

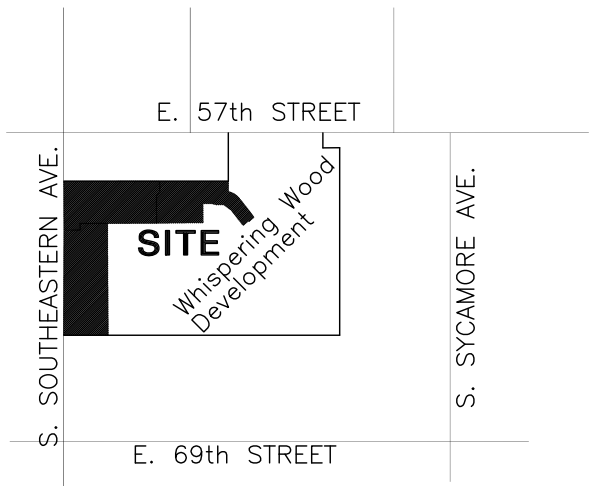
PLATTED LOTS

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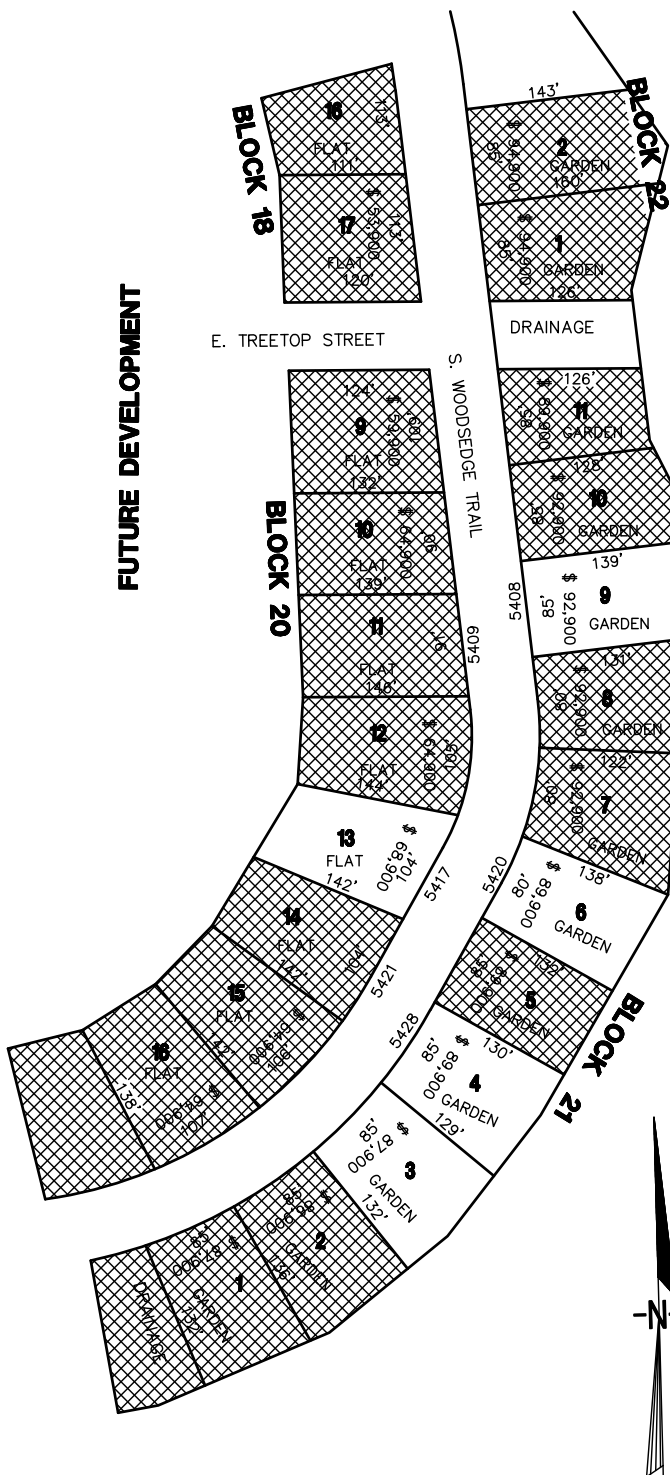
 CONTRACT





VICINITY MAP

-  AVAILABLE
-  SOLD
-  CONTRACT



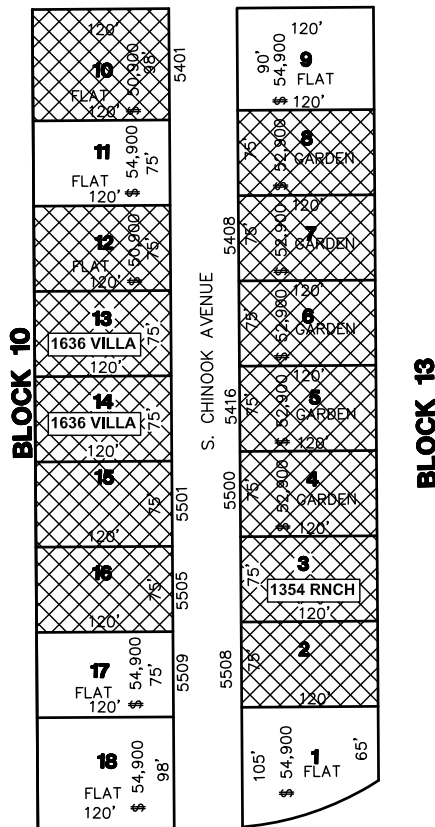
FUTURE DEVELOPMENT

CITY PARK/PONDS

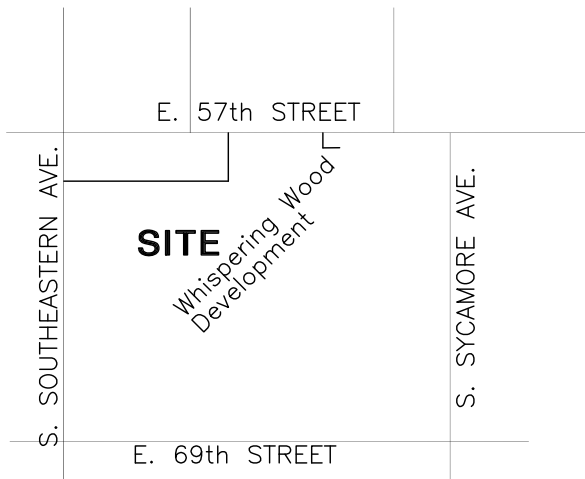
PHASE 10

WHISPERING WOODS ADDITION

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FUTURE DEVELOPMENT



VICINITY MAP

PHASE 6

WHISPERING WOODS ADDITION

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 AVAILABLE
 SOLD
 CONTRACT



Architectural Guidelines

Whispering Woods, L.L.C. – an Addition to the City of Sioux Falls, Lincoln County, South Dakota.
(All Lots-Blocks 17-22 Also Lots 11-18 Blk 16 10-17 Blk 15)

Minimum Square Footage:

- Ranch -1250 square feet on main level
- Split Foyer -1250 square feet on main level
- Multi Level - 1250 square feet on two main levels
- Story and a Half - 800 square feet on main - 800 square feet upper (**Minimum of 1600 sq. ft. above grade**)
- Two Story - 800 square feet on main - 800 square feet upper (**Minimum of 1600 sq. ft. above grade**)
- Twin Homes - 1300 square feet on main level

Roof Pitch:

- 6/12 or greater, any others need to be approved by Developer.

Garage / Driveway:

- Minimum two car attached.
- Garage must be placed on high side of lot (unless approved in writing by Developer).
- No detached garages unless authorized in writing by Developer.

Outbuildings / Exterior Structures

- All outbuildings / exterior structures must be approved in writing by Developer.
- The structures must conform to the same material and construction as that of the main structure.

Windows:

- Energy efficient – low e must meet city standards.
- Approved windows: Clad or Vinyl sliders, casements & double hung.

Shingles:

- Laminated or comparable, no lock Tab

Brick Requirement:

- Minimum of 80 square feet.

Exterior Finishes:

- Approved items: Cedar, Redwood, Brick, Stone, Stucco, Cement Board Siding & Hardboard Siding.

Fences:

- Height, style, and location must be shown on plans (including dog Kennels) and approved in writing by Developer.
- Approved fences: Wood fences and Vinyl chain link fences (Brown Only).
- **All boards must be outside of fence for solid style fence.**

Basements/Foundations:

- Full basements required on single family homes unless approved by the Developer
- Approved foundations: poured.
- No wood foundation allowed.
- Any variance must be approved in writing by Developer.

Landscaping:

- Grass, trees and shrubs to be completed within the first year of occupancy.
- Sod or seeding upon completion – weather permitting.
- If construction occurs in the winter, required landscaping must be completed no later than June 1st.

Exterior Colors:

- Earth tones – unless approved in writing by Developer.

Trash Can Enclosures:

- Not allowed, no outside storage of trash or trash receptacles

Sump Pump Water:

- Must be piped to a sump pump collection system, storm sewer pipe or drainage way if adjacent to the property.

Plans:

- All plans must be filed and approved by Developer.
(Including construction and site plans)

Soil Removal:

- No soil resulting from excavation may be removed from the Whispering Wood development. Developer includes 8 loads of black dirt at \$75.00 per load (total of \$600.00) not hauled or loaded to the Contractor / Buyer / Homeowner per contract.
- Extra Black dirt is available at \$75.00 per load not hauled or loaded, please contact Developer 605-331-3940.

Lot Purchase:

- All lots are to be paid in full before any construction commences.

Transferability:

- Lots are not transferable without obtaining the prior written approval of Developer. Any approved transfer shall bind the transferee to the terms and conditions of these Architectural Guidelines.

Site Condition:

- Contractor / Buyer is responsible for maintaining a rubble-free site including removing any excess dirt placed, spilled or otherwise left in or on the street or gutters. All concrete wash out shall be on Contractor/Buyer's lot and shall be Contractor/Buyer's responsibility.
- Separate Restrictive Covenants have been filed which you should receive a copy of at or before closing of your lot. Restrictive Covenants may vary in certain respects from these Architectural Guidelines, in which case Developer shall be the sole and final determiner of the application thereof.

Developer: Triad Development Services, L.L.C.

Date: _____

BUYER:
