



RIDGEVIEW

Design a Home You Deserve.....



Actual Site

Welcome to RidgeView, a unique residential development that perfectly blends the allure of unparalleled excellence with the serene embrace of tranquility.

Perched overlooking a picturesque valley, this extraordinary place is designed for those who seek the finer things in life while yearning for the peace and quietude that only nature can provide.

Here, every detail is meticulously designed and crafted to ensure an experience that transcends the ordinary, offering a sanctuary where luxury and calm coexist in perfect harmony.

Join us as we explore this haven of sophistication and solace, a true testament to the art of living well.



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Introduction

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Construction is about to commence on RidgeView, an innovative, village-style development located in Johnston, Iowa. The project will unfold in three phases, with the inaugural phase consisting of sixteen picturesque lots that showcase the tranquil beauty of the Iowa countryside.

RidgeView is designed as a luxurious community, where elegance meets tranquility. Nestled in the serene landscape of Johnston, Iowa, this development embodies a perfect blend of modern sophistication and rural charm. Each home in NW RidgeView is to be thoughtfully crafted with high-end finishes and bespoke details, catering to those who appreciate finer living. The community layout encourages a harmonious balance between private spaces and communal areas, fostering an environment of inclusivity and warmth.

Design Guidelines Overview

The Design Guidelines aim to create a cohesive and visually harmonious community by guiding homeowners and builders in crafting homes that are beautiful, well-crafted, and blend seamlessly with the environment and architectural themes of the community. The primary objectives are to maintain high design and construction standards, protect and enhance the community's natural beauty, promote harmony with the surroundings, encourage sustainability, and preserve the long-term value and desirability of the community.

These guidelines are binding and apply to all current and future homeowners and builders. They are in effect indefinitely and can only be amended through the prescribed process.

Definitions

To ensure clarity and prevent misunderstandings, key terms used within these documents are defined as follows:

- **"Community"** refers to RidgeView and all properties and common areas within its boundaries.
- **"Homeowner"** is any individual or entity holding title to a lot within the community.
- **"Builder"** is any individual, firm, or corporation engaged in the construction of homes within the community.
- **"Design Review Committee or DRC"** refers to the group responsible for the review and approval of design submissions as detailed in these guidelines.

Building Design

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House Types

Single-family homes are defined by various configurations, each with its unique characteristics and design elements. Here are the common types that are permitted for RidgeView:

Ranch Type: Single-story homes with a lower profile and open floor plans where living, dining, and kitchen areas flow into one another. If the lot slope permits, the living space can extend to the basement level. Ideal for accessibility and ease of movement, especially for seniors or those with mobility issues.

1-1/2 Story House: Features primary living spaces and one or more bedrooms on the main floor, with additional bedrooms and living areas on the upper floor. The upper level often includes varied ceiling designs and loft areas that overlook the main floor, enhancing the sense of space. This design is favored for its combination of expansive interiors and unique roof lines.

Two-Story Type: Classic configuration with living spaces (such as the living room, dining room, kitchen, and sometimes an office or guest bedroom) on the first floor, and bedrooms with additional bathrooms on the second floor. Suitable for families seeking separation between communal and private spaces. This type often includes basements with daylight or walk-out options for additional living space.

Three-Story Type: Includes three levels of living space, often with main living areas on the ground floor, bedrooms on the second floor, and additional living spaces like a loft, study, or entertainment area on the third floor. The top floor may also provide access to a rooftop area for outdoor living, gardens, or a terrace. Ideal for maximizing living space on smaller footprints, featuring spectacular views and increased natural light on the upper levels.

House Square Footage Requirements

One of the key considerations to establish a standard of quality and prestige is by setting minimum square footage requirements. Here are the principles:

Minimum Square Footage: Ensures quality and prestige by allowing for spacious rooms, high ceilings, and luxury amenities like home theaters and gyms.

Maintain Property Values: Larger homes command higher prices, enhancing the community's reputation and desirability.

Square Footage Minimum Requirements for Main Level Living Space:

<u>Lot #'s</u>	<u>Ranch Style</u>	<u>Two Story or More</u>
Lots 1 – 4	1,600 S.F.	1,150 S.F.
Lots 5 – 6	1,800 S.F.	1,260 S.F.
Lots 7 – 9	2,000 S.F.	1,400 S.F.
Lots 10 – 12	1,800 S.F.	1,260 S.F.
Lots 13-16	1,600 S.F.	1,150 S.F.

Architectural Standards

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The Architectural Design Standards ensure all homes in RidgeView reflect high design quality and maintain the community's unique character.

Architectural Styles and Themes

- **Contemporary:** Clean lines, large windows, open floor plans, and indoor-outdoor living.
- **Colonial:** Symmetrical designs with classic detailing.
- **Cape Cod:** Steep roofs, dormer windows, wood siding, and symmetrical appearance.
- **Craftsman:** Natural materials, low-pitched roofs, wide eaves, and large front porches.
- **European:** Stucco walls, arches, and outdoor living spaces.
- **Tudor:** Steep roofs, cross gables, half-timbering, and mixed facades.
- **Cottage:** Asymmetrical, pitched roofs, bay windows, and casual living spaces.
- **Farmhouse:** Spacious front porch, large kitchen, and simple layout with board and batten siding.
- **Prairie:** Low, horizontal lines, flat or hipped roofs, and broad eaves.

Design Integrity

- Authentic design must be consistent across all elevations of the house.
- Design services must be completed by a professional and reviewed by the Design Review Committee.



- Complimentary initial design services provided by D2B, at no charge.

Exterior Materials and Colors

- **Quality Materials:** Durable, high-quality materials appropriate for the climate. No vinyl siding. Approved materials are outlined in the annex.
- **Color Palette:** Consistent with the architectural style, complementing the natural surroundings and maintaining visual distinction with neighboring homes. All exterior materials and colors must be approved by the DRC.

Windows and Doors:

- **Style and Placement:** Align with the architectural style and enhance the facade.
- **Materials and Colors:** Complement the overall exterior design.



Roofing Materials and Designs

- **Compatibility:** Match the home's architectural style and community aesthetic.
- **Durability and Quality:** Chosen for longevity and aesthetic appeal. Architectural grade shingles required.
- **Configuration:** Consistent with defined home styles, avoiding extraneous designs like disjointed shed roofs, etc. The goal is to be a timeless community.

Porches, Decks, and Patios

- **Design Integration:** Seamlessly integrated into the overall design, respecting style and scale.
- **Materials:** Match or complement the house's primary construction materials.

Garage, Driveway and Parking Requirements

In RidgeView, the thoughtful placement and design of garages and driveways play a pivotal role in shaping the overall visual aesthetics and character. Here are the minimal requirements:

Garages: A minimum of a 3-car garage is required. Emphasis is placed on diverse garage orientations and configurations to minimize streetscape impact and enhance the architectural quality of the street.

Recessed Garages: This concept is preferred but not required.

Side-Load Garages: Acceptable to be forward of the house with a thoughtfully articulated street-facing façade. Garage may be attached or independent of other garage spaces.

Driveways: Must be concrete, with a maximum curb width of 20 feet and aprons meeting city requirements for a consistent aesthetic.

Parking: All vehicles, including bikes, RVs, and trailers, must be stored in garages. Long-term driveway parking is prohibited to maintain community standards.

Ancillary Structures:

Ancillary structures refer to independent structures that serve specific purposes, like garden retreats or spaces for storing pool supplies. These structures are allowed per the below schedule:

Maximum Size: 300 S.F. for all lots

These structures should also be aesthetically designed to complement the main residence, and a separate design approval is required.

Fencing and Walls

Fences and site walls are beneficial for enhancing privacy and adding to the exterior appearance of the homes for RidgeView. Here are the requirements:

Materials and Height:

- Use natural or high-quality materials.
- Opaque fencing: exterior lumber or black steel fencing.
- No chain link fences.
- Maximum height: 6 ft.
- Landscaping walls: natural or textured materials, reviewed by the Design Review Committee.

Design and Placement:

- No front yard fences.
- Side and rear yard fences per city guidelines.
- Pool fencing as required by city codes.
- House-fence connections in black steel for open views.

Swimming Pools

Swimming pools must meet the Design Guidelines regarding design, installation and maintenance.

Underground Only: No above-ground pools, ensuring visual appeal and property values.

Compliance with Local Codes: Adhere to all local building codes for safety and regulation.

Design and Construction Approval: Submit detailed plans to the Design Review Committee for approval.

Maintenance and Upkeep: Pool owners responsible for regular maintenance, cleanliness, and safety.

Site Planning and Landscape Design

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The landscaping design within the RidgeView community aims to complement the architectural style and individual character of each residence. It is imperative that the landscape seamlessly integrates with the built elements and becomes an integral part of the overall design. Plantings are a versatile tool, serving to soften the appearance of site walls, foundations, pavements, steps, and fences, thus harmonizing the built environment with the natural surroundings. Here are the essential guidelines:

Landscape Integration: Landscaping must complement the architectural style and character of each residence, blending seamlessly with built elements. Plantings should soften site walls, foundations, pavements, steps, and fences.

Professional Guidance: All landscaping projects must be planned and executed by a qualified landscape architect or designer. Approval from the Architectural Review Committee is required before starting any work.

Setbacks and Building Placement

- Setbacks: Adhere to predetermined setback requirements.
- Orientation: Homes should maximize street presence, enhance privacy, and offer the best views.

Driveway and Parking Standards

- Materials: Construct driveways and walkways from concrete.
- Width and Depth: Driveway width at the curb should not exceed 20 feet; concrete depth must be at least 5 inches.
- Scoring Techniques: Use to minimize cracking.
- On-Site Parking: Provide adequate garage space for all vehicles, including RVs, trailers, and bicycles. Long-term driveway parking is prohibited to maintain community standards

Fencing and Walls

- Materials and Height: Use natural or high-quality materials. Maximum height of 6 ft. No chain link fences.
- Design and Placement: Enhance property aesthetics without obstructing views. No front yard fences; side and rear yard fences per city guidelines.
- Landscaping Walls: Encourage for visual highlights and grade resolution, subject to Design Review Committee approval.

Landscaping Requirements

- Numerous Plantings: Encourage the use of native plants for ecosystem compatibility.
- Trees: Plant a minimum of 5 trees per site, with at least 1 in the front yard.
- Plants and Beds: Plantings should extend at least 10 feet around the house foundation.
- Water Conservation: Prioritize water-efficient designs with drought-tolerant plants and efficient irrigation.
- Maintenance: Regular upkeep of all landscaped areas is required to maintain community aesthetics.

Community Amenities

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Ridgeview is located within Johnston, Iowa, which boasts a range of community amenities and features that enhance the living experience in the area. Please find a few listed herewith:

Common Areas and Shared Facilities

- Community centers, public squares, and event spaces for social gatherings.
- Facilities like Johnston Public Library and Crown Point Community Center for educational, cultural, and recreational activities.

Playgrounds and Recreational Areas

- Numerous playgrounds with modern equipment and safety features.
- Recreational areas like Terra Lake Park and Johnston Commons with sports facilities and open spaces for picnics.

Paths and Trails

- Extensive network for walkers, joggers, and cyclists.
- Scenic trails through wooded areas, creeks, and around lakes, promoting an active lifestyle.

Geographic Characteristics

- **Location:** Suburban tranquility with urban accessibility in Polk County.
- **Topography:** Mix of flat and rolling terrain suitable for various developments.
- **Natural Features:** Proximity to Saylorville Lake, Beaver Creek, and Des Moines River.
- **Green Spaces:** Parks and trails, like Terra Lake Park, offering recreation and scenic beauty.
- **Climate:** Four wonderful seasons offering vigorous recreational opportunities.
- **Urban Planning:** Balanced development with a focus on sustainability and community-centric environments.

Conclusion: Johnston's amenities make it a family-friendly, health-conscious city with ample opportunities for social, recreational, and fitness activities.

Utilities and Services

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In RidgeView, the provision of utilities and services is efficiently managed to ensure a high quality of life for its residents. Here is a summary:

Reliable Utilities

- Electricity and natural gas by MidAmerica.
- High-quality water supply by Xenia.
- Efficient sewage and waste management by the city of Johnston.

Sustainability

- Recycling programs and eco-friendly waste disposal.

Connectivity

- High-speed internet and telecommunications for residential and business needs.

Public Services

- Regular street maintenance, snow removal, and public safety measures.
- Convenient postal and delivery services with accessible mailboxes and drop-off points.

Focus

- Meeting daily needs and fostering a safe, comfortable, and sustainable living environment in RidgeView.

Sustainability Guidelines

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In the heart of Iowa, RidgeView will stand as a beacon of sustainable living, demonstrating a steadfast commitment to environmental stewardship and the well-being of its community.

Energy Efficiency

- Recommendations of energy-saving practices: LED lighting, high-efficiency HVAC, energy-efficient appliances.

Water Conservation

- Use of low-flow fixtures, rainwater harvesting, and water-wise landscaping.

Renewable Energy

- Advocation of solar panel and alternative energy system installations.
- All installations require approval by the DRC.

Green Building Materials

- Encouragement of recycled or sustainably sourced materials.
- Use of low-VOC paints and finishes.
- Promotion of sustainable construction practices and LEED certification.

Focus: Creating an environmentally responsible community that values and actively works toward a sustainable future.

Design Review Process

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The design review process is a critical component of maintaining the architectural character and integrity of RidgeView. This process ensures that all construction, modification, and enhancement projects align with the community's design ethos and comply with the established guidelines.

Submission Requirements

- All projects must be submitted to the Design Review Committee (DRC) before starting.
- Submissions must include detailed plans, elevations, material samples, and color palettes.
- Each submission must also include a site plan with proposed landscaping and any and all yard features.

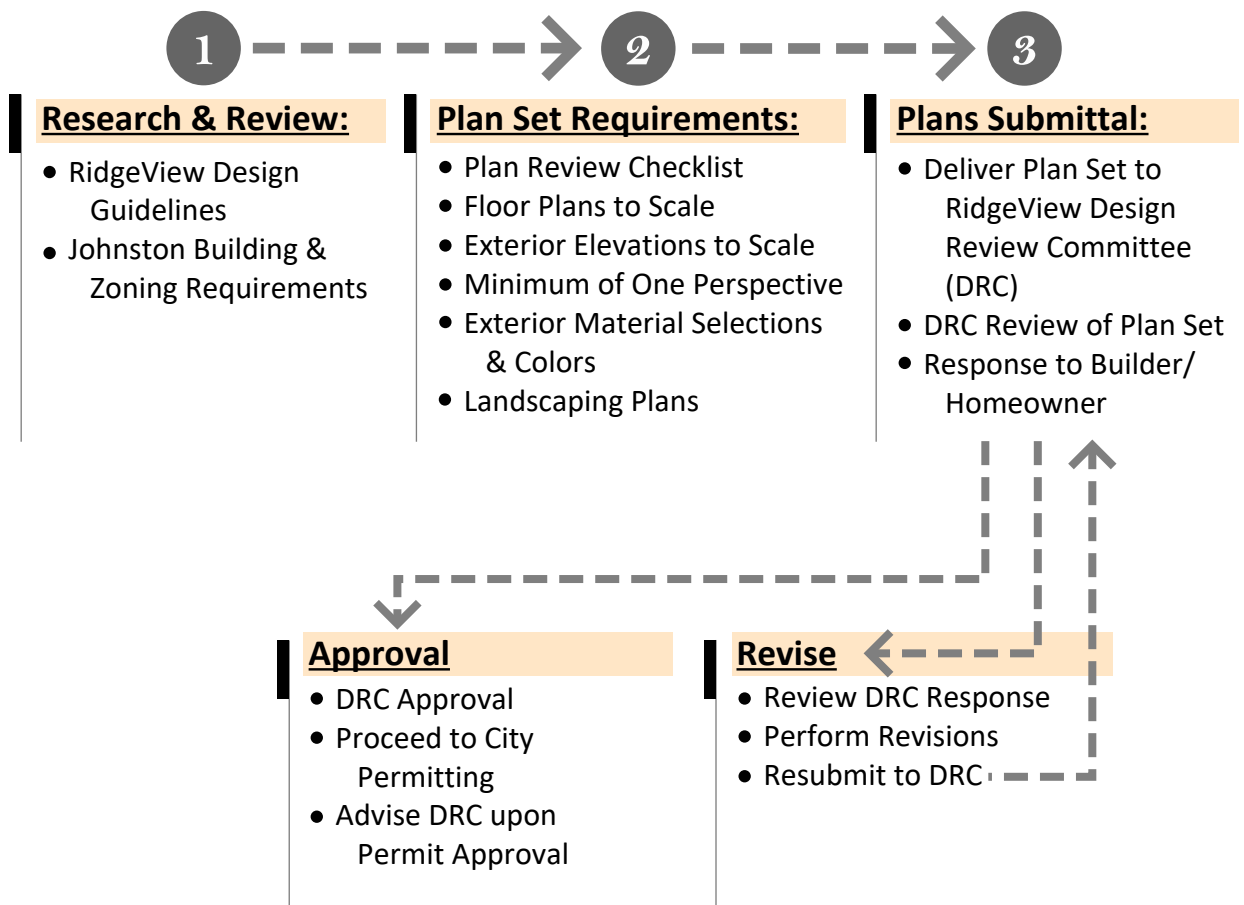
Review Committee Structure

- Composed of design professionals, community members, and possibly a Board member.
- Emphasizes architectural style, materials, colors, scale, proportion, and detailing.

Approval and Appeal

- DRC will approve, request modifications, or reject submissions.
- Written notice provided for decisions and recommendations.
- Appeals can be made to the Board of Directors for a final decision.

House Plan Review Process



Maintaining the integrity and vision of a residential community requires not only well-defined guidelines, but also a robust system of application and maintenance. This ensures that the standards set forth in Ridgeview's Design Guidelines are consistently upheld. Please find the following guidelines:

Maintenance Requirements

- **Regular Maintenance:** Homeowners must maintain property aesthetics, landscaping, and efficient systems.
- **Modification Procedures:** Submit detailed plans to the DRC for approval before making changes.
- **Enforcement Policies:** Non-compliance can result in fines or other penalties.
- **Dispute Resolution:** Mediation or committee review for disputes.

Homeowners Association (HOA) Fees

- **Initial HOA Fee:** \$250 annual fee for maintenance of common areas and services.
- **Fund Allocation:** Covers upkeep of shared facilities, landscaping, community events, and reserve fund.
- **Management:** Overseen by the HOA Board with transparent financial statements.
- **Compliance:** Mandatory payment with enforcement for late or non-payment.
- **Periodic Adjustments:** Fees may be adjusted based on community needs and costs.

HOA Board

- **Initial Composition:** Developer-appointed members initially.
- **Transition to Resident Control:** Gradual shift to homeowner-elected board.
- **Elections:** Annual meetings for board elections.
- **Diverse Representation:** Board members from various backgrounds.
- **Roles:** Manage budget, enforce covenants, maintain common areas, and liaise with other entities.

These guidelines ensure RidgeView remains well-maintained, financially healthy, and a desirable place to live.



Amendments to the Design Guidelines

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The process of amending the Design Guidelines is an essential aspect of community governance, ensuring that our guidelines remain relevant, effective, and reflective of the residents' evolving needs and aspirations. Please find the following guidelines:

Adaptability and Evolution

- Ensuring the Design Guidelines remain relevant and reflective of residents' needs.

Procedures for Amending Guidelines

- Submit detailed amendment proposal to the DRC.
- Review for impact on community aesthetics and functionality.
- Circulate proposal for resident feedback.

Voting Rights and Requirements

- Each homeowner has voting rights.
- Amendments require a supermajority (two-thirds) for approval.

This process maintains RidgeView's core values while allowing for necessary progress and innovation, ensuring the guidelines serve the best interests of all residents.

Annexes and Appendices

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Annexes and appendices supplement the Design Guidelines providing essential tools and information to assist builders and residents navigate the Design Guidelines and related procedures. Please request this information from your real estate professional or project representative.

Application Forms and Checklists

- Includes necessary forms and checklists for new constructions, modifications, or alterations.
- Streamlines the application process, ensuring all requirements are met.

Contact Information for the Design Review Committee

- Detailed contact info for DRC members, including names, roles, phone numbers, emails, and office locations.
- Crucial for residents seeking guidance or discussing projects.

Legal Documents Related to the Covenants

- Contains all legal documents governing the covenants, including the original declaration, amendments, and other legal materials.
- Essential for understanding enforceability and scope of guidelines.

Reference Materials and Additional Resources

- Includes design guides, examples of approved projects, landscaping recommendations, and lists of preferred materials and suppliers.
- Helps residents make informed decisions about property design and maintenance.

Final Thoughts.....

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Thank you for considering RidgeView for your new home. We are thrilled to welcome you to our community, where architectural excellence, cohesive design, and quality of life align with your unique priorities.

At RidgeView, our Design Guidelines ensure every home reflects your vision and demand for something extraordinary. From house configurations and square footage requirements to the thoughtful placement of garages and driveways, we uphold the highest standards and exclusivity.

Our Design Review Process, managed by the Design Review Committee, guarantees that all projects meet our aesthetic and environmental goals. We emphasize quality building materials, beautiful landscaping features, and our exceptional location to help you create your special place.

We look forward to welcoming you to RidgeView, where your dream home awaits!



Design Inspiration: | *Contemporary*



Design Inspiration: *Colonial*



Design Inspiration: | *Cape Code*



Design Inspiration: | *Craftsman*



Design Inspiration: | *European*



Design Inspiration: | *T u d o r*



Design Inspiration: | *Cottage*



Design Inspiration: *Farmhouse*



Design Inspiration: *Prairie*

