

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
FAIRHILLS OF CANTERFIELD**

This instrument was prepared by:

**Gary L. Taylor
Rathje, Woodward, Dyer & Burt
300 East Roosevelt Road
Wheaton, IL 60189
708/668-8500**

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

FOR

FAIRHILLS OF CANTERFIELD

This First Amendment is made this 28th day of MARCH, 1996, by The Ryland Group, Inc., a Maryland corporation (hereinafter referred to as "Declarant").

WHEREAS, Declarant is the title holder of that certain real property situated in the Village of West Dundee, Kane County, Illinois, legally described in Exhibit "A" appended hereto and made a part hereof (hereinafter referred to as "Property"); and,

WHEREAS, the Property consists of residential lots to be conveyed to individuals who will be purchasing single family homes constructed thereon; and,

WHEREAS, on January 4, 1966 Declarant caused to be recorded the Fairhills of Canterfield Declaration of Covenants, Conditions and Restrictions (hereinafter the "Declaration"), as Document No. 96K000847 with the Recorder of Deeds of Kane County, Illinois; and,

WHEREAS, pursuant to the Declaration, Declarant reserved the right and privilege to amend said Declaration; and,

WHEREAS, Declarant deems it advisable and in the best interests of the property to amend the Declaration as hereinafter provided.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Article III, Section 4 of the Declaration is amended
as follows:

"4. No construction of Improvements shall be undertaken or conducted on Sundays, except for: (a) construction activities of Declarant; (b) emergency situations involving the potential loss, injury or damage to persons or property; (c) repair, improvement or installation of small scale construction activities personally undertaken by the owner on Improvements, which are or were previously approved by the Architectural Review Committee, and which do not create an undue disturbance to neighbors; and, (d) as otherwise permitted by the Architectural Review Committee."

2. Article III, Section 5 of the Declaration is amended
by addition of the following under the definition of "Plans and Specifications: on page 16 thereof:

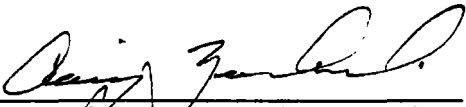
"(d) Landscape architectural improvements will or may be installed over the course of two or three seasons and shall be in accordance with one Landscape Master Plan and Installation Schedule which will be approved by the Architectural Review Committee in accordance with this Article III. Site conditions encountered in the field on individual Lots may require minor deviations from the Master Plan which Declarant or an Owner may undertake without further approval from the Architectural Review Committee. The Landscape Master Plan can include all exterior elements an Owner seeks to have approved, including, but not limited to, deck additions, play structures, fencing, additional paving and all landscape plant materials."

3. The Canterfield "Residential Community Design Guidelines, Fairhills Development" attached to the Declaration as Exhibit "D: are hereby amended by deletion of page 33 thereof and substituting therefore Exhibit "B" attached to and made a part of this First Amendment.

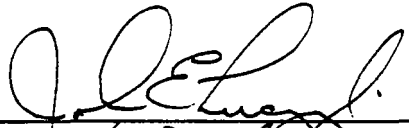
4. The Canterfield "Residential Community Design Guidelines, Fairhills Development" attached to the Declaration as Exhibit "D" are hereby amended by deletion of page 35 thereof and substituting therefore Exhibit "C" attached to and made a part of this First Amendment.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed on its behalf, attested to and its corporate seal to be hereunder affixed as of the day and year first above written.

HLC PARTNERS,
an Illinois general partnership
By: Haeger Industries, Inc.

By: 
Its Chief Operating Officer

THE RYLAND GROUP, INC.,
a Maryland corporation

By: 
Its: Vice President - Operations

Attest: 
Its: Land Planning Manager

This instrument Prepared By And Mail To After Recording:

Gary L. Taylor
RATHJE, WOODWARD, DYER & BURT
300 East Roosevelt Road
Wheaton, IL 60187
708/668-8500

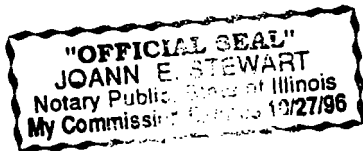
STATE OF ILLINOIS)

COUNTY OF COOK)

SS:

I, As undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN LUCZYNSKI, DANIEL WHITNEY of THE RYLAND GROUP, INC., and _____ thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRES OF OPERATIONS and LAND PLANNING MANAGER respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said SELVES, did also then and there acknowledge that he, a custodian of the corporate seal of said Bank, did affix said corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of MARCH, 1998.



Joann E. Stewart
Notary Public

My Commission Expires: 12/27/96

STATE OF ILLINOIS)

COUNTY OF KANE)

SS

I, DIANE L. OTTEMAN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CRAID ZACHRICH, Chief Operating Officer of HLC Partners, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Chief Operating Officer appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said partnership.

GIVEN under my hand and Notarial Seal this 28th day of March, 1996.

Diane L. Otteman
Notary Public

My Commission Expires: 3/19/97



EXHIBIT A

LEGAL DESCRIPTION

Fairhills at Canterfield being a subdivision of part of the Southwest quarter of Section 27 and the Northwest quarter of Section 34, both in Township 42 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded September 12, 1995 as Document No. 95K053597 and Document No. 95K053598, in Kane County, Illinois.

LOT PLANTING REQUIREMENTS

To create a “streetscape effect” that is consistent throughout the community and the entire development, the following minimum planting requirements shall be necessary:

The minimum planting requirement for cluster lots, and lots of less than 10,000 s.f. is to be 4.0% of the direct construction costs of the house, including all required lot landscaping. It is ~~recommended~~ that to maintain the continuity between communities, front and side yards facing a street shall be sodded, and the rear and side yards not facing a street may be seeded. A minimum of 40% of the required landscape package shall be in front yard foundation plantings.

Developer provided basic landscape plans shall be submitted to the CANTERFIELD Design Review Committee during the architectural review stage of the proposed housing elevations.

A typical plan showing the builder’s intent for cluster lots and lots of less than 10,000 s.f. must be submitted to the CANTERFIELD Design Review Committee.

Minimum planting requirements for lots over 10,000 s.f. shall be 4.0% of the direct construction costs of the house, including ground cover (sod/seed) over the entire lot and street trees, as required. Sod is required in the front yard and side yards to the rear corners of the house. A minimum of 40% of the required landscape package shall be in front yard foundation plantings.

A complete Landscape Master Plan for each lot over 10,000 s.f. must be submitted to the CANTERFIELD Design Review Committee.

The minimum planting requirement for multi-family condominium areas shall be 4.0% of the material and labor construction costs of the project. Landscape plans must be submitted to the CANTERFIELD Design Review Committee.

The minimum planting requirement for multi-family apartment areas shall be 2.5% of the material and labor construction costs of the project. Landscape plans must be submitted to the CANTERFIELD Design Review Committee.

All multi-family front lawns and 25 feet around side and rear of buildings are to be sodded.

PUBLIC STREET PLANTING PROGRAM

All public R.O.W. parkways throughout the development are to receive street trees per the following requirements:

- Canopy shade trees shall be placed a maximum of 40' O.C. with a minimum of two in front of each single-family lot—including all open space areas and outlots. The clumping of trees to create numerous focal points is encouraged.
- Trees are to be placed in such a manner as to be at least 30' from intersecting street pavement and at least 5' from paved driveways.
- The canopy trees shall have a minimum trunk caliper of 2.5"; 3" and 4" Diameter at Breast Height (DBH) caliper trees are required at focal points per the direction of the Design Review Committee.
- There shall be no more than 4 varieties of canopy trees, as selected from the "Approved Street Tree List", in each community. Varieties shall be continuous on individual streets.
- Trees, when approved in open spaces, are to be planted in groups of no less than 8 and no more than 20.
- At any intersection, all canopy trees must be of the same variety. The variety established on the predominant through-street shall be carried through the intersection.
- All street trees are to be wrapped with tree wrap starting at the bottom. Tree wrap should be installed in fall and removed in spring for the first year.
- A street tree plan must be submitted to the Design Review Committee.
- All cul-de-sac islands are to be landscaped. Plans must be approved by the Design Review Committee.

Approved Street Tree List:

Hackberry
Red Sunset Maple
Linden
Sugar Maple
Red Oak

Seedless Green Ash
Pin Oak
Autumn Purple White Ash
Norway Maple
Patented Honeylocust



RESIDENTIAL COMMUNITY DESIGN GUIDELINES⁺

FAIRHILLS DEVELOPMENT

DECEMBER 10, 1995

Prepared For:

HLC Partners
Dundee, Illinois

Amendment 4, pg 8 paragraph k:
"Any reference in the Exhibit D
Residential Community Design
Guidelines stating "Preferable,
Encouraged and Recommended"
are hereby deleted and replaced
with "Required unless otherwise
approved by the Architectural
Review Committee".

Prepared By:

BLOODGOOD SHARP BUSTER
ARCHITECTS & PLANNERS, INC.

+ Amended by First Amendment
(Ryland) 3/28/96 Exhibit D

64

96K000847

CONTENTS

Introduction	3
The Review Process	3
The Design Review Committee	4
Review and Approval Flow Chart	5
Community Character	6
Community Design Theme	7
General Site Development Guidelines	8
Community Infrastructure	9
Architectural Character and Style	10
Scale and Massing	11
Exterior Materials and Finishes	12
Roof Pitches and Materials	13
Roof Accessories, Gutters and Downspouts	14
Chimneys	14
Windows	15
Front Entry, Service, Patio, and Garage Doors	16
Decks, Porches, and Balconies	17
Exterior Colors	18
Single Family Accessory Structures	19
Elevation Variety	20
Multifamily Service Areas & Equipment	21
Multifamily Amenity Buildings	22
Mailboxes	23
Exterior Lighting	24
Pools/Spas/Water Features	25
Community Fence Program	26
Courtyard Walls, Privacy Screening & Pool Enclosures	27
Walls, Screening & Enclosures (Continued)	28
Landscape Character & Style	29
Multifamily Landscape Design	30
Landscape Planting Guidelines	31
Community Monuments and Plantings	32
Lot Planting Requirements	33
Recommended Plant List	34

(continued)

CONTENTS

Public Street Planting Program	35
Landscape Maintenance	36
Signage Character & Style	37
On Site Signage	38
Signage Lighting	38
Signage Maintenance	38
Sales Trailer Requirements	39
On-Site Construction Office Guidelines	39
General Rules For Canterfield Builders, Subcontractors, & Warranty Personnel	40
Comprehensive Design Review Checklist.....	41
Design and Planning Review Application	42
Final Application Checklist:(Section B)	43

INTRODUCTION

The Community's Covenants, Conditions and Restrictions (CCR's) do not list all specific design criteria necessary for plan approval. The purpose of these design guidelines is to define the criteria that will guide development at CANTERFIELD. Like any community, CANTERFIELD will grow gradually over a period of years. Its ultimate form will reflect the numerous design decisions of builders and their design teams. These guidelines are intended to provide the foundation upon which CANTERFIELD will emerge.

The design guidelines have been prepared to assist developers, builders, planners, architects, engineers and landscape architects to become active participants in the design process, and to assure long term community quality. They are not intended to limit development choices or design alternatives, but rather to encourage creativity, innovation, and architectural diversity, while creating a blend of home styles which will enhance the community environment. The ultimate result will be to heighten property values while creating a cohesive residential character and appeal.

THE REVIEW PROCESS

The guidelines also outline an efficient and equitable review process that will be administered by the CANTERFIELD Design Review Committee. The DRC has been established in recorded documents governing the project, for the purpose of implementing the Design Guidelines.

These guidelines supplement the annexation agreement and the CANTERFIELD Development Plan and "Covenants & Restrictions". The Village of West Dundee zoning ordinance includes information on specific public requirements not addressed by these guidelines.

A representative of the Design Review Committee is available to help you interpret the guidelines, offering suggestions about your housing concepts. We urge you to meet with the Design Review Committee representative as early as possible to assist in your decision to build at CANTERFIELD.

The power to approve or disapprove building and community plans is the responsibility of the Design Review Committee (DRC).

THE DESIGN REVIEW COMMITTEE

Every proposed development (village) within the overall community of CANTERFIELD must be reviewed by the CANTERFIELD Design Review Committee before construction will be approved.

The Design Review Committee is appointed by HLC Partners. The committee will review each builder's development package for conformance to CANTERFIELD community design objectives.

All reviews, substitutions and approvals by the Design Review Committee will be considered binding and final.

Representatives of the Design Review Committee will stay intact as a functional governing body until such time that the entire CANTERFIELD community is 75% complete. At such time, review and authoritative power will be transferred to the CANTERFIELD Master Association.

The Design Review Committee and the Master Association will have authority over Design decisions of both new construction and remodels and additions.

The Design Guidelines should be used as a tool by each submitting builder for making decisions on their village, product and planning design schemes. To obtain specific information on the requirements and procedures for design review contact:

HLC Partners
Seven Maiden Lane
Dundee, IL 60118
Phone: 847-426-3441

REVIEW AND APPROVAL FLOW CHART

Step One

RESEARCH AND REVIEW

- Architectural and Design Guidelines
- Village of West Dundee Building and Zoning Requirements
- CANTERFIELD Annexation Requirement and Design Standards
- CANTERFIELD Codes Covenants Conditions and Restrictions (CCR'S)

Step Two

PRELIMINARY REVIEW REQUIREMENTS

- Meeting between Design Review Committee and Builder
- Completion of Preliminary Review Application - Appendix "A" Sec. A
- Preliminary approvals to proceed or recommendation for change

Step Three

FINAL REVIEW REQUIREMENTS

- Meeting between Design Review Committee and Builder or Owner
- Completion of Final Applications - Appendix "A" Sec. B
- Submittals of two (2) Design packages - (All items Sec. B)
- Final sign-off and approvals by Design Review Committee to proceed or recommendations for change

Step Four

FUTURE REMODELING AND ADDITIONS

- Completion of applicable portions of Preliminary Review Application
-- Appendix "A" Sec. A.
- Meeting between Design Review Committee and Builder or Owner.
- Completion of applicable portions of final application
-- Appendix "A" Sec. B.
- Final review, sign-off and approvals by Design Review Committee to proceed or recommendations for change

69

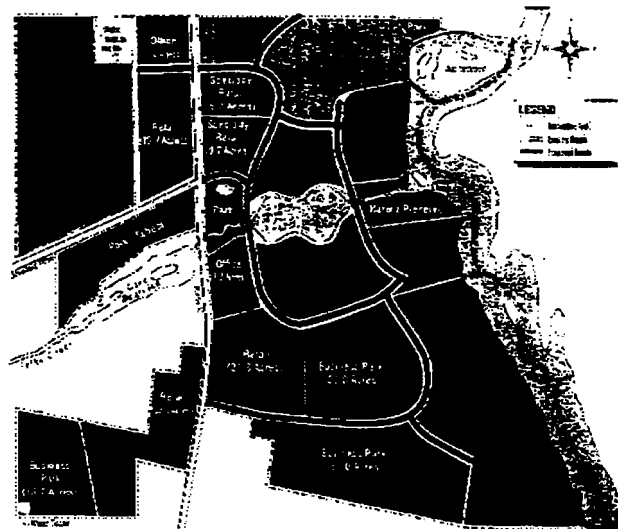
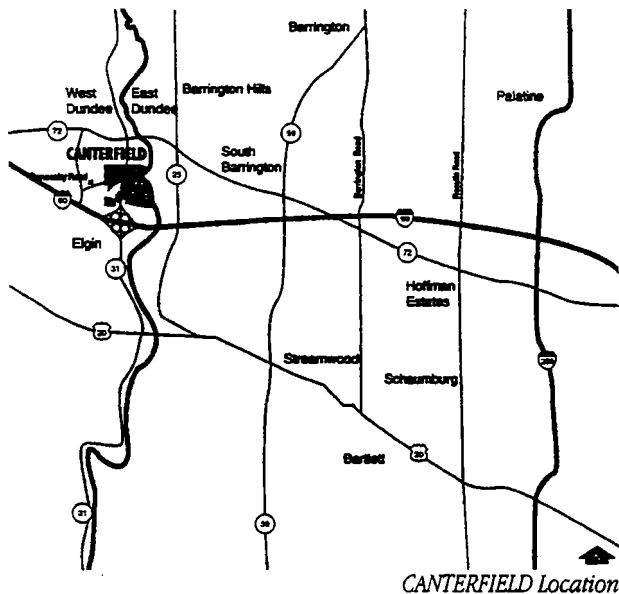
COMMUNITY CHARACTER

CANTERFIELD is a planned 528 acre community located in the rolling farmlands of Kane County approximately 40 miles northwest of downtown Chicago. Eventually it will be home to approximately 1200 dwelling units, parks, natural areas, bermed or landscaped roads, commercial sites, office/research park and retail sites.

CANTERFIELD is envisioned as a new multi-use community intended to provide a comfortable and rewarding environment in which to live and play. A coherent and orderly pattern of "neighborhoods", natural open space, and planned amenities will merge with the site's natural characteristics, beauty, and history.

Illinois Route 31/State Street is the collector roadway that will link this 528 acre community together. A new roadway system will connect the various residential neighborhoods and provide easy access to the remainder of the community's amenities.

Major community entrances will acknowledge the historical land use character of Canterfield, emphasizing the community's unique features. The loop road system envisioned east of Route 31 is planned to respond to the site's topography, offering changing views and vistas while traversing the lakes, woods and ridges of the community.



CANTERFIELD Land Use Master Plan

POOR COPY
Recorder Not Responsible
For Reproductions

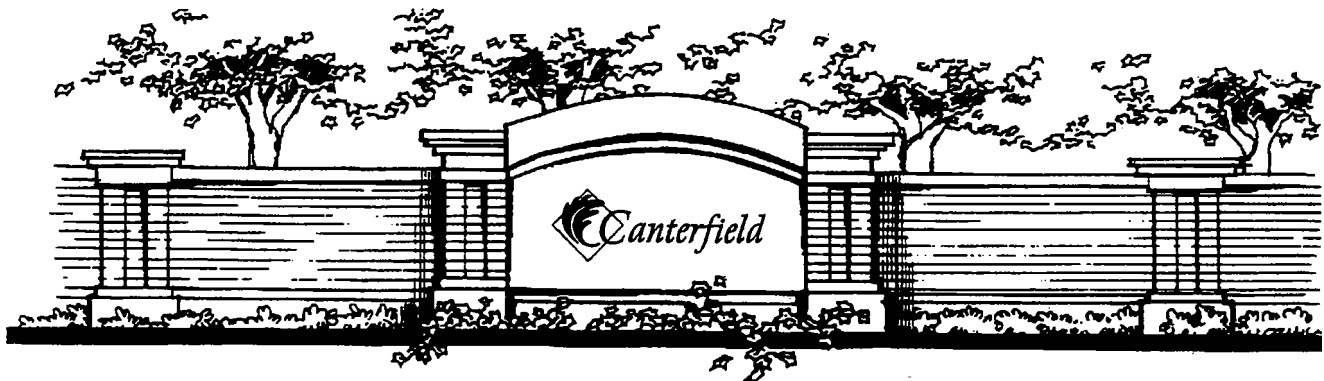
COMMUNITY DESIGN THEME

Over 47 acres of open space will be incorporated into CANTERFIELD. The open space protects the environmentally sensitive and naturally occurring wetland and drainageway system on site. The vast open space areas will contain a nature trail and preserves along a mile of the Fox River, lakes, stormwater management, scenic views, natural areas, and passive recreational areas. These permanent open space areas constitute approximately 10% of CANTERFIELD.

Each CANTERFIELD neighborhood entry will provide a sense of it being a special place, highlighted with signage and landscaping. Coordinated signage throughout the community is designed to project a high quality, hometown American country image, in keeping with the tradition of the land.

As mentioned, CANTERFIELD will develop as a planned community country village. Like many small towns, a wide variety of housing types and land uses will be provided. This mix will create a unified small town feeling among the future residents of this diversified community. The parks, lake, and nature preserve in the center of the community will offer opportunities for community events and friendly social interaction.

It is the goal of the CANTERFIELD owners to offer a variety of home designs and life-style choices from area builders who have a reputation for quality craftsmanship.



Canterfield Community Entrance

GENERAL SITE DEVELOPMENT GUIDELINES

A Preliminary Development Plan was approved by the Village at the time of annexation. However, each Builder is free to alter the specific plan within their particular area so long as it is consistent with the spirit of these guidelines and the overall theme of the community, matches the type of land use purchased, does not deleteriously affect surrounding neighborhoods, and otherwise complies with all applicable rules and regulations. A general framework of design guidelines was developed to ensure the successful integration of each neighborhood into the overall CANTERFIELD community. Consequently, each neighborhood should provide:

- Repetition of community design elements to integrate each neighborhood into the overall community.
- The siting of the buildings and improvements should focus on maintaining "quality views".
- Site Planning must consider the context of the neighborhood within the community: The placement of buildings and streets, grading design, landscaping and buffer yard locations, and relationships to adjacent properties.
- All improvements shall conform to the overall Master Engineering and Infrastructure Plan.
- Grading shall comply with the recommendations of a licensed Civil Engineer.
- To preserve the natural setting, retaining walls should be avoided wherever possible - particularly in front and side yards.
- Vacant homesites shall be cleaned of all rubble and debris and mowed at a height not to exceed 6".
- Site and drainage plans must be designed to prevent run-off, protect wetlands and insure proper retention/detention.
- Building setbacks are established in the annexation agreement, and shall be the minimum allowed. Varied and increased front yard set-backs are encouraged.
- Effective erosion control measures shall exist throughout the construction phase of each neighborhood. These measures may include temporary swales, berms, siltation fences, straw bales, and temporary sedimentation ponds. All protective fencing shall be maintained at all times.
- All grading shall comply with overall stormwater management and wetland mitigation plans. Grading plans are required.
- The open space areas shall be left in their natural state by the individual builder/developer except for approved improvements.
- The visual impact of parked automobiles shall be minimized where applicable through careful siting and screening of roads and parking areas.
- Maximum 4 to 1 slopes are ~~recommended~~ wherever possible. Slopes exceeding a 4 to 1 ratio must be approved individually by the Design Review Committee.
- All proposed site and engineering plans are to be reviewed and approved by the CANTERFIELD Design Review Committee.
- Trees are to be protected at drip line (furthest extent of branches) from construction equipment-fence off with temporary snow fence for protection.

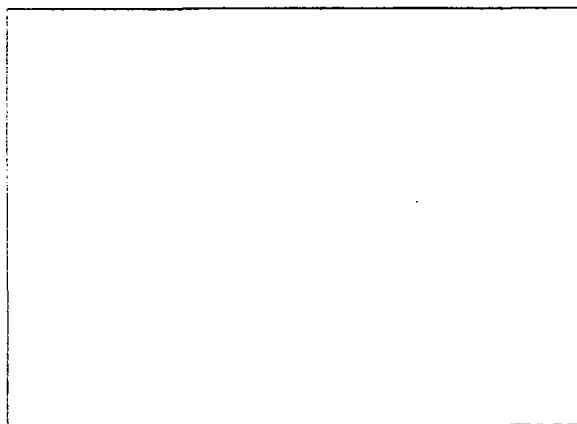
The above guidelines are meant to be in addition to all other rules and regulations required by the Annexation Agreement and other Local, State, and Federal Laws and Permits.

COMMUNITY INFRASTRUCTURE

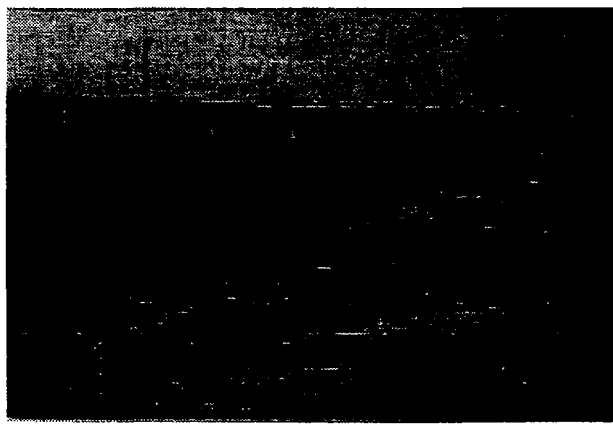
A Master Engineering and Infrastructure Plan has been prepared by the Developer. This plan indicates what utilities and infrastructure needs will be provided to each neighborhood.

In general, the collector road system, the permanent stormwater detention requirements, wetland mitigation areas, sanitary sewer interceptor line, sanitary lift stations, primary water feeder main, and water storage sites are the responsibility of the individual builder/developer. Please refer to the Purchase Agreement and Master Engineering and Infrastructure Plan to define the limits of what is included and the timing of their availability.

A copy of the master engineering and infrastructure plan may be obtained from Canterfield.



Parking



Erosion Control

POOR COPY
Recorder Not Responsible
For Reproductions

ARCHITECTURAL CHARACTER AND STYLE

While dwellings in CANTERFIELD are not restricted to a particular style, it is encouraged that a traditional character be established which is consistent with the overall "American Country" living atmosphere.

Single family communities should either mix styles within an individual community or create an entire community around a specific theme. 2 car garages are a minimum requirement.

Multifamily communities are encouraged to incorporate a single theme with varied elevations throughout. Single car garages are allowed for Multifamily communities only.

All proposed designs are subject to approval by the Design Review Committee.

APPROPRIATE

- Interpretations of historical styles.
- Traditional character.
- Related architectural themes within each village.
- Mixed use of a variety of architectural styles.

INAPPROPRIATE

- Southwestern, Mediterranean, Contemporary.



Traditional



Colonial



Rustic



Georgian



Victorian

POOR COPY
Recorder Not Responsible
For Reproductions

SCALE AND MASSING

It is strongly ~~recommended~~ that consideration be given to the relationship of architectural massing and scale of building elements for the overall community in CANTERFIELD. The incorporation of lowered fascia heights, second story dormers, porch entries, first floor bays and reduced front wall heights are encouraged for reducing the frontal mass of dwellings. A strong expression of entry is also encouraged. When terrain allows a walkout condition, the exterior wall finishes should be carried to within 8 inches of finish grade.

APPROPRIATE

- Mass of dwellings scaled down whenever possible.
- Architectural elements, such as dormers, bay projections.
- Dominant entry elements.
- Exterior wall finishes that follow slopes in grade.

INAPPROPRIATE

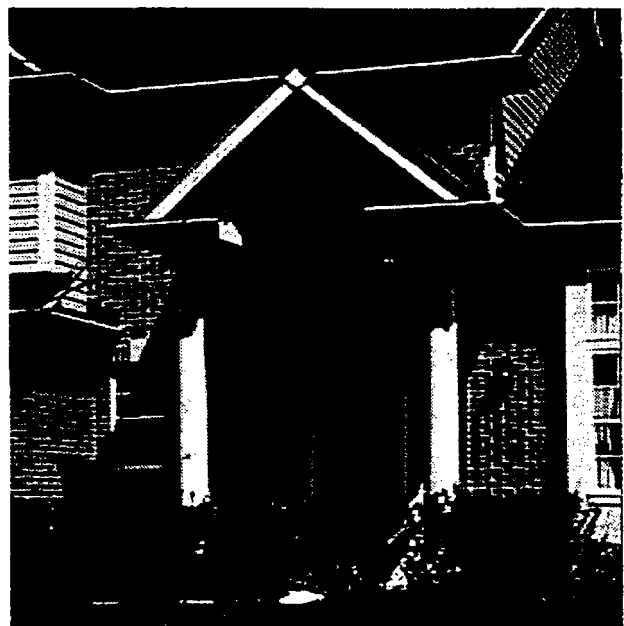
- Exposed concrete foundations on walkout and garden level conditions (prohibited).
- Blank or flush wall facades.
- Boxy uninteresting front facades.



First Floor Bay



Porch Entry & Second Floor Bay Projection



Strong Entry Expression

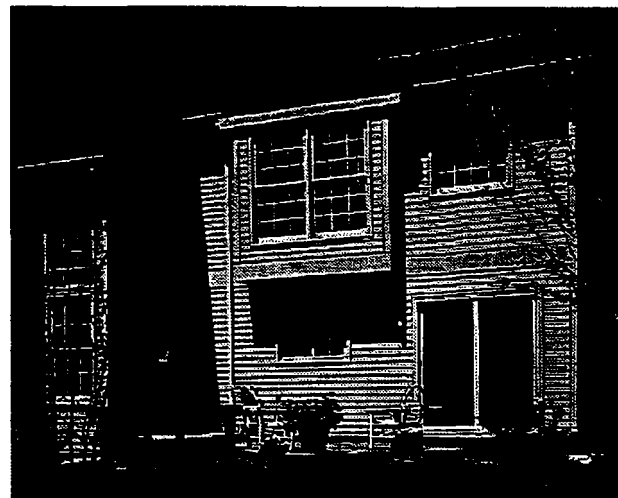
POOR COPY
Recorder Not Responsible
For Reproductions

EXTERIOR MATERIALS AND FINISHES

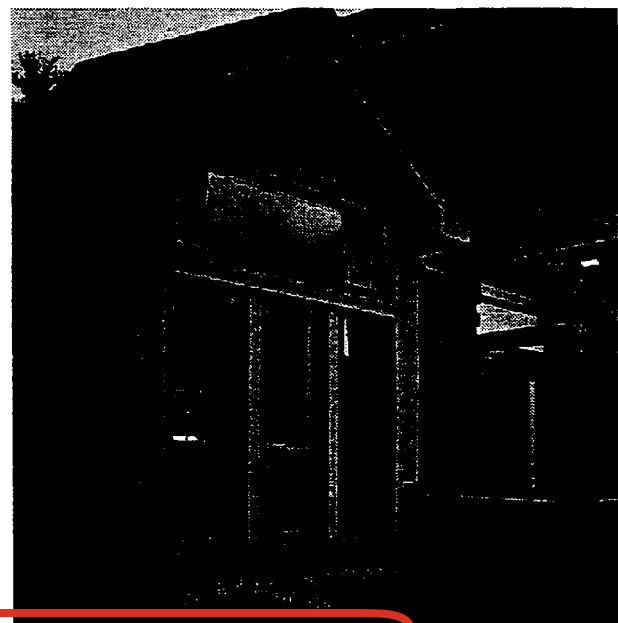
Materials and trim selections should take into account individual home styles. It is ~~encouraged~~ that materials reflect the desired nostalgic atmosphere. ~~Aluminum and vinyl sidings are acceptable but should be accented and trimmed with painted or stained wood materials.~~ Elevations should "step-up" from the previous elevations in a line and incorporate additional use of wood, brick, stone or stucco. Blank elevations are prohibited unless treated with architectural detailing to enhance the character. Horizontal wood band boards, corner boards, window and door trims, shutters-back, side and front, frieze boards and mouldings are ~~encouraged~~. Entries should receive additional emphasis. Flush rakes are discouraged unless accented with additional detail. Traditional "returned" eaves are ~~encouraged~~ and add authentic detailing. Gutters, downspouts and splash blocks are required. Continuing masonry veneers around the corner helps to eliminate a "shirt front" appearance.



Traditional Returned Eaves



Band Boards On Two Story Elevations



Corner Boards/Frieze Boards/Window Trim

APPROPRIATE

- Traditional horizontal siding styles with 6" or less exposures.
- Natural trim and accent materials such as wood, brick, stone, stucco.
- ~~Limited use of hardboard siding (except in accent areas—samples are required at the Design Review stage).~~
- Use of lattice or trellis materials in limited areas.
- ~~Wood, vinyl or metal soffits and reinforced fascias.~~
- Multi-layered flush rakes.

INAPPROPRIATE

- Horizontal siding with exposure greater than 8".
- Exposed galvanized or reflective anodized trims.
- Large scale use of hardboard sidings (particularly fake stucco).
- Metal or fiberglass awnings.
- ~~Large wood flush rakes at front elevations.~~

Design Guideline updated via
Amendment 4, pg. 7 (2019)

DRAFT ISSUE

P-7 COPY
Recorder, not Responsible
For Reproductions

ROOF PITCHES AND MATERIALS

Simple pitched gable, shed, hip and minor variations or combinations of these two roof forms will be the predominant roof forms in CANTERFIELD. Roof pitches should be a minimum of 5 : 12 for the main body of the roof. Roof pitches ranging from 6 : 12 to 12 : 12 are encouraged for individual building elements such as dormers, projections, bays, entry porches and the like. Pitches lower than 5 : 12 are suggested only in specialized cases, such as minor roofs, garage jacks, porches, and in limited areas (subject to approval by the DRC).

APPROPRIATE

- Combining one and two story roof elements (for flow of roof).
- Multiple gable elements.
- Multiple hip elements.
- Dormers, projections (Box Bay).
- Varied ridge heights, plate heights and jogs in ridge line.
- Asphalt composition shingles 235 lb. / or greater. +
- Building lots over 15,000 sq. ft.; developer should offer architectural grade shingles & cedar shingles to buyers as upgrade options.

+ See CCRs Amendment 3

INAPPROPRIATE

- Gambrel and mansard style roofs (prohibited).
- Flat roofs (prohibited) except small porticos.
- Barrel tile (prohibited).
- Standing seam metal roofs (except for minor roofs, cupolas, bays, etc.).



Dual Gable With Varied Plate Heights and Ridge Lines



Roofs Flow From One To Two Story With Pop-out



Multiple Hip and Gable Roofs Combined



Simple Gable Roof

POOR COPY
Recorder Not Responsible
For Reproductions

ROOF ACCESSORIES, GUTTERS AND DOWNSPOUTS

It is ~~encouraged~~ that all exposed metal materials are hidden or muted from the public eye when ever possible.

APPROPRIATE

- All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials.

INAPPROPRIATE

- Gutters and downspouts in contrasting colors from trim.
- Vents on front elevation (discouraged).
- Unpainted exposed flashing, unless copper.

CHIMNEYS

Chimneys should be simple in design, accenting the architectural style of the building to ensure consistency and style. Material and texture can either blend in or serve as an accent for the elevation. Chimney chases should mirror the fascia or trim treatment. Masonry fireplaces that project from the building are ~~encouraged~~ on upscale, large lot programs.

APPROPRIATE

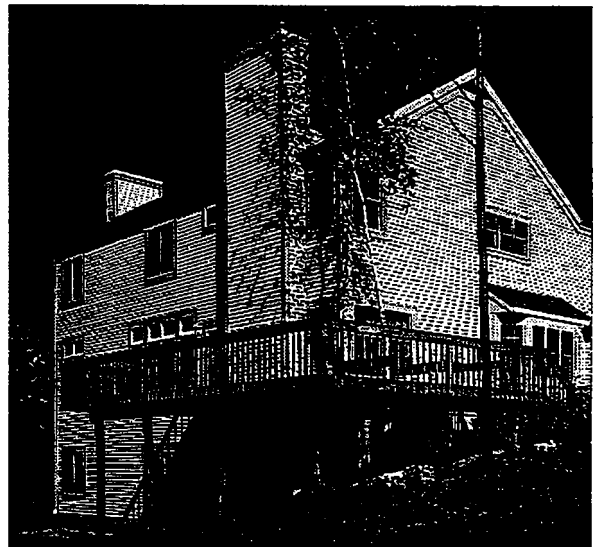
- Chimneys as design elements that add texture and depth to elevation.
- Termination of chimney caps painted to match surrounding field or painted dark to match roof.

INAPPROPRIATE

- Exposed flues (prohibited).
- Unfinished or painted flue caps.



Roof Projections



Wood Chimneys



Masonry Chimneys

WINDOWS

A variety of window types and styles (single hung, double hung, casements, transoms and projected bays) are compatible with the architectural styles ~~encouraged~~ at CANTERFIELD. Acceptable materials include aluminum, vinyl, wood and clad wood. Window frames should be white, or blend in with color scheme of trim. Storm windows should match color of window. Design features such as bays & transoms are ~~encouraged~~ to add articulation to wall and roof planes. Regardless of material, windows should be energy conscious. It is ~~recommended~~ that skylights be placed either on the side or rear of roofs.

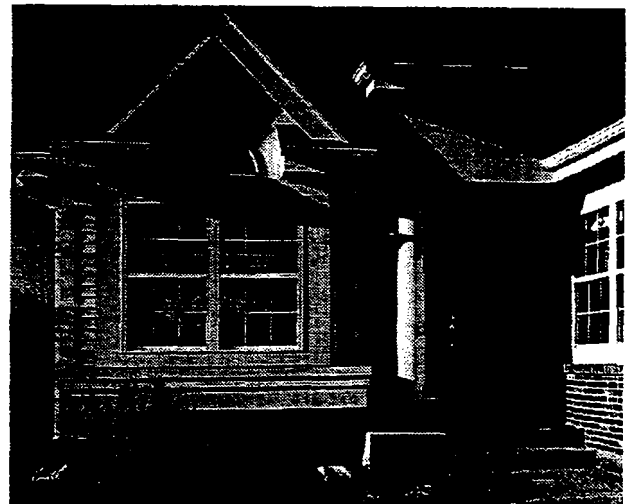
APPROPRIATE

- Detailed window trim at front elevations.
- Use of shutters ~~encouraged with~~ traditional styles: front, side and back elevations.
- ~~Muntins on front, side and rear elevations with traditional styles are required.~~
- Arched, square, or palladian transoms.

INAPPROPRIATE

- Mill or anodized finishes.
- Reflective glass.
- Single pane, uninsulated glass, without storms.
- Untrimmed windows on front elevations.
- Skylights on front elevations.

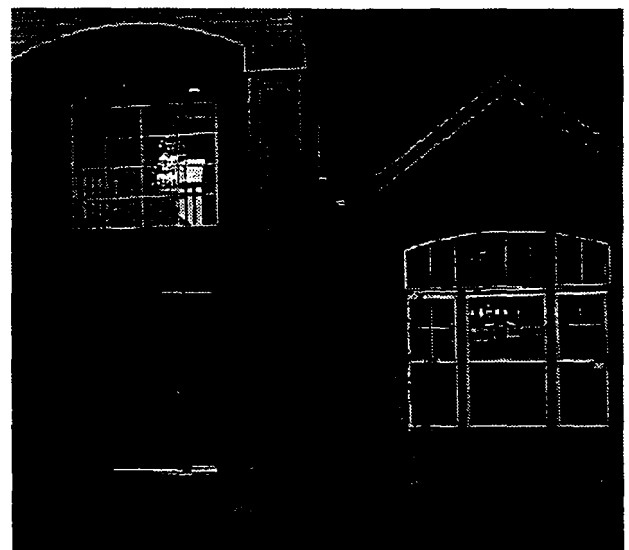
Design Guideline updated via
Amendment 4, pg. 7 (2019)



Feature Window and Window Bay



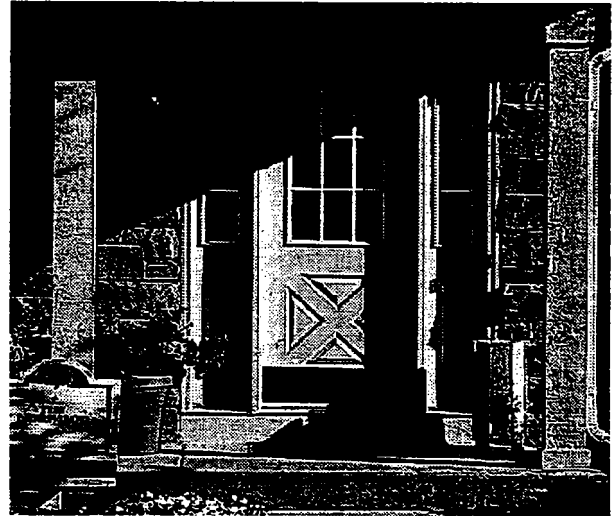
Feature with Transoms



Arched Transom

FRONT ENTRY, SERVICE, PATIO, AND GARAGE DOORS

Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage and service doors. Wood, insulated metal and quality hardboard materials are acceptable. Monotony should be considered, and use of a variety of door styles ~~is encouraged~~. Doors should be energy conscious where appropriate.



Small Raised Panel Entry Door

APPROPRIATE

- Embossed or plant-on detail at front entry doors.
- ~~Accent color at front entry doors is encouraged.~~
- Panelled wood or hardboard garage doors.
- Flush insulated garage doors.
- Muted color scheme on service and garage doors to de-emphasize.
- Mixed use of single and double garage doors.
- Trim details around doors.

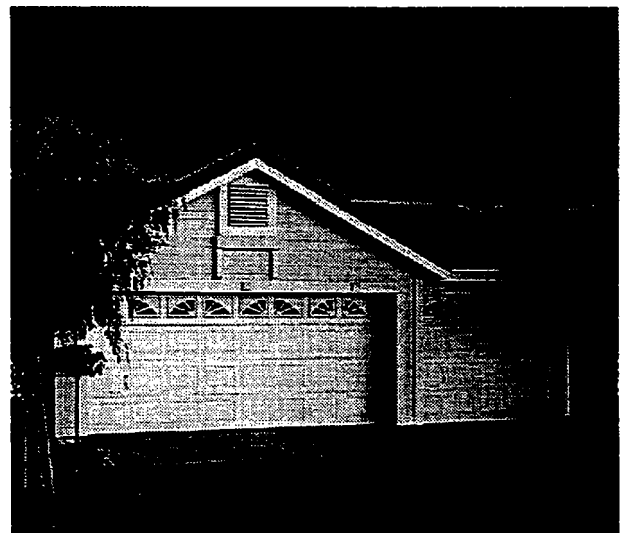


Feature Entry Door with Sidelights & Transoms

INAPPROPRIATE

- Flush, non-accented front doors (either by color or detail).
- Translucent fiberglass garage doors.
- Gaudy garage door details which draw attention.
- Strong accent colors on garage and service doors.
- Painted designs on garage doors.

Design Guideline updated via
Amendment 4, pg. 7 (2019)



Garage Doors

POOR COPY
Recorder Not Responsible
For Reproductions

DECKS, PORCHES, AND BALCONIES

Entry porches should be designed as dominant features that invite entrance to the dwelling. The use of arches, pediments, columns and railings are ~~encouraged~~. Porch columns should be a minimum box 6"X6"; however 4"X4" or 4" turned columns are acceptable with vase and cap details. Larger 10" or 12" tapered columns are also ~~encouraged~~ and should be selected to complement many architectural styles. Decks attached to houses should be large enough to be usable, and built with appropriate wood material which can be exposed to the weather. Enclosed screen porches are acceptable if designed as part of the exterior and are built from materials consistent with the rest of the building.

APPROPRIATE

- Wood decks, painted or stained to be compatible with the house finishes, oriented to the rear. +
- Deck handrail systems simple in design, using vertical balusters and built-up rails.
- Painted wrought iron handrails acceptable at entry only when used in conjunction with wood columns.
- Screen porches that fit the architectural style ~~(encouraged to be on rear elevation).~~
- Dominant entry porches ~~(encouraged).~~
- Massive scale for columns supporting porches, including built-up box or tapered forms ~~(encouraged).~~

+ See CCRs Amendment 3

INAPPROPRIATE

- Metal or fiberglass products for awnings, rails.
- 4" X 4" wood columns without base and capital trim accents.
- Decorative wrought iron columns.



Balconies



Decks



Porches

51

EXTERIOR COLORS

The use of natural materials with light, warm, muted earthtones are strongly encouraged. Acceptable earth tone colors include light browns, tans, beiges, dusty greens, warm greys, off whites, dusty blues and rusty reds. Color packages shall be developed with the consideration for variety and compatibility within each village as well as throughout the entire community.

Proposed color selections and the intermixing of color packages shall be subject to approval of the Design Review Committee and must meet any monotony requirements.



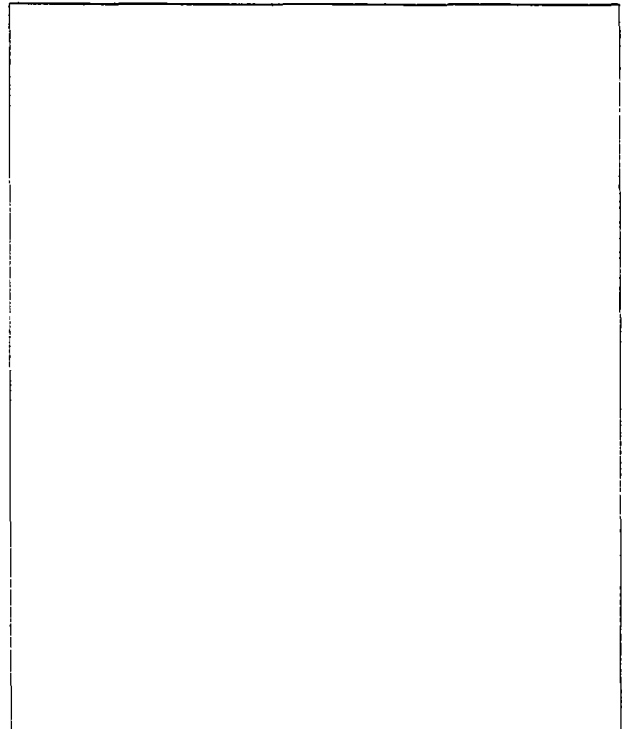
Possible color accent areas

APPROPRIATE

- Stucco areas ranging from off-whites to light browns and light warm greys.
- Brick areas ranging from light browns to rusty reds and light warm greys.
- Siding areas ranging from off-whites to light browns, light warm greys and dusty blues.
- Stone areas in earth tones ranging from light tans to medium browns.
- ~~Roof areas medium, warm earth tones ranging from light browns, subtle greys to rusty reds.~~
- Complementary trim and siding colors with slight variations in contrast.
- Subtle third color accents.

INAPPROPRIATE

- Stucco areas in pure white.
- Brick areas in shades of white (except white painted brick), creme, black, red or dark brown.
- Siding and trim colors in bright, harshly contrasting ranges.
- ~~Roof areas in pure white, light greys or black.~~



Relation of one home to the next

Design Guideline updated via
Amendment 4, pg. 7 (2019)

POOR COPY
Recorder Not Responsible
For This Situation

87

SINGLE FAMILY ACCESSORY STRUCTURES

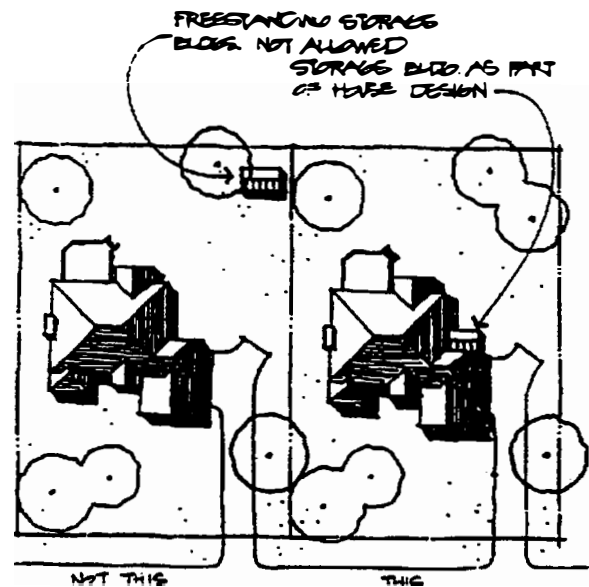
Attached storage facilities are permissible only if they are incorporated in the design of the building, are out of view from the street, and are built of materials consistent with the overall home design. One storage shed is permissible if it is consistent with the existing architecture of the house. Design and placement of the building must be specifically approved by the Design Review Committee.

APPROPRIATE

- Attached structures incorporated into the building design.
- Structures out of sight from the street, built from materials consistent with the overall building and attached to the house.
- Free standing Gazebos or play structures.

INAPPROPRIATE

- Metal or fiberglass structures (prohibited).
- Pet enclosure or dog runs visible from the street.

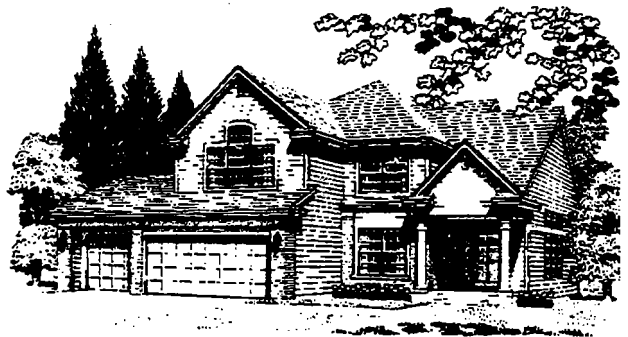
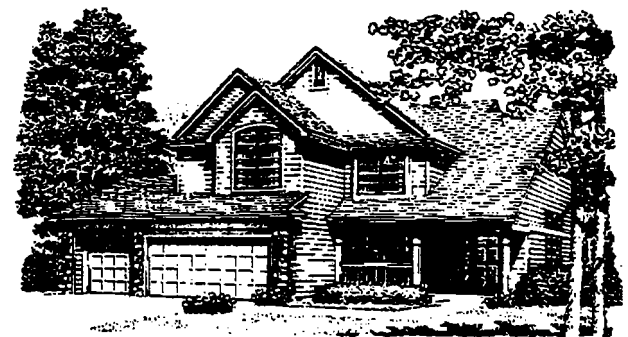
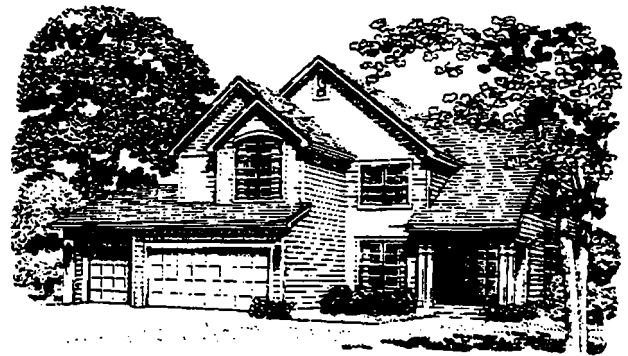


Accessory Structures

POOR COPY
Recorder Not Responsible
For Reproductions

ELEVATION VARIETY

To create diversity and individuality throughout defined villages and neighborhoods, it is critical in the siting of particular dwellings that a variety of styles and color packages be provided for homes in proximity. It is ~~encouraged~~ that side loaded garages be incorporated where possible, along with front loaded garages to provide additional diversity and to reduce the impact of numerous garage doors on the streetscape. Use of single and double garage doors is also ~~encouraged~~.



Examples of Multiple Elevations

APPROPRIATE

- Each single family plan type shall have a minimum of 2 elevation themes.
- Each elevation theme per plan type shall have a minimum of 3 material and color packages.
- Creative mixing and interaction of plan types, color packages, or elevation themes within the community.

INAPPROPRIATE

- The same plan type elevation theme, or color package cannot be built next to itself.
- The same plan type, elevation theme or color package cannot be built across the street from itself.



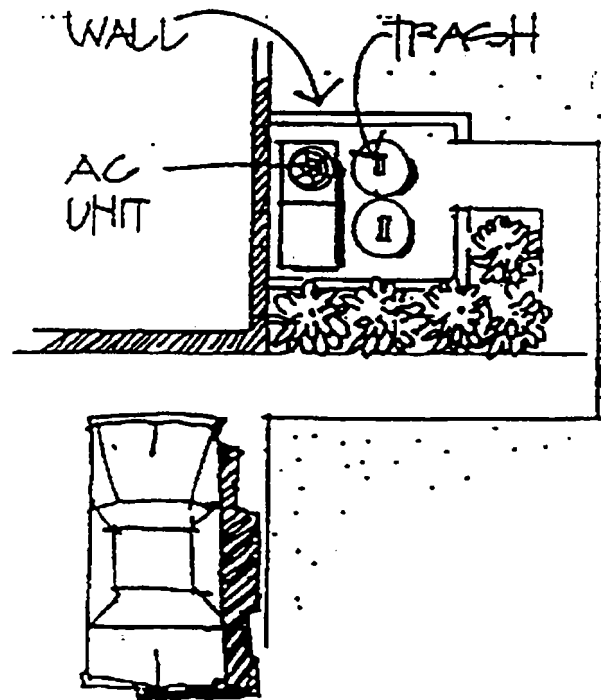
MULTIFAMILY SERVICE AREAS & EQUIPMENT

Where possible, meters should be located for easy access but screened from street or neighbor views with landscaping or architectural screening as described in the landscape guidelines. Outdoor mechanical equipment should be shielded from view and directed so noise does not affect neighboring property. Satellite dishes are not permitted.

Trash collection areas for rental or multifamily dwellings should be centrally located to the units served while remaining easily maintained and inconspicuous. Preferred locations for receptacles include: the end of parking courts, along interior and secondary access routes, and away from building entrances. Trash receptacles should be fully screened by a fence or wall that's compatible with the building's material and style, as well as with the community theme. Access gates should be self-closing and detailed to blend with materials used throughout the community. Overhead trellises and landscaping may be used to soften the impact of the trash enclosure.



Meters & Equipment



Trash Enclosure

APPROPRIATE

- Service meters and mechanical equipment grouped and shielded from view in easily accessible location (encouraged).
- Landscaped areas to shield transformers (encouraged).
- Landscaping to shield mechanical equipment (encouraged).
- Sensitive designed trash enclosures (screening or fencing should reflect the theme of the community).

INAPPROPRIATE

- Exposed, unlandscaped meters & services.

MULTIFAMILY AMENITY BUILDINGS

Any recreational facilities that are incorporated into multifamily villages shall be responsive to the same recommendations for character, style, massing, scale, materials, and color for multifamily dwellings. It is strongly encouraged that amenity buildings have a traditional character and incorporate natural materials, natural colors, and natural forms.

Convenience of location within a particular village is likewise critical to successful utilization by the residents, and should take into account interconnection to open spaces and pedestrian walkways as well as vehicular access. Parkway areas are to be well screened with berming and landscaping.



Amenity Buildings with Traditional Character

POOR COPY
Recorder Not Responsible
For Reproductions

g/v

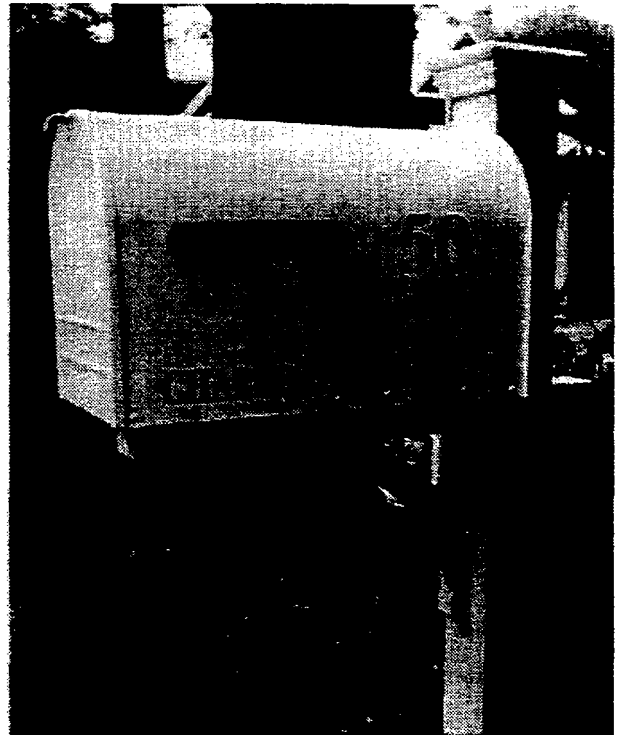
MAILBOXES

Standardized pre-designed mailboxes will be provided by each individual developer as approved by the Design Review Committee. Every home's mailbox shall be installed as determined by Postal Service requirements. The Postal Service shall identify proper locations for mailboxes for single family dwellings, based on established delivery procedures. Mail service for Multifamily dwellings shall be located as prescribed by the Postal Service.

Where a common mailbox Multifamily location is used, the equipment shall be housed in a structure that is compatible with the building design and community theme (design will be reviewed and approved by the DRC).

APPROPRIATE

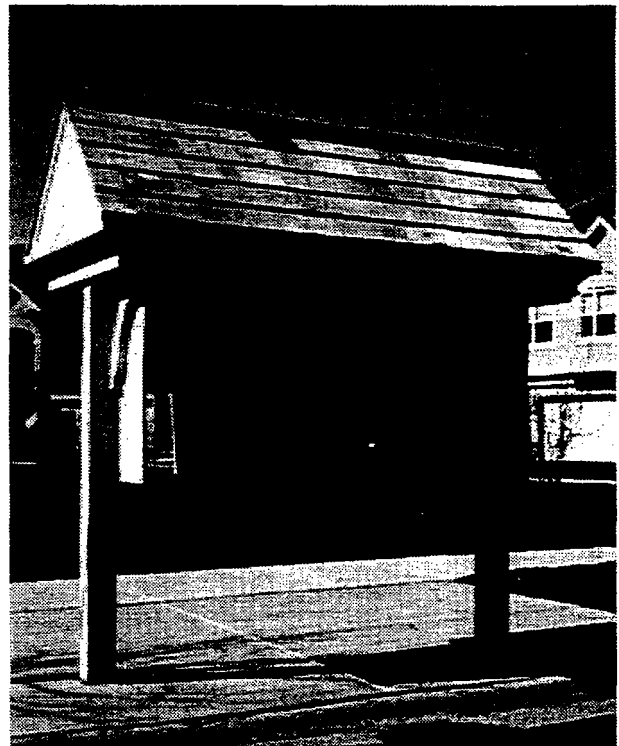
- Predesigned single family mail boxes and post.
- Multifamily "grouped" boxes designed to match or complement building design.



Single family mail box

INAPPROPRIATE

- Mailboxes of non-standard design and support (prohibited).



Multifamily common area mailbox housed in structure depicting design elements of buildings design.

EXTERIOR LIGHTING

Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within CANTERFIELD is encouraged. Light fixtures should be consistent with the theme of the community and building design. All lighting should be "down" or "area" lighting. All light sources should be white (no colored lights) and no spill over of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up-lighting should be concealed in shrubs. Garden or walkway bollards are encouraged as a way to provide effective, downward directed light.

Multifamily lighting shall be consistent with the style of structure.

Multifamily parking lighting shall be adequate but subtle to provide for safe vehicle and pedestrian movement.

APPROPRIATE

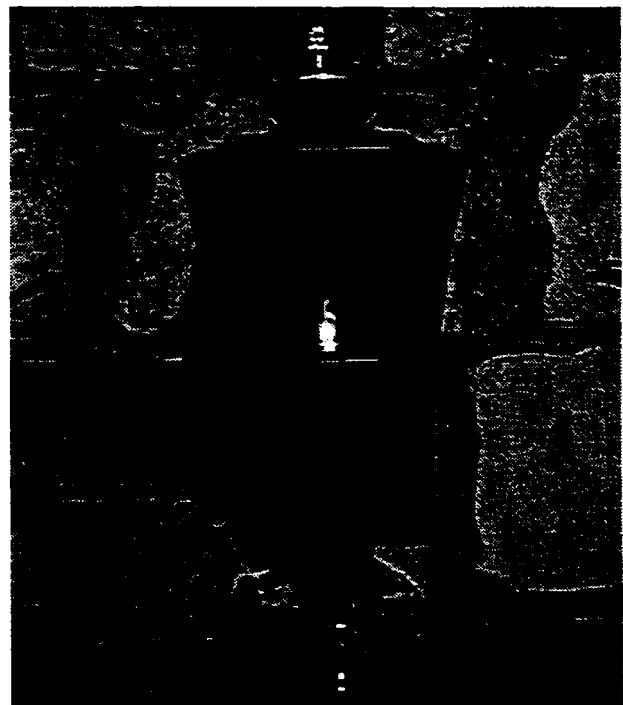
- Wall mounted fixtures at entries that blend with theme of community and building design.
- Community standard light and pole in front yard (required).
- Fixtures and standards shall be designed to aesthetically relate to the character of the development.
- Low wattage bollards at walkways.

INAPPROPRIATE

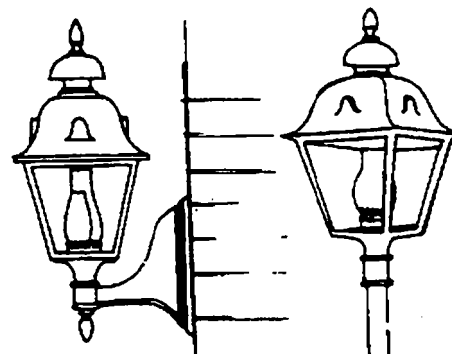
- Spotlights, non-shielded light fixtures.
- Colored lights, except holidays.
- Spill-over of light onto neighboring property.
- Inconsistent pole lights.



Front Yard Light Post



Surface Mount Lanterns



POOR COPY
Recorder Not Responsible
For Reproductions

POOLS/SPAS/WATER FEATURES

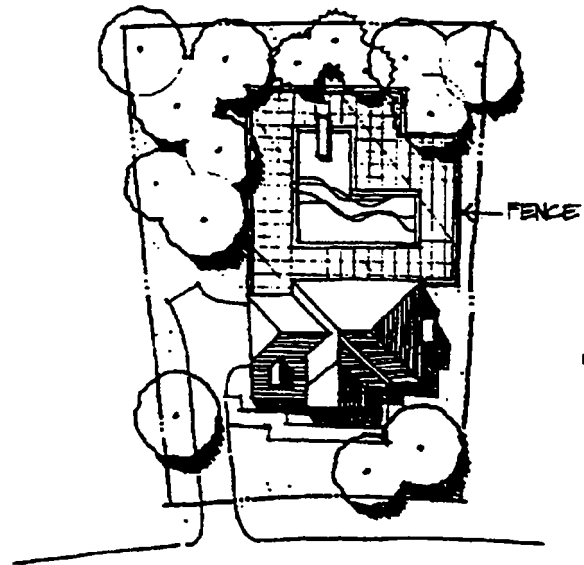
All water features are required to be located in rear yards and should be completely enclosed by approved fencing or landscaping and screened from neighboring homes. All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Equipment for pools, spas, or fountains should be completely screened from adjoining properties. Small temporary play childrens pools are allowed. Safety fencing to be provided in accordance with community fencing guidelines.

APPROPRIATE

- In-ground pools with approved fencing and screening.
- In-ground or in-deck spas with approved fencing and screening.
- Ponds constructed with water tight liners, recirculation equipment and overflow provisions.
- Water features to be located in rear yards only unless provided by developer as a community feature.

INAPPROPRIATE

- Above ground pools (prohibited).
- Above ground spas (unless built into a deck system with spa flush to top of deck).



Screening of Pools



Typical Pool/Spa Arrangement

COMMUNITY FENCE PROGRAM

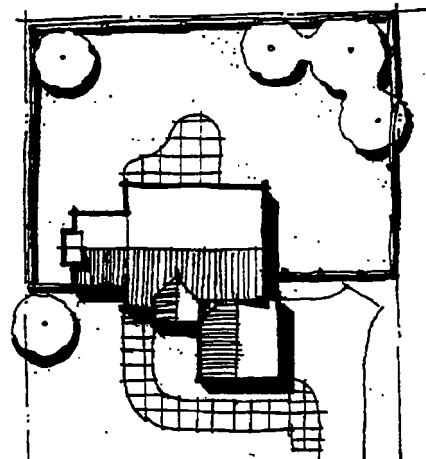
~~In order to provide a cohesive, well planned "rear yard" fencing program throughout the entire CANTERFIELD community, a single predesigned cedar fence detail will be approved by CANTERFIELD for each new development "village". The approved fence will be required where a rear yard abuts a roadway. This fence will be a 6 foot tall board fence with top cap detail. Structural framing shall be on the lot side of the fence whose owner wishes to erect the fence, or by agreement with adjacent property owner, or on the lot side of the fence where adjacent a roadway.~~

~~It is preferable that fences do not function as property line markers, but are used (where approved) to define exterior spaces as well as to screen undesirable uses. Landscaping shall be included to "soften" the appearance of the fence. Fences shall not be erected in utility, drainage, or landscape easements.~~

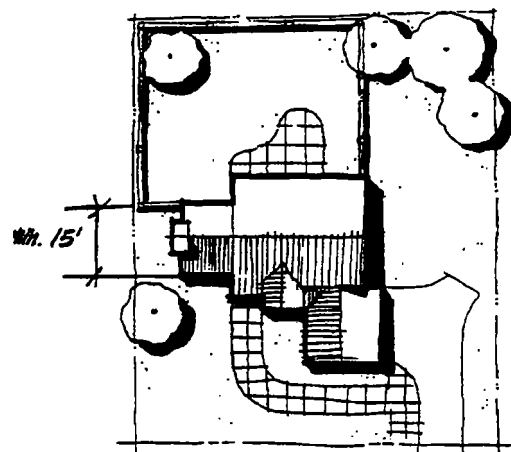
Front yard fences and walls are not allowed unless they are an integral part of the house architecture. In no case shall a fence or wall be located less than 10 feet back from a right-of-way line. Front yard fences (where approved) shall be less than three feet in height.

Fencing between houses as viewed from the front of the house will again be *required* to match the CANTERFIELD approved community fence design, and must be installed with the following criteria:

- Fences will be installed starting at least 15' from the front corner of any house, but may be installed further than 15' if so governed by the next adjacent house.
- ~~The final location of the actual fence setback will be determined by the homeowner based on the proper location for the preceding house on either side.~~
- Fencing on corner lots is allowed as outlined in the Village of West Dundee fencing ordinance. However they must be no taller than 4' and match the CANTERFIELD community fence.
- Individual homeowners may not alter the style or color of the CANTERFIELD predesigned fence.
- Landscaping, as provided in the landscape guidelines, is ~~encouraged~~ to be installed & maintained on the street side of each fence.



Not Acceptable



Acceptable

Design Guideline updated via
Amendment 4, pg. 8 (2019)

POOR COPY
Recorder Not Responsible
For Reproductions

COURTYARD WALLS, PRIVACY SCREENING & POOL ENCLOSURES

Additional fences or walls constructed of approved materials such as wood, brick, stone or wrought iron along with screening developed from masses of plantings may be allowed by review, to enclose the private and service areas of a CANTERFIELD site. Materials selected must be compatible with the style of each dwelling. Low walls and fences can be used to help the dwelling "hug" the site, or provide an additional courtyard style entry. The height of pool enclosure courtyard or dog run fencing must meet local codes. Except for pool enclosures and dog runs, all accent walls and fencing should not exceed 3 feet in height.

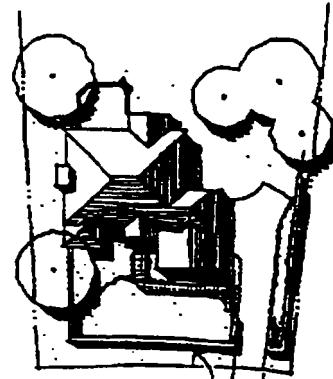
APPROPRIATE

- Accent trim repeating fascia or trim details ~~(encouraged)~~ at the top of fences.
- Semi-transparent walls, such as wood picket or wrought iron grills between pilasters.
- Brick or stone walls as courtyards or wall extensions.
- Wood fence using materials, details and colors of dwelling.
- ~~Natural cedar fences, stained or painted.~~

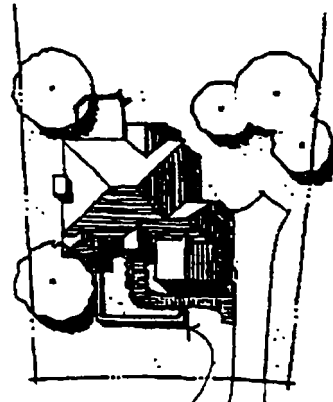
INAPPROPRIATE

- Stockade wood fences (prohibited).
- Simple stucco walls, unless part of entry monument, for short runs (prohibited).
- ~~Chain link fences, unless painted black or green.~~ +
- Double fences.
- Exposed dog runs to public view.

+ See CCRs Amendment 3

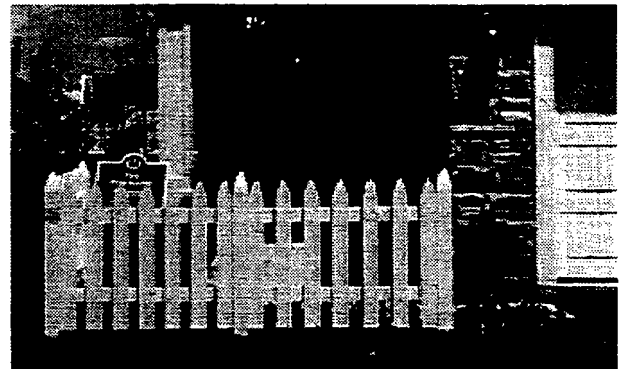


NOT
ACCEPTABLE



ACCEPTABLE

Entry Court with Wall or Fence



Low Wood Fence



Stone Wall

POOR COPY
Recorder Not Responsible
For Reproductions

Design Guideline updated via
Amendment 4, pg. 8 (2019)

DRAFT ISSUE

WALLS, SCREENING & ENCLOSURES (CONTINUED)

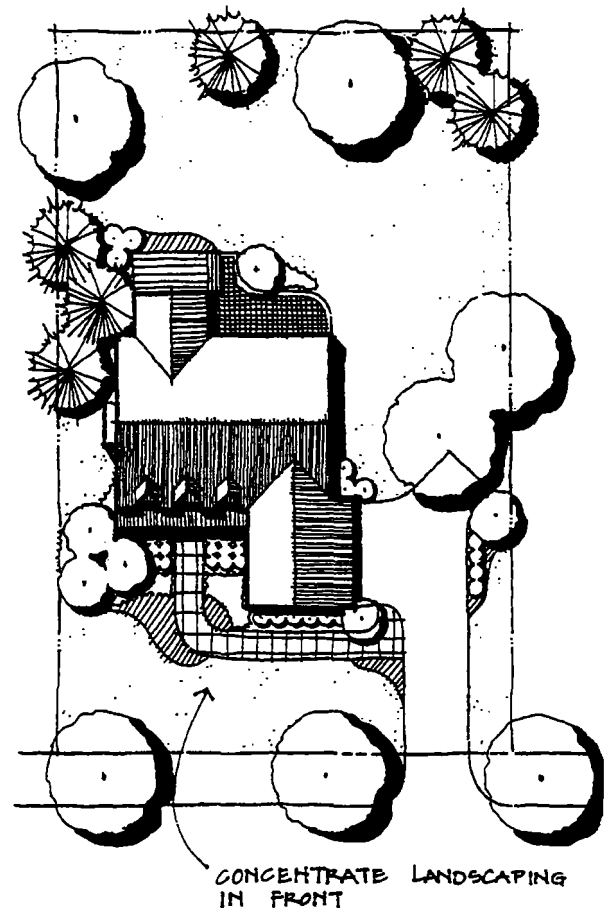
Screening/Buffer Planting

Accessory structures, decorative objects, play structures, decks and patios not screened by walls or fences should be screened by shrub and tree masses.

Large blank or long site walls should have grouped plantings which reduce the structure's visual impact from off the property.

Patios

Patios should be designed as part of an overall landscape plan. This will allow the use of berms, walls, fences and plantings to create a comfortable and private outdoor space.



Typical Single Family Landscape Plan

POOR COPY
Recorder Not Responsible
For Reproductions

LANDSCAPE CHARACTER & STYLE

Design Guideline updated via
Amendment 4, pg. 8 (2019)

All builders in the CANTERFIELD community are required to install a predesigned landscape package for each single or multifamily community.

This landscape section has been designed to provide Property Owners, Architects, Contractors and Builders with important information related to the development of homes to insure a harmonious neighborhood streetscape and to protect the aesthetic quality of the overall community.

~~The objective is to reinforce the natural rural character of CANTERFIELD community. The recommended landscape character should emphasize an informal pastoral scene by use of native plant materials and natural areas. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture and simplicity of design. This can be achieved, in the single family areas, by limiting the front yard planting to lawn, trees and informal foundation plantings.~~

Plantings should be designed to provide privacy of the homeowner and the neighbors. Plantings along common property lines should be native informal unsheared plantings. Straight line hedge plantings to denote property lines are discouraged. Accessory structures, sculptures and decorative objects such as statuary bird baths, are prohibited in front yards.

Large paved areas for residents and their guests should be designed to allow a reasonable area between streets and property lines to allow for landscape screening which would reduce the visible impact of the large paved areas. Parking areas should not encroach on the "streetscape" berming and landscaping area. Dense textured shrubs should be placed as necessary to stop headlight glare into the dwelling unit as the situation occurs.

All mechanical equipment, ground mounted utilities and service areas not occurring within a building should be screened from adjoining properties by a visual barrier such as a fence (see fence section) or landscaping sufficient in form and texture to effectively screen the item.

APPROPRIATE FRONT & SIDE YARD

- Informal
- Shredded bark mulch
- Flowing layered beds

INAPPROPRIATE FRONT & SIDE YARD

- English Gardens
- Oriental Gardens
- White stone for mulch



Landscape Character

POOR COPY
Recorder Not Responsible
For Reproductions

MULTIFAMILY LANDSCAPE DESIGN

In the multifamily areas, landscape design elements should provide a unifying theme to the entire CANTERFIELD community. The overall design goal should be the creation of a pleasant, safe and protected environment that is both functional and aesthetically pleasing. This goal cannot be met without adequate landscaping. The principles of good design and functional, yet simple solutions provided by a limited variety of materials, should not be overlooked. Maintenance of these areas is as important as the original design concept. The following design guidelines will help to direct landscape improvements that will be consistent throughout the community.

In the multifamily areas, landscaping should enhance major natural and improved common area site elements through the use of foliage color and texture, plant forms and plant masses. A simplified list of plant materials which maintains the proposed theme of the landscape should be used. Visual confusion due to the use of many unrelated plant varieties should be avoided. Broad plant masses and consistency of landscape character should be employed to avoid complex plant mixtures.

In the multifamily areas, landscape design should provide for effective screening of parking areas, utilities and service areas. This will reduce the possibility of negative visual impacts when viewed from major adjacent streets. Grouped masses of plant material should be designed to complement architectural elevations, blank walls and roof lines through color, texture, density and form on both the horizontal and vertical planes.

94

LANDSCAPE PLANTING GUIDELINES

In the single-family areas, general simple plantings with a limited variety of material should be used to create a well integrated neighborhood landscape. This is particularly true in front yards or other highly visible areas.

Landscape amenities should create aesthetic and functional solutions to environmental considerations such as creating and enhancing views and view corridors, creating privacy wherever desirable, screening of undesirable views or elements, and providing shade and temperature control. Landscaping should be used to visually soften the perception of residential structures with greenery and vertical scale, yet permit desired views and vistas. An important goal is to provide noise reduction and visual density at adjacent properties and rights of way.

Layering of plant materials is encouraged. Plants of different heights should be planted together with lower plants in front of the taller plants.

The spacing of plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.

Quality landscaping is important to both the appearance of the individual homesite and multifamily areas as well as the overall continuity of the community. To accomplish this effect, a recommended plant list is included for guidance in selecting plants that will perform in our climate and soil conditions. The list is not intended to be all inclusive or restrictive, but should be used as a guide.

COMMUNITY MONUMENTS AND PLANTINGS

The builder of each CANTERFIELD community shall be required to complete the landscape development for the following areas:

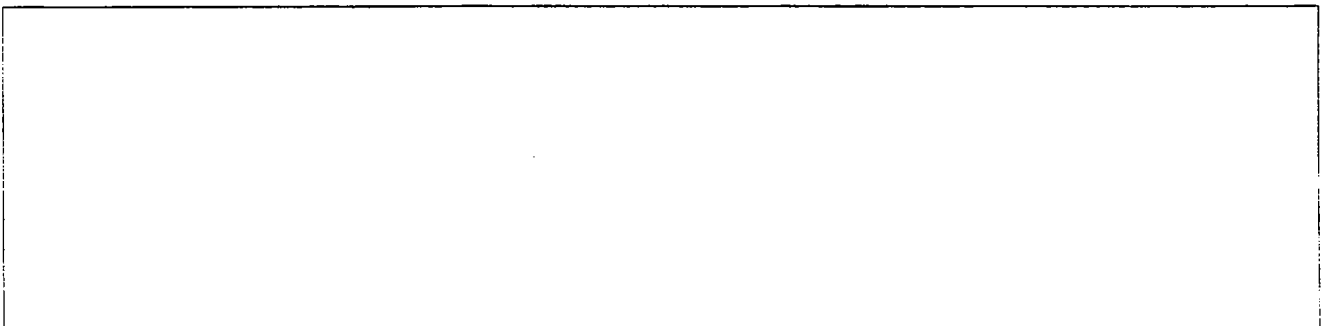
- Community entrance monuments
- Road Berming and landscaping as it pertains to each community
- Entry road medians
- Secondary entrance monuments

Community entrance monuments, the road berming and landscaping must be landscaped within 30 days of the opening of a sales area whether by temporary sales trailer or a Sales Center and models, (weather permitting and water available).

A plan showing landscape for temporary sales trailer must be submitted to the Design Review Committee for approval.

The Owner/Declarant will make available all monument and landscape plans, complete with locations, species and sizes of all plant materials and miscellaneous items, to each builder for the areas listed above as they pertain to the builder. Strict adherence to the plans, specifications, quality of material and quality of the construction will be supervised by the Owner/Declarant.

All public R.O.W. parkways throughout the development, including those in front of outlots, open space areas and wetlands are to be landscaped except as designated by the Owner/Declarant.



Typical Route 31 - "Streetscape" Berming and Landscape Plan

9/2

LOT PLANTING REQUIREMENTS

To create a "streetscape effect" that is consistent throughout the community and the entire development, the following minimum planting requirements shall be necessary.

The minimum planting requirement for cluster lots, and lots of less than 10,000 s.f. is to be 4.0% of the direct construction costs of the house. It is recommended that to maintain the continuity between communities a minimum breakdown of the required landscape package should be 40% on ground cover (sod/seed) with front yard and side yards facing a street being sodded and the rear yard and side yards, not facing a street, being seeded, 40% in front yard foundation plantings.

Landscape plan shall be submitted for approval prior to move in.

A typical plan showing the builders intent for cluster lots and lots of less than 10,000 s.f. must be submitted to the CANTERFIELD Design Review Committee.

Minimum planting requirements for lots over 10,000 s.f. shall be 4.0% of the direct construction costs in addition to completed ground cover (sod/seed) over the entire lot and street trees as required. Sod is required in the front yard and side yards to the rear corners of the house.

A complete landscape plan for each lot over 10,000 s.f. must be submitted to the CANTERFIELD Design Review Committee.

The minimum planting requirement for multifamily condominium areas shall be 4.0% of the material and labor construction costs of the project. Landscape plans must be submitted to the CANTERFIELD Design Review Committee.

The minimum planting requirement for multifamily apartment areas shall be 2.5% of the material and labor construction costs of the project. Landscape plans must be submitted to the CANTERFIELD Design Review Committee.

All multifamily front lawns and 25 feet around side and rear of buildings is to be sodded.

+ Amended by First Amendment
(Ryland) 3/28/96 Exhibit B

RECOMMENDED PLANT LIST

Shade and Ornamental

Trees

Maple
— *Sugar*
— *Red*
— *Norway*
— *Amur*
Ash
— *White*
— *Green*
— *Blue*
Linden
— *American*

— *Little Leaf*
— *Redmond*
Hackberry
Honeylocust
Oak
— *White*
— *Swamp White*
— *Pin*
— *Red*
— *Burr*
Beech
Kentucky Coffeetree
Sycamore

Serviceberry
River Birch
Heritage Birch
Pagoda Dogwood
Hawthorn
— *Washington*
— *Cockspur*
— *Thornless*
Crabapple
— *Morton Arboretum approved varieties*
Quaking Aspen
Viburnum
— *Nannyberry*
— *Blackhaw*

Shrubs

Black Chokeberry
Gray Dogwood
Redosier Dogwood
Vernal Witchhazel
Hypericum
Viburnum
— *Arrowwood*
— *Wayfaring*
— *Snowball*
— *American Cranberrybush*
— *European Cranberrybush*

St. Johnswort
Juniper
Japanese Yew
Mugo Pine
Oregon Grape
Mock Orange
Potentilla
Azalea
Rhododendron
Sumac
Rugosa Rose

Spirea
— *Anthony Waterer*
— *Snowmound*
— *Alpine*
— *Froebel*
Winged Enonymus
Cotoneaster
Emerald Mound Honeysuckle
Barberry
Korean Lilac

Evergreen Trees

Balsam Fir
Concolor Fir
White Spruce
Black Hills Spruce
Colorado Spruce

Norway Spruce
White Pine
Red Pine
Austrian Pine
Scotch Pine

The following plants will not be allowed for landscaping purposes in either the single family or multifamily areas:

Poplar in Variety
Cottonwood
Silver Maple

Willow (Accepted near water features and lowlands)
Common Buckthorn

Tree of Heaven
Boxelder
Mulberry

PUBLIC STREET PLANTING PROGRAM

All public R.O.W. parkways throughout the development are to receive street trees per the following requirements:

- Canopy shade trees shall be placed a maximum of 40' O.C. with a minimum of one in front of each single-family lot—including all open space areas and outlots.
- Trees are to be placed in such a manner as to be at least 30' from intersecting street pavement and at least 5' from paved driveways.
- The trees shall have a minimum trunk caliper of 4" as measured 6" above the root ball.
- There shall be no more than 4 varieties of trees, as selected from the "Approved Street Tree List", in each community. Varieties shall be continuous on individual streets.
- Trees, when approved in open spaces, are to be planted in groups of no less than 8 and no more than 20.
- At any intersection, all trees must be of the same variety. The variety established on the predominant through street shall be carried through the intersection.
- All street trees are to be wrapped with tree wrap starting at the bottom. Tree wrap should be installed in fall and removed in spring for the first year.
- A street tree plan must be submitted to the Design Review Committee.
- All cul-de-sac islands are to be landscaped. Plans must be approved by the Design Review Committee.

Approved Street Tree List:

Hackberry	Seedless Green Ash
Red Sunset Maple	Pin Oak
Linden	Autumn Purple White Ash
Sugar Maple	Norway Maple
Red Oak	Patented Honeylocust

+ Amended by First Amendment
(Ryland) 3/28/96 Exhibit C

LANDSCAPE MAINTENANCE

It is the responsibility of each builder to provide routine continuous landscape maintenance on the individual community property as well as the CANTERFIELD common area that pertains to that particular community, such as road berms and until such time that a homeowners association can be formed and take over those duties.

All vacant property shall be kept clear of debris and trash build-up. All vacant homesites should be mowed to a height of no more than 6 inches and be cleared of all dead plant materials, fallen branches and unsightly vegetation.

All landscaped areas shall be maintained in a weed free and debris free condition. Lawn and groundcover areas shall be kept trimmed and mowed regularly. All planted areas will receive regular watering, cultivation and pruning.

Dead, damaged or diseased plantings shall be replaced as part of regular maintenance.

Tree stakes and guy wires should be checked and adjusted regularly to avoid trunk girdling, abrasions and unsightly conditions.

SIGNAGE CHARACTER & STYLE

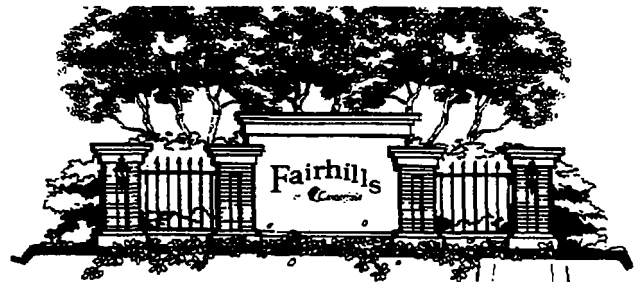
The purpose of the signage and graphic design standards is to establish a cohesive, distinctive and functional system to visually communicate with all who live in or visit CANTERFIELD. All signs shall be designed consistently with the CANTERFIELD theme to project a high quality, American Country image. The signage and graphics system will maintain consistency in color, materials, shape and size. Specifications and detailed drawings will be provided to each builder for their community. All signage at CANTERFIELD must meet the Village of West Dundee signage ordinance, as modified by the Annexation Agreement.

Signage Color and Design

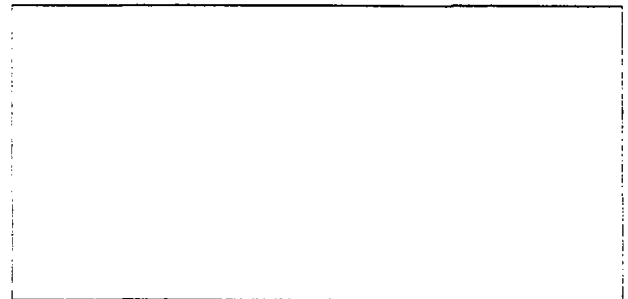
Post and arm design will stay consistent from community to community. A predetermined signage package will be provided for each community. They consist of:

- Mini monument identifying each builder neighborhood.
- Stop signs.
- Yield signs.
- Street signs.
- Mail boxes.
- Directional and other informational signs.

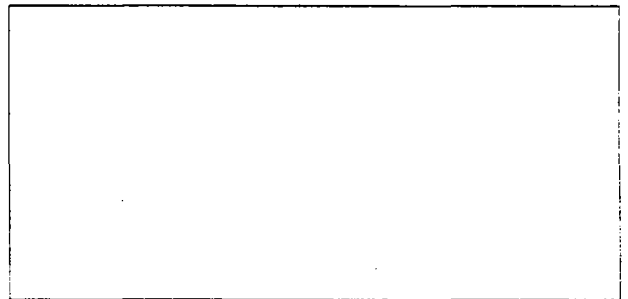
Traffic safety colors must be used. Color combinations will be provided to the developer. All information is subject to municipal approval.



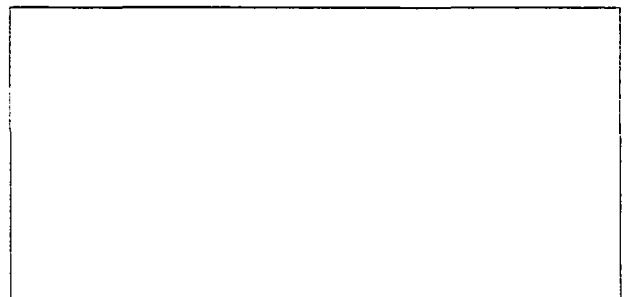
Entry Monument Example



Yield Sign



Street Signs



Stop Sign

POOR COPY
Recorder Not Responsible
For Reproductions

ON SITE SIGNAGE

Builders "on site" signage, not addressed by these guidelines, is subject to Design Review Committee approval.

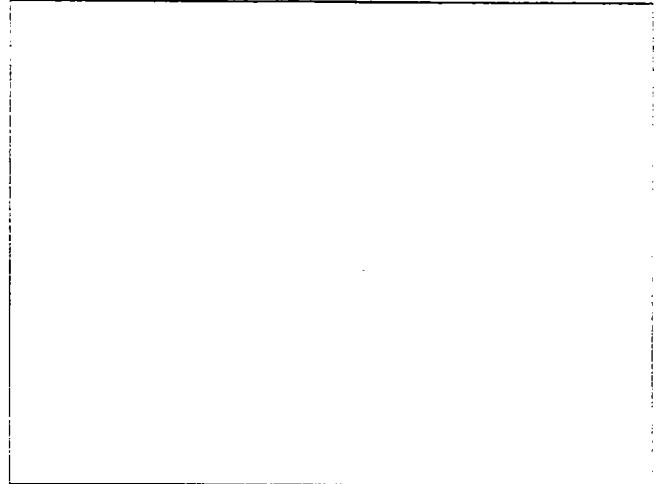
Materials must be of high quality and constructed to industry standards.

APPROPRIATE

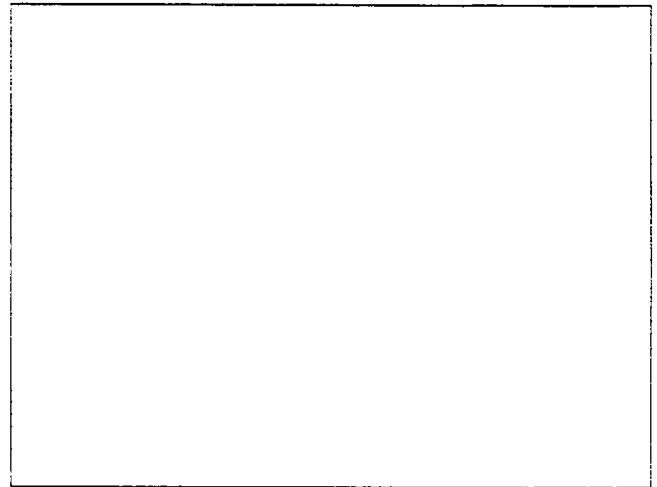
- Cedar, stone, brick, stucco, lattice.
- Pressure treated posts (stained or painted).
- Raised letters.
- Routed designs (painted or stained).
- Painted signs on flat surface.

INAPPROPRIATE

- Unpainted or unstained raw or pressure treated wood.



Mail Boxes



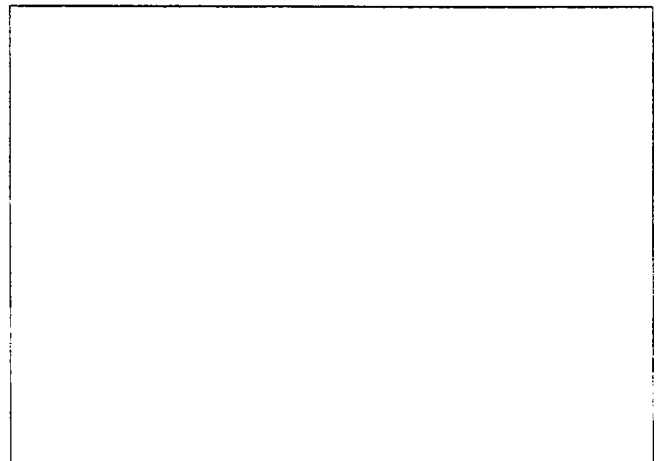
Directional

SIGNAGE LIGHTING

All signs must be well lit with low wattage ground illumination. Additional lights on posts may be used or required for larger signs and street signs. Ground lights should be concealed with plant material.

SIGNAGE MAINTENANCE

As with all pieces of architecture, signs need maintenance. Periodic cleaning is required. Touch ups should be expected and, based on appearance, may be required by the Design Review Committee.



Informational

107

SALES TRAILER REQUIREMENTS

- Provide a plat, indicating all of the following items relative to the placement of the sales trailer:
 - Direction of entrance
 - Size (Single, Double Wide, etc.)
 - Length

The plat must be approved by the D.R.C.

- Provide a site plan showing ingress, egress and the location of graveled or paved off street parking. The site plan must also be approved by the D.R.C.
- Trailer must be "skirted" in a tasteful manner.
- Signage and outer design of the trailer must be approved by the D.R.C.
- Outer lighting is encouraged to prevent vandalism and theft.
- Builder agrees to "monitor" trailer traffic at all times, to prevent blockage of adjoining streets.
- Provisions for trash removal must be provided.

ON-SITE CONSTRUCTION OFFICE GUIDELINES

- Provide a subdivision plat showing the location and overall size of the complex.
- Prepare a 1" = 20' site plan showing the office trailer, graveled off-street parking, a maximum of ten (10) storage semi-trailers, and traffic flows in and out of the complex. Care should be taken to conceal storage trailers from public view.
- The office trailer will be "skirted" (straw bales are not allowed). Entry steps and porches will be acceptably built and painted.
- Provide a sketch of appropriate signage which will be utilized.
- No storage will be allowed on the ground, under, or around any trailer. All materials must be in locked storage or office trailers.
- Parking of contractor vehicles overnight in the construction area is not allowed. Parking of contractor vehicles overnight in the construction management complex is strongly discouraged.
- Provisions for trash removal must be provided.
- "Lighted" trailer storage areas are encouraged to discourage vandalism and theft, but must not overlap to neighboring property.
- The subdivision plat, site plan, and signage sketch are to be submitted to the Design Review Committee for approval.

GENERAL RULES FOR CANTERFIELD BUILDERS, SUBCONTRACTORS, & WARRANTY PERSONNEL

- Builders and subcontractors are required to keep job sites as neat and clean as possible. Daily removal of trash and debris is required. Job site dumpsters are to be removed when full. Stockpiling or dumping on surrounding sites is prohibited.
- Speed limits throughout the entire community shall not exceed 20 miles per hour.
- Loud radios or noise will not be allowed. Normal radio levels are acceptable.
- No vehicles may be left in the subdivision overnight. Construction vehicles may be left overnight, but must remain on the street.
- Specific areas of the site contain natural marshes and wetlands. These areas are to be protected during construction from vehicles, trash and storage.
- Trees are to be protected at drip line (furthest extent of branches) from construction equipment—fence off with temporary snow fence for protection. The area within the fence shall not be used for materials storage, cleaning of equipment or vehicles, parking, or any other construction-related activity. The builder or general contractor will be held responsible for tree protection.

The CANTERFIELD Design Review Committee will review all development proposals for conformance to the Design Guidelines. Each submittal should reflect the design intent for the CANTERFIELD community objectives. Below is a general checklist to be used as a reminder for the builder's design team, ensuring all elements are considered.

Comprehensive Design Review Checklist

Site Development Guidelines

- ☐ Zoning
- ☐ Setbacks
- ☐ Grading
- ☐ Drainage
- ☐ Traffic Patterns & Circulation
- ☐ Views
- ☐ Site Preservation
- ☐ Erosion Control
- ☐ Multifamily Parking
- ☐ Community Infrastructure

Architectural Design Guidelines

- ☐ Character & Style
- ☐ Building Massing
- ☐ Roof Design
 - Pitch/Shape/Overhangs
- ☐ Building Entries
 - Porches, Columns, Rails
- ☐ Finish Materials
 - Walls, Roof, Colors
- ☐ Windows & Doors
- ☐ Garages
- ☐ Details
 - Shutters, Trim, Muntins, Mouldings, Accent Areas
- ☐ Exterior Lighting
- ☐ Chimneys
- ☐ Mechanical Equipment
- ☐ Multi Family Accessory Structures

Landscaping Guidelines

- ☐ Character & Style
- ☐ Screening/Buffering
- ☐ Patios
- ☐ General Planting Selections
- ☐ Minimum Planting Requirements
- ☐ Required Entry Monuments Criteria
- ☐ Landscape Maintenance

Fencing Guidelines

- ☐ Required Styles
- ☐ Approved Locations
- ☐ Privacy Screening
- ☐ Pool Fencing
- ☐ Courtyard Walls
- ☐ Appropriate Materials

Signage & Graphics

- ☐ Theme & Purpose
- ☐ Color & Design
- ☐ Types of Signage
- ☐ Materials
- ☐ Lighting
- ☐ Maintenance

Sales Trailer Requirements

- ☐ Location
- ☐ Ingress - Egress
- ☐ Appearance
- ☐ Signage
- ☐ Lighting

Construction Trailers

- ☐ Location
- ☐ Size
- ☐ Ingress - Egress
- ☐ Appearance
- ☐ Storage
- ☐ Parking
- ☐ Trash
- ☐ Lighting
- ☐ Disallowable Activities

DESIGN AND PLANNING REVIEW APPLICATION

Parcel _____ Approximate Acreage _____

☐ Single Family ☐ Multi Family

Number of proposed units _____ Proposed density _____

Owner/Builder _____

Address: _____ Phone: _____

Engineer _____

Address: _____ Phone: _____

Architect _____

Address: _____ Phone: _____

Landscape Architect _____

Address: _____ Phone: _____

Preliminary Application: (Section A)

☐ Preliminary site plan & traffic circulation (scale _____)

☐ Approved ☐ Disapproved

Comments _____

☐ Proposed building elevations: (scale 1/4" _____)

☐ Approved ☐ Disapproved

Comments: _____

☐ Proposed grading & drainage plans (scale _____)

☐ Approved ☐ Disapproved

Comments: _____

☐ Building square footage review

☐ Approved ☐ Disapproved

Comments: _____

Date Submitted _____ Date Approved _____

Approved By _____

Comments: _____

106

FINAL APPLICATION CHECKLIST: (SECTION B)

- ☐ Community site plan (scale____)
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Community landscape plan (scale____)
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Berm & fencing plan (scale____)
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Typical building landscape plan (scale____)
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Civil Engineering plans (scale____)
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Home or building elevations (scale 1/4" - 1'0")
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Exterior color packages (three per elevation)
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Signage & community graphics plan
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Street lighting plan
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Plan (unit) square footage
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Temporary & permanent sales office plans
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Temporary construction office plans
 - ☐ Approved ☐ Disapproved Comments:
- ☐ Multi family accessory structure plans
 - ☐ Approved ☐ Disapproved Comments:

Date Submitted _____

Date Approved _____

Approved by _____

Comments _____

EXHIBIT E

The Northerly 10 feet of the following described parcel:

That part of the Southwest Quarter of Section 27, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 88 degrees 11 minutes 00 seconds East along the North line thereof, 880.93 feet for the point of beginning; thence South 01 degree 49 minutes 00 seconds West 548.0 feet; thence South 88 degrees 11 minutes 00 seconds East and parallel to the North line of said Southwest Quarter, a distance of 418.0 feet; thence North 01 degree 49 minutes 00 seconds East 548.0 feet to the North line of said Southwest Quarter; thence North 88 degrees 11 minutes 00 seconds West along said North line, 418.0 feet to the point of beginning, in the Village of West Dundee, Kane County, Illinois.

POOR COPY
Recorder Not Responsible
For Reproductions

96K000847

108

TRAIL RIDING RULES
CANTERFIELD -- FAIRHILLS -- PROPERTY
6/6/95

1. ONLY "PERMITTED PRIVATE TRAIL USERS," AS DEFINED IN ARTICLE I, SECTION 16, OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRHILLS OF CANTERFIELD, WILL BE ALLOWED TO RIDE ON THE PRIVATE EQUESTRIAN TRAILS.
2. EACH RIDER MUST SIGN AND HAVE ON FILE WITH THE CANTERFIELD DEVELOPMENT A LIABILITY RELEASE FORM. NO OTHER RIDERS ALLOWED ON THE PRIVATE EQUESTRIAN TRAILS.
3. EACH RIDER MUST DISPLAY AN ASSIGNED CANTERFIELD TAG ON RIGHT SIDE OF HIS OR HER SADDLE.
4. PROPER FOOTWEAR WITH HEEL MUST BE WORN. NO TENNIS SHOES OR OTHER FLAT SOLED SHOES ALLOWED.
5. A HELMET OR EQUESTRIAN HARD HAT MUST BE WORN WHEN RIDING ON THE PRIVATE EQUESTRIAN TRAILS.
6. NO BAREBACK RIDING OR DOUBLE RIDING ALLOWED.
7. NO SINGLE RIDERS ALLOWED. GROUP MUST INCLUDE A MINIMUM OF TWO RIDERS.
8. RIDERS MUST STAY ON TRAILS CLEARLY MARKED FOR EQUESTRIAN USE. NO VENTURING OFF TRAILS FOR ANY REASON. NO RIDING IN ANY FARM FIELD EXCEPT AS MARKED.
9. NO DESTRUCTION OF PRIVATE EQUESTRIAN TRAIL PROPERTY WILL BE ALLOWED FOR ANY REASON.
10. ALL RIDERS UNDER 18 YEARS OLD MUST BE ACCOMPANIED BY AN ADULT OVER 21 YEARS OF AGE AT ALL TIMES WHILE ON THE PRIVATE EQUESTRIAN TRAILS.
11. NO DRINKING OF ALCOHOLIC BEVERAGES OR LIGHTING OF FIRES ALLOWED ON THE PRIVATE EQUESTRIAN TRAILS.
12. RIDING ALLOWED FROM 7:00 A.M. TO DUSK.
13. RESPECT THE LAND, USE COMMON SENSE AND ALWAYS PUT SAFETY FIRST.
14. THESE RULES ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES WILL BE POSTED AND DISTRIBUTED TO ALL WHO ARE REGISTERED. IT IS THE OBLIGATION OF EACH RIDER TO BE AWARE OF AND ABIDE BY THE RULES AT ALL TIMES. FAILURE TO DO SO WILL CAUSE A LOSS OF THE PRIVILEGE.