

ORDINANCE NO. 081225C

ORDINANCE AMENDING ORDINANCE NO. 121410,
THE ZONING ORDINANCE FOR THE TOWN OF MCCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410 as the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on July 15, 2025, received a favorable recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Lain Farms at Hampton Walk Planned Unit Development Ordinance (the “Lain Farms at Hampton Walk PUD”).

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 is hereby amended as follows:

Section 1. The real estate more particularly described in the Legal Description, attached hereto as “**Exhibit A**” (the “Real Estate”) is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Lain Farms at Hampton Walk PUD shall govern the development of the Real Estate, and these standards shall replace all other standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended. Where this Lain Farms at Hampton Walk PUD is silent regarding standards other than Architectural standards, the standards from the Town of McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, applicable to R4 and R5 Zoning, shall apply, as referenced in Section 3.

Section 2. Permitted Uses. The permitted uses, as defined by the McCordsville Zoning and Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:

Single-Family Dwellings (Detached Dwellings)

Permitted Accessory Uses and Structures and Incidental Uses and Structures:

Those permitted pursuant to the Zoning Ordinance

Permitted Temporary Uses and Structures:

Those permitted pursuant to the Zoning Ordinance

Section 3. Development Standards. The Lain Farms at Hampton Walk PUD shall have four (4) Subarea districts (Maple Street Collection, Designer 40' Collection, Designer Collection, and Masterpiece Collection) as shown on the Preliminary Planned Unit Development Plan/Concept Plan, attached hereto as “**Exhibit B**”. The Subarea districts are identified on the Subarea Plan, attached hereto as “**Exhibit D**”. The maximum number of lots may vary within each area by up to ten percent (10%); however, the total maximum number of lots within the Lain Farms at Hampton Walk PUD shall not exceed 181 lots. The minimum number of lots in Subarea D shall be 29. The following standards shall apply to each area:

A. The Development Standards shall be as follows:

	Subarea A Maple Street Collection	Subarea B Designer 40' Collection	Subarea C Designer Collection	Subarea D Masterpiece Collection
Standard				
Default Zoning District Base Layer	R5	R5	R5	R4
Max. Number of Lots	61	41	50	29
Min. Lot Area (sq ft)	5,700	6,600	7,200	10,400
Min. Lot Depth (ft)	120	125	125	130
Min. Living Area multi-story bldg (sq ft)	1740	2,200	2,200	2,400
Min. Ground Floor Living Area 1-story bldg (sq ft)	1,600	1,683	1,600	2,092
Min. Ground Floor Living Area multi-story bldg (sq ft)	740	1,000	1,000	1,300
Min. Lot Width at Bldg Line (ft)	55	52	65	80
Min. Front Yard Setback (ft) [1]	25	25	25	30
Min. Side Yard Setback (ft) [2]	5	5	5	5
Min. Building Separation (ft)	10	10	10	10
Min. Rear Yard Setback (ft)	15	15	15	15
Max. Lot Coverage (% of all impervious surfaces)	50%	50%	50%	45%
Max. Principal Structure Height (ft)	40	40	40	40

Notes:

- [1] The Min. Front Yard Setback is measured at the
- [2] The Min. Side Yard Setback applies to the building foundation.
- [3] The Max. Gross Residential Density (du/acre) shall be 2.5 units per acre.

B. Architectural Standards:

- At the May 20, 2025 and July 15, 2025 meetings of the Town’s Architectural Review Committee (“ARC”), the ARC reviewed and approved a set of home plan elevations that are on file with the Town’s Planning and Building Department (the “Approved Elevations”). The exhibit attached hereto as “**Exhibit F**” is a sampling and general representation of the Approved Elevations. The Approved Elevations are hereby incorporated and approved and shall comply with the standards set forth in “**Exhibit E**”, attached hereto. Homes in the Approved Elevations do not need further review by the ARC except for anti-monotony purposes.
- The ARC shall review and approve any new proposed home plan elevations. Any new proposed homes not included in the Approved Elevations shall comply with the standards set forth in “**Exhibit E**”, attached hereto, and be substantially similar in quality and character to the homes in the Approved Elevations.

3. The Director of Planning and Building (“Director”), including his or her designees, shall review home elevations at the time of filing for a building permit for compliance with “**Exhibit E**”. All homes shall go through an anti-monotony review with the ARC.
4. If a proposed home does not comply with Section 3(B)(2) of this Ordinance, then the proposed home may be submitted for review by the ARC. The ARC may approve an elevation if it is determined the elevation is similar in quality and character to the homes in the Approved Elevations and is consistent with the spirit and intent of Section 3(B)(2), as determined by the ARC.

C. Street Tree/ Yard Standards:

1. All homes shall be landscaped with a minimum of (1) deciduous tree, two (2) ornamental trees, and twelve (12) shrubs planted along the front foundation of the primary structure.
2. All homes on corner lots adjacent to a public street or open space, as identified on the High Impact Lots Exhibit, attached hereto as “**Exhibit E-1**”, shall also include a minimum of one (1) deciduous tree and one (1) ornamental tree planted in the secondary Front Yard, and twelve (12) shrubs planted along the foundation of the side elevation of the structure facing the public street or open space.
3. All homes shall have sod installed in the Front Yard, and the rest of the yard shall be seed & blanket. Corner Lots shall also have sod in both Front Yards.
4. Street trees shall be required, planted at a rate of one (1) tree per fifty feet (50’) on center, in all street tree lawns equal to or greater than ten feet (10’) in width.

D. Open Space:

1. Open Space shall be as shown on the Preliminary Planned Unit Development Plan/Concept Plan, attached hereto as “**Exhibit B**”. There shall be a minimum of 22 acres of Open Space.
2. The inspiration for the open space programming shall be as shown on the Illustrative Open Space Exhibit, attached hereto as “**Exhibit G**”. This community shall share open space programming including playground, park, and gazebo with the Hampton Walk community.
3. Perimeter Landscaping shall be installed along the perimeter of the subdivision adjacent to perimeter streets as follows:
 - Along CR 650N, there shall be a minimum fifty-foot (50’) wide perimeter. This shall include a thirty foot (30’) wide perimeter landscape area and is shared with a separate twenty foot (20’) wide Citizens Energy Group easement. This area shall include undulating mounding at least four feet (4’) in height.
 - Along CR 600W, there shall be a minimum fifty-foot (50’) wide perimeter area. This shall include a thirty foot (30’) wide perimeter landscape area and is shared with a separate twenty foot (20’) wide drainage and utility easement. This area shall include undulating mounding at least two feet (2’) in height.
 - Per every one-hundred lineal feet (100’), the following shall be planted:

- Three (3) evergreen trees averaging five feet (5') to six feet (6') in height.
 - Two (2) ornamental trees with a minimum two-inch (2") caliper.
 - Two (2) deciduous shade tree with a minimum two-inch (2") caliper.
 - Ten (10) shrubs with minimum height of twenty-four inches (24") at time of planting.
4. An entrance median, at least twelve feet (12') wide (back of curb to back of curb) shall be provided at the entrance off of CR 600W. An entrance median, at least eight feet (8') wide (back of curb to back of curb) shall be provided at the entrance off of CR 650N. The Town Engineer may alter this requirement, as necessary, to facilitate the construction of a future roundabout.
 5. All wet detention facilities shall include an illuminated fountain.
 6. Street tree lawns, at least ten-foot (10') in width, shall be provided at the following locations:
 - Along Street A,
 - Along Street C, and
 - All other street trees lawns shall be at least six feet (6') in width, as required by the Zoning Ordinance.
 7. Privacy fences shall not be permitted on lots adjacent to common areas. No fence shall be permitted closer to the street than the back corner of the home unless the side-yard setback is six feet (6') or greater in width.

E. Multi-Use Paths:

1. A ten foot (10') wide asphalt surface perimeter path shall be installed along the project frontage of CR 600W and CR 650N.
2. Eight foot (8') wide paths internal to the development shall be installed as generally shown on the Multi-Use Path Plan, attached hereto as "**Exhibit C**".
3. The developer will work with the Town to identify any trails through the site that may need public access and therefore may need Pedestrian Access Easement (P.A.E.) dedicated to the Town.

F. Lighting, Parking, Pedestrian Accessibility and Signage: Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, Pedestrian Accessibility, and Signage applicable to R4 Zoning shall be applicable to the Real Estate with the following exceptions:

1. Primary Monuments – The developer shall install entry monumentation including, but not limited to, brick or stone walls and/or columns, landscaping, and sign lighting at either side and/or in the median of the entrances on CR 600W and CR 650N. The height of the main entry sign shall not exceed nine feet (9') in height as shown on the Proposed Entry Monuments Exhibit, attached hereto as "**Exhibit H**".
2. Additional columns with signage may be installed at the entry of each Subarea district within the development. The height of each Subarea district entry column/monument shall not exceed seven feet (7') in height as shown on the Proposed Entry Monuments Exhibit, attached hereto as "**Exhibit H**".

3. Lighting units which shall include a pole, luminaire, and all other necessary parts and equipment, shall be placed at the entrances of the community, interior intersections, and along the internal streets consistent with “**Exhibit I**” and the maximum spacing which shall be three hundred feet (300’), within the Lain Farms at Hampton Walk development.
4. Perimeter lighting units shall be installed, along CR 600W, consistent with the Town’s standards.

G. Road Improvements:

1. The developer shall provide intersection improvements generally described below. Details of the improvements shall be approved by the Town Engineer.
2. CR 600W Intersection – The developer shall install entrance improvements including restriping the existing center median to create a left turn lane on CR 600W, an acceleration taper, deceleration lane and taper. Construction of the eastbound approach shall include one inbound lane and two outbound lanes.
3. CR 650N Intersection – The developer shall install entrance improvements including an acceleration taper, deceleration lane and taper. Construction of the southbound approach shall include one inbound lane and one outbound lane.
4. The developer shall widen CR 650N along the entire frontage of the development to include a twelve-foot (12’) lane and two-foot (2’) stone shoulder on the north side lane of CR 650N. Construction of the twelve-foot (12’) lane and two-foot (2’) stone shoulder shall occur concurrently with construction of the CR 650N intersection as referenced in subsection G(3) above.
5. Subject to an executed Agreement for Road Impact Fee Credit, the developer shall install an eastbound left turn lane, with the cost being applicable towards the Agreement as mentioned above, on CR 650N where it intersects with CR 600W. Installation of the left turn lane shall occur concurrently with construction of the CR 650N intersection as referenced in subsection G(3) above unless a later date is approved by the Town Engineer. In lieu of a left turn lane installation, the developer may instead contribute to the construction of a roundabout at this intersection using the Road Impact Fee credits if approved by the Town Engineer. The developer’s contribution amount for the construction of the roundabout shall be equal to the amount that would otherwise have been used for the installation of the left turn lane.

H. Miscellaneous:

1. Geometric Street Standards, Spacing: May be less than eight hundred feet (800’).
2. Geometric Street Standards, Private Streets: The minimum width for private streets shall be twenty feet (20’) from edge of pavement to edge of pavement and twenty-two feet (22’) from back of curb to back of curb.
3. Geometric Street Standards, Private Alleyways: The minimum width for private alleyways shall be twenty feet (20’) from edge of pavement to edge of pavement.
4. Boat Noise: The developer commits to including language in the CC&Rs indicating that residents acknowledge that there is a ski lake across the street and boat noise

is common in the area. Exact language regarding this item shall be crafted in conjunction with the Town prior to recording of the CC&Rs.

5. The Town shall not be responsible for snow removal on any internal streets or alley.
6. Sidewalks shall be constructed by the developer to connect to the existing sidewalks along Stubbington Lane.
7. The secondary plat and construction plans may incorporate traffic calming measures including, but not limited to, road pavement tapers, landscaped medians, road pavement lane width reductions, and the additions of traffic circles.
8. The alleys in Subarea D shall be curbed.
9. An eight-inch (8") yellow thermoplastic/paint stripe shall be placed on the top of curb adjacent to any fire hydrant within the subdivision. This stripe shall extend ten feet (10') out from the hydrant.
10. All truncated domes shall be black in color.
11. No home shall be rented or leased for a period of at least twenty-four (24) months from the last date of transfer or sale, except when renting to a family member, or in the case of financial hardship that is approved by the Homeowner's Association (HOA), or unless otherwise required by the terms of a federally insured mortgage encumbering a home. This language shall also be added to the HOA Covenants and Restrictions.

Section 4. This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within the Town of McCordsville, Indiana.

Section 5. Introduced and filed on the ____ day of _____, 2025. A motion to consider on the first reading on the day of introduction was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this ____ day of _____, 2025 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

(Remainder of page intentionally left blank.)

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Chad D. Gooding

Dr. John Price

Gregory J. Brewer

Scott Jones

Dr. Bryan Burney

Voting Opposed:

Chad D. Gooding

Dr. John Price

Gregory J. Brewer

Scott Jones

Dr. Bryan Burney

ATTEST:

Stephanie Crider, Clerk-Treasurer

This instrument prepared by: Mindy Westrick Brown, Counsel, Mark R. Leach, Senior Land Use Planner, and Beth Morales, Land Use Planner, Faegre Drinker Biddle & Reath LLP, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. – Mark R. Leach

“Exhibit A”

LEGAL DESCRIPTION

LAND DESCRIPTION (PER TITLE COMMITMENT)
LAIN FARMS INC – N 600 W

PARCEL 1 (30-01-35-100-005.000-018):

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 07 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1,382.79 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST A DISTANCE OF 291.76 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 50 SECONDS EAST PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 597.21 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS WEST A DISTANCE OF 1,468.30 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 50 SECONDS WEST PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1,978.18 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1,760.02 FEET TO THE POINT OF BEGINNING, CONTAINING 75.95 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO HANCOCK COUNTY, INDIANA, BY ORDER OF APPROPRIATION OF REAL ESTATE, ENTERED OCTOBER 27, 1993, CAUSE NO. 30001-9310-CP-250, ENTITLED HANCOCK COUNTY, INDIANA VS LAIN FARMS, INC. ET. AL., RECORDED JANUARY 11, 1994, AS INSTRUMENT NUMBER 9400412, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST 16.50 FEET ALONG THE EAST LINE OF SAID SECTION TO THE PROLONGED NORTH BOUNDARY OF COUNTY ROAD 650 NORTH; THENCE SOUTH 89 DEGREES 15 MINUTES 50 SECONDS WEST 20.00 FEET ALONG THE PROLONGED BOUNDARY OF SAID COUNTY ROAD 650 NORTH TO THE WEST BOUNDARY OF COUNTY ROAD 600 WEST AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 15 MINUTES 50 SECONDS WEST 90.02 FEET ALONG THE SOUTH BOUNDARY OF COUNTY ROAD 650 NORTH; THENCE NORTH 42 DEGREES 10 MINUTES 59 SECONDS EAST 105.06 FEET; THENCE NORTH 08 DEGREES 31 MINUTES 53 SECONDS EAST 70.71 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 05 SECONDS EAST 1,219.51 FEET TO THE NORTH LINE OF THE OWNER'S LAND; THENCE NORTH 89 DEGREES 12 MINUTES 42 SECONDS EAST 10.00 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF COUNTY ROAD 600 WEST; THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS WEST 1,366.27 FEET ALONG THE BOUNDARY OF SAID COUNTY ROAD 600 WEST TO THE POINT OF BEGINNING, CONTAINING 0.401 ACRES, MORE OR LESS.

PARCEL 2 (30-01-35-100-004.001-018):

THAT PROPERTY CONVEYED BY BROADVIEW FARMS, INC. TO LAIN FARMS, INC., TO CORRECT AN ERRONEOUS BOUNDARY LINE, BY QUITCLAIM DEED, RECORDED JANUARY 27, 2023, AS

INSTRUMENT NUMBER 202300834, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

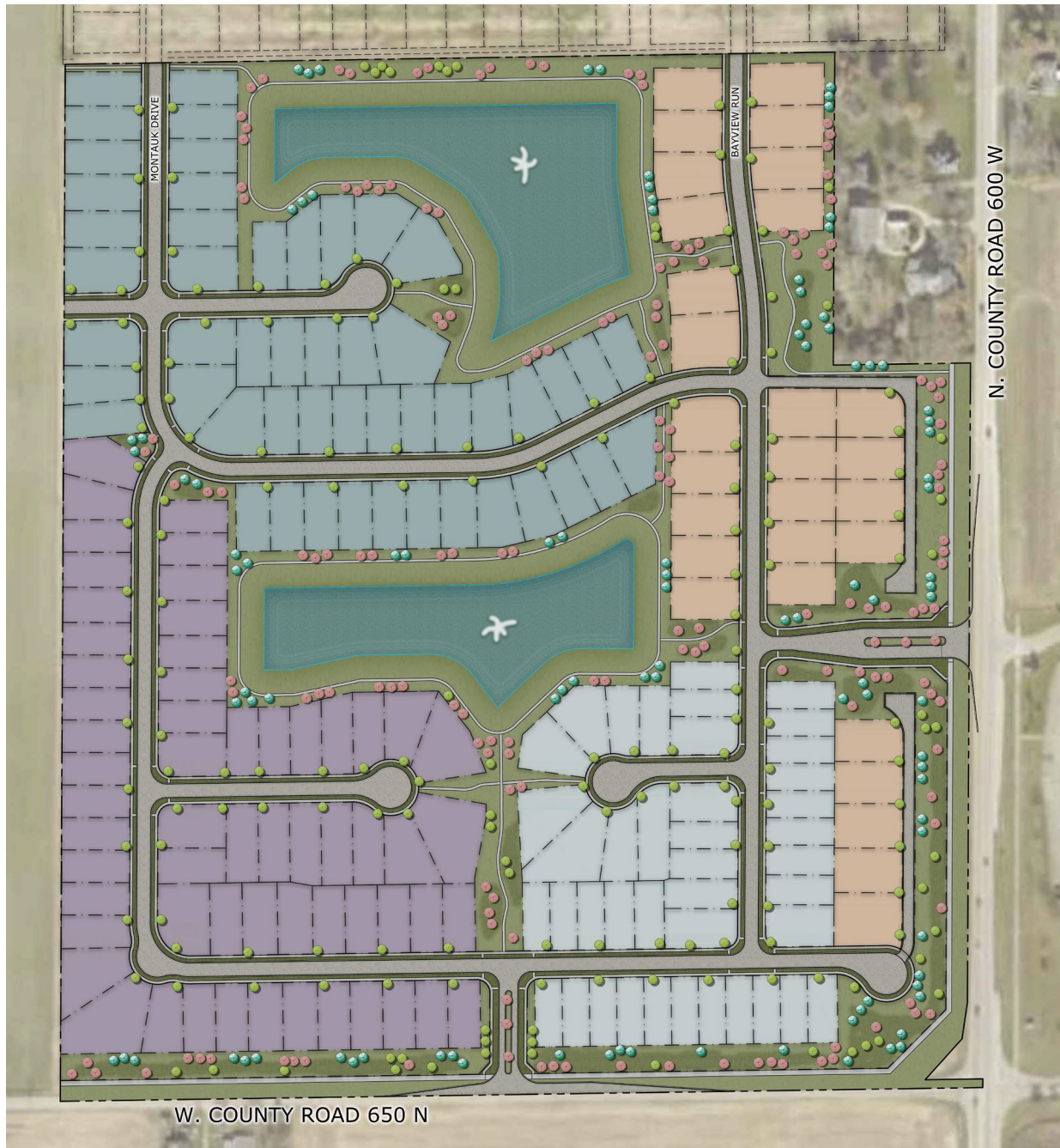
A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PIN MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST (BASIS OF BEARINGS) 1980.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE LAND OF COBB AS DESCRIBED IN INSTRUMENT NO. 0105042 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF SAID INSTRUMENT NO. 0105042 SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 291.76 FEET TO A REBAR ON THE EASTERLY LINE OF THE LAND OF LAIN FARMS INC. AS DESCRIBED IN INSTRUMENT NO. 82-2776 IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 15.18 FEET TO THE SOUTH LINE OF THE LAND OF BROADVIEW FARMS INC. AS DESCRIBED IN INSTRUMENT NO. 76-6009 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 02 MINUTES 56 SECONDS WEST 1468.24 FEET TO THE WEST LINE OF SAID INSTRUMENT NO. 82-2776; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 19 MINUTES 34 SECONDS EAST 16.06 FEET TO THE NORTH LINE OF SAID INSTRUMENT NO. 82-2776, SAID POINT REFERENCED BY A REBAR 0.4 FEET SOUTH; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 1468.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.53 ACRES, MORE OR LESS.



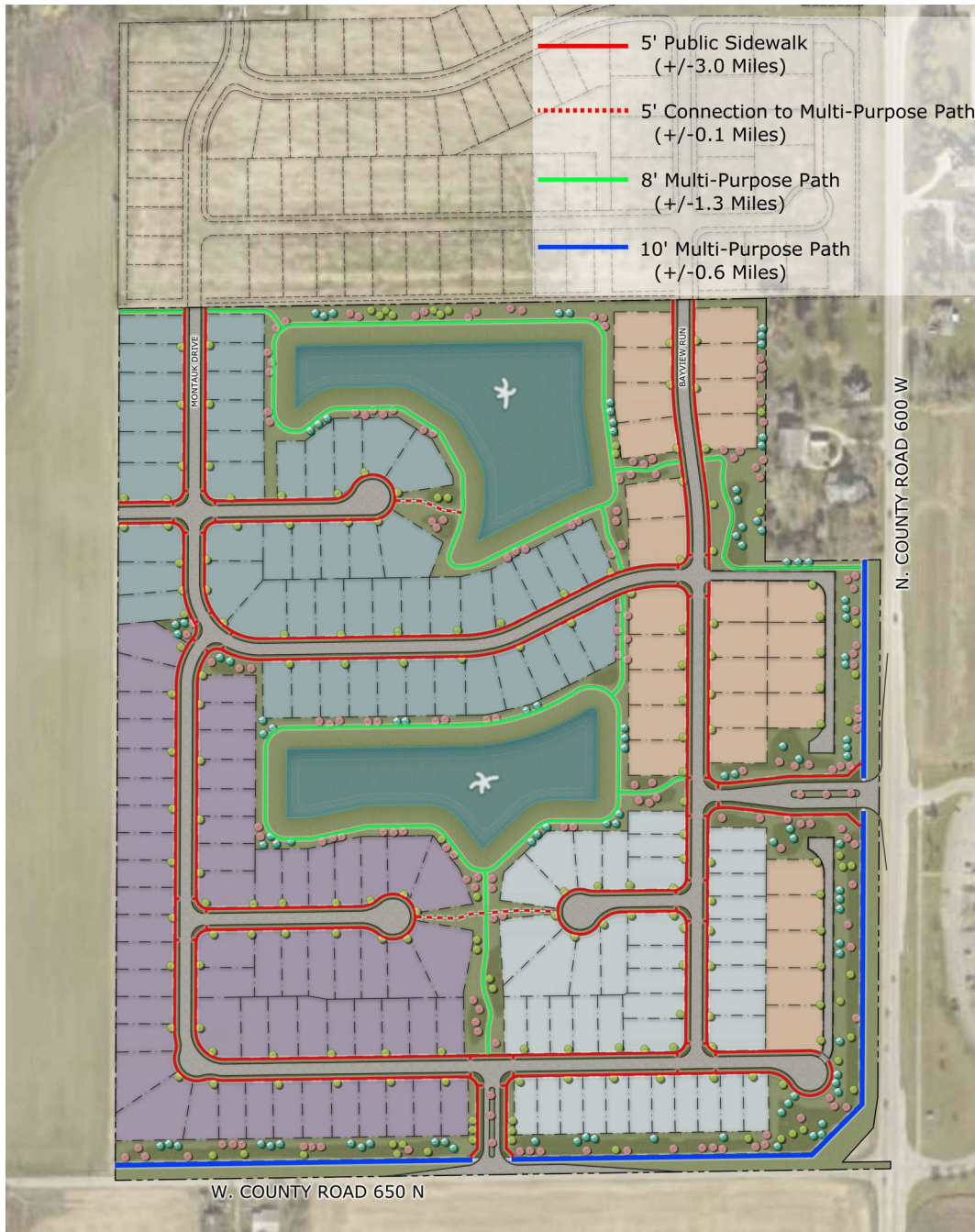
“Exhibit B”

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN/CONCEPT PLAN



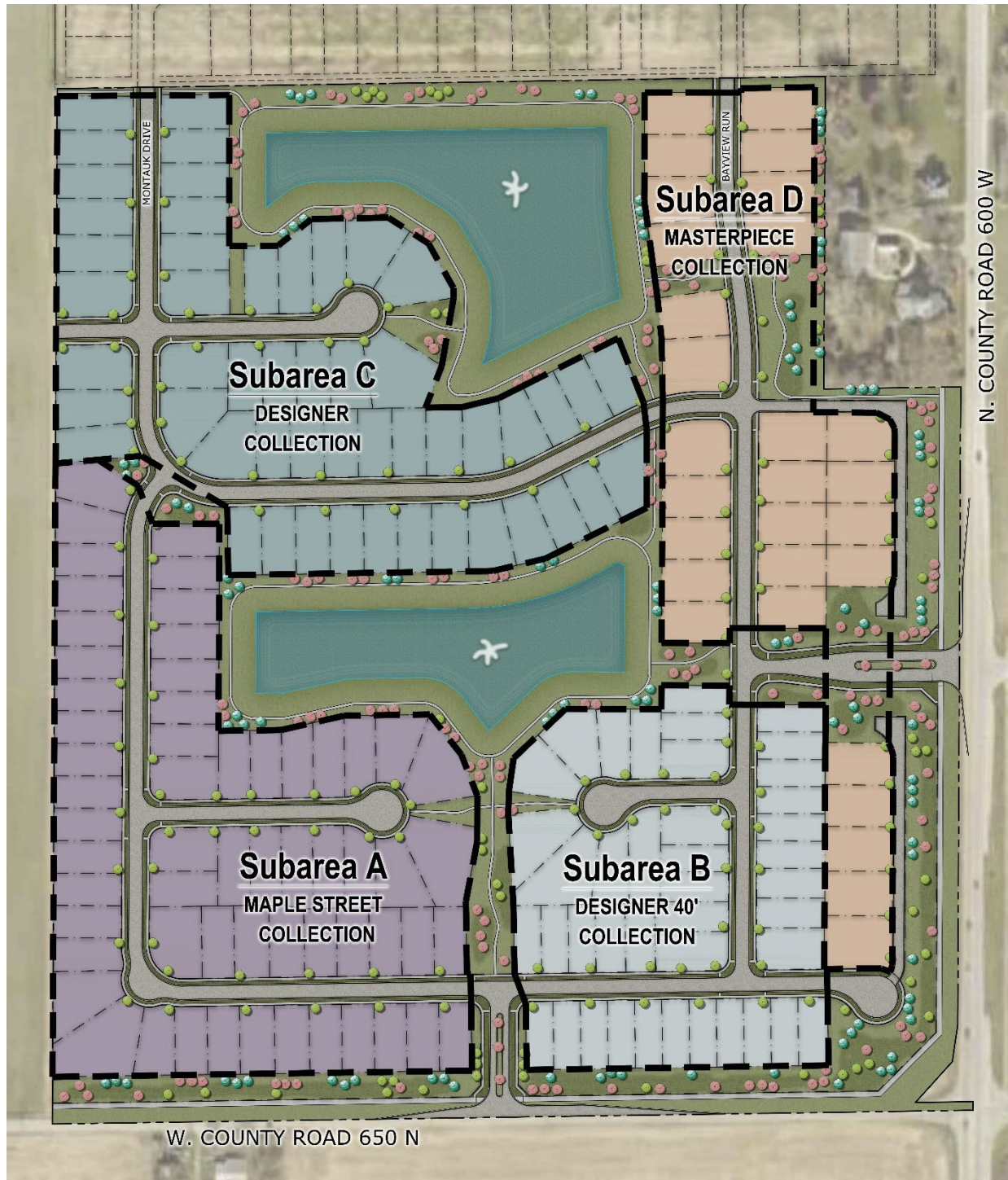
“Exhibit C”

MULTI-USE PATH PLAN



“Exhibit D”

SUBAREA PLAN



“Exhibit E”

ARCHITECTURAL STANDARDS

All homes constructed in the Lain Farms at Hampton Walk PUD shall have the following minimum standards:

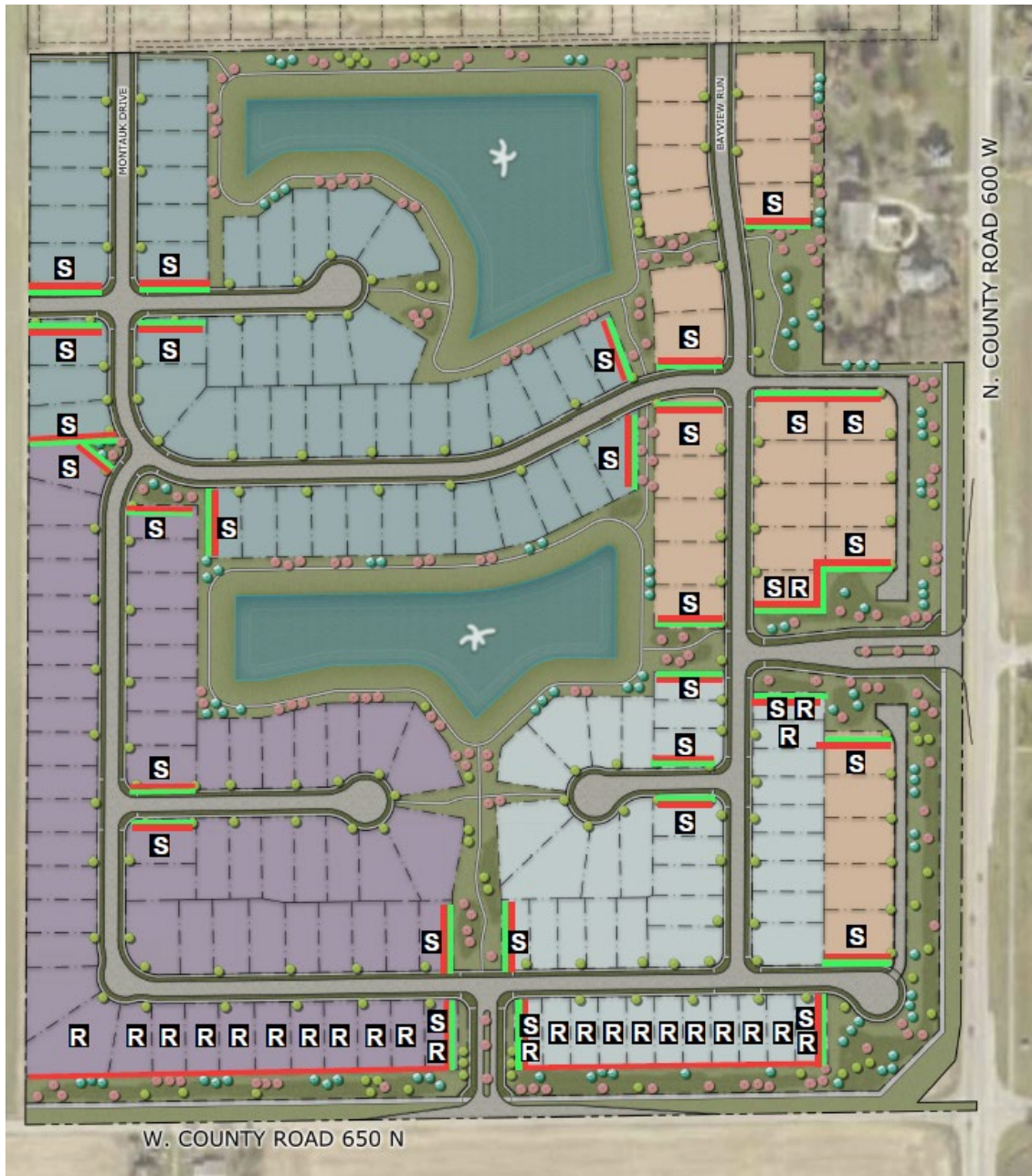
1. Architectural or dimensional shingles; metal accent roofs are allowed per approved plans.
2. The primary roof pitch for all Subareas shall be 6:12 or greater, except for the one-story plans and ancillary roofs shall be 5:12 or greater.
3. Minimum roof overhang of eleven inches (11”) on all sides of a structure as measured from the exterior wall framing to the fascia board; eight inch (8”) gable overhang from the exterior wall where the side consists of brick.
4. All siding shall be brick, stone, wood, cement fiber board, or stucco.
5. Vinyl siding is prohibited.
6. A minimum of fifty percent (50%) of the homes (75% of the Designer and Masterpiece Collections), shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain brick or stone wainscot to the bottom of the first-floor windows and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten, or shake. Any home, within the Maple Street, Designer, Designer 40’, or Masterpiece Collections that only features a brick or stone wainscot on the front elevation shall wrap said wainscot on all elevations. Additionally, the amount of brick or stone on any front elevation, in any Subarea, shall also be included on any front interior elevation returns, except for alcoves as illustratively shown on the Elevation Return Exhibit, attached hereto as **“Exhibit E-3”**.
7. For all Subareas, the front elevation of all homes shall contain one (1) two-foot (2’) or greater step back and either two (2) ridgelines, or one (1) gable.
8. For all Subareas, a single front elevation shall not be repeated unless it is separated by at least two (2) different front elevations on either side of the subject elevation and three (3) different front elevations across the street.
9. All elevations in the Maple Street, Designer 40’, and Designer Collections shall include a covered entry or a covered front porch.
10. The side and rear elevations of homes that abut a street, open space, trail, or park, shall have a brick or stone wainscot on all four (4) sides of the structure. The exterior elevations of all one-story homes 1,200 square feet or less in livable floor area shall be masonry. This requirement shall include all sides of the structure, exclusive of windows, doorways, and bays.
11. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
12. The front porch columns shall be a minimum of 5.5” x 5.5” or as approved by the ARC.
13. All one-story or one-and-a-half-story homes (includes loft) shall contain a minimum of one (1) window on all four (4) sides with the exception of a façade facing a public street which shall contain a minimum of two (2) windows. A service door with a window, set of three

- (3) “bullet” windows a minimum of 1’ x 1’ each, a transom window a minimum of 1’ x 4’, and/or a decorative garage door with windows may count as one (1) window.
14. All two-story homes shall contain a minimum of two (2) windows on all four (4) sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. A service door with a window, set of three (3) “bullet” windows a min. of 1’ x 1’ each, a transom window a min. of 1’ x 4’, and/or a decorative garage door with windows may count as one (1) window.
 15. With the exception of large picture windows, casement windows, and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions, or window grids.
 16. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal 1” x 6” wood or vinyl surround, shutters, decorative trim, or headers. Elements of Urban Modern and Modern Farmhouse elevations may have a minimum nominal 1” x 4” wood or vinyl surround, shutters, decorative trim, or headers if appropriate for the architectural style as determined by the ARC.
 17. All of the rear elevations of homes on lots identified with an “R” on the High Impact Lots Exhibit, attached hereto as “**Exhibit E-1**”, shall contain a rear-facing gable and at least one (1) of the following: (i) first floor brick wrap, (ii) brick wainscot wrap (to sill of first floor window), (iii) covered porch, (iv) first floor rear façade extension a minimum of four feet (4’) in depth and ten feet (10’) in length, or (v) other rear feature as approved by the Architectural Review Committee.
 18. Corner Lots (including those with a secondary elevation facing a street but separated with common area), and lots identified with an “S” on the High Impact Lots Exhibit shall feature an additional window and at least a brick/stone wainscot wrap.
 19. Front-loading garages shall contain a decorative garage door similar to those depicted on the Decorative Garage Doors Exhibit, attached hereto as “**Exhibit E-2**”.
 20. The Designer 40’ Collection shall have garages either: (i) a minimum of 460 square feet; or (ii) a minimum of 22’ in width; or (iii) at least a three-car garage. The Designer, Maple Street, and Masterpiece Collections shall have garages either: (i) a minimum of 22’ in width; (ii) a four foot (4’) bump out; or (iii) at least a three-car garage.
 21. For any three (3) car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
 22. For the front-loading garages the garage doors shall not comprise greater than fifty-percent (50%) of the width of the front elevation for a two (2) car garage and sixty-percent (60%) for a three (3) car garage.
 23. Any side-load or courtyard garage shall feature a minimum of two (2) windows facing the street.
 24. There shall be a minimum of two (2) model homes at any given time during construction, except that when only one (1) product type is available for sale then there shall be a minimum of one (1) model home. All model homes shall include a basement. Existing Hampton Walk model homes shall qualify as models for Lain Farms at Hampton Walk.
 25. Basements will be offered on detached homes as long as soils are suitable.
 26. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first-floor exterior of a front elevation (excluding gable areas).

27. All driveways shall be concrete.
28. Front-load garages that protrude at eight feet (8') or greater in front of the front elevation shall feature at least one (1) window on one of the garage's side elevations. The maximum protrusion for a front-load garage shall be sixteen feet (16') from the front elevation. Garage protrusion shall be measured from the widest part of the front elevation, which may be the front porch. For all front-load garages that protrude eight feet (8') or more landscaping of a minimum of eight (8) shrubs shall be added to the side elevation, nearest the side-lot line, of said garage.
29. There shall be a minimum of three (3) roof colors offered in all Subareas.
30. In the Designer and Masterpiece Collections, homes shall feature a side-load, court-yard load, or rear-load garage where the lot size and shape will allow.

“Exhibit E-1”

HIGH IMPACT LOTS EXHIBIT



- High Impact Architecture
- High Impact Landscaping
- S** Side High Impact Lot
- R** Rear High Impact Lot

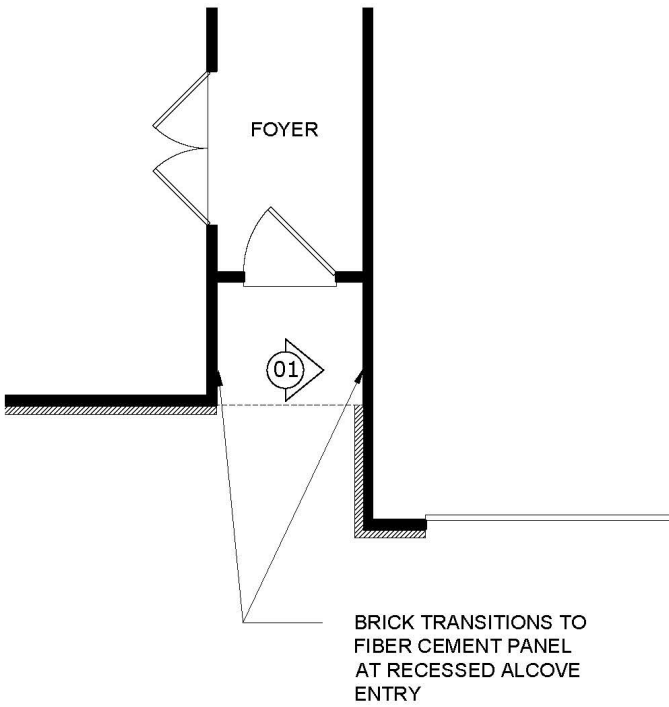
“Exhibit E-2”

DECORATIVE GARAGE DOORS EXHIBIT

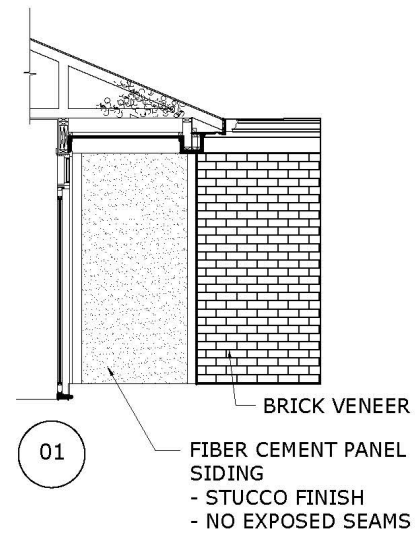


“Exhibit E-3”

ELEVATION RETURN EXHIBIT



PLAN DETAIL



SECTION DETAIL

“Exhibit F”

**ILLUSTRATIVE ARCHITECTURAL EXHIBIT
Subarea A - Maple Street Collection**



Subarea A – Maple Street Collection, Cont.



“Exhibit F, Continued”

**ILLUSTRATIVE ARCHITECTURAL EXHIBIT
Subarea B – Designer 40’ Collection**



Subarea B – Designer 40’ Collection, Cont.



Subarea B – Designer 40’ Collection, Cont.



“Exhibit F, continued”

**ILLUSTRATIVE ARCHITECTURAL EXHIBIT
Subarea C - Designer Collection**



Subarea C - Designer Collection, Cont.



Subarea C - Designer Collection, Cont.



Subarea C - Designer Collection, Cont.



“Exhibit F, continued”

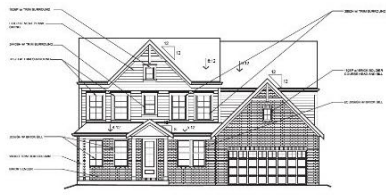
**ILLUSTRATIVE ARCHITECTURAL EXHIBIT
Subarea D - Masterpiece Collection**



Subarea D - Masterpiece Collection, Cont.



Subarea D - Masterpiece Collection, Cont.



Subarea D - Masterpiece Collection, Cont.



Subarea D - Masterpiece Collection, Cont.



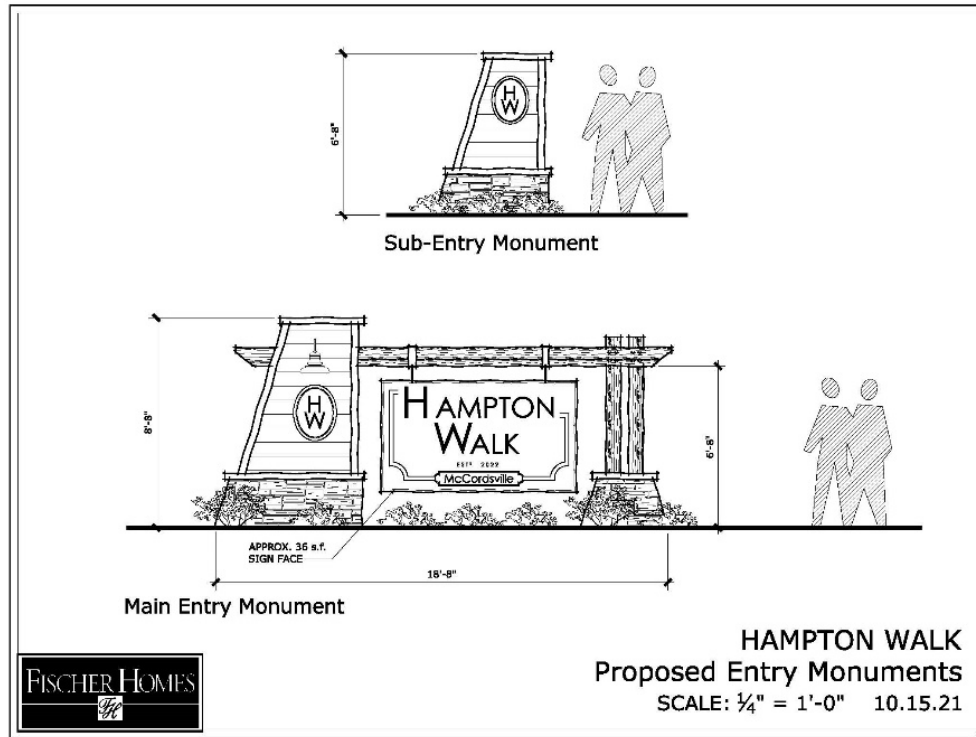
“Exhibit G”

ILLUSTRATIVE OPEN SPACE EXHIBIT



“Exhibit H”

PROPOSED ENTRY MONUMENTS EXHIBIT



“Exhibit I”

INTERIOR STREET LIGHT

