



PROJECT NAME: 101ST INFILL

11 RESIDENTIAL LOTS

ARCHITECTURAL CONTROLS

*****These are minimum requirements. If the owner wishes to surpass the minimum requirements, or request substitutions, the designs will be subject to approval by the City. *****

Square Foot Minimums:

Bungalow, Bi-level or Split level	1300 square feet (above grade)
Two Story Dwelling	1500 square feet (above grade)

Garage Requirements:

Each property must include a double car garage, and the garage must be constructed at the same time as the dwelling. The garage may be attached or detached and must include two vehicle access doors or one large door.

If the garage is attached, it must be built at the front of the property, and the placement of the garage on the property (near north property line or sought property line) has already been predetermined by the City based on the location of water and sanitary services and must be adhered to.

If the garage is detached, it is subject to approval for location on the lot. If the Garage is detached, a hard-surfaced access from 101st Street is required.

Roof Slopes:

4/12 roof pitch or steeper
2-foot eaves

Exterior Finish:

Properties can be finished with any standard material such as:
Vinyl siding
Fibrous Cement board
Stucco
Brick Veneer, or
Other materials deemed equivalent by the City.

Complimenting Exterior Finish:

Each house will have a minimum of 50 square feet of stone tile, brick, stone, shale or similar material along the front of the house as a complimenting exterior finish.

Lot Grading requirements:

The Purchaser shall at no time alter the designed rough grade elevations of the lot, or any utility lines within the lot, without the written permission of the City. All finished grading completed by the purchaser shall be in accordance with the drainage plan established by the City.

Performance requirements:

Within one (1) year from the date on which the Building Permit is issued, the dwelling must be completed to the extent that all windows and doors are installed, and the roof is fully shingled, and exterior finishes are complete.

Landscape Requirements:

Within Six (6) months of build completion, sodding of the front yard must be completed. Subject to weather conditions at the time of completion.



Approval & Compliance Requirements:

All plans, including exterior finish specifications, must be approved by the City prior to issuance of a Building Permit by the City of Humboldt. The Purchaser will be responsible for all costs necessary to remedy any non-compliance of these architectural controls.

The City shall have the sole discretion as to the interpretation and enforcement of the architectural guidelines.

ACKNOWLEDGED & AGREED

Date:

Purchaser:

Purchaser:

Witness: