

THE GARDENS

ARCHITECTURAL STANDARDS

The following are the proposed Architectural Standards for new structures and alterations to existing homes in The Gardens, Common Interest Community No. 307, Rochester, Olmsted County, Minnesota:

1. All homes shall be in substantial uniformity of color, size, location, type and design in relation to existing homes and topography.
2. All homes shall be of comparable or better quality of materials as used in existing homes.
3. All homes shall afford ease of maintenance and repair.
4. All homes must have a minimum of a 25 year asphalt or fiberglass shingles. Any additions to a home must identically match the home in roof pitch, shingle type, color, texture and siding. Each home shall have a minimum 4/12 roof pitch.
5. All accessory elements (i.e., steps, decks, railings, patios, awnings, etc.) must be approved by the Architectural Control Committee.
6. No home may exceed two stories in height. Any home placed on a corner lot must have a minimum interior size of 1400 square feet.
7. No vertical skirting is allowed. Skirting systems may be comprised of masonry block, stone, concrete retaining wall construction, exterior grade simulated brick, stone, stucco or permanent siding.
8. All homes must have a minimum of 10 square feet of window glass on any elevation that faces the street.
9. All homes must have a garage or storage shed. The shed must have a minimum of 64 square feet of clear storage space, and a garage must have a minimum of 64 square feet of

clear storage space in addition to the space required for one automobile. All detached garages and sheds shall have a roof pitch, color, style, siding, etc. that identically matches the house.

10. No fences or walls shall be erected or placed on any site without written approval of the Architectural Control Committee.
11. No tarp or similar enclosures are allowed on homes, porches or decks.
12. No outside clothes lines are permitted.
13. No TV, ham radio, or similar antenna is allowed. The location of any satellite dish must be pre-approved.
14. All improvements shall be constructed so as to adequately protect the Community, the Association, and other owners and occupants from liability or liens arising out of the improvement.
15. All improvements shall be constructed, maintained, repaired and replaced in compliance with all applicable laws, ordinances, codes and regulations.