

# Building Guidelines for Neumann Developments Projects

|                   | Arbor Creek       | Autumn Ridge | Black Walnut Estates | Chicory Creek | Creekside                 | Deer Brook Estates | Greystone            | Neuvillage      | Oak Hill  | PGM               | Ridge at Gensee                      | River Hills      | Strawberry Creek | Tylers Ridge               |
|-------------------|-------------------|--------------|----------------------|---------------|---------------------------|--------------------|----------------------|-----------------|-----------|-------------------|--------------------------------------|------------------|------------------|----------------------------|
| Sq Ft min Ranch   | *                 | 1500         | 1400                 | 1500          | 960                       | 1600               | 1650 RS3<br>1750 RS5 | 1500            | 1600      | 1400              | 2000                                 | 1800             | 1800             | compatible with area homes |
| Sq Ft min 2-story | *                 | 1900         | 1800                 | 1900          | 960                       | 2000               | 1800 RS3<br>2000 RS5 | 1900            | 2000      | 1800              | 2500                                 | 2000             | 2000             | compatible with area homes |
| Front Setback     | *                 | 30           | 25                   | 25            | 25                        | 35                 | 25                   | 25              | 25        | 25                | 50                                   | 50               | 15 min<br>25 max | 25                         |
| Side Setback      | *                 | 10           | 10                   | 4 Car 8 house | 25' Street 8' min 14' max | 8                  | 6/10 RS3 6/8 RS5     | 10 int 12.5 Str | 25 Sum    | 8 int 12.5 street | 20                                   | 20               | 8                | 8 int 12.5 str             |
| Rear Setback      | *                 | 25           | 30                   | 25            | 25                        | 25                 | 30                   | 30              | 25        | 30                | 75' from Wetland<br>Natural Front El | 50' from Highway | 30               | 30                         |
| Siding            | Vinyl             | Vinyl        | Vinyl                | Vinyl         | Any                       | Vinyl              | Vinyl                | Vinyl           | Vinyl     | Vinyl             | Natural Front El                     | Vinyl            | Natural          | Vinyl                      |
| Roof Pitch        | 5/12              | 5/12         | 5/12                 | 5/12          | Any                       | 6/12               | 8/12                 | 5/12            | 6/12      | 5/12              | 5/12                                 | 5/12             | 5/12             | 5/12                       |
| Stone Required    | Yes               | 80 sq ft     | No                   | No            | No                        | Yes %              | Yes %                | No              | 100 sq ft | No                | Yes                                  | Yes              | No               | No                         |
| Mailbox/lamp      | \$300             | \$150        | \$150                | \$300         | n/a                       | n/a                | \$800                | n/a             | n/a       | n/a               | \$250                                | \$250            | TBD              | \$200                      |
| HOA Fee           | average \$77 2007 | \$100 2006   | \$100                | \$100 2008    | n/a                       | n/a                | \$150 2008           | n/a             | n/a       | \$160             | \$200 2007                           | \$200 2008       | \$187 2007       | \$200                      |
| Tree Fee          | n/a               | \$250        | \$500                | n/a           | n/a                       | n/a                | n/a                  | n/a             | n/a       | n/a               | \$250                                | \$250            | n/a              | n/a                        |

| *Arbor Creek      | lots 44-52 61-70 93-113 | lots 33-35 43 53-60 71-92 |
|-------------------|-------------------------|---------------------------|
| Front Setback     | 25                      | 30                        |
| Side Setback      | 6                       | 15                        |
| Rear Setback      | 20                      | 25                        |
| Sq Ft min Ranch   | 1,100                   | 1,500                     |
| Sq Ft min 2-story | 1,300                   | 1,600                     |

\*Information believed to be accurate as of 12/18/08 please verify all information.

