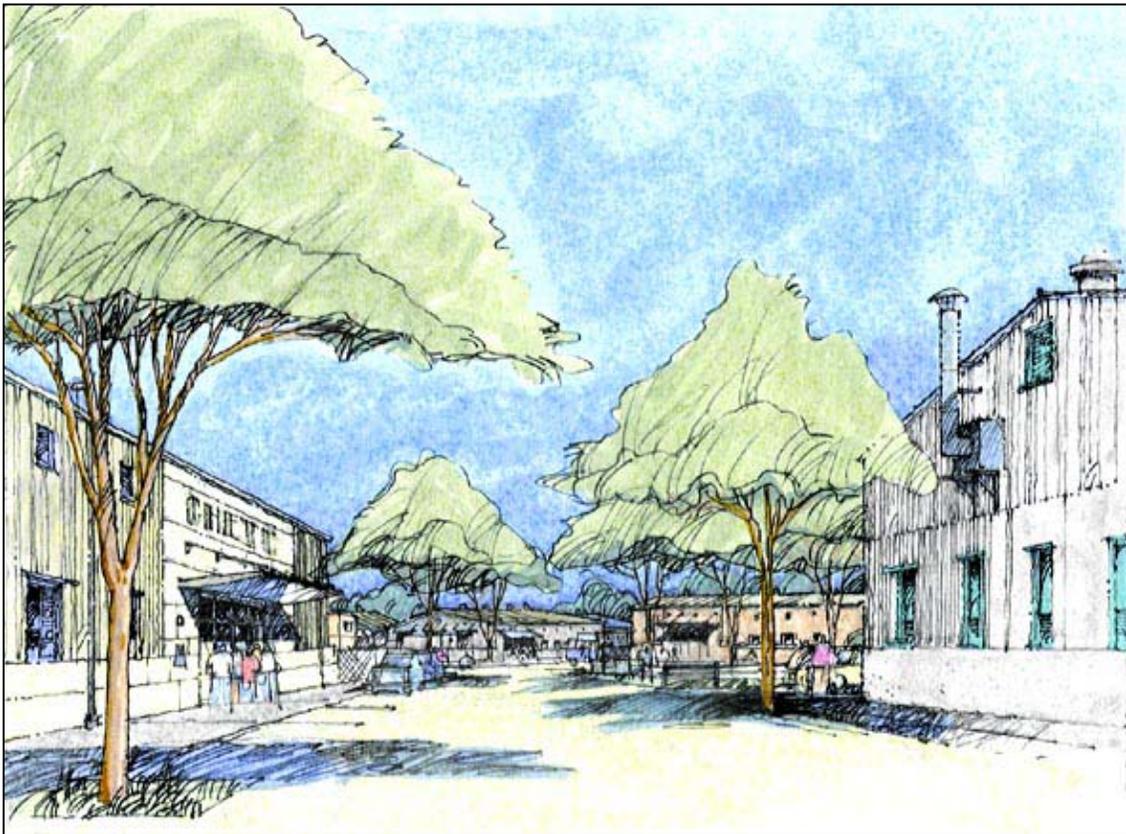


THE NEW
MIDWAY
COMMERCE DISTRICT



COVENANTS AND DEED RESTRICTIONS
FOR THE
TECHNOLOGY/LIGHT INDUSTRIAL
SUB-DISTRICT

THE NEW MIDWAY COMMERCE DISTRICT

THIS DOCUMENT HAS BEEN APPROVED BY THE REPRESENTATIVES OF THE WOODFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY, AS SIGNED HERE:

JOSEPH GRAVISS, PRESIDENT
WOODFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

DATE

The New Midway Commerce District Covenants and Deed Restrictions, which includes Architectural Standards, Landscape Standards and Guidelines, and other requirements, has been prepared for use in the Midway Commerce District. All copyrights and publishing rights are exclusively reserved by Ferrell Rutherford Associates. The City of Midway and the Woodford County Economic Development Authority are granted full use of this manual for the promotion, permitting, regulation, development and management of the Midway Commerce District, including copying and distribution to interested parties upon their request. This manual may not be otherwise photocopied, in whole or in part, without the expressed written permission of Ferrell Rutherford Associates, L.L.C., and may not be used for any other purposes whatsoever.

Under the terms of the Covenants and Deed Restrictions for the Midway Commerce District, the Midway Commerce District Code is binding on all parties having an interest in any portion of the community, and each owner is required to comply with the requirements set forth herein. The Midway Commerce District Code may, from time to time, be updated and revised via approved procedures by the City of Midway and the Woodford County Economic Development Authority.

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TECHNOLOGY / LIGHT INDUSTRIAL SUB-DISTRICT

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INTRODUCTION

The Woodford County Economic Development Authority (the “EDA”), a non-profit industrial development authority established by the City of Versailles and Woodford County, Kentucky (pursuant to Kentucky Revised Statutes, Chapter 152 and other applicable law), is the owner of the property known as the *New Midway Commerce District* (the “*District*”), also known as (need legal language here)* as recorded in the Woodford County Court Clerk’s Office.

The *New Midway Commerce District* is a unique business district within the City of Midway. The coordination of streets, utilities, open spaces and amenities is a key element of the development strategy. Unlike typical industrial parks, the open spaces within the *District* are already designed as an integral part of the street network, thus eliminating the need for each tenant to provide open space on their parcel. In addition to a linear park and walking trails, each area within the *District* will feature squares and greens for the enjoyment of all. These features will be constructed in phases to match user needs.

The *Covenants and Deed Restrictions for the Technology/Light Industrial Sub-District* (the “Covenants”) is a document that establishes the terms and conditions for the development and use of industrial property within the *District*. These conditions shall run with the land and are legally binding on all property owners. These conditions are intended to enhance and protect the value, desirability, efficiency and attractiveness of all lots and future development upon them for mutual benefit of all owners and to help ensure harmony with the surrounding community.

This document contains specific standards for architecture, landscape treatment, and other uses and maintenance of all property with the *District*. It is beneficial to both the EDA and future owners of property within the development to adhere to certain easements, restrictions, conditions and covenants, in order to assure the harmonious and attractive development, improvement, and maintenance of each property. Such adherence will cause the construction of buildings to have an exterior scale, design quality, color and appearance which will enhance the aesthetic appearance and value of the entire site. The Covenants will also prevent certain uses which tend to diminish or be detrimental to the valuable and enjoyable use, development and maintenance of individual properties.

These standards are to be followed in concert with standards approved by the Planning and Zoning Commission and the City of Midway (the “Commission/City”) for building placement and uses mandated through the Zoning Ordinance. In designing individual structures and accessory buildings, each property owner should follow all pertinent standards mandated by the Commission/City as well as these Covenants. These approval procedures for the Covenants are described in the latter portion of this document.

No lot owners shall commit or permit any act or omission on any lot within the *District* which violates any other local, state or federal resolution, ordinance, statute or regulation, including without limitation all such mandates regarding air, water, noise and waste disposal standards, which are or may be in force and effect during the period for which these Covenants shall apply to the *District*.

*NOTE: This certain property is land deeded to the EDA by _____ by deed dated _____, of record in Deed Book _____, at page _____, and more particularly described as Tract _____, Plat Cabinet _____, at Slide _____, as recorded in the Woodford County Court Clerk’s Office.

THE NEW
MIDWAY
COMMERCE DISTRICT

ARCHITECTURAL STANDARDS
FOR THE
TECHNOLOGY/LIGHT INDUSTRIAL
SUB-DISTRICT

THE NEW MIDWAY COMMERCE DISTRICT

GENERAL PRINCIPLES

Within the private covenants and deed restrictions governing the development of the new *Midway Commerce District* are incorporated the principal ideas and standards of the New Urban Code currently under consideration for adoption by the Versailles-Woodford County Planning and Zoning Commission. The following principles are taken from that Code and form the basis of these Covenants.

1. SIMPLICITY

- Architecture in the Technology/Light Industrial Sub-District is without pretense -- simple, unadorned structures sited along tree lined streets.
- The building mass should be a simple composition of basic building forms.
- Rooflines must be simple: gables, hips, parapets and sheds, or combinations of these basic roof forms. Complicated rooflines are to be avoided.
- Details such as doors, windows, eaves, etc. should be carefully designed and constructed, incorporating traditional rules of proportion. This will sustain a building's visual interest and value for a long time.

2. FRONTS AND BACKS

- Buildings should have clearly distinguishable “fronts” and “backs,” the front being the STREET side facing the STREET and providing primary entry and the back being the WORKING COURTYARD side.
- The fronts exhibit an attractive entrance with architectural detail and landscaping that complement the STREETScape.
- Offices are to be located on the STREET side (front) of the buildings, with a functional entry door and windows on the STREET. This entry façade may be more elaborate than the balance of the structure but it should remain simple, with a straight-forward & traditional aesthetic (no “high-tech” or “post modern” designs).
- The backs feature WORKING COURTYARDS with loading docks, truck bays and other “back yard” aspects of business.

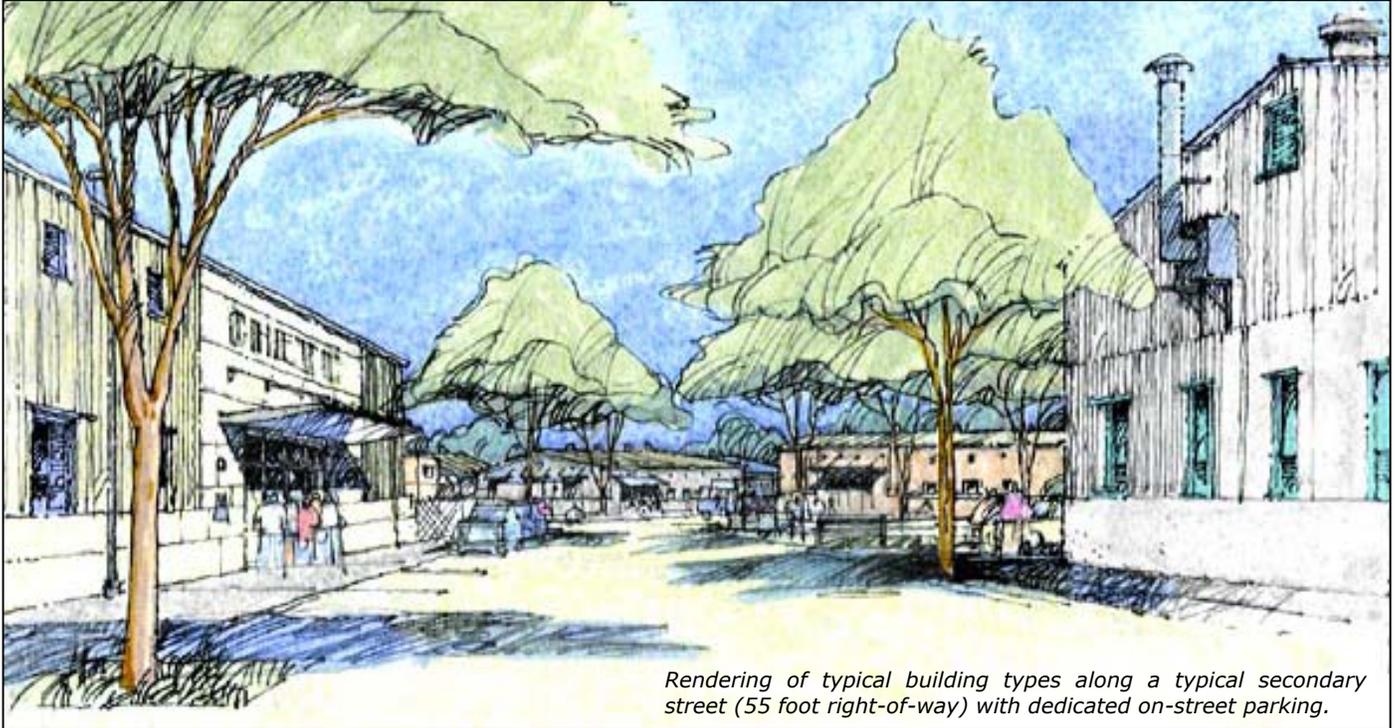
3. EQUIVALENT OR BETTER

- While only techniques and product types prescribed here are allowed, *equivalent or better* practices and products are invited and should be submitted to the EDA for review and approval.

4. WHERE CLEARLY VISIBLE FROM THE STREET

- Many requirements of these Covenants, especially the Architectural Standards, apply only where the subject is “CLEARLY VISIBLE FROM THE STREET.” Note that the definition of STREET includes parks, GREENS, SQUARES, and all public areas but not COMMON ACCESS EASEMENTS. The intent here is to restrict control to the public realm (STREET) where it has significance and limit public interference in the private realm (WORKING COURTYARD).

ARCHITECTURAL INTENT
FOR THE
TECHNOLOGY/LIGHT INDUSTRIAL SUB-DISTRICT



Rendering of typical building types along a typical secondary street (55 foot right-of-way) with dedicated on-street parking.



Architecture in the *Technology/Light Industrial* Sub-District is without pretense -- simple, unadorned structures sited along tree-lined streets. The building mass should be a simple composition of basic building forms with simple window, door, and eave details. The basic building forms and aesthetic have their roots in the agrarian buildings of the region.

STANDARDS: BUILDING WALLS (EXTERIOR)

WHERE CLEARLY VISIBLE FROM THE STREET:

MATERIALS: BUILDING WALLS:

- Metal (vertical only)
- Brick (Boral styles: Belmont, French Quarters, Monticello Blend)
- Native Kentucky Field Stone
- Split-faced Block (only for piers, foundation walls and chimneys)
- Pressed wood fiber (i.e. Masonite®) and textured plywood siding are not allowed.

CONFIGURATIONS AND TECHNIQUES

- *Walls*
 - Wall openings shall be "no more squat than square"(i.e. must be taller than wide). Openings may be ganged horizontally and/or vertically if separated by a mullion or structural member that is at least 8" wide.
 - Wall material shall be consistent horizontally (i.e. joints between different materials must be horizontal and continue around corners) except for chimneys and piers. (Excepting one material change allowed for the Entry/Office façade.)
 - The bottom 4' (minimum) of street and side walls shall be masonry (Entry/office façade excepted).
- *Brick, Block and Stone*
 - Must be properly detailed and in traditional *load bearing* proportions.
- *Entry/Office Facades*
 - Brick or field stone or combination.
 - Stucco with stone trim (lintels and coping).

STANDARDS: ROOFS

WHERE CLEARLY VISIBLE FROM THE STREET:

MATERIALS

(Roof materials not listed below may be used if they are not visible from any STREET, including U.S. 64 and KY 341).

- Metal “Galvalume,” its equivalent or better
 - 5-V crimp
 - Standard “Butler” building type (metal)

CONFIGURATIONS AND TECHNIQUES

- *Pitch*
 - Simple Hip and Gable roofs shall be symmetrically pitched between 4:12 and 7:12.
 - Shed roofs, for additions and ancillary structures only, pitched between 2:12 and 5:12 (must be attached to main building wall).
- *Overhang*
 - Eaves must overhang between 10” and 24” on the *primary structure*.
 - Rakes (gable end) must overhang between 6” and 18”.
 - Eaves and rakes on Outbuildings, dormers, and other smaller structures must overhang at least 6.”
 - Open eaves and simple soffits and fascia are allowed.
 - Fascia boards for closed soffits shall be a minimum of 6” high.
 - Soffits shall be perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
 - Cornices and soffits may be a combination of vinyl, wood and/or metal material – subject to approval by the EDA.
- *Parapet Walls*
 - Parapet walls with simple traditional cornices may be approved by the EDA or its designee for a minimum of 30” above the roof surface along any STREET FRONTAGE. Overly elaborate, “post modern” and/or “high-tech” designs are not allowed. Consult the EDA or its designee for appropriate configurations.

STANDARDS: GARDEN WALLS AND FENCES

MATERIALS

- Native Kentucky Field Stone (local traditional techniques)
- Metal – wrought iron or ESP black aluminum (for gates only)
- Brick (Boral styles: Belmont, French Quarters, Monticello Blend)
- Block (only where a climbing vine is planted and maintained along its STREET side.
- Hedge behind Horse Fence combination
- A combination of the above materials; i.e. stone piers with brick infill, etc.

CONFIGURATIONS AND TECHNIQUES

- GARDEN WALLS AND FENCES
 - GARDEN WALLS and fences along the STREET FRONTAGE shall be between 4' and 8' high above the sidewalk or adjacent ground where there is no sidewalk.
 - The hedge behind the horse fence may be as high as 8' above the adjacent ground.
 - Hedges shall be planted not more than 18" behind the fence centerline.

All GARDEN WALL facades and fences shall be as carefully designed as the building façade, with the "finished-side out," i.e. the "better" side facing the STREET. Wherever a GARDEN WALL per these requirements would be greater than 30 feet in length, consult with the EDA or its designee. Special considerations for cost, aesthetics and security may be given and the requirements modified to meet the overall *District* goals.

STANDARDS: WINDOWS AND DOORS

WHERE CLEARLY VISIBLE FROM THE STREET:

MATERIALS

- Windows of aluminum, wood, clad wood, or steel.
- Window glass must be clear, with at least 80% light transmission.
- Windows may utilize opaque glass where nature of industry mandates light blockage.
- Window screens – black or gray.
- Screen frames – to match window frame material or dark bronze anodized.
- Doors of wood, clad wood, or steel.

CONFIGURATIONS AND TECHNIQUES

- Openings for windows, windowpanes, and doors shall be "no more squat than square" (i.e. must be taller than wide).
- Windows may be ganged horizontally if subdivided by a mullion that is at least 5" wide.
- Double-Hung, Single-Hung, and Casement Windows are recommended.
- Minimum 2-over-1 Double-Hung, Single-Hung sash configurations.
- Panes of glass no larger than 6' height by 3' width for ground floor windows and doors.
- Panes of glass no larger than 40" height by 24" width for upper floor windows and doors.
- Windows shall be no closer than 36" to building corners.
- Openings in wood-clad walls must be cased (minimum 4" width).
- Exterior shutters shall be sized and mounted appropriately for the window (1/2 the width), even if inoperable.
- Double-height entryways are not allowed on STREET facades.

The Building Placement Standards for this Sub-District requires shop offices to be placed along the STREET BUILDING LINE with windows and a functional entry. It is the intent of these standards that these entry/office fronts be easily identifiable and they may be more elaborate than back entrances.

STANDARDS: SIGNAGE

SIGNAGE

Signage for the *District* will consist of interstate signs provided by KDOT (Owners/tenants will work with KDOT to place their logo on standard KDOT signage on the highway), on-site signage provided by the EDA, including *District* entry signs, street name signs at all intersections, signs at truck entry points, business identification signs and other signage as necessary to ensure convenience and safety. Otherwise, the EDA will approve all signage within the *District*, and all other City of Midway regulations regarding signage apply to the *District*. The following regulations also apply to other signs on lots within the *District*:

- DESIGN AND CONSTRUCTION STANDARDS: All signs shall be professionally designed, of standard manufacture and shown on the application plans.
- IDENTIFICATION SIGNS: All Owners are permitted one wall sign and no ground sign. Signs shall generally include only an identification of the firm, its logo and the STREET address.
 - Wall signs are permitted within the area between the second storey floor line (or eave line/parapet) and the first floor ceiling, within a horizontal band not to exceed 2 feet in height. In no case shall this band be higher than 18' or lower than 12' above the adjacent sidewalk.
 - Letters shall not exceed 12" in height or width and 1" in relief. Signs shall not come closer than 3' to an adjacent COMMON LOT LINE.
 - Company logos may be placed within this horizontal band or within ground floor office windows. Company logos shall not be larger than a rectangle of 10 square feet.
 - Company names and street addresses may be placed at street entry doors using 6" tall Helvetica type lettering. Such letters shall be between 9' and 12' above grade.
 - Shop signs (not more than 1' vertical by 3' horizontal and minimum 9 foot clear height above the sidewalk) may be hung from an overhang or awning.
- PROHIBITED SIGNS: Billboards, canopy signs, marquees, any kind of animation, roof and painted window signs, and signs painted on the exterior walls of buildings are prohibited. Also, balloons, pennants or wind-powered devices designed to attract attention are generally prohibited, except that they may be used for civic events up to a maximum of seven (7) days at one time. Portable or wheeled signs and advertising devices located outside any building are not allowed, pursuant to City of Midway regulations.
- REAL ESTATE SIGNS: An Owner may place on his property one real estate sign with the sign being located on the front of the property. However, all realty signs are prohibited at the entrance to the subdivision. Real estate signs must be approved by the EDA and may not exceed 2' x 2' in overall dimensions.

STANDARDS: LIGHTING AND MECHANICAL EQUIPMENT

LIGHTING

The goal for lighting for the *District* is to create necessary light for convenience and safety without causing light pollution or glare. Lighting standards will be reevaluated if light pollution becomes evident.

- STREET and parking lot lights: KU Fixture designated by the EDA, between 9' and 15' above grade, on KU historic pole. Lights should be installed according to the locations on the Regulating Plan, as of September 19, 2001, for the primary STREETS. For the secondary STREETS, a maximum average spacing of 75 feet on center should be followed, with lights located on the STREET TREE ALIGNMENT LINE on each side of the STREET.
- At the front of the building, exterior lighting shall use maximum 100-watt bulbs.
- Lighting elements on building facades shall be incandescent or halogen only. These lights should be installed at a maximum average spacing of 51 feet along the STREET FRONTAGE. No HID or fluorescent lights (excepting compact fluorescent bulbs, which screw into standard sockets) may be used on the exterior of buildings.
- Floodlights or directional lights (max. 75-watt bulbs) may be used to illuminate the COMMON ACCESS EASEMENT and WORKING COURTYARD, but must be shielded or aimed in such a way that they do not shine into other lots or direct light out of the *District*. Parking lots in these back areas shall utilize a maximum 20' KU contemporary pole.
- Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting) without EDA approval.
- Lighting of the site shall be of a design and height and shall be located so as to illuminate only the lot. An exterior lighting plan must be approved by the EDA.
- No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration. Also, the operation of search lights and other upward-directed and moving lights used to promote business activity is strictly prohibited.

MECHANICAL EQUIPMENT

The following shall be placed away from the primary STREET FRONTAGE and be screened from view from the STREET and parking areas:

- Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company meters or boxes, garbage cans, storage tanks, and the like may not be stored on any lot outside of the buildable area.
- For refuse dumpsters serviced by trucks (hand-carried trash cans not included), a truck access pad of reinforced concrete, minimum 20 feet long, shall be provided in the front of the dumpsters.

ROOF MOUNTED EQUIPMENT

The following shall be placed away from the primary STREET FRONTAGE and be screened from view from the STREET:

- Roof mounted equipment shall be located on the roof plane opposite the primary street frontage and screened and/or painted in order to minimize visibility from the street.

COLORS

The intent of the Color Palette for the Technology/Light Industrial sub-district is that buildings (except for their entry/office facades) are background, subdued buildings that direct attention more toward the tree-lined streetscape and the surrounding Bluegrass landscape than toward themselves.

MATERIALS

Building Wall Colors

- Colors chosen for the building exteriors should be taken from the *New Midway Commerce District* Color Palette. In general, primary colors shall not be used for Building Walls, except if muted in tone. Browns and greys should be light in tone.
- Neon colors are not allowed.
- Brick: Boral styles: Belmont, French Quarters, Monticello Blend

Roof Colors

- Keeneland Green

Trim Colors

- Entry doors are permitted a greater color range but must be approved by the EDA.
- Whites, or dark colors such as greens, blacks, grays, blues and browns, are allowed for the Entry/Office Façade area. Otherwise, all trim shall be dark bronze equivalent.

THE NEW
MIDWAY
COMMERCE DISTRICT
LANDSCAPE STANDARDS
AND
GUIDELINES

A. INTRODUCTION

The *District* is designed with “perimeter blocks,” meaning that the buildings are placed at the STREET, along the outer edge of the blocks. The purpose of the LANDSCAPE STANDARDS is to ensure coherent STREETS and to assist property owners with understanding the relationship between the STREET and their own lots. The use of native plants and trees is mandatory; native trees and plants generally conserve water and require less maintenance than imported species.

B. GENERAL PRINCIPLES

THE STREETScape

- In the *District*, the STREETScape is emphasized more than individual buildings; building facades form tree-lined corridors. The desired aesthetic utilizes native trees in Bluegrass turf. STREET TREES are part of an overall STREETScape plan designed to give special character to each STREET and coherence to each area.
- A given STREET has an assigned STREET TREE species as specified within this document.

FRONTS AND BACKS

- Building FRONTS are the public "face" of every building. Owners are encouraged to place native landscaping plants and/or climbing vines along the area in front of their buildings.
- By walling off the back areas, the working courtyards are less concerned with public aesthetics and more concerned with an efficient working environment.

C. MINIMUM STANDARDS

THE STREETScape

- Each lot shall have *Canopy Shade Trees* (STREET TREES) where shown on the REGULATING PLAN. On secondary STREETS or wherever the REGULATING PLAN does not show specific STREETScape, STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 30 feet on center. At planting, such trees shall be at least 3" caliper (at chest height), and at least ten (10) feet in overall height. Species shall be selected from the *Canopy Shade Tree* list in this section of these Covenants. Consult the EDA for the designated species for particular streets.
- For special locations or lot configurations, the REGULATING PLAN may recommend or require certain additional plantings.
- The ground area fronting the lots (to the curb) shall be solidly sodded or planted with vegetation; groundcovers may be used in place of turf grass.
- Climbing vines, flowers and/or hedges are encouraged along the STREET FRONTAGE of all buildings.

THE NEW MIDWAY COMMERCE DISTRICT

- The Owner is responsible for maintaining STREET TREES fronting their lot. Trees shall be limbed up to not interfere with pedestrian or auto or truck travel (minimum seven (7) feet clear over the sidewalk, and 14 feet over the travel lanes of the STREET).

BACKS

- At least one (1) *Canopy Shade Tree* per 200 square feet of the required open (unpaved) lot area shall be planted in the back yard area and no closer than five (5) feet to any COMMON ACCESS EASEMENT (See the *Siting* requirement under the BUILDING PLACEMENT STANDARDS). Such trees shall be at least 3" caliper (at chest height) and ten (10) feet in overall height. Species shall be selected from the *Canopy Shade Tree* list.

SIDEWALKS

- The Owner is responsible for constructing and maintaining the sidewalk in the STREET(s) abutting their lot. Sidewalks not otherwise designated in the REGULATING PLAN are a minimum of four (4) feet wide. The construction of the sidewalk must meet all City specifications.

THE MIDWAY COMMERCE DISTRICT CANOPY SHADE TREE LIST

The following list contains all species approved for use in the *District*. It contains primarily native species, with some acceptable adapted plants. Other species may be used for planting within the lot. Invasive exotic species may not be used *anywhere* on lots or other areas within the *District*.

- | | |
|----------------------------------|------------------------|
| ▪ Acer rubrum | Red Maple |
| ▪ Acer saccharum | Sugar Maple |
| ▪ Caltalpa speciosa | Northern Caltalpa |
| ▪ Carpinus caroliniana | American Hornbeam |
| ▪ Celtis laevigata | Sugar Hackberry |
| ▪ Celtis occidentalis | Hackberry |
| ▪ Cercidiphyllum japonicum | Katsura Tree |
| ▪ Fagus sylvatica | European Beech |
| ▪ Fraxinus americana | White Ash |
| ▪ Fraxinus pennsylvanica | Green Ash |
| ▪ Fraxinus quadrangulata | Blue Ash |
| ▪ Ginkgo biloba | Ginkgo (male only) |
| ▪ Gleditsia tricanthos “Skyline” | Thornless Honey Locust |
| ▪ Gymnocladus dioicus | Kentucky Coffeetree |
| ▪ Koelreutaria paniculata | Golden Raintree |
| ▪ Liquidambar styraciflua | Sweetgum |
| ▪ Liriodendron tulipifera | Tulip Poplar |
| ▪ Nyssa sylvatica | Tupelo Black Gum |
| ▪ Ostrya virginiana | Hophornbeam |
| ▪ Platanus x acerifolia | London Planetree |
| ▪ Platanus occidentalis | Sycamore |
| ▪ Quercus acutissima | Sawtooth Oak |
| ▪ Quercus alba | White Oak |
| ▪ Quercus bicolor | Swamp White Oak |
| ▪ Quercus borealis | Northern Red Oak |
| ▪ Quercus coccinea | Scarlet Oak |
| ▪ Quercus imbricaria | Shingle Oak |
| ▪ Quercus macropara | Burr Oak |
| ▪ Quercus muehlenbergii | Chinkapin Oak |
| ▪ Quercus nigra | Water Oak |
| ▪ Quercus nuttalli | Nuttal Oak |
| ▪ Quercus phellos | Willow Oak |
| ▪ Quercus robur | English Oak |
| ▪ Quercus rubra | Red Oak |
| ▪ Quercus shumardii | Shumard Oak |
| ▪ Sophora japonica | Japanese Pagoda |
| ▪ Taxodium distichum | Bald Cypress |
| ▪ Tilia cordata | Littleleaf Linden |
| ▪ Tilia tomentosa | Silver Linden |
| ▪ Ulmus americana | American Elm |
| ▪ Ulmus parvifolia | Chinese Elm |
| ▪ Zelkova serrata | Japanese Zelkova |

THE NEW
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COMMERCE DISTRICT

OTHER REQUIREMENTS

INTRODUCTION

These Covenants include certain requirements for the development and maintenance of lots which aim toward respect and common enjoyment for all property owners, as well as advocating safety and the maintenance of property values. These requirements should be incorporated into lot design as well as heeded after the property is developed.

UNDERGROUND UTILITIES

- Owners shall have the responsibility to protect underground utilities from any damage. No utilities may be above ground including but not limited to electric, telephone and fiber optic cable unless approved otherwise by the EDA.

DRAINAGE AND GRADING

- No drainage ditches, cuts, swales, streams, impoundments, mounds, dams, or other physical improvements or elements of the landscape or terrain which control or determine the location or flow of surface water and drainage patterns may be destroyed, altered or modified by or at the direction or with the consent of any Owner without the prior written consent of the EDA. In the event of any destruction, alteration, modification or improvement made or occurring without such prior consent of the EDA, its representative may have the right to enter upon the property to remedy or repair such destruction, alteration, modification or improvement without being guilty of trespass and without liability to the Owner with respect to the same or the consequences thereof. Whenever, because of construction or improvements on a tract, the Owner of such a lot shall be obligated to provide a means of siltation control to prevent silt from running off of such lot onto such adjacent property.

MAINTENANCE REQUIREMENTS

- MAINTENANCE OF TRACTS AND BUILDINGS: the Owner of each lot shall at all times keep and maintain the premises and buildings, improvements and appurtenances thereon in a safe, clean and intact condition and shall comply in all respects with all applicable health, fire, safety and police requirements and regulations. Each Owner shall at all times keep the landscaping materials and trees on his lot well-maintained and in a healthy condition, including regular trimming and weeding of grass and appropriate maintenance of groundcover.
- NUISANCES: No rubbish or debris of any kind shall be placed or permitted to accumulate upon any portion of any lot and no odors shall be permitted to arise or be emitted therefrom so as to render any portion of the lot unsanitary, unsightly, offensive or detrimental to any of the remainder of the lots or of the occupants thereof. No exterior lights, the principal beam of which shines upon portions of the lots other than the lot upon which they are located, or which otherwise cause unreasonable interference with the use and enjoyment of the property by the occupants thereof, and no speakers, horns, whistles, bells or other sound devices used exclusively for security purposes which are activated only in an emergency situation or for the testing thereof.

PARKING AREAS

- Parking for vehicles for employees, tenants, visitors and clients may occur on the street or on the lot. There is no specific requirement for parking spaces on the lot; Owners and tenants may configure the parking areas to meet their individual needs.
- Damaged or severely cracked areas of all parking lots, sidewalks, and other hard surfaces shall be promptly repaired or replaced within 120 days of receiving notification of repair from the EDA.

NOISE POLLUTION

- For all applications, noise levels shall be maintained to allow normal conversation on and within any *District* STREET.
- No power tools or machinery shall be operated outside of an enclosed building without the express written consent of the EDA.
- The EDA may impose additional controls for late pm. and early am noise levels.

MISCELLANEOUS RESTRICTIONS

- ANIMALS: No animals, birds, insects, or poultry of any kind shall be raised, bred, or kept on any lot, except for guard dogs except as approved by the EDA.
- KENNELS: No kennels may be erected on any lot except as approved by the EDA. However, no kennels shall be located where it can be viewed from the adjoining property owners or from the STREET. All pets must be kept on a leash and not be allowed to stray on any lot unless under direct control, so as not to create damage or be a nuisance to other property owners.
- TEMPORARY OR PERMANENT MANUFACTURED HOMES: There shall not be erected, placed, reared, or permitted to remain on any lot in the *District* any manufactured homes, temporary or permanent, as an office or residence.
- MAILBOXES: All mailboxes shall be mail slots installed in entry/office facades (no mailbox on the STREET).
- FIREARMS: There shall be no hunting, discharging of firearms, B.B. guns, bows, crossbows, or other projectile weapons within or upon any lot or common area in the *District*.
- ANTENNAS: No antennas or large dishes for transmission or reception of television signals or any other form of electromagnetic radiation shall be erected, used or maintained on the property without the prior written approval of the EDA except 2 foot satellite dishes not closer than 15 feet to any STREET.

THE NEW MIDWAY COMMERCE DISTRICT

- STORAGE TANKS AND POOLS: No fuel or chemical in-ground storage shall be allowed in the *District*. No outdoor containers holding uncovered water shall be allowed in the *District*.
- ANCILLARY STRUCTURES: No water tower, storage tank, processing equipment, solar collector, telecommunications equipment, cooling tower or other ancillary structure or outside equipment shall be constructed, erected or placed without the prior approval of the EDA.

THE NEW
MIDWAY
COMMERCE DISTRICT

DEVELOPMENT REVIEW PROCEDURE

THE MIDWAY COMMERCE DISTRICT DEVELOPMENT REVIEW PROCEDURE

Because the *District* is being designed as a complete site, with siting and design standards unlike those of conventional industrial parks, a Development Review Procedure will be created to assist builders and Owners in their design process and ensure compliance with the *District's* governing standards. Builders and designers are encouraged to meet with the EDA before beginning design work to avoid wasting time and money on efforts inappropriate to the *District*. Owners interested in modifications or additions to existing buildings should also ask the EDA for design guidance.

The EDA is hereby given authority to review and approve any and all plans for the construction of all structures in accordance with the procedure outlined below. Per the applicable Covenants and County regulations, no clearing or construction activity or improvement of any kind shall commence, or permits be applied for, until certification of approval is received from the EDA. Should something not consistent with the County regulations and private covenants be constructed or designed, the EDA reserves the right to enjoin the owner and/or builder to cease, remove, and/or alter any part or configuration that does not comply with the standards established by the EDA. EDA approval does not relieve an Owner of the responsibility to receive any necessary government approvals.

SUMMARY OF PROCESS

Every new building, addition, renovation or alteration of existing buildings, accessory buildings, and landscaping must be approved by the EDA via the Development Review Procedure.

The Development Review Procedure is generally as follows:

STEP ONE: Pre-Design Meeting

A representative of the EDA will explain the *District* Code and Covenants and discuss how the goals of the Code and Covenants and the builder might correspond his or her plans.

STEP TWO: Sketch Design Review

Five (5) copies of the initial site plans, building plans and elevations are submitted to the EDA for review. The EDA will comment in writing within 15 days of its scheduled meeting.

STEP THREE: Second Design Review

Five (5) copies of schematic (scaled & measured drawings, to at least 1/8th inch) site plans, building plans and elevations are submitted to the EDA for review. The EDA will comment in writing within 15 days of its scheduled meeting.

STEP FOUR: Construction Document Review

Five (5) copies of the construction documents including site plans, building plans and elevations are submitted to the EDA for review. The EDA will comment in writing within 15 days of its scheduled meeting.

The four steps are accompanied by the following forms, which are included at this end of this section:

Form A: Sketch Design Review

Form B: Second Design Review

Form C: Construction Document Review

EXCEPTIONS TO THE DESIGN CODE AND COVENANTS

The EDA may grant *exceptions* to the Architectural Standards, Landscape Standards and Other Requirements in these Covenants based on unique topographical and site configurations. The request for any such *exceptions* must be submitted in writing. The granting of an *exception* does not constitute a precedent for other applications, and such requests may be arbitrarily denied.

REGULATORY COMPLIANCE

Owners and builders are responsible for making sure that permitted construction conforms to all applicable governmental regulations and building codes. If the EDA notes noncompliance, the owner will be required to make the necessary changes. However, the EDA is not responsible for enforcing compliance with governmental requirements.

COMMENCEMENT OF CONSTRUCTION

Once final approval is given by the EDA, an applicant may submit for building permit approval from the County. No construction or clearing of lot may commence until Construction Plan Approval is granted by the EDA (Form C) and permitted by the County. All construction must comply with the submitted plans. All lot Owners shall start construction within one year from the date the EDA deeds the lot to the Owner. Once started, construction shall proceed diligently until completed. The approval granted to plans and specifications shall be valid and effective only if construction is commenced within one year.

MODIFICATION OF DESIGN AFTER APPROVAL

During construction or later on, the Owner or tenant may decide to modify the approved plans or specifications. Any change to the approved plans and specifications requires prior review and written approval. Minor changes, where clearly within the Code and covenants, may be approved in writing by the EDA. More significant changes require approval by the EDA. The EDA shall determine whether a change is clearly within the Code and Covenants.

INSPECTION BY THE EDA

Buildings may be inspected during construction by the EDA's staff to assure that construction is in accordance with the plans and specifications approved by the EDA. These inspections are solely for the benefit of the EDA and are separate from any inspections that the City of Midway may require.

COUNTY PERMITTING

Upon approval by the EDA, the Owner shall secure a building permit from the County prior to proceeding with clearing and construction activities.

AMENDMENTS TO THE MIDWAY COMMERCE DISTRICT CODE AND COVENANTS

Amendments to the *District* Code and Covenants shall be approved by the EDA or the County in accordance with the following procedures:

1. Amendments to the *Architectural Standards, Landscape Standards, and Development Review Procedure* shall be reviewed and approved administratively by the EDA.
2. Amendments to the *Regulating Plan and Building Placement Standards* shall be reviewed and approved as an amended Master Plan in accordance with the Versailles-Midway-Woodford County Zoning Ordinance.

In order to amend the Master Plan, the EDA shall submit an application and other such information as required by the Zoning Ordinance regulations. The application shall include evidence that the proposed amendment conforms to traditional neighborhood or urban design principles as found in the *Charter for the New Urbanism* published by the Congress for the New Urbanism (CNU), or such other reference works generally recognized by CNU-affiliated design professionals to be authoritative. Such evidence shall be certified by a qualified individual having experience in traditional urban design.

THE NEW
MIDWAY
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TERMS OF RESTRICTIONS
AND ENFORCEMENT

INTRODUCTION

The restrictions and conditions of the Covenants shall be binding upon and inure to the benefit of the successors, assign, heirs and grantees of each Owner. This section provides guidance regarding the terms of restrictions and enforcement applicable to every lot in the *District*.

TERMINATION AND MODIFICATION OF THESE COVENANTS

These Covenants shall remain in force for 30 years from the date hereof. Thereafter, these Covenants shall automatically renew for successive periods of 5 years each unless terminated by a vote of 90% of the Owners and full consent to termination by the EDA.

These Covenants may be terminated prior to 30 years, extended, modified, or amended, with the written consent of the Owners of 90 percent of the *District*, based on the number square feet of land within the *District*, provided, however, that no such termination, extension, modification, or amendment shall be effective without the written approval of the EDA.

ENFORCEMENT

These Covenants may be enforced at law or in equity by the EDA, each Owner and any subsequent purchaser or owner of any portion of the *District* subject to the restrictions described herein. The EDA shall not have any liability in law or in equity to any other owner or purchaser of any portion of the *District* for failure to enforce the restrictions contained herein.

However, if any Owner shall file with the EDA a written petition for enforcement or commencement by it of proceedings to enforce these Covenants and the EDA shall fail to act accordingly within 30 days, or shall refuse such petition, then such petitioner may within a period of six months after filing such petition commence an action or proceeding against the violating Owner arising for enforcement or for actual damages arising from any violation of these Covenants.

LIQUIDATED DAMAGES

In addition to the EDA's options expressed elsewhere herein to sue to injunctive relief and/or actual damages, and in addition to the EDA's right to perform work on behalf of an Owner necessary for compliance and specially assess costs of said work to Owner, the EDA shall have the option to sue an Owner for liquidated damages and actual damages for the same period of noncompliance. Otherwise, election of liquidated damages as the EDA's remedy shall not preclude exercise of any other right or remedy available to the EDA hereunder.

Prior to commencement of any action to recover liquidated damages, the EDA shall mail notice of noncompliance by first class mail to Owner at Owner's last known address. Liquidated damages shall accrue after the expiration of 10 days from the date of the notice.

THE NEW MIDWAY COMMERCE DISTRICT

RIGHT TO ACT ON OWNER'S BEHALF

In addition to the foregoing remedies, the EDA may undertake the obligations of any Owner arising under the provisions contained in these Covenants. The right to act on an Owner's behalf shall arise if the Owner has not acted to correct a violation.

EFFECT OF INVALIDATION OF ANY PROVISIONS

In the event that any provision of these Covenants is held to be invalid by a court, the invalidity of such provision shall not effect the remaining provisions, and they shall continue in full force and effect. The term "provision" as used herein shall be construed to mean any portion of any section of the Covenants.

WAIVER OF RIGHTS

The failure of the EDA, the Owner, to enforce any provision or restriction herein shall not be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restriction.

INSPECTION

The EDA may from time to time at any reasonable hour or hours, enter and inspect any Site or improvements to ascertain compliance with these Covenants. The EDA shall use its best efforts not to compromise security measures and shall strive not to interfere with normal conduct of business in inspecting property under this provision.

ADDITION OF TERRITORY

The EDA may from time to time during the term of these Covenants, or any extension, add to the *District*, and by recorded supplement to these Covenants, declare such additional lands to be subject to the terms of these Covenants.

RIGHT TO RE-SUBDIVIDE

At the time of purchase of a lot from the EDA, such property shall be considered as a single building site for all purposes hereunder. Re-subdividing of such property by an individual Owner shall not be permitted without the prior approval by the EDA.

MUNICIPAL RIGHTS OF APPROVAL

All pertinent requirements of public agencies must be followed in the development of all properties within the *District*, and all plans must be approved by the City of Midway according to their regular procedures, applicable zoning codes, and municipal ordinances.

LIABILITY

The EDA shall not be liable in damages to anyone submitting plans to them for approval, or to any Owner affected by these Covenants, by reason of mistake in judgment, negligence or nonfeasance arising out of or, in connection with, the approval or disapproval or failure to approve any plans or for enforcing or failing to enforce any of these provisions of these Covenants. Each Owner waives any and all claims against the EDA as a result thereof. Every Owner or person who submits plans to the EDA for approval agrees, by submission of such plans or by acquiring title or an interest in the property, not to bring any action, proceeding or suit against the EDA.

CONSTRUCTION OBLIGATION AND REPURCHASE RIGHTS

▪ CONSTRUCTION OBLIGATION:

Each Owner shall promptly begin, diligently pursue and ultimately complete construction of building(s) on its property pursuant to the approved Application Plans.

In the event that construction of improvements approved by the EDA has not been commenced within one (1) year of the date of closing the sale of any lot, then, until such construction of structural framing above ground level. To exercise the Commencement Option, the EDA shall provide written Notice of Exercise of Option to Owner at Owner's last know address, including the date of repurchase closing. Notice shall be deemed to be received two days after deposit of the notice, postage prepaid, the U. S. mail. The repurchase, as described below, shall occur within sixty (60) days of delivery of Notice of Exercise of Option on a date specified in the notice.

If after commencing construction work on any lot, construction ceases for a period of six (6) consecutive months at any time before the completion of construction as provided in Owner's approved plans, the EDA shall have the option to repurchase the lot at any time within one (1) year of cessation of construction (the "Construction Option"). To exercise such Construction Option, the EDA shall provide the Owner with notice as set forth above. Repurchase shall occur within sixty (60) days of notice on a date specified in the notice.

If Owner does not complete construction of the improvements as described in the approved plans and obtain an occupancy permit for the improvements with three (3) years of the date of closing the purchase of the Site, the EDA shall have the option to repurchase the Site (the "Completion Option"). To exercise the Completion Option, the EDA shall provide written Notice of Exercise of Completion within one hundred eighty (180) days after the expiration of the three (3) year period. Repurchase shall occur within sixty (60) days of notice on a date specified in the notice.

- TERMS OF REPURCHASE: If the EDA exercises any of the options at repurchase closing the Owner shall tender a warranty deed free and clear of all liens and encumbrances except municipal and zoning ordinance, recorded easements for public utilities and deed restrictions approved by the City of Midway in exchange for a sum equal to Owner's purchase price less any unpaid real estate taxes, the proration for the then current year's real estate taxes and the title insurance premium. The Owner shall provide the EDA with a title insurance policy of the full amount of Owner's purchase price.

In the event of repurchase as outlined in this Section, Owner shall also be liable to the EDA for all reasonable costs and expenses incurred in retaking and restoring the Site to marketable condition, and such costs and expenses shall be deducted from the amount of purchase price paid to the Owner. Owner shall be deemed to consent to enforcement of the options by specific performance.

RIGHT OF FIRST REFUSAL TO REPURCHASE VACANT LAND

In the event that Owner shall wish to convey any vacant portion of a lot or a vacant lot (the "Repurchase Site"), at any time within three years of closing, it shall first give the EDA the right to purchase the Repurchase Site at Owner's original purchase price and on the same terms and conditions as notice ("Notice") that Owner wishes to convey a portion of Repurchase Site, the EDA shall notify Owner of its decision concerning repurchase. If the EDA decides to repurchase, closing shall occur within sixty (60) days of the EDA's receipt of notice. If the EDA is repurchasing a portion of a Site, the purchase price shall be prorated to reflect the total square footage of Repurchase Site as compared to the original square footage purchase by Owner.

APPENDIX A:
DEFINITIONS

The following definitions are recommended for use with this District. In some cases, the terms may conflict with definitions in the Versailles-Midway-Woodford County Zoning Ordinance. In such cases, the definitions within this document will govern the construction of this development. Certain terms in this document are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in small capital letters, it is being used as defined herein.

ARTISANAL WORKSHOP

Shops of special trade including the manufacturing, compounding, assembling, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, cooperage, woodworking, and other artistic endeavors and similar trades. Retail sales of products made on the premises are encouraged. The building footprint is a maximum of 5000 square feet.

BUILDABLE AREA

The building can be placed only within the BUILDABLE AREA (excepting roof eaves). Note that the BUILDABLE AREA sets the limits of the building footprint now and in the future; additions must be within the designated area. The BUILDABLE AREA is illustrated in and set by the BUILDING PLACEMENT STANDARDS.

COMMON ACCESS EASEMENTS

An unobstructed passageway for two or more lots, typically at the rear of and crossing or occupying a portion of more than one lot, that provides access to garages, utilities and services such as garbage collection. COMMON ACCESS EASEMENTS have a minimum 30 foot width to allow truck/vehicle movement.

COMMON LOT LINES

Lot lines shared by private lots, generally side lot lines, perpendicular to the STREET.

CORNER LOT

A lot in which one side lot line is adjacent to the STREET. Special build-to and landscape requirements may apply.

GARDEN WALL

A masonry or iron fence required along the street frontage of all lots.

GREEN, SQUARE

Common areas located within the *District*, as designated on the REGULATING PLAN. The GREEN is a primarily unpaved, formally configured, small common lawn or park. The SQUARE is generally paved, appropriate to a more highly trafficked area. Both types should be surrounded by canopy STREET TREES. Their dimensions shall be no less than a 1:5 ratio, with a minimum tract dimension of 25 feet on one side. Situated at prominent locations and often dedicated to important events and/or citizens, GREENS and SQUARES may contain play equipment but not ball fields and courts.

LOT FRONTAGE

LOT FRONTAGE refers to the lot lines that coincides with the STREET Right of Way and generally the shorter lot dimension (also known as STREET FRONTAGE).

PEDESTRIAN PATHWAY

PEDESTRIAN PATHWAYS are interconnecting paved walkways that provide pedestrian passage through blocks running from STREET to STREET. These PATHWAYS should not be less than 20 feet in width and should provide an unobstructed view through the block.

SIDEWING

The portion of a building extending along a side lot line toward the ALLEY or garage. This may be built initially or as a later addition. The SIDEWING sits within the BUILDABLE AREA of the lot as shown in the BUILDING PLACEMENT STANDARDS.

STREET, STREET FRONTAGE, AND SIDE STREET

1. STREET includes all common spaces (STREETS, PEDESTRIAN PATHWAYS, GREENS, SQUARES, and parks) - but not COMMON ACCESS EASEMENTS.
2. STREET FRONTAGE refers to the lot lines that coincides with the STREET Right of Way and generally the shorter lot dimension. (also known as LOT FRONTAGE)
3. SIDE STREET is the STREET of the lesser Right of Way, generally with the longer lot line along it.

STREET BUILDING LINE (SBL)

The SBL is the line on the REGULATING PLAN where the building footprints must be placed, generally up to one foot from the STREET FRONTAGE (a build-to line, not a setback), unless otherwise indicated on the REGULATING PLAN. Exceptions, such as a stepped-back wall, are allowed only in the middle of the block (away from the corners of the buildings).

STREET TREE

A deciduous canopy tree as listed in the Canopy Shade Tree list. STREET TREES are of a hardy species, and large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

STREET TREE ALIGNMENT LINE

A generally straight line that STREET TREES are to be planted along. This alignment is parallel with the STREET and unless specified in the REGULATING PLAN is set 5 feet off the curb-face.

STREETSCAPE

This term refers to the various components that make up the STREET, both in the Right of Way, and on private lot frontages. It includes pavement, parking spaces, planting areas, STREET TREES, streetlights, sidewalks, GARDEN WALLS, etc.

"WHERE CLEARLY VISIBLE FROM THE STREET"

Many requirements of this Code apply only where the subject is “clearly visible from the STREET.” Note that the definition of STREET includes parks, CIVIC GREENS, squares, and all public areas except ALLEYS/COMMON ACCESS EASEMENTS. The intent here is to restrict control to the public realm where it has significance and limit public interference in the private realm. Something visible only from the opening in a GARDEN WALL at the COMMON ACCESS EASEMENT is not “CLEARLY VISIBLE FROM THE STREET.”

WORKING COURTYARD

The open portion of the lot, within the block, behind the building or GARDEN WALL.

APPENDIX B:
DEVELOPMENT REVIEW
PROCEDURE FORMS

FORM A: SKETCH DESIGN REVIEW

DATE _____

The purpose of the Sketch Design Review is to review basic assumptions about the lot and building placement, and establish appropriate general characteristics of the design.

REFERENCE:

Owner _____ Block & Lot No. or Street Address _____

DRAWINGS REQUIRED:

Submit 5 (five) copies of all drawings (one for file, one to be returned with comments).

Hand-drawn sketches are acceptable, though they should be reasonably accurate in scale and proportion, as determined by the EDA.

1. _____ Site Plans, to an approximate scale. (Indicate adjacent properties and include any significant trees and clusters of trees on subject lot)
2. _____ Diagrammatic Floor Plans
3. _____ Elevations (minimum two, i.e. front and side)

MAJOR ITEMS FOR REVIEW

1. Compliance with Building Placement Standards
 - a) Placement on the Lot
 - b) General Massing
 - c) Layout of block interior and street-side egress points
 - d) Parking and/or truck movements
2. General materials
3. Proportions, visual balance, window spacing, column spacing, etc.
4. Basic details such as window trim, soffits, etc.
5. Preservation of vegetation, if applicable

THE EDA WILL COMMENT IN WRITING WITHIN 15 DAYS OF ITS SCHEDULED MEETING.

EDA RESPONSE:

Notes: _____
Approved as submitted _____
Approved with modifications _____
Disapproved _____

Signature of EDA Representative (print name)

FORM B: SECOND DESIGN REVIEW

DATE _____

The purpose of the Second Design Review is to review the detailed development of the design. Most of the dimensions and details of the design should be understood at this stage of design development, before final construction documents are prepared.

REFERENCE:

Owner _____ Block & Lot No. or Street Address _____

DRAWINGS REQUIRED:

Submit 5 (five) copies of all drawings (one for file, one to be returned with comments).

Drawings should be measured and drawn to scale. Appropriate detail should be shown, and major dimensions should be indicated on the drawings.

1. Site Plan at min. 1/16" = 1'-0", including roof plan
2. Landscape Plan (may be included on Site plan)
3. Floor Plans at min. 1/8" = 1'-0"
4. Elevations at min. 1/4" = 1'-0"
5. Draft schedule of materials
 - a) Roofing, walls, windows, etc.
 - b) Color selections
 - c) Product information on decorative elements

MAJOR ITEMS FOR REVIEW

- a) Comments from Sketch Design Review Memo
- b) Material and product choices and configurations, color selection
- c) Landscape Plans

THE EDA WILL COMMENT IN WRITING WITHIN 15 DAYS OF ITS SCHEDULED MEETING.

EDA RESPONSE:

Notes: _____
Approved as submitted _____
Approved with modifications _____
Disapproved _____

Signature of EDA Representative (print name)

FORM C: CONSTRUCTION DOCUMENT REVIEW

DATE _____

By this stage all EDA comments should have been addressed by the designer. The Construction Document Review assures that the final product reflects the character of the *District* and complies with the Code and Covenants, and that all previous EDA comments have been addressed.

REFERENCE:

Owner _____ Block & Lot No. or Street Address _____

DRAWINGS REQUIRED:

1. 5 (five) copies of all drawings and specifications required for building permits (one for file, one to be returned with comments).
2. Landscape plans showing all plant locations and species, mulching, turf, and irrigation system.
3. Schedule of materials (if not called out specifically on permit plans)
 - a) Roofing, walls, windows, doors, soffit, etc.
 - b) Color selections
 - c) Product information on decorative elements

THE EDA WILL RESPOND IN WRITING WITHIN 15 DAYS OF ITS SCHEDULED MEETING.

APPROVAL OF THIS FORM CONSTITUTES APPROVAL OF THE PLANS FOR CONSTRUCTION.

ABSOLUTELY NO CONSTRUCTION OR CLEARING ACTIVITY OF ANY SORT MAY COMMENCE ON THE LOT OR BUILDING BEFORE THIS STEP OF THE REVIEW PROCEDURE IS COMPLETE.

EDA RESPONSE:

Notes: _____
Approved as submitted _____
Approved with modifications _____
Disapproved _____

APPROVED TO BEGIN CONSTRUCTION:

Signature of EDA Representative

(print name)