

**PROPOSED RESTRICTION AND PROTECTIVE
COVENANTS AND CONDITIONS FOR RIDGE VIEW ON FOSTER PLANNED
DEVELOPMENT**

Avera Queen of Peace is currently evaluating the following proposed minimum restrictions and protective covenants on the recently announced Ridge View on Foster Planned Development. This Development will consist of 21.7 acres of land to be developed by the Mitchell Area Development Corporation (MADC) for the construction of attainable and workforce housing. These restrictions intend to exclude and prevent nuisances while enhancing each homeowner's peace and tranquility; thereby assuring each homeowner the full benefit and enjoyment of their home with no greater limitations on the free and undisturbed use of their home than is necessary to assure the same advantages to all neighbors.

- An Architectural Review Committee of not more than three individuals will be appointed by the MADC to review and approve plans for improvement prior to development. This committee will disband following the substantial buildout of the Development.
- Plans for improvements must be approved by the Architectural Review Committee.
- The exterior of the home shall be in a style compatible and complimentary to the neighborhood and community.
- The construction of the principle structure shall begin within twelve months after each lot is transferred to a Partner Builder. Construction shall be completed within eighteen months of lot transfer.
- All improvements must be engineered in a manner that will ensure proper drainage without being detrimental to adjoining lots or properties.
- All primary dwellings in Block 2, 3, 4, and 5 shall have an attached garage on a permanent foundation.
- Houses must be designed with a minimum of two (2) different ridgelines and cannot be a perfect rectangle or square.
- All siding shall be solid cementitious or composite prefinished siding.
- Fences must be of wood, pvc, or comparable material and shall not be chain link material.
- Any above grade entry landings will be constructed of concrete or composite decking and railing.
- All machinery, equipment, snow blowers, lawn mowers, woodpiles, and storage areas shall be kept concealed from the neighboring property, streets, and public walkways.
- No storage or parking of recreational vehicles, trucks, buses, trailers, boats, campers for period of more than seventy-two (72) continuous hours shall be permitted.
- Each developed lot shall require at least one planted tree in accordance with the Mitchell Street Tree program.
- No single-family home may be rented or leased within a five-year period after initial completion.

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