

Architectural Guidelines

for

Single-Family Homesites at The Harvester Community

Revised January 15, 2001

Summary of Article IV of the Declaration of Covenants, Conditions and Restrictions

An owner or prospective owner of a lot in The Harvester Community should review Article IV in its entirety.

1. No structure or thing shall be placed, erected, or installed upon any homesite (lot) and no improvements or other work (including staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, or planting or removal of landscaping) shall take place within The Harvester, except in compliance with this Article IV and the Architectural Guidelines.

2. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme (if any) or to rebuild in accordance with originally approved plans and specifications. Any Owner may remodel, paint or redecorate the interior of his or her unit without approval. However, modifications to the interior of screened porches, patios, and similar portions of a unit visible from outside the structure shall be subject to approval.

3. All dwellings constructed on any portion of The Harvester shall be designed by and built in accordance with the plans and specifications of a licensed architect, unless Declarant or its designee otherwise approves in its sole discretion.

4. Declarant may from time to time, but shall not be obligated to, delegate all or a portion of its reserved rights under this Article IV to (i) an architectural review committee appointed by the Board of Directors (the "ARC"); or (ii) a committee comprised of architects, engineers or other persons who may or may not be Members of the Association.

5. The entity having jurisdiction in a particular case shall be referred to as the "Reviewer." The Reviewer may establish and charge reasonable fees for review of applications and may require such fees to be paid in full prior to review of any application.

6. The Architectural Guidelines are intended to provide guidance to Owners and Builders regarding matters of particular concern to the Reviewer in considering applications. The Architectural Guidelines are not the exclusive basis for decisions of the Reviewer and compliance with the Architectural Guidelines does not guarantee approval of any application.

7. Any amendments to the Architectural Guidelines shall be prospective only and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to the Architectural Guidelines, and such amendments may remove requirements previously imposed or otherwise make the Architectural Guidelines less restrictive.

8. No activities shall commence on any portion of The Harvester until an application for approval has been submitted to and approved by the Reviewer. In reviewing each submission, the Reviewer may consider any factors it deems relevant, including, without limitation, harmony of external design with surrounding structures and environment. Decisions may be based on purely aesthetic considerations.

9. The Reviewer shall make a determination on each application within 30 days after receipt of a completed application and all required information. The Reviewer may (i) approve the application, with or without conditions; (ii) approve a portion of the application, with or without conditions, and disapprove other portions; or (iii) disapprove the application.

10. If construction does not commence on a project for which plans have been approved within one year after the date of approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply for approval before commencing any activities. Once construction is commenced, it shall be diligently pursued to completion. All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or unless the Reviewer grants an extension in writing, which it shall not be obligated to do.

11. Any Owner may request that the Reviewer issue a certificate of architectural compliance certifying that there are no known violations of this Article or the Architectural Guidelines.

General Criteria

The "checklist" for the Reviewer.

1. Character

The residence/outbuilding should have an external character that is appropriate for the Harvester Community. References to architecture dominant or native to Iowa and/or the Midwest is encouraged, including traditional farmstead residences, French provincial residences, larger cottages or similar styles.

2. Materials Used

The use or appearance of authentic materials is encouraged, such as clapboard or board and batten siding, stone, brick, shake (or textured) shingles and wood or wood accents. While the benefits of maintenance-free materials (e.g. vinyl or steel siding, PVC railings) are acknowledged, these materials do not always offer authenticity. All maintenance-free materials should be of good quality and must demonstrate endurance over time.

3. Garage to House Proportion

The appearance and size of a garage, whether attached or detached, should not overwhelm the residence. Any attempt to de-emphasize the garage on a homesite is encouraged, including locating the entrance to the side or "pushing" a front entrance behind the plane of the main residence. Generally, the garage proportion of the front elevation of the residence should be no greater than one-third.

4. Porches

Front porches are strongly encouraged, but not required. Fully-enclosed porches are not allowed. Residences without a front porch are required to have a clear sense of front entry, defined with architecture or architecture and landscaping.

5. Colors

Most colors for the exterior of a residence/outbuilding will be permitted. Colors appropriate to the architectural style of the building will be encouraged. Extremely bright colors, such as fluorescents or neon, will not be permitted. Homeowners that desire "non-typical" colors will be required to show examples from respected architectural history documents.

6. Roof Style and Pitch

Gable roofs are encouraged. Gables that face the street/lot frontage must be of at least 8:12 pitch. Gables that face the sides or rear must be of at least 6:12 pitch. Hip roofs are permitted and all slopes must be of at least 6:12 pitch. Flat roofs are permitted, but must not comprise more than ten (10) percent of the roof area. Mansard roofs are not allowed.

7. Landscaping

All homesites must be landscaped in accordance with the homestead's restrictive covenants. Good landscape planning is required.

8. Homesite Entry Area(s)

The driveway entrance or entrances to each homesite must be defined with adequate landscaping and lighting. The entrance area (or main entrance area if there are two entrances) must contain the mailbox structure and homesite address assigned by the County. There is no design requirement for the mailbox structure, but it must be of good,

lasting quality. Each entrance area must be lighted with a minimum of 1.0 foot-candles average. The lighting should simply define the entrance area during the dark hours. Excessive lighting that is a distraction to street traffic or neighboring homesites is prohibited.

Procedure and Checklist

1. Review the following documents found in The Harvester Community Guidebook:

- a. Summary of The Harvester Covenants and Bylaws
- b. Restrictions and Rules for The Harvester Community
- c. Supplemental Covenants for your homestead
- d. Architectural Guidelines

2. Submit the following items to the Architectural Review Committee at one of two locations:

The Harvester Community
833 Foster Drive
Rhodes, Iowa 50234
641.227.4653

The Jensen Group
4611 Mortensen Road, Suite 106
Ames, Iowa 50014
515.232.2128

- _____ a. Design Review Application
- _____ b. Design Review Fee (0.10% of the total value of improvement)
- _____ c. Site Plan (The plan should be to scale, showing lot lines, locations and sizes of all proposed buildings, existing and proposed contours at minimum 2' intervals, the general location of existing trees, and all proposed trees and landscaping. The plan should be properly dimensioned, including all setbacks.)
- _____ d. Building Floor Plans (to scale)
- _____ e. Architectural Elevations (all sides, to scale, with proposed material notations)
- _____ f. General Specifications (showing the nature, kind, and quality of the materials to be used)

3. Wait for approval, approval with modifications, or denial of the application.

- a. If the application is approved, a certificate of compliance will be issued to the applicant and construction may commence.
- b. If the application is approved with modifications, the applicant must modify/correct the submission as noted by the ARC (Architectural Review Committee) and resubmit the required documents. Once the modifications have been approved, a certificate of compliance will be issued to the applicant and construction may commence.
- c. If the application is denied, the applicant must resubmit a new application and documents.
- d. In the event the ARC fails to approve or disapprove the submission within thirty days after said documents have been submitted to it, approval will not be required and construction may commence.

Notes

- 1. All structures are required to have a building permit from the County before construction may begin.
- 2. Any deviation in construction from the approved plans and specifications on any building or accessory building which, in the judgment of the ARC, is of substantial detriment to the appearance of the structure and surrounding area, shall be corrected to conform to the approved plans at the expense of the applicant.
- 3. Call 641-227-GOLF (4653) if you would like to see visual examples of acceptable and non-acceptable homes at The Harvester Community.