

Whispering Woods South

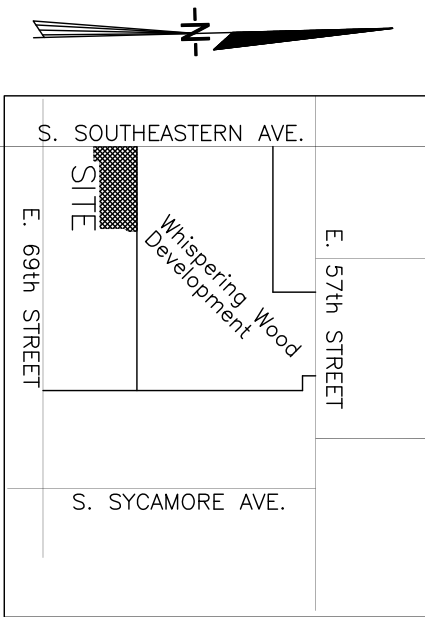
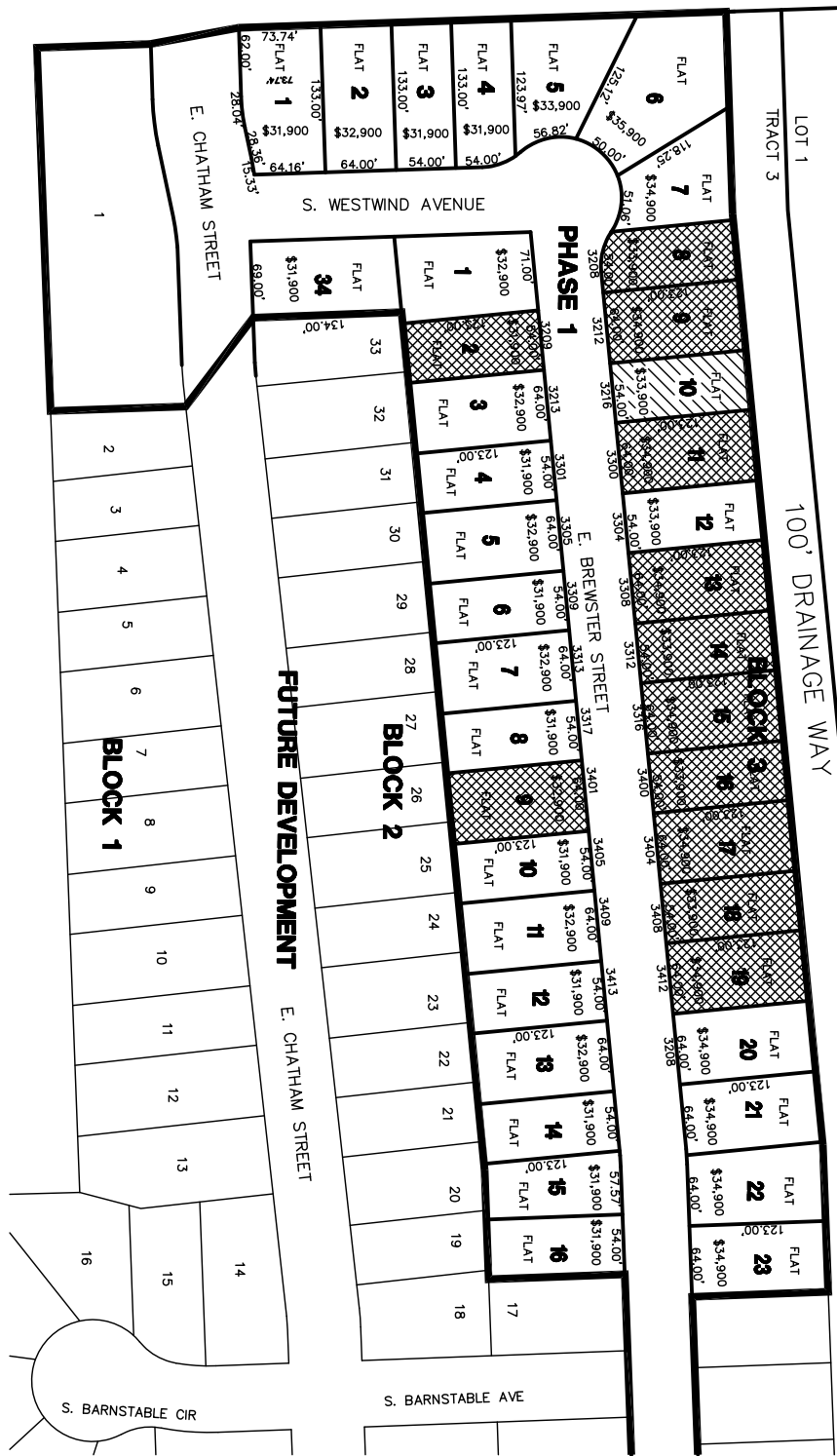


SOUTHEAST DEVELOPMENT LOTS NOW AVAILABLE

Lots Available: Affordable single family home lots starting at \$31,900

Minimum 820 sq. ft. homes.

S. SOUTHEASTERN AVENUE



VICINITY MAP

- AVAILABLE
- SOLD
- CONTRACT

PHASE 1

WHISPERING WOODS SOUTH ADDITION



Architectural Guidelines

Whispering Woods South, L.L.C. – an Addition to the City of Sioux Falls, Lincoln County, South Dakota.

Minimum Square Footage:

- Ranch -820 square feet on main level
- Split Foyer -820 square feet on main level
- Multi Level - 820 square feet on two main levels
- Story and a Half - 600 square feet on main - 300 square feet upper (**Minimum of 900 sq. ft. above grade**)
- Two Story - 600 square feet on main - 300 square feet upper (**Minimum of 900 sq. ft. above grade**)

Roof Pitch:

- 5/12 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:

- No Brick or Stone Required.

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.
- 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.

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

Date: _____

BUYER:
