origin and have a majority of recycled content.

Comment [MD15]: Kelly and Percy – Triple? Melissa - These guidelines reflect double pane windows that meet energy tax credit guidelines and are affordable.

Comment [MD16]: Percy – The guidelines do not indicate 2x4 or 2x6 walls. The R-value can be met with both.

LANDSCAPE REGULATIONS.

1. GENERAL PHILOSOPHY.

The goal of the guidelines is to make Allied Drive as sustainable, “green” and attractive as possible. Since the Lots are all contiguous with a natural green space, Owners are required to maintain a landscape that is healthy for all living creatures. Native plants are to be balanced with manicured lawns and, where practical, on site storm water management is encouraged by using rain gardens, rain barrels, cisterns, and other natural methods. All planting plans are to be reviewed by a registered Landscape Architect.

Comment [MD17]: Kelly would like to discuss.

2. PLANTINGS.

TREES: Deciduous and evergreen trees should be planted in front, side and rear yards for shade, seasonal interest and wildlife food and shelter. Tree species should be chosen with ultimate or full-grown plant size in mind, thus avoiding severe pruning. When practical, existing trees are to be maintained. Large deciduous trees should be planted a minimum of 6 feet from the eaves of the Home. Evergreen trees should be planted a minimum of 8 feet from the eaves. Tree planting is encouraged and owners who desire to plant trees shall choose from the following list of species:

Comment [MD18]: Melissa - we need to require a certain quantity.

EVERGREEN TREES:		
<i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Arborvitae or White Cedar	Thuja occidentalis	Partial shade
Black Hills Spruce	Picea glauca 'Densata'	Full sun
Canada Hemlock	Tsuga Canadensis	Shade
Eastern Red Cedar	Juniperus virginiana	Full sun
Fraser Fir	Abies fraseri	Full sun
White Fir	Abies concolor	Full sun
White Pine	Pinus strobus	Full sun
White Spruce	Picea glauca (no blue var.)	Full sun

DECIDUOUS TREES:		
<i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
American Elm 'Pioneer', 'Regal', 'New Horizon'	Ulmus americana var.	Adaptable
Eastern Larch or Tamarack	Larix laricina	Full sun
Ginkgo or Maidenhair Tree	Ginkgo biloba	Full sun
Thornless Honey Locust	Gleditsia triacanthos 'Inermis'	Full sun
Katsura Tree	Cercidiphyllum japonicum	Full sun
Kentucky Coffee Tree	Gymnocladus dioica	Full sun
Littleleaf Linden	Tilia cordata	Full sun
Northern Red Oak	Quercus rubra	Full sun
Pin Oak	Quercus palustris	Full sun, Requires acid soil
Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	Adaptable
Redmond Linden	Tilia americana	Full sun
Heritage River Birch	Betula nigra 'Heritage'	Adaptable
Shagbark Hickory	Carya ovata	Full sun
Sugar Maple	Acer saccharum	Full sun

DECIDUOUS TREES: <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
White Oak	Quercus alba	Full sun

MEDIUM TO SMALL TREES: <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
American Hornbeam	Carpinus caroliniana	Partial shade
Blackhaw Viburnum	Viburnum prunifolium	Adaptable
Cockspur Hawthorn (thornless)	Crataegus crus-galli 'Inermis'	Full sun
Cornelian Cherry Dogwood	Cornus mas 'Golden Glory'	Partial shade
Eastern Redbud	Cercis canadensis	Adaptable
Flowering Crabapple	Malus species (Choose cultivars that are disease resistant.)	Full sun
Hop Hornbeam	Ostrya virginiana	Partial shade
Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	Full sun
Pagoda Dogwood	Cornus alternifolia	Adaptable
Serviceberry	Amelanchier canadensis	Adaptable
Star Magnolia	Magnolia stellata	Full sun

SHRUBS: Deciduous and evergreen shrubs are to be planted in horizontal masses or as accent plants to complement the architectural lines of the Home. Choose shrub species that will fit the designated space when mature, so severe pruning will be avoided. Soft hedges may be planted for screening and for attracting birds and other wildlife. Owners who desire to plant shrubs shall choose from the following list of shrubs:

Comment [MD19]: Melissa – we need to define were this is required.

EVERGREEN SHRUBS: <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Japanese Garden Juniper	Juniperus procumbens 'Nana'	Full sun
Blue Star Juniper	Juniperus squamata 'Blue Star'	Full sun
Blue Rug Juniper	Juniperus horizontalis 'Wiltonii'	Full sun
Buffalo Savin Juniper	Juniperus sabina 'Buffalo'	Full sun
Common Creeping Juniper	Juniperus communis 'Repanda'	Full sun
Compact Pfitzer Juniper	Juniperus 'Pfitzeriana Compacta'	Full sun
Siberian Cypress	Microbiota decussata	Adaptable
Taunton Yew	Taxus x media 'Tauntonii'	Shade
Dwarf Japanese Yew	Taxus cuspidata 'Nana'	Shade
Emerald Arborvitae	Thuja occidentalis 'Emerald'	Adaptable
Ware Arborvitae	Thuja occidentalis 'Wareana'	Adaptable

DECIDUOUS SHRUBS: <i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Green Velvet Boxwood	Buxus x 'Green Velvet'	Adaptable
Gray Dogwood	Cornus racemosa	Adaptable
Kelsey Redtwig Dogwood	Cornus sericea 'Kelsey'	Adaptable
New Jersey Tea	Ceanothus americanus	Adaptable
Hedge Cotoneaster	Cotoneaster lucidus	Adaptable
Dwarf Bush Honeysuckle	Diervilla lonicera	Adaptable

DECIDUOUS SHRUBS:		
<i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Kalm's St. Johnswort	<i>Hypericum kalmianum</i>	Full sun
Gro-Low Fragrant Sumac	<i>Rhus aromatica</i> 'Gro-Low'	Adaptable
Rugosa Rose cultivars	<i>Rosa rugosa</i> cvs.	Full sun
Dwarf Arctic Willow	<i>Salix purpurea</i> 'Gracilis'	Full sun
Syringa patula 'Miss Kim'	<i>Syringa patula</i> 'Miss Kim'	Full sun
Arrowwood Viburnum	<i>Viburnum dentatum</i>	Shade
Korean Spice Viburnum	<i>Viburnum carlesii</i>	Shade
American Cranberry-bush Viburnum	<i>Viburnum trilobum</i>	Shade

RAIN GARDENS.

1. Storm water runoff from roofs and other impermeable surfaces, as well as lawns, may be directed to rain gardens and or rain barrels that are sized to handle the runoff. Size depends on several factors: size of the drainage area, soil type, distance from the Home, slope of the area, and depth of the rain garden. Most rain gardens are between 100 and 300 square feet. They should be at least 10' away from a dwelling on a slope of less than 12%.
2. Rain gardens are to be planted with native grasses and forbs. Native prairie plants have deep and extensive root systems that allow the water to infiltrate relatively quickly into the ground. The intent is that all runoff during a normal rainfall will infiltrate into the ground very close to where it falls and not run-off quickly causing flooding, erosion and water pollution. Refer to the University of Wisconsin website for rain garden planning and planting details. It is:
3. http://clean-water.uwex.edu/pubs/pdf/home_rgmanual.pdf (effective as of February, 2009). Or contact UW Extension to request a hard copy.

LAWNS: Lawns should be attractive and well maintained. Choose low maintenance fescues and bluegrass varieties to eliminate the need for irrigation, chemical fertilizers, and frequent mowing. No turf grass may be used in any area having a slope greater than 25% (i.e., a slope of 4:1).

Recommended seed mixes:

- Dry soil, deep shade, difficult to manage areas
 - Sold as Care-Free lawn seed blend
 - 20% Blue Fescue, 35% Creeping Red Fescue, 25% Chewings Fescue, 20% Hard Fescue
- General lawn areas
 - Sold as Madison Parks lawn seed blend
 - 50% Kentucky Bluegrass, 25% Creeping Red Fescue, 25% Perennial Ryegrass
- General lawn areas with a mix of sun and shade
 - Sold as Sun and Shade lawn seed blend
 - 30% Kentucky Bluegrass, 20% Creeping Red Fescue, 20% Perennial Ryegrass, 10% Hard Fescue, 20% Chewings Fescue

Comment [MD20]: Kelly - Chemical fertilizers allowed?

GROUND COVERS: Groundcovers may be used in place of lawns around trees, beds, etc. Native species are recommended. Owners who desire to plant ground cover shall choose from the following list of ground cover:

GROUND COVERS		
<i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Bugleweed	<i>Ajuga reptans</i>	Shade
Barren Strawberry	<i>Waldsteinia ternata</i>	Adaptable
Dwarf crested Iris	<i>Iris cristata</i>	Shade
Hosta	<i>Hosta species</i>	Shade
Wild Ginger	<i>Asarum canadense</i>	Shade

GROUND COVERS		
<i>Common Name</i>	<i>Scientific Name</i>	<i>Cultural Requirements</i>
Wild Sweet William	Phlox divaricata	Adaptable
Bishop's Hat	Epimedium sp.	Shade
Sweet Woodruff	Galium oderatum	Shade
Daylily	Hemerocallis sp.	Adaptable
Japanese Pachysandra	Pachysandra terminalis	Shade
Sedum species	Sedum sp.	Full sun
Periwinkle	Vinca minor	Adaptable

INVASIVE PLANTS: See the Wisconsin Department of Resources Invasive Plant Species list for plants to avoid. Find it online at: <http://dnr.wi.gov/invasives/> (effective as of February, 2009).

Comment [MD21]: Kelly would like to list a few common species.

Draft

REVIEW PROCESS

- i. Function. To encourage the architectural harmony of the community, the CDA, architect, contractor and all property Owners are bound by regulations defined in the Declaration and these Regulations. To that end, no structure shall be erected or altered until both Municipal and ARC approvals have been obtained.
- ii. Scope of Authority. The ARC has the authority as provided in the Declaration and these Regulations to ensure that all construction located within DUNNS MARSH TERRACE are in accord with the Declaration and these Regulations. The ARC will also review all homeowners' alterations and modifications to existing structures (including but not limited to walls, painting, renovations, decks, patios and landscaping).
- iii. Limitation and Release. The purpose of the ARC is to review the Submission in order to determine compliance with the Declaration and Regulations. The Owner and its agents and employees, and not the ARC, shall have the sole authority and obligation to comply with all applicable codes and laws, to select, review and provide or have provided all appropriate design, engineering and construction services, and to select, review and provide all appropriate materials and methods with respect to the Home and Lot (collectively, the "Construction Methods and Materials"). Owner releases and holds the ARC harmless from any and all claims, causes of action, liability, or damages to the extent caused by the Owner's or its employees or agents negligence or intentional acts or omissions in the performance of the Construction Methods and Materials.
- i. Submit two copies to the ARC of the required documents for Sketch Design Review and Construction Design Review as described below and contact the ARC to schedule a review appointment.
- ii. Upon ARC review, the Owner will be notified in accordance with the Declaration. The reasons for approval with stipulation and disapproval will be clarified for the Owner in writing and/or with drawings. If the ARC does not contact the Owner within thirty (30) days of the review commencement date, the application shall not be deemed "approved".
- iii. An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing to the ARC.
- iv. All variance requests pertaining to the ARC approvals must be made in writing to the ARC. Any variance granted or refused shall be considered unique and will not set any precedent for the future decisions.
- v. If an application has been denied, or the approval is subject to conditions which the Owner feels are unacceptable, the Owner may request a hearing before the ARC to justify his/her position. The ARC will consider the arguments and facts presented by the Owner and notify the Owner of its final decision within ten (10) business days of the hearing.

Comment [md22]: Kelly – Max time?

STEP 1 – SKETCH DESIGN REVIEW.

- i. In addition to verifying the setbacks as indicated on the individual lot buildable area plans (Exhibit B), Sketch Design Review checks the designs for correct interpretation of the Regulations. Required Form: Sketch Review Application (Exhibit C, Form #1).
- ii. Required Drawings (on 11" x17" sheets) are as follows:
 - i. Site Plan (1/16" or 1/8" = 1') w/ north arrow showing:
 - a. Property lines and setback lines with dimensions
 - b. Home and garage footprints with entries, porches and balconies delineated,
 - c. Overhangs as dashed lines.
 - d. Dimensioned drives, walks, gardens, and pools
 - e. Existing tree trunks and canopies with diameter dimensioned

Comment [MD23]: Kelly - AIAW Architects volunteer to be resource to Homeowner?

Comment [md24]: Kelly – Define this more

- f. Elevation of its first floor
- g. Site contours beginning at the street centerline
- h. Landscape concept.
- ii. Floor Plans (1/8" = 1') showing:
 - a. Room use and dimensions
 - b. All windows and doors with swings shown
 - c. All overhangs of floors and roofs as dashed lines
 - d. Overall dimensions
 - e. Total enclosed square footage
- iii. Elevations (1/8" = 1') showing:
 - a. Porches, balconies, doors and windows
 - b. Principal materials rendered and specified
 - c. Height of each floor, eaves and roof peak dimensioned from the first floor
 - d. Overall height from the ground
 - e. Roof pitch
- iv. Roof Plan (1/8" = 1')

STEP 2: CONSTRUCTION DESIGN REVIEW.

- iii. This review checks the construction documents for compliance with the Declaration and Regulations only.
- iv. Form Required: Construction Design Review Application (Exhibit ?, Form #?)
- v. Required Drawings are as follows:
 - i. Site Plan (1/16" or 1/8" = 1') with north arrow showing:
 - a. Property lines and setback lines with dimensions
 - b. Home and garage footprints with entries, porches, patios, stoops, decks and balconies delineated, show overhangs as dashed lines.
 - c. Garden walls, fence lines, location, height and material quality of retaining walls.
 - d. Water, electric and sewer service
 - e. Grading plan
 - f. Location, dimensions and materials for walks and drives
 - g. Limits of construction activity and tree protection (no construction, traffic or storage of materials will be permitted beyond these limits)
 - h. Exterior light locations and types
 - i. Location of external equipment (gas and electric meters, a/c compressors), location of recycling, trash and composting waste bins, etc
 - ii. Floor Plans (1/8" = 1') showing:
 - a. Rooms showing amenities, bath fixtures, cabinets, stairs, etc.
 - b. Foundation plan dimensioned
 - c. Wall, window and door openings dimensioned
 - d. All overhangs of floors and roofs as dashed lines

- e. Overall dimensions
- f. Total enclosed square footage
- iii. Elevations & Section:
 - a. Each elevation at 1/4" = 1'-0" with a color rendering depicting material quality of fronting street elevation
 - b. Typical wall detail from ground to ridge at 3/4" = 1' or larger
- iv. Landscape Plan(Exhibit C, Form #4):
 - a. A landscape plan including planting plan listing plants and their respective locations
 - b. Planting plan is to be reviewed by a registered Landscape Architect.
- v. Samples (1 set): Color samples of each key exterior building material, labeled as to specification and location (Exhibit C, Form #3):

Comment [md25]: Kelly - Discuss with CDA

Comment [md26]: Kelly - Discuss with CDA

STEP 3: CONSTRUCTION COMMENCEMENT.

- vi. Construction may begin upon receipt of written ARC approval. The Owner is responsible for obtaining all appropriate permits prior to construction from agencies having jurisdiction. The ARC reserves the right to inspect the Lot and Home for compliance with the Declaration and the Regulations during any stage of construction. The ARC is empowered to enforce its policy as set forth in the Declaration and these Regulations.

STEP 4: FINAL INSPECTION.

- vii. A Home may be occupied upon owner's receipt of a municipal occupancy permit and a Request for Final Inspection (Exhibit C, Form #5) by ARC. All construction must correspond with submitted, approved drawings.

STEP 5: MINOR CHANGES.

- viii. It is anticipated that Owners may wish to make improvements or modifications to their Home or Lot during the initial construction or at a future date. A change may be executed upon Owner's receipt of written ARC approval of the Application for Change(s) (Exhibit C, Form #6).

END

EXHIBIT A

Draft

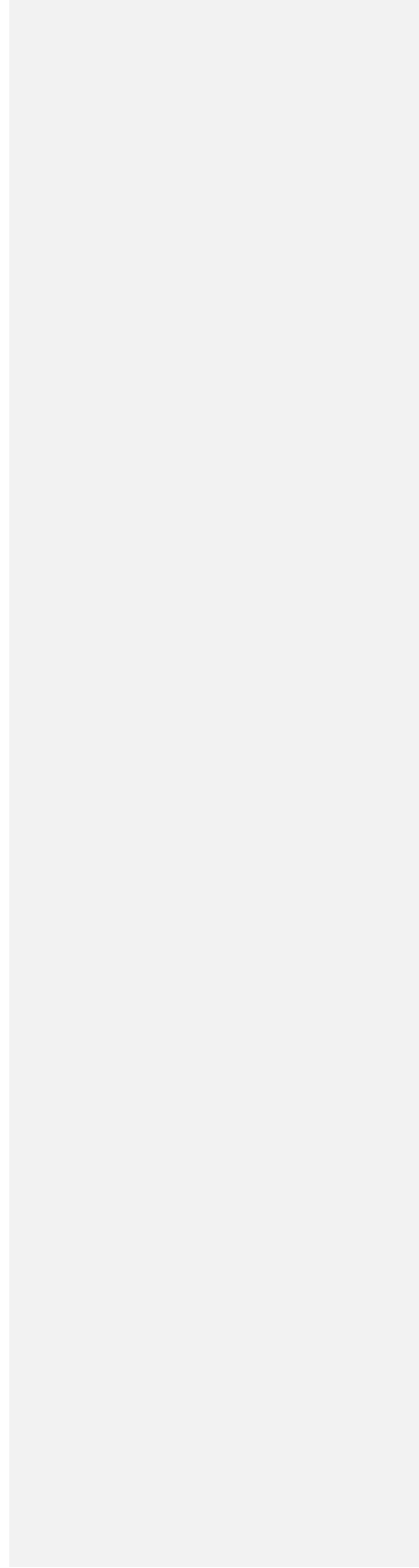


EXHIBIT B

This is a place holder for TYPICAL LOT PLANS

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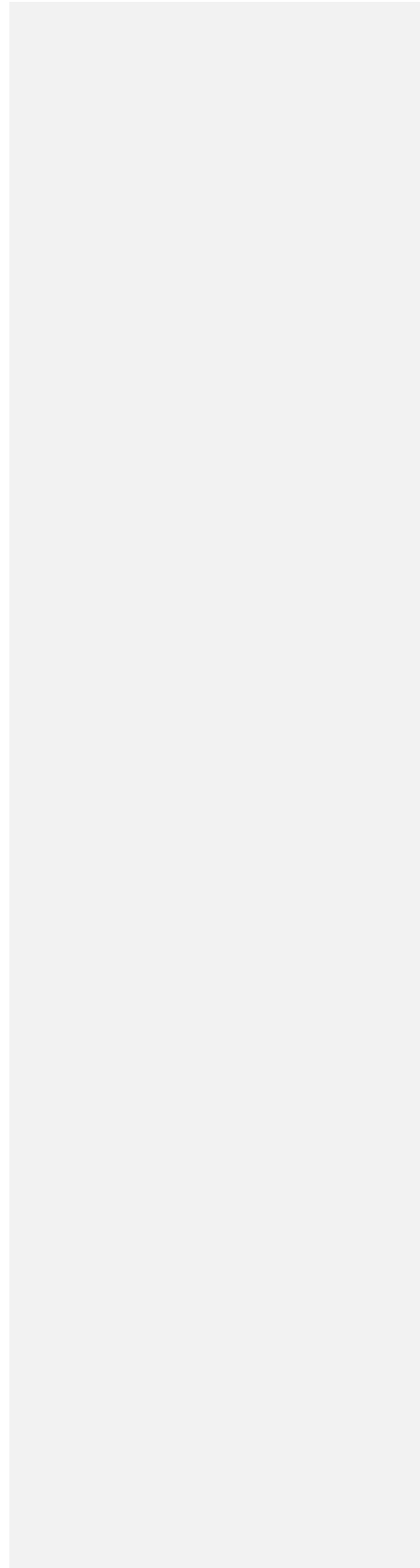


EXHIBIT C

Draft

