

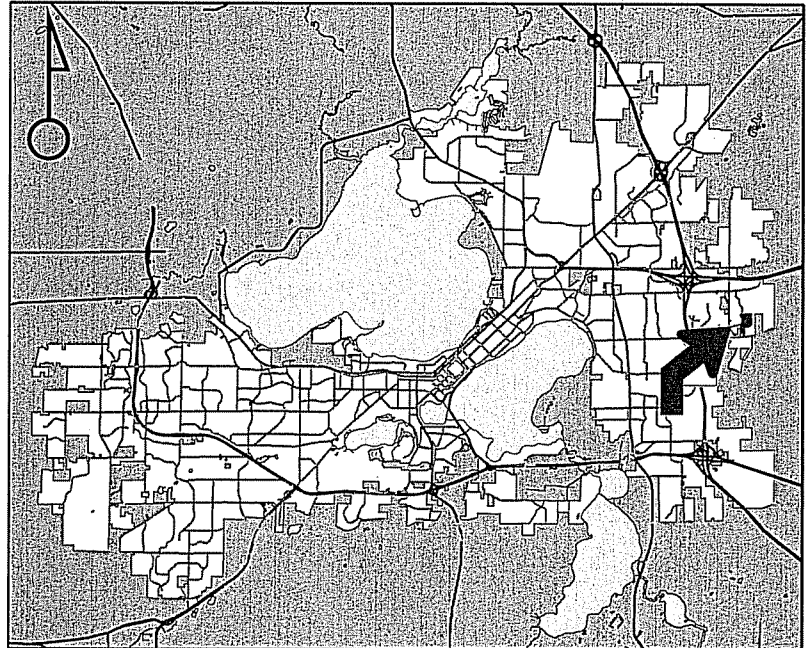


Location
10 Whitefish Court, et al

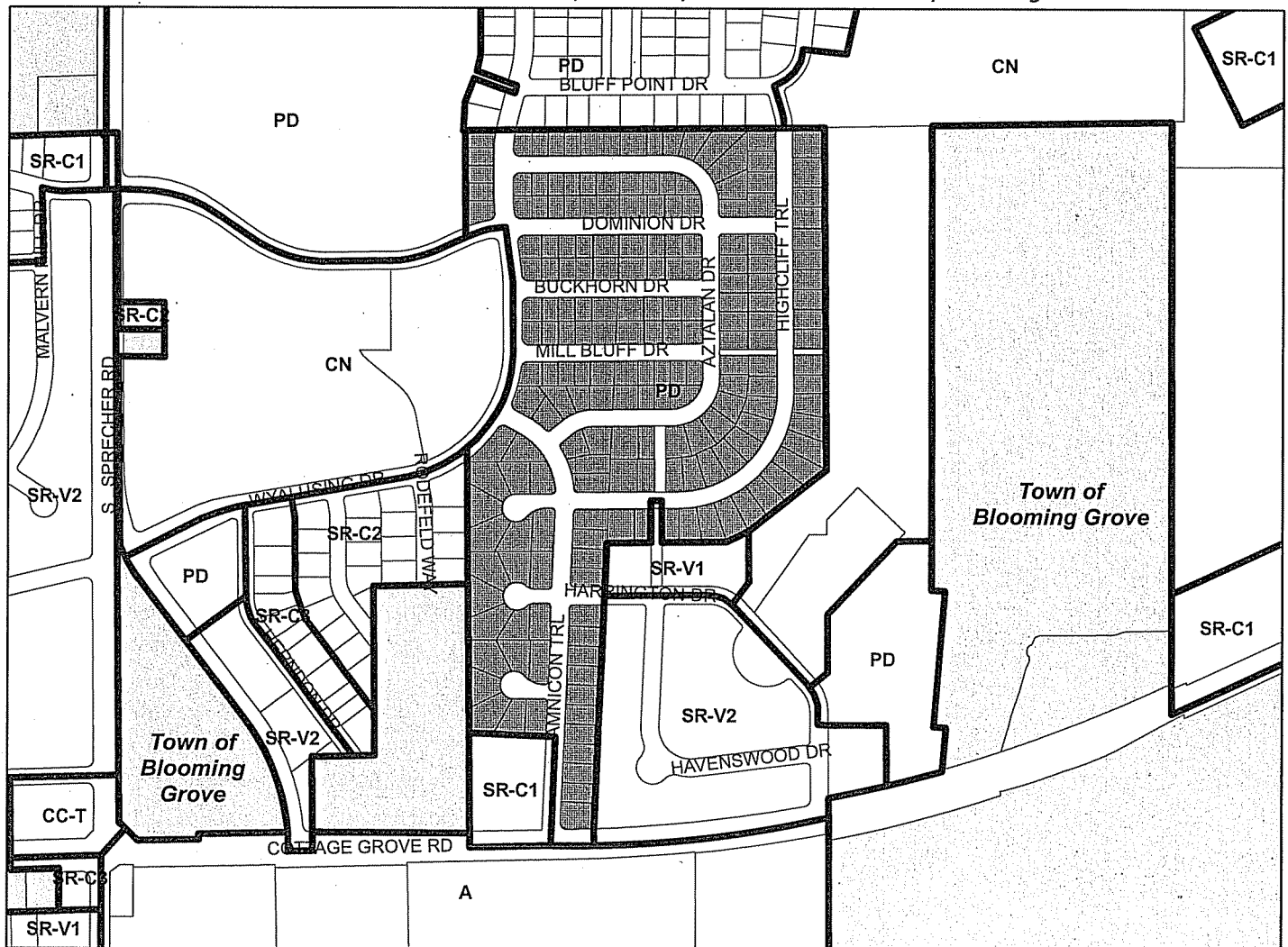
Applicant
Edward Pazdziora

Proposed Use
Amend zoning text for Lots 1-53
and Lots 83-226 of Door Creek
subdivision to allow the construction
of one accessory building per lot

Public Hearing Date
Plan Commission
20 May 2013



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



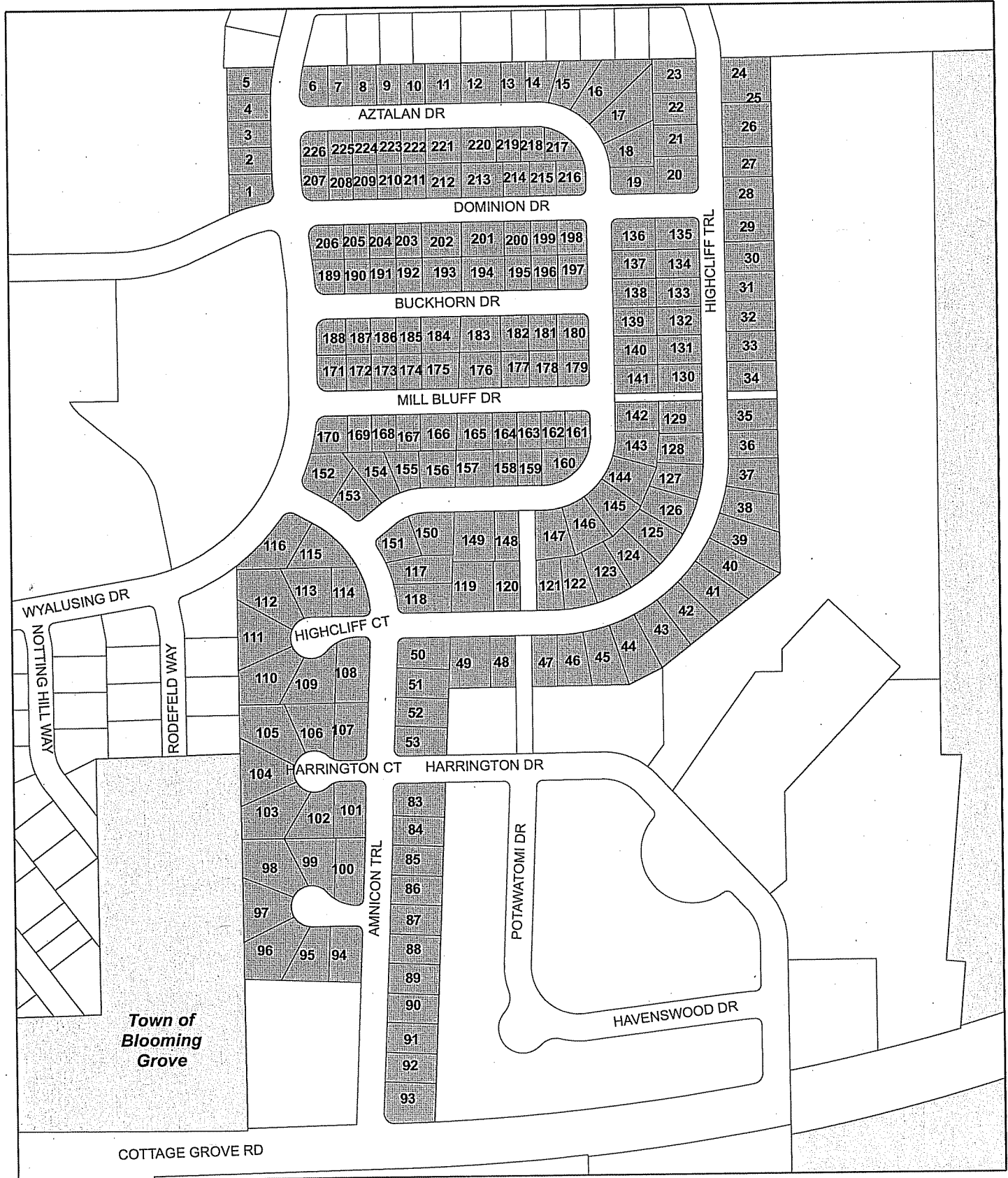
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 May 2013



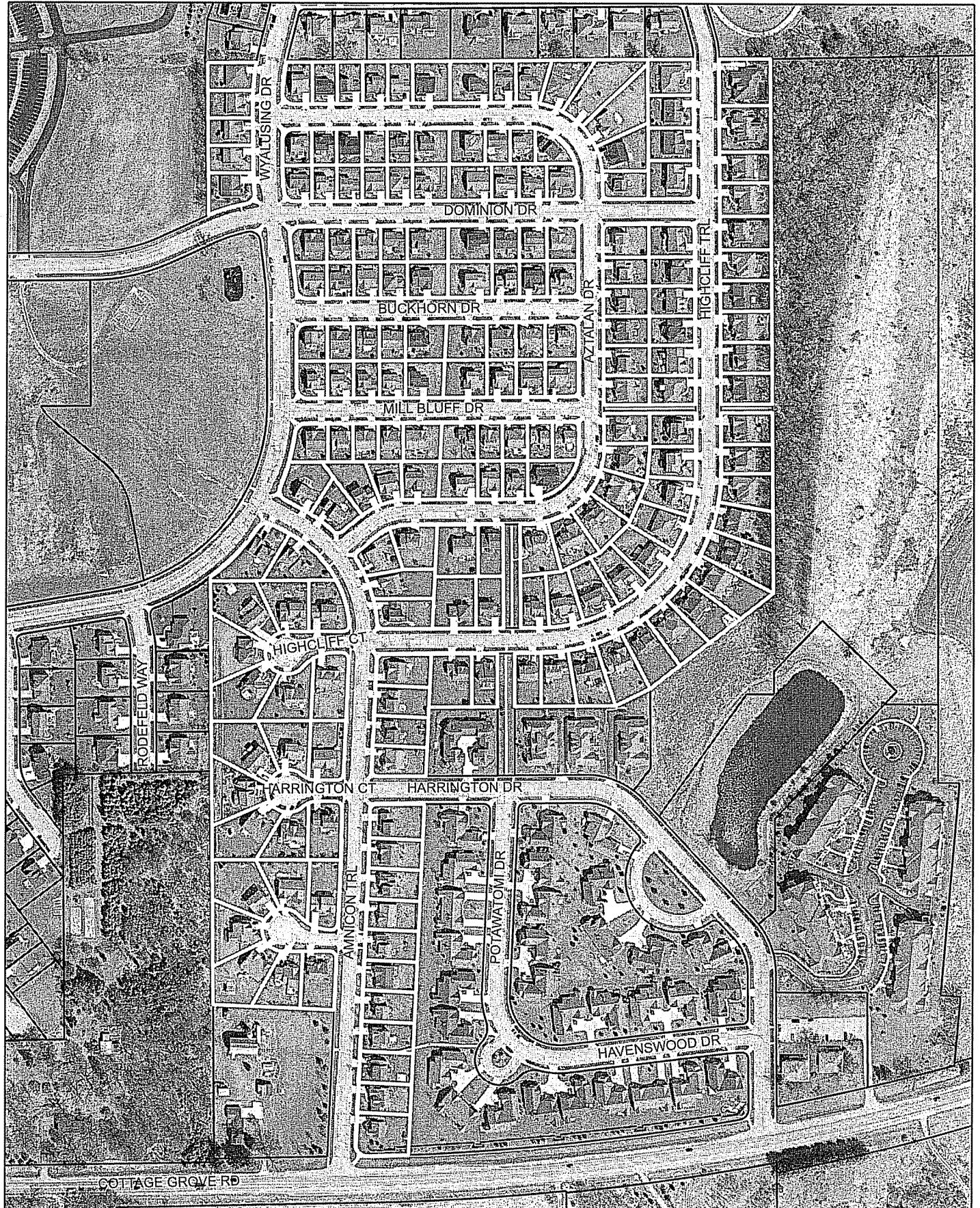
Location
10 Whitefish Court et al

Door Creek Plat - Lot Numbers



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 May 2013



Document Number	Document Title
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN City of Madison Date:	
Project Name: Door Creek Accessory Buildings zoning change	
1. Legal Description of Property: Lots 1-53, and 83-226 inclusive, of the Plot of Door Creek in the City of Madison, Dane, County, Wisconsin.	
2. Property Address:	
3. The SIP for the above-described property is hereby amended by (description of change): <u>Zoning text amendment to allow and establish regulations for outbuildings</u>	

Recording Area
Name and Return Address: Edward Pazdziora 10 Whitefish Ct. Madison, WI 53718
Parcel Identification Number (PIN)

and shown on the: Amendment to Door Creek Zoning Text doc v2 .doc

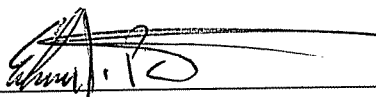
4. This proposed amendment is authorized according to the SIP text recorded as: Document No. _____, in the Dane County Register of Deeds Office.

The proposed alteration, as outlined above, is considered a minor alteration and is hereby approved by the Director of the Planning Division of the Department of Planning & Community & Economic Development.

No BLUE ink or FAXED copies please!

Aldersperson Date

Director,
Department of Planning & Community & Economic
Development Date



Owner's Signature Date 4/1/13

State of Wisconsin
County of Dane

Personally came before me this _____ day of _____, the above-named Bradley J. Murphy, Director, Planning Division of the Department of Planning & Community & Economic Development and acting in said capacity and known by me to be the person who executed the foregoing instrument.

Amendment to Door Creek Zoning Text

The Zoning Text for Door Creek is amended to allow accessory buildings to be erected on lots, subject to the following requirements.

Legal Description:

Accessory Buildings:

1. Only one accessory building is allowed on a lot.
2. Size. The accessory building shall not exceed 144 square feet in area.
3. Height. An accessory building shall not exceed the height of the principal building or fifteen (15) feet, whichever is lower.
4. Placement. Accessory buildings may be located in the following locations:
 - a. A minimum of three (3) feet setback from the principal building.
 - b. Within the building envelope.
 - c. In a rear yard setback, a minimum of three (3) feet from any property line.
 - d. In a side yard setback, if located behind the rear plane of the principal building, a minimum of three (3) feet from any property line.
 - e. In the side or rear yard setback of a corner lot, a minimum distance from the street side lot line equal to the setback required for a principal building.
 - f. In the rear yard setback of a reversed corner lot, no closer to the street side lot line than the front yard setback of the adjacent property, for the first twenty-five (25) feet from the common property line. Beyond this distance, the minimum setback shall be equal to the setback required for a principal building.
5. Approval for an accessory building. No accessory building shall be erected, placed or altered on any lot until the construction and site plans have been approved by the Architectural Control Committee. No building permit shall be issued by the City of Madison unless the building plans and site plan have been approved in writing by the Architectural Control Committee. This approval shall appear in writing along with the construction and site plan when plans are submitted to the City of Madison for review



LEADS & NOTES
 Found 1/2" diameter steel rod from street.
 Project 1/4" x 3/8" steel rod from upper surface, 20" x 2 1/2" x 1/2".
 Found from upper surface, including 1/2" dia. rod.

The intention of this plat is to show the location of the lot lines and the location of the easements and encroachments. It is not intended to show the location of the buildings or other improvements on the lots. The location of the buildings and other improvements should be determined from other records or by a field inspection. The location of the easements and encroachments should be determined from a field inspection. The location of the steel rods should be determined from a field inspection. The location of the steel rods should be determined from a field inspection.

Public utility easement 12' wide unless otherwise dimensioned.
 Outlines 3 & 4 - Dedicated to the public for utility purposes.
 Outlines 3 & 4 - Dedicated to the public for utility purposes.
 This instrument was drafted by a Certified Public Surveyor, Inc.
 PLS 3/20/11



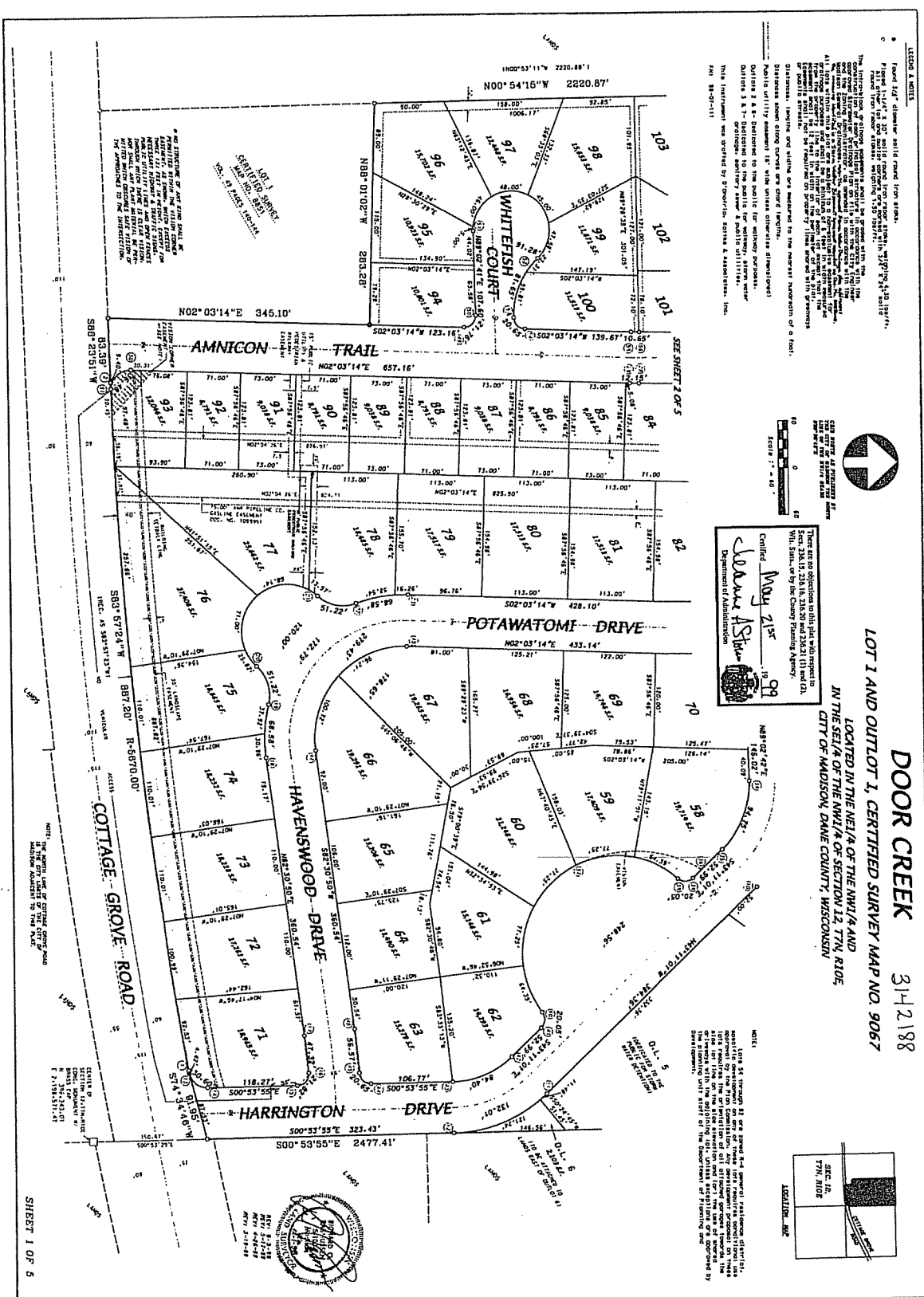
Scale 1" = 40'
 0 40 80
 Feet

Surveyed by
May 21st 1999
John S. Shaw
 Department of Administration

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AS SET FORTH IN CHAPTER TRANS. 19.01 AND 19.02, WISCONSIN STATUTES, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND DIVISION, WISCONSIN.

DOOR CREEK
3142188
LOT 1 AND OUTLOT 1, CERTIFIED SURVEY MAP NO. 9067
 LOCATED IN THE NE 1/4 OF THE NW 1/4 AND
 IN THE SE 1/4 OF THE NW 1/4 OF SECTION 12, T7N R10E
 CITY OF MADISON, DANE COUNTY, WISCONSIN

VOL. 57-192A PLATS PAGE 512



NO ENCROACHMENT OF ANY KIND SHALL BE PERMITTED WITHIN THE 12' UTILITY EASEMENT UNLESS THE ENCROACHMENT IS APPROVED BY THE CITY ENGINEER AND THE PUBLIC UTILITIES COMPANY. THE CITY ENGINEER AND THE PUBLIC UTILITIES COMPANY SHALL BE NOTIFIED BY THE OWNER OF ANY ENCROACHMENT WITHIN THE 12' UTILITY EASEMENT. THE CITY ENGINEER AND THE PUBLIC UTILITIES COMPANY SHALL HAVE THE RIGHT TO REMOVE ANY ENCROACHMENT WITHIN THE 12' UTILITY EASEMENT. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF ANY ENCROACHMENT WITHIN THE 12' UTILITY EASEMENT. THIS INSTRUMENT IS SUBJECT TO THE INTERESTS OF THE CITY OF MADISON AND THE PUBLIC UTILITIES COMPANY.

SECTION 12
 T7N R10E
 SECTION 12, T7N R10E
 SECTION 12, T7N R10E

SHEET 1 OF 5

RECEIVED AUG 13 1999

DANE COUNTY
REGISTER OF DEEDS

3133248

07-12-1999 11:02 AM

Trans. Fee

Rec. Fee 34.00
Pages 13

000217

LETTER OF INTENT AND
ZONING TEXT FOR
DOOR CREEK

Return to: Don Simon Homes
2800 Royal Ave.
Madison, WI 53713

PN: 60-0710-122-0103-5
60-0710-122-0102-7

Legal Description:

Lot 1 and Outlot 1, Certified Survey Map No.
9067, recorded in Vol. 51 of Certified Survey Maps,
Page 12, #3030260, in the City of Madison, Dane
County, Wisconsin.

13/34

DOOR CREEK
LETTER OF INTENT

000218

DEVELOPER: Don Simon Homes, Inc.

AGENT: David P. Simon
Don Simon Homes, Inc.
2800 Royal Avenue, Suite 210
Madison, WI 53713
608/223-2626

ARCHITECT: Roger Guest
Don Simon Homes, Inc.

ENGINEER: D'Onofrio, Kottke & Associates
Dale Jaeger
7530 Westward Way
Madison, WI 53717

LAND PLANNER: Discovery Group
John Stockham
4610 University Avenue
Madison, WI 53705

LANDSCAPE ARCHITECT: The Bruce Company
Rich Strohmenger
2830 W. Beltline Hwy.
Middleton, WI 53562

LAND USE: Single Family: Lots 1 through 53 and 83 through 226
Multi-Family: Lots 54 through 82

Family shall be as defined by Madison General Ordinances.

MUNICIPAL SERVICES: Public street maintenance, including snow removal.
Provide refuse removal, police and fire protection, and municipal sewer and water service.

SCHOOL SYSTEM: Located in the Madison School District.

CONSTRUCTION SCHEDULE: Phase I - Spring 1999 with anticipated full absorption within five years.

Submitted By: _____
David P. Simon
Vice President, Don Simon Homes

h:\wp\ds\ds98\ds5160
Rev. 7/8/99

ZONING TEXT

000219

DOOR CREEK
IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Don Simon Homes Inc. (the "Developer") being the owner of the final plat of Door Creek, City of Madison, Dane County, Wisconsin, hereby submits a zoning text for the zoning category called Planned Unit Development, General Development Plan-Specific Implementation Plan [P.U.D. (G.D.P. - S.I.P.)] covering Lots One (1) through Fifty-three (53) and Eighty-three (83) through Two Hundred Twenty-six (226), Door Creek, in the City of Madison, Dane County, Wisconsin.

A. ALTERATIONS TO USES SPECIFIED HEREIN. None of the above-described lots shall be used for any purpose other than as specified herein, provided however, that the City of Madison Zoning Administrator may issue permits for minor alterations that have first been approved by the City's Director of Planning, or said director's authorized representative, and those alterations are compatible with the general development concept approved for said lots by the City of Madison's Common Council as set forth in this P.U.D. (G.D.P. - S.I.P.) zoning text.

B. SPECIFIC USES AND RESTRICTIONS. The following is a summary of matters relating to the use of the individual lots described above:

1. Homeowners' Association. All lots described in this Zoning Text shall be subject to an association of homeowners, as described in the recorded deed restrictions (the "Association"). The Association's purpose shall be to maintain certain entrance features, signs, berms, lighting, landscaping improvements, utilities and fixtures for the neighborhood signs and to create an architectural control committee (the "Architectural Control Committee"). The Architectural Control Committee shall have the authority specified in this Zoning Text and in the Association's bylaws (the "Bylaws"). Initially, the Developer shall be the only member of the Architectural Control Committee and references in this Zoning Text to the Architectural Control Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Control Committee as provided in the Bylaws. As long as the Developer is the only member of the Architectural Control Committee, the Developer, acting alone, may exercise all of the rights and powers granted to the Architectural Control Committee under this Zoning Text and the Bylaws. After the Developer ceases to be the sole member of the Architectural Control Committee, the Architectural Control Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

2. Single Family Use. The lots shall be used exclusively for single family structures as defined in Section 28.03 (2) Family, as it relates to the R-1 district of the Madison General Ordinances, as may be subsequently amended, having not less than one (1) nor more than three (3) enclosed and attached motor vehicle garage stalls and shall include all approved uses allowed in the R-1 single family zoning district.

3. Lot and Terrace Maintenance. The maintenance of the lot and any adjoining street terrace shall be the responsibility of the lot owner. Where public walks exist, it is the responsibility of the abutting lot owner to maintain the sidewalks in a safe and travelable condition as required by City of Madison ordinances.

4. Yard Areas. There shall be no specific yard or usable open space requirements, except as determined by the Developer and/or its successors or assigns. However, the following specific minimum standards shall apply: No building or structure including a deck or porch that is more than three feet above grade, excluding a fireplace chase or a building overhang, shall be located closer than the specific lot yard requirements as herein defined.

16

4.1 Specific Minimum Yard Requirements.

000220

(A) Lots Twenty (20) through Fifty-three (53) and Eighty-three (83) through One Hundred Forty-seven (147).

Front Yard: Twenty-five feet (25') from the front lot line.
Rear Yard: Thirty feet (30') from the rear lot line.
Side Yard: Six feet (6') minimum, from the side lot lines for a single story home.
Seven feet (7') minimum, from the side lot lines for a two story home.

Corner lot side yard shall be a minimum of ten feet (10') from lot line adjoining a public street, and fifteen feet (15') if adjacent to a required front yard. Front yard is defined as the yard area adjacent to the lot line fronting on a public street.

A variance from the minimum yard requirements for lots in Section (A) above may be granted by the Architectural Control Committee based on the following criteria:

Front Yard Setback Variance: A portion of the home (excluding a front entry garage) can project two feet (2') into the front yard minimum setback area not to exceed eighteen feet (18') in width, and an open porch can project four feet (4') into the minimum front yard area, and a side entry garage can project five feet (5') into the minimum front yard setback for a maximum width of twenty-four (24').

Rear Yard Setback Variance: The minimum rear yard setback can be reduced up to five feet (5'). Additional landscaping shall be required for the variance. For each one foot (1') reduction in the rear yard setback requirement, two hundred (200) additional landscape points are required (See Exhibit 1). For example, if a two foot (2') rear yard variance is desired, four hundred (400) landscape points are required. A landscape plan shall be submitted at the time the variance is requested and approved by the Architectural Control Committee.

Side Yard Setback Variance: The minimum side yard setback can be reduced up to two feet (2') on each side, however, in no case can the side yard be reduced to less than five feet (5'). Additional landscaping shall be required for the variance. For each one foot (1') reduction in the side yard setback requirement, two hundred (200) additional landscape points are required (See Exhibit 1). For example, if a two foot (2') side yard variance is desired, four hundred (400) landscape points are required. This variance does not apply for a corner lot side yard. A landscape plan shall be submitted at the time the variance is requested and approved by the Architectural Control Committee.

(B) Lots One (1) through Nineteen (19) and One Hundred Forty-six (146) through Two Hundred Twenty-six (226).

Front Yard: Eighteen feet (18') from the front lot line.
Rear Yard: Twenty feet (20') from the rear lot line. Lots that have a rear yard abutting Cottage Grove Road shall have a minimum rear yard of thirty feet (30').
Side Yard: Five feet (5') from the side lot line for a one story home.
Six feet (6') from the side lot line for a two story home.
Corner Lot
Side Yard: Ten feet (10') from any corner lot side yard lot line fronting or adjoining on a public street.

A variance from the minimum yard requirements for lots in Section (B) above may be granted by the Architectural Control Committee based on the following criteria:

Front Yard Setback Variance: A portion of the home (excluding a front entry garage) can project two feet (2') into the front yard minimum setback area not to exceed eighteen feet (18') in width and an open porch can project four feet (4') into the minimum front yard area.

Rear Yard Setback Variance: The minimum rear yard setback can be reduced up to three feet (3'). Additional landscaping shall be required for the variance. For each one foot (1') reduction in the rear yard setback requirement, two hundred (200) additional landscape points are required (see Exhibit 1). For example, if a two foot (2') rear yard variance is desired, four hundred (400) landscape points are required. A landscape plan shall be submitted at the time the variance is requested and approved by the Architectural Control Committee.

Side Yard Setback Variance: The minimum side yard setback can be reduced up to two feet (2') on each side, however, in no case can the side yard be reduced to less than five feet (5'). Additional landscaping shall be required for the variance. For each one foot (1') reduction in the side yard setback requirement, two hundred (200) additional landscape points are required (see Exhibit 1). For example, if a two foot (2') side yard variance is desired, four hundred (400) landscape points are required. This variance does not apply for a corner lot side yard. A landscape plan shall be submitted at the time the variance is requested and approved by the Architectural Control Committee.

4.2 Other Variances. Variances to the minimum yard requirements exceeding those which the Architectural Control Committee alone can grant as described in Section 4.1(A) and Section 4.2(B), shall require an amendment to the zoning text as described in Section C and the approval of the Architectural Control Committee.

5. Design, Materials and Exterior Color Criteria. To promote a harmonious and architecturally pleasing neighborhood, design, material and color criteria have been developed for the Door Creek neighborhood as set forth in Exhibits 2, 3 and 4. This criteria shall be used for each structure being constructed in the neighborhood.

No building shall be erected, placed or altered on any lot until the construction plans, specifications, and a plan showing the location of the structure have been approved by a majority of the Architectural Control Committee. This committee will review the quality of workmanship and materials, harmony of external design with existing structures, exterior colors and materials to be applied to said structures, and location with respect to topography and finish grade elevation. There shall be a variation in building elevations and the color of exterior materials on adjacent lots. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. In no event shall the unbroken front elevation of the garage exceed fifty percent (50%) of the width of the home.

6. Plot Plan For Approvals. Each plot plan shall be drawn to a scale of one inch (1") equals twenty feet (20'), showing the lot and its dimensions as platted, the location of the proposed single family building and its associated driveways and walkways, and any decks, patios or terraces and approved by the Architectural Control Committee. Any future additions or exterior alterations shall require the prior approval of the Architectural Control Committee and the submission of a revised plot plan drawn to scale.

7. Maximum Building Height Permitted. The maximum building height shall not exceed two and one half (2½) stories or thirty-five feet (35'), whichever is greater. The building height shall be determined in accordance with Madison General Ordinance Section 28.03(2), which may be amended at any time.

8. Vehicles. Automobile, motorcycle, and pick-up truck parking is prohibited on any portion of the lot except within the garage, on the paved driveway and/or a paved side yard parking surface pre-approved by the Architectural Control Committee. Recreation vehicles, campers, and trucks larger than a pick-up truck may only be parked within the garage and the garage door must be able to be closed with these items in the garage. To maintain access for public services, such as fire and police, such vehicles shall not be parked on any outlot even for loading or unloading. No outlot may be used to store any building, landscape or other materials.

9. Fences and Temporary Signage. Privacy fences along rear and side lot lines may be constructed only by the Developer or by others with the permission of the Architectural Control Committee as part of the overall landscaping plan. The Developer can erect a "temporary" sign along Cottage Grove Road in a location to be determined by the Developer which will not obstruct traffic sight lines, at a size not to exceed Two Hundred (200) square feet per side and Twenty-two (22) feet in height from grade.

10. Decks. A deck at first floor elevation may project up to ten feet (10') into the minimum required rear yard.

11. Changes and Alterations. No exterior additions, removals, alterations (including changes in color or appearance), additional fencing, hedges, walls, walkways or other structural changes shall be commenced, erected, installed or maintained without preapproval of the Architectural Control Committee in writing. The changes shall be reviewed by the Architectural Control Committee to ensure that they are in harmony with the exterior design and location of surrounding buildings in the plat of Door Creek and/or adjacent subdivisions.

12. Landscaping. The Architectural Control Committee may cause or permit certain minimum landscaping to be installed on each lot to provide screening and privacy for outdoor patios, side yard parking, recreational machinery, other vehicles, or other areas according to an approved plan. It shall be the sole and exclusive responsibility of the owners of those lots containing the approved landscaping screening and buffer plantings to permanently and perpetually maintain and, as needed, replace all such landscape plantings and screening specified in said approved plan.

13. Shared Driveways. The Architectural Control Committee supports the use of shared common driveways for access to two adjoining homesites which will facilitate a joint driveway easement agreement. See Exhibit 5 for a conceptual drawing of the shared driveway. The shared driveway will require advance Architectural Control Committee approval which committee shall evaluate the appropriateness of the shared driveway relative to the home designs, topography, etc.

C. ENTIRE DOCUMENT / HOW AMENDED.

This document constitutes the P.U.D. (G.D.P. - S. I. P.) zoning text as described in the City of Madison's zoning ordinances, as amended. Upon the recording of this document with the Dane County Register of Deeds, this document shall become binding zoning requirements and may be amended in accordance with Madison General Ordinance Section 28.07 as the same may be later amended, or in such other manner that the City of Madison may permit its zoning ordinances to be amended.

D. BUILDING PERMIT ISSUANCE

000223

No building permit shall be issued by the City of Madison unless the building plans and plot plan have been approved in writing by the Architectural Control Committee. This approval shall appear in writing on the face of the building and plot plan before the same is submitted to the City of Madison for the issuance of a building permit. The Architectural Control Committee may designate and inform the City of Madison in writing of any other parties permitted to approve building and plot plans. As long as the Developer is the only member of the Architectural Control Committee, those parties designated by the Developer in writing to the City of Madison must approve the building plans and plot plans as described in this paragraph D.

E. FAMILY DEFINITION

The definition of family shall coincide with the R-2 zoning district.

8th IN WITNESS WHEREOF, the foregoing instrument has been signed and sealed this day of July, 1999.

DON SIMON HOMES, INC.

By: _____
David P. Simon, Vice President

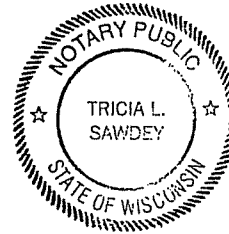
AUTHENTICATION

Signature of David P. Simon and
authenticated this 8th day of ~~July~~ 1999.

Tricia L. Sawdey

Notary Public, Dane County, Wisconsin
My commission expires: 11-21-99

This instrument was drafted by
and should be returned to:
David P. Simon, Vice President
2800 Royal Ave. #210
Madison, WI 53713



LANDSCAPE ELEMENTS

Elements	Point Schedule
A) Small Shade Trees (balled and burlaped) (1.5"-2" caliper at 6" from the roots)	50
B) Medium Shade Trees (balled and burlaped) (2"-3" caliper at 6" from the roots)	100
C) Large Shade Trees (balled and burlaped) (3"-4" caliper at 6" from the roots)	150
D) Extra-Large Shade Trees (balled and burlaped) (4" + caliper at 6" from the roots)	200
E) Small Evergreen Trees (3' to 4.5' when planted)	25
F) Medium Evergreen Trees (5' to 6.5' when planted)	50
G) Large Evergreen Trees (7' + when planted)	100
H) Evergreen Shrubs (18" minimum diameter)	20
I) Small Deciduous Shrubs (18" to 35" in diameter)	10
J) Medium Deciduous Shrubs (35" to 60" in diameter)	15
K) Large Deciduous Shrubs (balled and burlaped) (60" or greater in diameter)	25
L) Decorative Retaining Walls (Points are per face foot. Boulders, timbers, and stones only - no concrete walls included.)	10
M) Paver Stone Walks, Paths or Patios (Points per square foot - no driveways included.)	1

The final point totals must consist of a balanced variety of the listed elements acceptable to the Developer (or Architectural Control Committee). Existing vegetation, trees and shrubs may be included in the point totals if they are properly protected and maintained during the construction process and located as such on the landscape plans submitted to the Developer (or Architectural Control Committee) for approval.

FRONT PORCH

Front porches are encouraged as both visual and functional design elements.

1. An open front porch may project up to 4'0" beyond the front yard setback line, however, in no case shall this reduce the front yard to less than 10'0".
2. Use of a gabled roof or a raised eave line is suggested when a porch is provided, primarily for protection and definition of the entry way.
3. Standard porch design details include the following: columns of a minimum nominal 4" x 4" with a 3/4" board wrap at full height and a double wrap at the base and the top; porch balustrades of a minimum nominal 2" x 2" square wood at a maximum of six inches (6") on center; and newel posts that are of the same design as the base of the column posts. Porches shall be painted to match the trim color of the house.

GARAGE

1. The maximum unbroken garage width shall be no greater than fifty percent (50%) of the overall building width.
2. The maximum garage projection beyond the face of the house or the open porch is four feet (4'). This projection can be increased up to twenty feet (20') when the side wall is articulated by a window, and/or additional landscaping is provided.
3. A tandem, split or side entry garage is encouraged for three car garages. When a tandem third stall is provided, the rear yard at the garage may be reduced to twenty feet (20') with landscape variance points reduced by fifty percent (50%). If a tandem space is not used, the third stall must have a setback of a minimum of four feet (4') from the front porch or building line.
4. The garage door shall be a raised panel design painted to match the siding on the house.

ORNAMENTAL DESIGN ELEMENTS

1. Ornamental design elements, such as shutters, window wrap, gable vents, pilasters, pediments, etc., shall be used in a manner consistent with the house design and with emphasis on elevations exposed to a public street.
2. The shutters shall be polystyrene with colors as outlined in the Color Chart.
3. The window wrap shall be 3 1/2" smooth finish vinyl with colors as outlined in the Color Chart. When vinyl window wrap is used on front elevations, it must be incorporated in a box bay detail.
4. Gable vents shall be the Fypon 660P series or equivalent for the front elevation, and Fypon 660P or 660T or equivalent for side elevations facing a public street.

Note: Window wrap or shutters and window grids are required on front and other primary elevations facing a public street and on garages projecting more than 12'0". Gable vents, 5" horizontal vinyl trim, and/or eyebrow roofs are required on front elevation gables greater than 10'0" in width and are encouraged on other gables as deemed appropriate by the Developer.

ROOFS/FACIAS/SOFFITS/EAVES

1. **Roof Standards:**
 - a) Materials and colors shall be as outlined in the Color Chart.
 - b) Minimum main roof pitch shall be $\frac{6}{12}$.
 - c) Minimum front gable pitch shall be $\frac{8}{12}$.
 - d) There shall be a minimum of two (2) gables on the primary elevation to accent projecting elements for lots on the Color and Materials Schedule II, and a minimum of one (1) gable for lots on the Color and Materials Schedule I.
 - e) A raised eave height may be substituted for one of the required gables when appropriate (i.e. at the entry and front room window with transom window).
 - f) Use of an eyebrow roof is required at brick walls not extending into a gable and are encouraged at double gable returns and porch column caps.

2. **Facia Standards:**
 - a) 6" aluminum facia with colors as outlined in the Color Chart is required.
 - b) 8" aluminum facia with colors as outlined in the Color Chart is required.

3. **Soffit and Eave Standards:**
 - a) Aluminum soffit and eave color shall match facia.
 - b) A minimum twelve inch (12") overhang is required at typical eaves and gable ends. However, six inches (6") is allowable with projections less than 6'0" in width, such as the fireplace chase and a small bay window, and beyond structure line at open porches.

EXTERIOR WALL SURFACES

1. Materials and colors shall be as outlined in the Color Charts.
2. Variation of wall planes on primary elevations are encouraged. Gabled projections up to 2'0" beyond front yard setback are allowed and shall not reduce the front yard to less than 10'0".
3. Lots outlined in Color & Materials Schedule II shall have a minimum of two (2) windows and one (1) gable vent on each side elevation. Any elevations facing public streets shall have a minimum of two (2) windows and one (1) gable vent.
4. Masonry or stone is encouraged on lots outlined in Color & Materials Schedule II. When masonry or stone is used, it shall be on full wall surfaces from foundation to eaves or on a two story elevation at least to the second floor window sill line. When brick is used, a soldier course is required at window heads and rolock sills are required. Additional details (i.e. projecting belt course and projecting corner accents) are encouraged as appropriate.
5. Masonry or stone material and color selections shall be harmonious with overall neighborhood palette, as well as with the specific home design.

Door Creek Lot #'s 1-19 and 146-226

Required Combination Chart for Exterior Color & Material Selections

Wolverine Vinyl Slic Classic 3 Vinyl Slic Classic 45	Aluminum Trim (6" Facia)	3 1/2" Window Wrap	Shutters	Roof: Certainteed Heartstead
<input type="checkbox"/> Herringbone	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray <input type="checkbox"/> Brandywine	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood
<input type="checkbox"/> Herringbone	Clay	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood
<input type="checkbox"/> Herringbone	Clay	Clay	N/A	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood
<input type="checkbox"/> Wicker	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood
<input type="checkbox"/> Wicker	Clay	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood
<input type="checkbox"/> Wicker	Clay	Clay	N/A	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood
<input type="checkbox"/> Wicker	Champagne	Champagne	N/A	<input type="checkbox"/> Heatherwood
<input type="checkbox"/> Wicker	Shell	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green	<input type="checkbox"/> Heatherwood
<input type="checkbox"/> Clay	Herringbone	N/A	<input type="checkbox"/> Gray	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood <input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	Herringbone	N/A	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	Herringbone	N/A	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood <input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood <input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	Herringbone	N/A	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood <input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Wicker	Wicker	N/A	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood <input type="checkbox"/> Driftwood
<input type="checkbox"/> Pewter	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Gray <input type="checkbox"/> Brandywine	<input type="checkbox"/> Slate Gray <input type="checkbox"/> Pewter <input type="checkbox"/> Driftwood
<input type="checkbox"/> Ice	Shale	Cobblestone	<input type="checkbox"/> Blue <input type="checkbox"/> Gray <input type="checkbox"/> Brandywine	<input type="checkbox"/> Slate Gray <input type="checkbox"/> Pewter
<input type="checkbox"/> Shale	White	White	<input type="checkbox"/> Blue <input type="checkbox"/> Gray	<input type="checkbox"/> Slate Gray <input type="checkbox"/> Pewter
<input type="checkbox"/> Shale	Ice	White	<input type="checkbox"/> Blue <input type="checkbox"/> Gray	<input type="checkbox"/> Slate Gray <input type="checkbox"/> Pewter
<input type="checkbox"/> Champagne	White	White	<input type="checkbox"/> Green	<input type="checkbox"/> Weathered Gray <input type="checkbox"/> Heatherwood <input type="checkbox"/> Park Green
<input type="checkbox"/> Champagne	White	White	<input type="checkbox"/> Barn Red	<input type="checkbox"/> Brownwood

The developer may substitute equivalent materials, brand names, or add additional colors as approved by the Architectural Control Committee.

COLOR AND MATERIALS SCHEDULE I EXHIBIT 3

Door Creek Lot #'s 20-53 and 83-147 Required Combination Chart for Exterior Color & Material Selections						
Wolverine Restoration Collection	Vinyl Trim	Aluminum Trim (8" Facia)	Windows	3 1/2" Window Wrap	Shutters	Roof: Owens Corning Oakridge II
<input type="checkbox"/> Herringbone	White	White	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray <input type="checkbox"/> Brandywine	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Herringbone	Clay	Clay	Sandstone	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Herringbone	Clay	Clay	Sandstone*	Clay	N/A	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Wicker	White	White	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Wicker	Clay	Clay	Sandstone	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Wicker	Clay	Clay	Sandstone*	Clay	N/A	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Wicker	Champagne	Shell	Sandstone	Champagne	N/A	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Wicker	Champagne	Shell	Sandstone	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	Mist	Sandstone	N/A	<input type="checkbox"/> Gray	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	Mist	Sandstone	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Clay	Herringbone	Mist	White	Herringbone	N/A	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Clay	Herringbone	Mist	Sandstone	Herringbone	N/A	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Clay	Herringbone	White	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Green <input type="checkbox"/> Gray	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Clay	Herringbone	White	White	Herringbone	N/A	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Clay	Wicker	Clay	Sandstone*	Wicker	N/A	<input type="checkbox"/> Driftwood <input type="checkbox"/> Barnwood
<input type="checkbox"/> Pewter	White	White	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Gray <input type="checkbox"/> Brandywine	<input type="checkbox"/> Estate Gray <input type="checkbox"/> Onyx Black <input type="checkbox"/> Barnwood
<input type="checkbox"/> Shale	White	White	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Gray	<input type="checkbox"/> Estate Gray <input type="checkbox"/> Onyx Black
<input type="checkbox"/> Shale	Ice	Cobblestone	White	N/A	<input type="checkbox"/> Blue <input type="checkbox"/> Gray	<input type="checkbox"/> Estate Gray <input type="checkbox"/> Onyx Black
<input type="checkbox"/> Champagne	White	White	White	N/A	<input type="checkbox"/> Green	<input type="checkbox"/> Driftwood
<input type="checkbox"/> Champagne	White	White	White	N/A	<input type="checkbox"/> Barn Red	<input type="checkbox"/> Brownwood

* Terratone color also permitted if clad windows used.

The developer may substitute equivalent materials, brand names, or add additional colors as approved by the Architectural Control Committee.

COLOR AND MATERIALS SCHEDULE II
EXHIBIT 4