

LAKE OHANA DESIGN GUIDE

This Design Guide is intended to assist Owners in the Design and Planning for the Construction and Development of homes and other improvements on the Lots in the Subdivision. The following Design Guidelines are intended to help set out the Development's expectations, highlight certain restrictions and provide Owners with encouragement and directions. The Design Review Board has final authority on the review and approval of all improvements as stated in the Covenants. Owners and Builders will need to refer to the complete Covenants for all details and explanations not included in this Design Guide.

Definitions:

*Lake side": A Lot or property that is situated near a lake but does not include ownership of land up to ("abutting")the water's edge.

*Lake front": A Lot or property that is situated along the shore of a lake and does include ownership of land up to ("abutting") the water's edge

I. Landscape Setting

This is a suburban development in a hilly rural setting. A variety of landforms exist in the surrounding Iowa countryside. These offer visual frames of reference as Owners consider Lot landscaping opportunities. The surrounding neighborhoods include Grassland Prairie, Woodland, Thickets, Wetlands, and Row Crop Agriculture.

The reflection of these larger natural landforms in the landscaping of some individual lots is worth considering. Lots which are adjacent to some of these natural landforms can offer opportunities to continue some elements of the landform, thereby helping to establish larger masses and scenic extensions of Grassland Prairies, Thickets and Woodlands .

You can contact your local NRCS or Extension office for assistance with landscaping layout, planting types and seed mixes.

And don't forget individual tree plantings; the higher density residential areas offered by the development (along with the convenience of small, compatible and well-planned Commercial centers) can also offer the pleasant ambience of a small town or village with tree-lined streets.

A. Grassland Prairie

The subdivision includes an area of Protected Native Iowa Prairie that is

being incorporated into the development. Establishing areas of prairie grassland is seen as a way to tie the existing native area into the new Lots. Native species of grasses and wildflowers are commercially available. Maintenance will require periodic mowing and minimal irrigation or fertilizer once established. Prairies also provide habitat for birds and animals. Seasonal changes are dramatic both at a distance and up close, on foot.

B. Woodlands

Woodland areas typically exist in areas near water and are massed on hillsides. Mature forest areas include a diversity of plant species but are unified by groves of a predominant type. As areas mature, over-story trees allow for unique growth under their canopy including under-story trees such as redbud and numerous shade loving groundcovers. The types of shade, soil and water affect the type of plants that grow in natural environments. Using natural prairie plantings and materials where natural or native conditions thrive will minimize long term maintenance requirements. Transitional woodland areas have grassland meadows which suggest that initially, woodland areas should have a prairie ground cover which will change over time as shade is increased.

C. Thickets

Thickets occur naturally where drainage and agriculture has allowed. Species of shrubs and small trees include native berries that support wildlife and the seasonal opportunity to enjoy a wild raspberry or plum. As organizing forms, they offer a way to develop privacy for outdoor areas in the context of a native landscape.

D. Wetlands

Site runoff is can be organized into above grade swales instead of man made concrete or metallic storm sewer systems. This allows rain water to recharge ground water. Vegetation in the swales helps to cleanse runoff and filter out silt and chemicals. In our Development Wetland areas are being incorporated into the drainage system to enhance its effectiveness as well as to provide additional forms of habitat for unique species of wildlife.

E. Row Crop Agriculture

Several forms of agricultural development have distinctive spatial characteristics including: Orchards, vineyards, and wind breaks. Selected locations using representatives of such forms are planned throughout the development. Also, since the current use of the site is agricultural, as the development is completed in phases, agricultural uses will continue in areas

of the final phases.

General Landscape - Notes

In general the following items should be kept in mind when designing your landscape:

- A smart and efficient landscape will minimize the need for irrigation and chemical requirements.
- Lawn areas (fescue and blue grass) areas around the house should be limited to 5,000 square feet and should transition gradually to native grasses and organic forms that will thrive.
- Bark and other organic materials are preferred as mulch materials.
- Minimize the use of rock mulch,
- Use of native plants will cut down on the amount of maintenance needed.

II. Residential Design

A. General Guidelines

The large lots within the Lake Ohana Development will allow house designs to minimize the impact of garages. It is hoped that Owners will pay special attention to entries and organize rooms to optimize views and orientation to the outside. Designs are expected to take advantage of the unique suburban / rural character of Lake Ohana Subdivision and present a well-resolved appearance throughout.

The building and roof forms are expected to reinforce traditional construction patterns including simple overall forms, punched windows on sides facing public streets and with identifiable entries. Details are expected to reinforce a sense of traditional construction and need to be accurate to proportions and use. This includes overhangs, porch details, window trim, and similar elements.

B. Setbacks

1. Refer to Exhibit A, attached.

Dwellings shall be located within the "Primary Building Zone." The Primary Building Zone has a front-yard setback of 50 feet and side yard setbacks of 20 feet. The back of the Primary Building Zone is 130 feet from the front Property Line (or Right-of-Way (ROW). line). Front Porches shall be permitted to extend a maximum of 10 feet into the front yard setback.

2. The front yard setback is intended to establish an expected front building line that will follow the ROW line or contour character of

the street.

3. Garages shall be constructed within the Primary Building Zone.
4. Wood Decks constructed above grade shall be located within the Primary Building Zone at the rear of the house.
5. Exterior air conditioning condenser units shall be placed within the Primary Building Zone. Such units must be located behind the line of the front wall of the building and screened so as not to be visible to public view.
6. Lots with irregular dimensions or shape and steep topography will have specific Primary Building Zones designated that may vary from the setbacks stated above and in Exhibit A.
7. The Secondary Building Zone is the area behind the Primary Building Zone to within 20 feet of the rear lot line. Structures permitted in the Secondary Building Zone include trellises, gazebos, decks, outbuildings and on-grade patio paving. Swimming Pools are permitted in the Secondary Building Zone. Outbuildings must be approved by the Design Review Board.
8. Lake front houses with water access are permitted to have docks in designated locations.

C. Roofs and Materials

The primary roof slope should be a minimum pitch of 6 inches in 1 foot. Permitted roof coverings include Concrete or Clay Tile, Architectural Quality Shingles, Metal, and Slate. Roofing materials must be fire resistant.

Metal roof vents will be discouraged. Gable vents and concealed ridge venting are preferred. Fireplace and Furnace flues shall be enclosed in a masonry chimneys where possible and finished to blend in with the architecture. Solar collectors are only allowed when they are fully integrated into the roof design.

Roofs over minor elements such as porches, dormers and bay windows may have lower sloped roofs.

D. Exterior Materials

1. Except as otherwise approved in writing by the Design Review Board the front facing exposed foundation walls of all residential structures (including garages) shall be constructed of or faced with brick, stucco, EFIS or painted simulated brick. All foundations shall be constructed of concrete,

brick, or stone.

2. All driveways must be constructed of concrete, brick, paving stone or laid stone; no asphalt shall be allowed. The location of each driveway must be coordinated with the Liquefied Petroleum Gas Code guidelines for "Installation of LP-Gas Systems".

4. Stone is a preferred material for the development to be used on building facades, columns or column bases and chimney forms.

5. Brick and stone facings shall be detailed to wrap around the corners of the structure.

6. Vinyl siding is allowed as an exterior cladding material. No vertical siding shall be permitted on exterior walls. The type of siding proposed to be used shall be submitted to the Design Review Board with the "Plans" to ensure for a high quality product.

7. All swimming pool plans must include the following fencing requirements:

(a) Every outdoor private, residential or family pool shall be completely surrounded by a swimming pool fence not less than five feet seven inches in height, which shall be so constructed as not to have openings, holes, or gaps larger than three inches in any dimension except for doors and gates. A dwelling or outbuilding may be used as part of such enclosure.

(b) All gates or doors opening through such enclosure shall be equipped with a self-closing and self-latching device located at least 45 inches above grade level for keeping the gate or door securely closed at all times, except that the door of any dwelling which forms a part of the enclosure need not be so equipped.

(c) The provisions of this section shall be applicable to all family swimming pools, other than indoor pools, having a minimum depth of 12 inches of water.

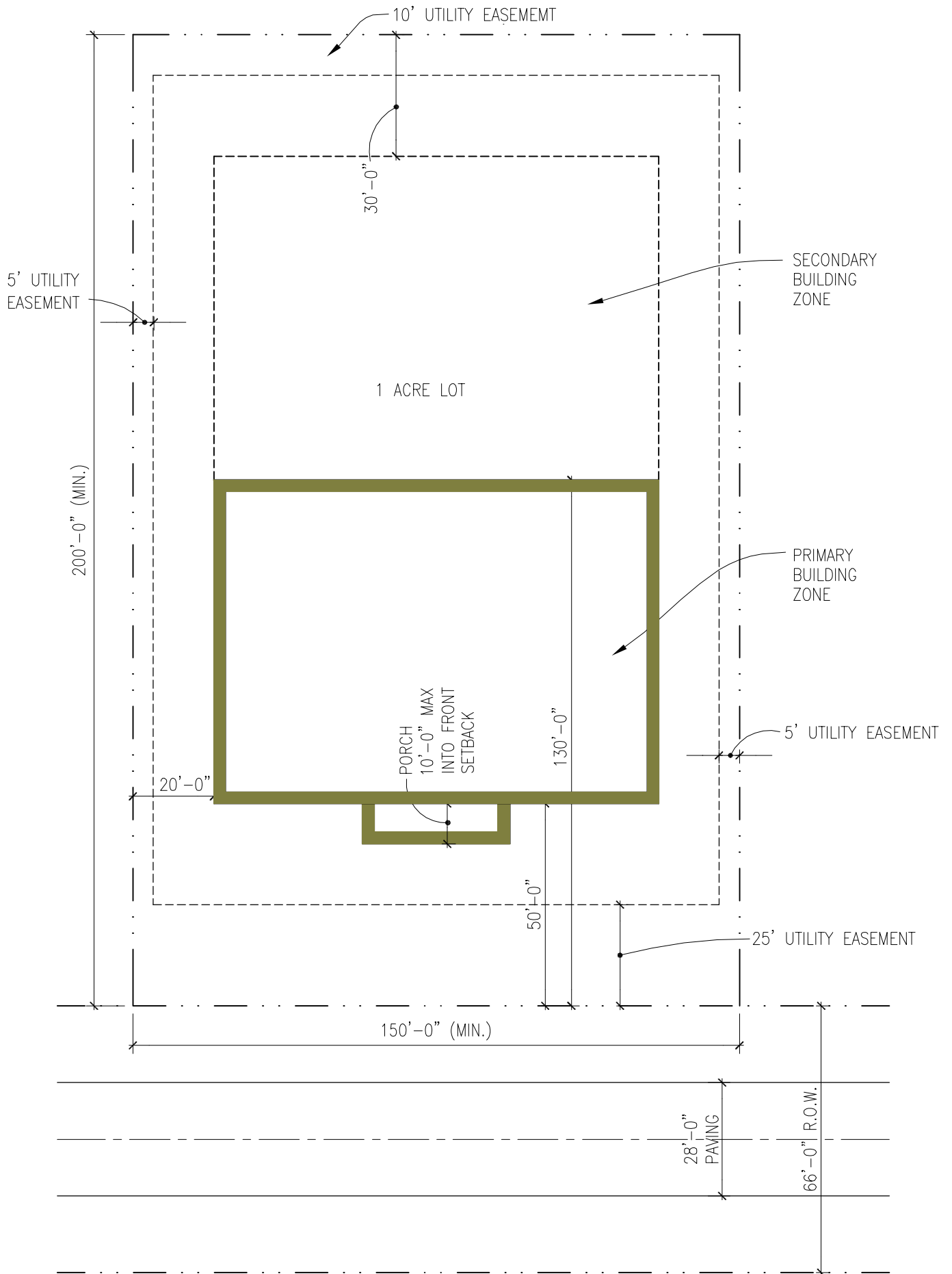


EXHIBIT A