



StoneRidge Meadows

Declaration of Protective Covenants

This Declaration is made this 18th day of May, 2015, by StoneMill Construction, LLC, herein called "The Developer."

Article I

Purpose of Declaration

The Developer desires by these protective covenants to create a way to preserve the natural character of the area and to also prevent the devaluation of StoneRidge Meadows individual lots.

Article II

Architectural Review Process

1. Purpose of Review is to ensure plans for construction follow covenant guidelines in size, color, and quality. Plans must be submitted and approved before any buildings, fences, structures of any kind are built. The Committee is hereby created with power to administer and enforce this Declaration with regard to approving or disapproving any changes covered in this Declaration.

2. The Developer is the Architectural Committee until, at their discretion they, (after providing written notice to owners) may transfer authority to members of StoneRidge Meadows. Once authority is transferred to lot owners, appointments to the Committee shall be elected by majority vote. In any election, the recorded owner of each lot shall have one vote. The three individuals with the most votes are elected. Upon the death or resignation of any member the Committee remaining shall have authority to designate a successor who shall remain on the Committee until the next annual election. Notice of the annual meetings of the Committee shall be sent to all owners of lots at their last known address.

3. When plans are submitted for review, they must include the following:

- A. Site Plan with building location with dimensions, grades, drainage, and landscape design
- B. Exterior Elevations (front and side)
- C. Color scheme
- D. Time schedule for proposed construction

The Committee shall have thirty days for review. If after thirty days the applicant has not received an approval or disapproval this Article will be deemed fully complied with.

4. Minimum criteria for Architectural Review Approval:

- A. No work can commence until the minimum is met.
- B. No One-story dwelling shall be constructed having less than 1100 sq. ft. living area.
- C. No Two-story dwelling shall be constructed having less than 1500 sq. ft. living area.
- D. All dwellings must have 4/12 pitch or more for roof slope, (excepting porch, carport, etc. roofs), all front elevations must be designed to be appealing.
- E. All dwellings must have an attached two-car garage.
- F. No dwelling or structure shall be erected which is more than 30' in height.
- G. All fences must be approved by the Committee. No fence shall be located forward of the dwelling.
- H. Driveways must be completed prior to occupancy with asphalt or concrete.
- I. A minimum of 40 square feet of masonry is required on all homes.
- J. Exterior colors must be approved by the Committee.