

EXHIBIT E
“The Point at Lakeshore Preserve”

ARCHITECTURAL CONTROL GUIDELINES

**THE POINT AT LAKESHORE PRESERVE –
ST. MICHAEL, MN**

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 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.

<ul style="list-style-type: none">- Accent Windows- Arches- Arched or Transom Windows- Balconies- Bay or bow window options- Columns- Copper accents- Cupolas- Decorative brackets- Designer garage doors- Dormer on front elevation	<ul style="list-style-type: none">- Masonry Accents- Multiple siding patterns, materials, colors- Multi-textured drive or walkway treatment- Multiple gables- Nostalgic Lamp Posts- Ornamental louvers or vents- Pediments- Ornamental shutters- Quoin corners
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- Dormer on rear elevation
- Eave returns
- Engraved address labels
- Flower boxes

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

5. Garages: 3 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 6/12.
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. Gazebos or other like building that match the architecture may be permitted as approved by the HOA
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, asphalt 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 with the exception for homes on lots where the front yard setback is in excess of 50 feet. 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.