

# EXHIBIT “D”

(AMMENDED 10/27/11)

# Calvert Farms

## Architectural Guidelines

### Introduction

Construction must meet or exceed Johnson County Zoning requirements and comply with these “Guidelines”, Commitments, Architectural Standards, Declaration of Covenants all which may be amended from time to time (herein referred to as the “Declaration”). The Calvert Farms Architectural Control Committee ( herein after designated “ACC”) has the right to promulgate and enforce rules, regulations, and guidelines to regulate the exterior design, appearance, use, location, and maintenance of lands, and improvements thereon. In order to satisfy this responsibility, the Committee has the right to take the following actions:

- (a) Approve or disapprove plans and specifications for all proposed initial construction , on land subject to the “Declaration “; According to Item 1 below.
- (b) Approve or disapprove plans and specifications for all subsequent improvements, including but not limited to room additions, additional; accessory buildings whether attached or detached, fencing, antennas, flagpoles, landscape walls, etc. According to Item 1 below.
- (c) The following “guidelines “ for all construction on and improvements of the land subject to the Declaration are hereby adopted by the Committee for guidance to property owners in preparing and submitting plans and specifications to the Committee for its consideration. **THESE GUIDELINES MAY BE CHANGED, MODIFIED OR AMENDED BY THE COMMITTEE AT ANY TIME.**
- (d). The approval of the Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

***NOTE: NO NEW CONSTRUCTION OR IMPOVEMENTS MAY BE INITIATED WITHOUT PRIOR WRITTEN APPROVAL FROM THE COMMITTEE.***

# **I. CONSTRUCTION APPROVAL**

The owner or owners of a lot shall be responsible for the performance of all requirements of these guidelines by builders, contractors, and all subcontractors employed by or through such owners. In the case of a builder constructing a speculative home or sales model, the builder will be held responsible for meeting the requirements.

## **1. Method of Approval**

The Committee shall review plans within fifteen (15) days of complete submittal. The 15 days does not start until all necessary items as listed on the Plan Approval Application Form, attached, are received by the Committee. Upon approval a Plan Approval Application Form, shall be returned with one (1) set of plans stamped. "Approved," signed and dated by the Architectural Control Committee "committee". The Committee shall retain one (1) set of plans and a Plan Approval Application Form for its file. If the Committee disapproves the plans, written notice of such shall be given to the lot owner and shall specify the reason or reasons for such disapproval. Construction may not start until all plans have received "approval" from the Committee.

If the Committee fails to act within the 15 day time frame as stated above, then the submitted plans or revisions shall be deemed acceptable. The 15 days does not start until all necessary items as listed on the Plan Approval Application Form, attached, are received by the Committee.

## **2. Resubmittal**

If the Committee has disapproved any of the submitted plans, it is the responsibility of the owner to see that corrections or modifications are made in compliance with the Committee comments. Two sets of corrected plans shall then be resubmitted, with the changes "noted." The time frame for approval or disapproval is an additional 30 days in which the time frame will start once the two sets of corrected plans are submitted with any additional requested documentation.

If the Committee fails to act within the 30 day time frame as stated in this document then the submitted plans or revisions shall be deemed acceptable.

## **3. General Requirements for Construction**

While detailed construction requirements may vary by specific areas or sections of the property, the general requirements are set forth below.

### **(a.) Builder Deposit**

Each builder shall be required to deposit a \$2,500 non interest bearing security deposit with the Declarant who is also the Developer for the faithful compliance with the "Guidelines" contained herein and the "Declaration" including but not limited to the sidewalk obligation. The deposit shall be held in escrow and promptly returned upon completion of the requirements of the Builder. In the event the Builder fails to comply with any terms contained herein or the declaration of covenants and restrictions, the security deposit shall be applied to any cost that may be incurred by the Developer for the corrective work; provided, however, the Developer shall not be obligated to perform any corrective work made necessary by the Builder.

(b.) **Square Footage**

All single-family residences shall have minimum square footage living area requirements which are specified as follows:

2,000 square feet on the ground floor for single level, and

2400 square feet in the aggregate for multi-level (1,400 square feet – ground floor).

The square footage of a residence shall not include porches, terraces, garages, carports, accessory buildings, or basements. The square footage requirement shall be calculated by using the outside of exterior wall building dimensions. On a multi level residence only the square footage above Johnson County's established main floor finish grade elevation may be used in calculating square footage totals. All garages must be 2 1/2 car attached with interiors dry walled and painted.

(c.) **Construction Trash**

All builders will be required to utilize a twenty (20) cubic yard trash receptacle for each home during periods of construction in order to properly retain and dispose of debris and to preserve the overall appearance of the community while under construction. All trash receptacles are to be emptied on a continual basis during construction so as to limit the possibility of trash blowing out of receptacle.

(d.) **Temporary Driveway**

To comply with Johnson County's and The State of Indiana's Erosion Control measures during home construction, each builder is required to install and maintain a stone driveway on each lot before any earth work can commence. Such temporary drive shall consist of #2 and/or #53 stone and provide for construction access from the public street to the building area. All driveways must be of a permanent and approved hard surface material before the home shall be occupied.

(e.) **Damage Control**

Each builder shall be responsible for damage to adjacent lots or the public street caused by but not limited to its suppliers, agents, delivery men, subcontractors, etc.

**Builders are responsible for keeping all streets clear of mud or dirt by cleaning as often as necessary as determined by the developer.**

(f.) **Colors and Materials of Homes**

Materials used on the exterior of the homes and improvements are subject to the approval of the Committee, and all exterior colors are, generally, to be subdued, earthen tones, or white, and compatible with other structures in or planned for the adjacent area. The Committee discourages the use of the same brick or exterior finish on adjacent lots.

(g.) **Yards**

By applicable zoning ordinance, the "front yard" of a lot is considered to be that area between the public street frontage of the house, regardless of how the house is faced, and minimum front yard and rear yard setbacks must comply with the requirements therefore referred to in the Plat Restrictions. A corner lot is considered to have two "front yards", both of which are between the public street frontage of the house. The side yard setbacks are a 20' aggregate, with a 10' minimum required. The rear yard setback line shall be at least twenty (20) feet from the rear lot line. All setbacks are subject to approval or revision by any changes in applicable ordinances by Johnson County.

(h.) **Erosion Control and Tree Protection Requirements**

The owner or owners of a lot shall be responsible for the performance of all requirements of these guidelines by builders and contractors employed by or engaged through such owner or owners. During periods of construction of a home, or improvements on a lot, the builder shall provide adequate physical barriers, such as straw bales or snow fencing, in order to protect trees from damage by construction equipment or related activities. Builders shall be required to exercise erosion control measures to prevent silt transportation to the main drainage ways. Builders must provide silt fence around the perimeter of the property as required by Johnson County's Planning Department. Builders shall provide appropriate temporary seeding of disturbed earth areas and temporary wood or straw bale dams to restrict silt sediment transportation as the site requires. Builders must comply with all of the State of Indiana's Rule 5 requirements.

**Builders must provide silt fence along rear and side swales already established, seeded and straw blanketed by the developer. No construction activity shall take place in these swales. provide silt fence along rear and side swales already established, seeded and straw blanketed by the developer. No construction activity shall take place in these swales.**

(i) **Storm Water Drainage**

To aid in the efficient operation of the storm water drainage system of the entire property subject to the Declaration, all water discharged from improvements on such lot, including, but not limited to, water discharged from or through roofs, downspouts, sump pumps, gravity drains, water treatments, and geothermal devices, patios, pool decks, and tennis courts, shall be directed in accordance with Johnson County Subdivision Control Ordinance Section 6-102-5-C.2.j. The site plan or plot plan for a lot submitted to the Committee for its approval shall reflect compliance with the forgoing provisions. The builder is responsible for maintaining proper lot elevations at the perimeter of the residence as well as developing, the side yard swales as they shown on the development plans. As noted in this document [Section II (4)] all sump pump discharge shall be to a designated area within each lot as shown on the approved Calvert Farms Final development plans.

(j.) **Utilities** All utilities shall be installed underground.

4. **Plans and Specifications**

In order to properly review proposed constructions, the Committee has established the following drawings as a minimum for submittal to the Committee. Submittal for committee approval shall include all items below. Clarification drawings and details may be requested by the Committee prior to approval, if adequate details are not included in the plans before the submittal will be deemed complete (complete submittal).

(a.) **Plot Plan**

The plot plan shall include the location of all existing trees and their caliper, proposed structure, driveways, walks, terraces, decks, pools, fences, etc. The plan shall also include all existing and proposed elevations, contours, and finished floor elevations, proposed and existing utilities and pre-construction and post-construction drainage and sump pump discharge location. The plan is to be prepared by a licensed engineer or land surveyor and contain all information as required by Johnson County.

(b.) **Foundation Plan**

(c.) **Elevations** Front, rear, and both sides.

(d.) **Details** Exterior.

(e.) **Specifications**

For all exterior building colors, finished, and materials. All site-related plans shall be drawn at a scale of not less than 1" = 30'. All architectural plans are to be drawn at a scale of not less than " = 1'. All plans shall be full-dimensional and presented in duplicate (two sets).

## **II. ARCHITECTURAL GUIDELINES**

As noted previously, any construction of a new residence or improvement, or any addition to an existing building or an exterior alteration or change to an existing building must have the prior written approval of the Committee before any work is undertaken.

The Committee has established these " Guidelines" for specific types of construction and improvements on land subject to the Declaration, and includes but not limited to; any addition, exterior alteration, or change to an existing building with such changes to be compatible with the design character of the original building. Any new detached structure (if permitted) shall be compatible with the existing structure.

### **1. Minimum Building Size**

The minimum building square footages of the living area of residences in Calvert Farms are to be found in the "Guidelines" of its Architectural Control Committee which are available from the Declarant and presently are:

- 2,000 square feet for a single story residence;
- 2,400 square feet in the aggregate for a multi story residence with no less than 1,400 square feet at the ground level.

As long as the economy allows the developer is predisposed to require higher than the minimum square footage requirements without relinquishing the right to allow those projects that meet the minimums. All of these minimums exclude garages, basements, verandas and open porches and decks.

### **2. Garages and Driveways**

No dwelling shall have less than a full size 2 1/2-car attached garage (no less than 600 square feet), unless otherwise approved by the Committee. All garages must have drywall applied to all walls and ceilings with seams taped and be painted. All driveways must be concrete or an acceptable alternate, as approved by the Committee. Extensions, widening, or re-routing of existing driveways must have the approval of the Committee prior to construction. No asphalt driveways will be permitted.

- (a) **Accessory Buildings** No mini barns, storage sheds, outbuildings, or similar structures, will be permitted in the subdivision. Accessory pool, hot tub/spa houses may be approved by the Committee as long as they have a roof and exterior color scheme similar to the main residence and the design is architecturally compatible with the residence. This decision is at the

sole discretion of the ACC.

**3. Foundations**

All dwellings shall have a crawl space or basement style foundation: No concrete slab or wood foundations are allowed.

Builder /owner acknowledge that a “Minimum Flood Protection Grade” (MFPG) is shown on the recorded plat for some lots. This MFPG must be maintained and have the elevation certified by a firm selected by the Developer before Johnson County will issue the Occupancy Permit. This certification must be done BEFORE requesting a “Final” inspection.

**4. Sump Pump Discharge**

All lots are to have a designated discharge location for the residences sump pump to outlet and discharge. This location will be provided by the developer or can be located on the approved construction plans on file with the Johnson County Planning Department. It is mandatory that any one constructing a residence in Calvert Farms locate and discharge their sump pumps at this designated location.

**5. Sidewalks**

The owner/builder is responsible for providing all sidewalks on subject lot as shown on the submitted and approved plot plan. Sidewalks shall be 4’ wide concrete with broom finish, tooled edges, and expansion joints placed against driveways and previously poured sidewalks. Plans are available from the Committee upon request.

**6. Roof Pitch and Shingles**

The minimum roof pitch shall be 8/12 unless architectural design requires less and such design is approved by the Committee as part of the approval process.

All shingles must be a minimum 30 year warranty dimensional shingle and must be as approved by the committee during the application process.

All homes primary rooflines shall have overhangs and eaves on all sides. Dormers or other architectural details, if deemed to be architecturally enhancing by the committee may be excluded from the overhang requirement.

**7. Exterior Appearance**

All homes built in the subdivision of a single story shall have a one hundred (100%) per cent exterior wall finish of brick, stone, EIFS (e.g. Dryvit ) or other masonry product exclusive of windows, doors, porches, dormers, trim and gable areas. Those homes of greater than one story shall have the same exterior wall requirement on the first level as single story homes, but in addition to the masonry products permitted on the first floor those floors above the first floor will be permitted to have wood and/or approved masonry type wall board (e.g. hardy plank).

All windows and frames must be of wood construction but may be covered with aluminum or vinyl cladding.

No aluminum or vinyl siding will be allowed on any dwelling. Gutter boards, belt boards, soffits and porch ceilings and porch beams may be covered in aluminum.

Chimneys for all fireplaces must have a 100% masonry veneer.

All vents over four (4) feet in height from its penetration of the roof shall be enclosed in a flue chase. The type of material and design must be approved by a member of the Architectural Review Committee. It must in general be similar to the materials around it on the house.

**8. Prohibition of Used Structures**

All structures constructed or placed on any Lot shall be constructed with substantially all new materials, and no used structures shall be relocated or placed on any such Lot.

**9. Fences, Walls, and Screening**

No fence or screen will be approved if its installation will obstruct necessary site lines for vehicular traffic. No dog runs or animal pens shall be permitted. Undue obstruction of view or other amenities from adjoining properties will be taken into consideration by the Committee when reviewing for approval. Fences in general shall not be located any closer to the front of the home than the rear foundation line of home. In the instance of a corner lot no fence shall be approved that is any closer to the street than the building setback line as shown on the recorded plat. The committee may limit or mandate the amount of yard that may be fenced. The Committee shall have the right to require additional landscaping on the exterior side of all fencing in a lot (i.e., on the sides of such fencing facing away from the house on such lot). Fences may be privately installed, but must be constructed to professional levels of quality. Any approval does not exclude the requirement in the law to avoid an attractive nuisance.

(a.) **Height Restriction** (Revised)

Except as otherwise provided herein, the Committee, shall approve fences up to four (4) feet in height, which otherwise meet these guidelines. The Committee may consider a variance in this height limit where unique circumstances exist. Fences enclosing swimming pools and the immediate areas around swimming pools of a height that complies with state and or local ordinance requirements will be permitted.

(b.) **Materials and Finish**

(1.) Only fencing with the appearance of wrought iron will be approved, at the sole discretion of the Committee, if it is located in an area where the environmental or visual integrity of the community is not lessened, and subject to the Committee's right to require landscaping on the exterior sides thereof.

(2) Fencing is to be constructed of wrought iron or aluminum. The committee will not approve any application for installation of wood, vinyl or chain link fencing.

(3) All fencing or screening shall have both sides finished.

(4) Walls above grade should be constructed of natural stone, masonry, or attractive timber. (Railroad ties, or rough timbers will not be allowed.)

(5.) In no way shall walls or fences alter or interfere with the approved drainage plans .

(6.) Retaining walls must be architecturally compatible with the exterior of the home (i.e., stone, brick, or milled timber). Railroad tie retaining walls or rough sawn timbers will not be allowed.

**10. Landscape Materials and Requirements (Revised)**

All Dwelling Units are required to have a minimum planting of shrubs and trees. All trees and shrubs are to be located outside of the street right of way. The approved landscape plan must be completed as soon as possible after completion of the Dwelling Unit, weather permitting, or unless an extension is granted by the Committee.

The committee shall at their sole discretion interpret these guidelines so as corner lots are to have two fronts and side yards.

The minimum shrubbery requirement includes:

- (a.) 10 shrubs with 18 to 24" spread.
- (b.) 6 shrubs 3-4' in height.
- (c.) 5 flowering plants.

The minimum shrubbery requirement applies as well as the additional requirement of four (4) 2" caliper trees one of which is to be of a flowering species and additionally three (3) conifer trees 6'-8' in height.

No Owner shall be allowed to plant trees, landscape or do any gardening in any of the Common Landscape Areas, except with express permission from the Board. Each Lot Owner shall provide reasonable landscaping on his Lot including, at a minimum, suitable foundation landscaping. All landscaping plans are subject to Committee approval in accordance with the guidelines and procedures promulgated by the Committee. The Committee may, in its discretion, modify such plans to promote the integrity and the aesthetic appearances of this subdivision. Finished grading of all yards must be completed within 15 days after the dwelling is constructed, weather permitting, and all yards must be seeded or sodded with grass within ten days after the completion of finish grading, weather permitting. Trees provided by Declarant, if any, will be protected by Owner during construction and replaced within-30 days if damaged or if a tree dies on Owner Lot.

**11. Lawns and Maintenance (Revised)**

All yard areas are to be seeded with a good quality grade of seed as the minimum requirement. All established lawns are required to be fertilized and weeded as necessary to ensure a maintained appearance at all times. Seeding or sodding of lots is permitted.

**12. Play Equipment (Revised)**

Children's play equipment, such as sandboxes, swings, slides, and non permanent tents, shall not require approval by the Committee provided such equipment is no more than six (6) feet high and is maintained by the Owner in good repair (including painting). Swing sets of metal or aluminum tube or pipe construction are not permitted.

**13. Swimming Pools**

Swimming Pools must have the approval of the Committee before any work is undertaken. No above ground swimming pools shall be allowed, provided nothing herein shall preclude installation and use of hot tubs, spas, Jacuzzis or similar apparatus with prior approval of the Committee. Permanent backyard pools will be approved by the Committee only after careful consideration of the potential effect of such a pool in neighboring properties. An application for the construction of a swimming pool will not be considered unless the application is

accompanied by an application for acceptable fence or other safety protection and landscape design approval. The design of such fence shall conform to county or municipal regulations for such fencing. Use of plantings in the vicinity of the proposed pool may be required to soften the effect of sound and required pool fencing, on adjacent properties.

**14. Tennis Courts, Racquetball Courts, Paddle Ball Courts, Basketball Goals, Etc.**

Tennis courts, racquetball courts, paddle ball courts, squash courts, basketball courts, proposed lighting for any such area and other recreational or sporting facilities will be approved by the Committee only after thorough consideration of the potential effect of such a structure on the property and it's effect on neighboring properties. The Committee will not approve non-baffled lighted courts or facilities. An application for the construction of any such facility will not be considered unless the application is accompanied by an application for an acceptable fence and landscape design approval. It is recommended by the Committee that any such fencing be of an open composition in order to blend in with the surrounding properties and soften the effect on adjacent properties.

All basketball backboards or any other fixed game and play structures shall be located behind the front foundation line of the main structure and within Lot set-back lines unless otherwise approved by the Committee. The Committee must approve the location and type of basketball goals. No moveable/ portable basketball systems will be allowed. All mounting posts for the basketball goals shall be black and have a permanent in ground mounting system. Backboards of all basketball goals shall be a translucent acrylic material. All poles shall be permanently mounted in the ground, no moveable posts shall be allowed. The Committee reserves the right to approve or disapprove the location of all basketball goals. No basketball goals shall in any way be attached to the residence. In no way shall the basketball backboard or play structure be attached to the residence.

An application for the construction of any such facility will not be considered unless the application is accompanied by a drawing seeking approval of an acceptable fencing and landscape design.

**15. Clothesline, Garbage Container, Tanks, Etc.**

All clothes, sheets, blankets, rugs, laundry clotheslines, garbage container, mechanical equipment (except a/c and heat pump units), and other similar items on Lots shall be located or screened so as to be concealed from view of neighboring Lots, streets, and property located adjacent to the Lot. Outside clotheslines will not be permitted. Fuel storage tanks will not be allowed. All rubbish, trash, and garbage shall be stored in appropriate containers approved by the Committee hereof and shall regularly be removed from the Properties and shall not be allowed to accumulate thereon. No Owner shall burn or permit burning out-of-doors of garbage or other refuse.

**16. Artificial Vegetation, Exterior Sculpture, and Similar Items (Revised)**

Lawn structures, sculptures and fountains, taller than 36" must be approved in accordance with Article VIII of this Declaration along with any flags poles, and similar items or features.

**17. Other Exterior Attachments (Revised)**

No Owner shall cause or permit anything to be permanently attached to the outside of their Dwelling Unit, after the original construction, without the prior consent of the Committee if

larger than 12' x 12' unless otherwise expressly authorized herein, or in any recorded subdivision plat, or by the rules, regulations and guidelines of the Committee.

**18. Mailboxes, Address Markers (Revised)**

All mailboxes will be provided by builder or owner and shall be the standard mailbox design, type and color as designated by the Developer. Such mailbox shall be purchased thru a designated third party and shall be installed when possible (in the sole opinion of the Developer).

All homes are to have a stone address marker that is visible from the street. The address marker will be purchased from an approved vendor list so that a standard style will appear throughout the subdivision.

The requirements that all homes have FRONT YARD POST LIGHT & FRONT DOOR THUMB LATCH DOOR KNOBS have been removed.

**19. Air Conditioners and Heat Pump Units (Revised)**

All air heating/cooling units or other like utilities that are outside of the residential structure must be located at the side or rear of the home. If the unit is on the side of the home and is visible from the street, than landscaping shall be provided to screen units from view. Thru the wall heat pumps may be permitted, with Committee approval, for enclosed sunroom applications and must be installed on the rear of the sunroom.

**20. Exterior Satellite Dishes & Antennas (Revised)**

Satellite dishes larger than twenty-four (24) inches are not permitted. Pole mounted satellite dishes are permitted if located in the rear and along the back of the Dwelling Unit and must be located within 2 feet from the Dwelling Unit.

**21. Energy Conservation Equipment**

No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Committee pursuant to Article VIII of this Declaration.

**22. Lighting (Revised)**

All security lighting must be approved by the Architectural Control Committee for placement and its effects on surrounding property owners. All landscape lighting must also be properly maintained.

**23. Private Water Systems**

Private water systems will not be allowed unless the system receives ACC approval and permissible by law.

**24. Parking and Prohibited Vehicles**

Vehicles shall be parked only in the garages or in the driveways, if any, serving the Lots. Parking (of automobiles only) is allowed on dedicated streets only when an Owner has a social function, and the invited guests will not be able to park on such Owner's Lot. No overnight parking on streets shall be permitted.

25. **For Sale Signs** (This Part Has Been Stricken)

26. **Diligence in Construction**

Every building whose construction on any Lot is begun shall be completed within a 300 day period after the beginning of such construction unless circumstances beyond the reasonable control of the builder and/or Owner prevent such completion. No improvement which has partially or totally been destroyed by fire or otherwise, shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage. The Declarant and/or Homeowners Association shall have standing authority to seek an injunction to order the removal of any materials and partially completed structures in violation of this covenant.

27. **Miscellaneous**

- (a.) All construction trades performing work on any structure or other improvement on any lot in the property subject to the Declaration will be expected to do their work in a professional manner, and in accordance with all standards published and recognized by the trade councils of their respective industries, and it shall be understood that all work performed on such property shall be of such quality.
- (b.) Neither the developer of the property subject to the Declaration, the Board of Directors or officers nor any member of the Committee, shall at any time have any liability whatsoever to the owner of the lot of such property or to any holder of a building permit for any improvements to be located thereon, nor to any other person for any determination or decision made by the Committee, Board of Directors, or Officers in the exercise of its duties and responsibilities herein or for any actions taken or attempts made by the developer, the Board of Directors, officers or the Committee to enforce compliance.
- (c.) The manufacture's printed instruction and directions for the application or installation of their products shall always constitute the minimum standard for the application or installation of that product.

**IF THIS INSTRUMENT IS BEING EXECUTED BY A BUILDER FOR THE PURPOSE OF BUILDING A HOME FOR SALE ("Home"), THEN AS A CONDITION OF SELLING THE ("HOME"), THE BUILDER SHALL HAVE THE BUYER SIGN A COPY OF THESE "GUIDELINES" AND RETURN THEM TO THE COMMITTEE.**

Since the Architectural Control Committee is not comprised of licensed architects or engineers and serves gratuitously for the benefit of the Calvert Farms Community, their approval does not waive the owner (and Builder) from complying in all respects with applicable ordinances, building codes and these "guidelines", nor is the Committee responsible for any ongoing inspections to assure compliance.

**The Calvert Farms Architectural Control Committee reserves the right to change or modify this form as it deems necessary.**

**Acknowledgement of the Calvert Farms Subdivision Guidelines**

By my signature below, I certify that I have read the entire contents of the Calvert Farms subdivision "Guidelines" and the recorded "Declaration" and agree to comply with the requirements therein.

\_\_\_\_\_  
Builder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Date

***If lot was sold directly to an individual and is now being built upon by an approved Builder then both parties must sign the "guidelines" before submission. Approval is not effective until the submitted application is signed by both Builder and Buyer.***