

PUD-03-003

7/15/03

Blackthorne  
Building type A (original building)  
Architectural Commitments  
August 22, 2003

1. Shutters will be provided for all windows except those on the side elevations located on the beveled bump out.
2. All windows will have grids visually separating the windows into panes.
3. Minimum roof pitch shall be 5/12.
4. All units will have a concrete driveway and an attached garage. Minimum width for one car garage shall be 12 feet with a minimum area of 280 sq.ft. Minimum width for two-car garage shall be 20 feet with a minimum area of 440 sq.ft.
5. First floor façade shall be 80% brick exclusive of windows and doors.
6. Vinyl siding shall be a minimum .044" thick.
7. Units will have exterior chase fireplaces. A wood shake type vinyl siding will be used on cantilevered fireplace chases.
8. All front doors will be 6 panel doors and will have a hip roof over them projecting two feet.
9. Each building shall have decorative roof vents and circular window on each side elevation.
10. A masonry type privacy wall will be constructed between patios.
11. Refer to the Blackthorne supplemental booklet for typical building plans and construction specifications.

Blackthorne  
Building type B (new building)  
Architectural Commitments  
July 15, 2003

1. Shutters will be applied to all windows on each elevation where room will allow. Those windows that are surrounded by brick and don't have enough room for shutters will have a raised brick picture frame around to enhance and break up the flat wall appearance.
2. All windows will have permanent grids visually separating the windows into individual panes.
3. The minimum roof pitch shall be 5/12.
4. All units will have a concrete driveway and an attached garage. Minimum width for a one-car garage shall be 12 feet with a minimum area of 280 sq. ft. Minimum width for a two-car garage shall be 20 feet with a minimum area of 440 sq. ft.
5. First floor façade shall be in excess of 90% brick exclusive of windows and doors.
6. Vinyl siding shall be a minimum of .044" thick.
7. There will be no exterior fireplace chases or chimney chase.
8. With exception of the bay window areas all protruding window areas including the dormers on the roof will have wood shake type vinyl siding. This will help to enhance the exterior appearance.
9. All front doors will be 6 panel and will have a hip or shed type roof above (minimum coverage area above is 4.5'X5' (22.5 sq.ft.) maximum coverage area above is 6'X8' (48 sq.ft.))
10. The front and end elevations will have round decorative gable vents. Rear elevation will have circular windows at the side of the entry doors.
11. A brick privacy wall will be constructed between patios on the front elevation.

12. Each overhead garage door will be raised panel steel insulated.
13. This building incorporates the following floor plans. Five (5) townhomes with two first floor master suites and two flats across the rear elevations.
14. Each building will have fully landscaped foundation plantings and an automated irrigation system. (Refer to type B Landscape layout)