



## Architectural Review Committee Policy of Standards & Guidelines

The Declaration of Covenants, Conditions & Restrictions for your property give authority to the Jonathan Association (*Association*) Board of Directors to provide policy of standards and guidelines related to certain development controls. If any policy or procedure contained within is inconsistent with said property's Declaration, the Declaration shall prevail and govern.

The Architectural Review Committee (*ARC*) and Jonathan Association (*Association*) management work at the direction of the Board of Directors to enforce these standards and supporting processes. The Board reserves the right to amend these policies on behalf of its members, where the governing documents provide such authority. Existing development conditions which have been completed with prior ARC approval shall be deemed acceptable until a development improvement is contemplated.

The four primary goals of the ARC are:

1. Promote harmony of all properties while protecting and improving neighborhood aesthetics.
2. Encourage increased value in ownership through meaningful improvements and well-maintained properties.
3. Ensure common area elements promote a high-quality standard of the Association.
4. Provide development support to Management, Board of Directors, and Members.

Your property may also have additional restrictions when considering improvements. The most common are communities with townhomes, twin homes and detached row houses which have formed a Sub-Association within the master Jonathan Association. Legal easements such as tree preservation may also impact your development plans. Refer to your title documents to understand these obligations.

Before you begin your project, you must ensure the following requisites are met:

1. Meets all local and national building codes.
2. Meets City of Chaska Codes & Ordinances, including permits where necessary.
3. Validate project meets the Declaration of the property.
4. Review these ARC Guidelines and Rules & Regulations

Please use the information gathered above to complete the ARC Application, submitting for approval when required. The ARC will review your application and make every effort to respond within ten (10) business days. If a project is denied by the ARC, you have the right to appeal your

project to the Board of Directors. The Board's authority in any given area is clearly documented in your Declaration of Covenants, Conditions & Restrictions. The ARC is also available to consult members with challenging standards questions.

## **Article I. Storage Structures:**

- a. Storage structures must be developed, where allowed, within the Declaration
- b. Storage structures must meet the local codes and ordinances including placement and setbacks
- c. Storage structures may not exceed 120 square feet
- d. Storage structure may not exceed 10 ft in height
- e. Only one storage structure per unit
- f. Must be same in design, finishes as the primary dwelling
- g. Storage structures may not be used for any purpose other than storage or playhouse

## **Article II. Outside Storage Enclosures:**

- a. Enclosure must not exceed 60 square feet
- b. Must be attached to a structure and not independent
- c. Walls must be at least 50% opacity using approved fencing materials
- d. Completely screen the items storage
- e. Cannot exceed 6 feet
- f. Design elements must match privacy fence guidelines

## **Article III. Playground Equipment & Play Structures:**

- a. All playground equipment must be setback no less than 5 feet from property line
- b. All equipment must be in the rear yard
- c. Permanent playhouse structures are considered storage structures
- d. Sport courts may be restricted or prohibited due to various factors

## **Article IV. Swimming Pools:**

- a. All pools, regardless of size, must be placed in the back yard
- b. All pool equipment must be screened following fencing guidelines

## **Article V. Alterations to Exterior**

- a. All structures being painted the same or a different color, or having siding applied, must either be from a pre-approved color selection or have ARC approval of the color and/or siding pattern. Refer to the Jonathan Association website for a current list of pre-approved colors.
- b. The Jonathan standard for dwelling / structure color is earth-tone; trim should be compatible. Many variations of tone are acceptable, but ARC must approve each individual paint or siding color and siding pattern. Roof colors will also be a factor in determining color.

- c. Three color palettes are encouraged when applicable to accent trim, base, and architectural elements (i.e., shakes, board and batten, moldings, etc.)
- d. Multiple dwelling units must be uniform in all finishes.

## **Article VI. Driveway/Driveway Extensions**

- a. A site plan of the lot must be submitted showing the location of the house, garage, existing driveway, and planned extension; distances to plot lines must be shown.
- b. The site plan should describe the materials used and what will be used to define the border of the extension (timbers, brick, edging, etc.). The sketch should also show any grade changes. If the information provided is complete and the request meets ARC requirements, attendance at an ARC meeting is not necessary.
- c. Driveways must be asphalt, concrete, or masonry pavers
- d. Extension must match or complement existing driveway
- e. Color and material of a driveway or driveway extension, if other than normal black of blacktop or white of concrete, must be approved by ARC
- f. All driveways and driveway extensions must abide by the parameters of the applicable neighborhood-specific Declarations of Covenants, while meeting the current Chaska City Code.

## **Article VII. Fences**

- a. All fences require City of Chaska permit and must meet these guidelines
- b. Chain link fencing of any finish is not permitted
- c. All privacy fences must be capped in design
- d. Fencing is only allowed in rear yard
- e. Fencing materials must be made of wood, vinyl or comparable composite, or metal.

## **Article VIII. Animal Enclosures**

- a. Enclosures may not exceed 150 total square feet in area
- b. Enclosures may not exceed six (6) feet in height
- c. Enclosures shall be attached or adjacent to the primary dwelling on the rear facing side
- d. Chain link is discouraged but allowed only in animal enclosures

## **Article IX. Satellite & Antennae**

- a. Satellites and antennae are only allowed where permitted by the Declaration
- b. Only one satellite dish and/or antennae permitted per unit and must be installed on dwelling

## **Article X. Landscaping and Hardscaping**

- a. Landscaping should be in harmony with the neighborhood

- b. Planting areas should be clearly defined using permanent edging or well-kept trenching
- c. Mulch and rock areas should be neatly kept and free of weeds
- d. Grass areas are encouraged to be well manicured and at a length appropriate to current weather conditions, within City of Chaska code.
- e. All hardscape elements must be in good condition
- f. You may not alter any Association Common Area property
- g. You may construct one garden bed up to 120 square feet, in the rear yard and following applicable setbacks from property lines.
- h. See current tree policy for a recommendation of plantings. Cottonwoods trees are strictly prohibited, and the plantings of Ash trees is discouraged.
- i. All plantings must be legal within the jurisdiction. It is the responsibility of the property owner to ensure compliance.

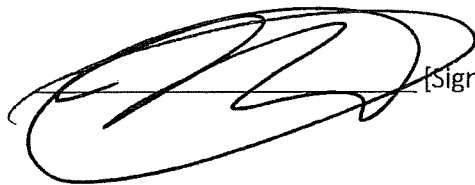
## Article XI. Solar Energy

- a. A site plan of the house must be submitted showing the location of the solar panels on the house and or garage.
- b. A photo of the solar materials being used must be submitted with the application. If the information provided is complete and the request meets ARC requirements, attendance at an ARC meeting is not necessary.
- c. Exterior electrical must be architecturally treated as to show no exposed wires.

The Jonathan Association Board of Directors has adopted these standards, effective [date].

*Skip Rothe*

\_\_\_\_\_ [Signatory of ARC Chair on half of affirmative ARC vote]

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\_\_\_\_\_ [Signatory of President on behalf of affirmative Board vote]