Prepared by and when recorded return to: Stuart Ruddy, c/o Knapp Properties, L.C., 5000 Westown Parkway, Suite 400 West Des Moines, Iowa, 50266 (515) 223-4000

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION is made this 3rd day of November 2021, by **RACCOON RIVER LAND CO., L.L.C.,** an Iowa limited liability company (the "Declarant").

WHEREAS, Declarant is the owner of certain real property legally described as follows:

See Exhibit "A', attached hereto and incorporated herein by reference.

WHEREAS, said property shall be known as Timber Knoll at the Preserve Plat 1 (hereinafter referred to as "Property"); and

WHEREAS, Declarant is desirous of establishing certain covenants, conditions and restrictions for the benefit of the Property and the owners of the lots.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold and conveyed and be subject to the following restrictions, covenants, and conditions, and shall run with the Property and shall be binding on all parties having any right, title or interest therein or any part thereof, their heirs, successors, assigns, grantees, executors, administrators and devisees and shall inure to the benefit of Declarant.

I. DEFINITIONS.

For the purpose of this Declaration, the following terms shall have the following definitions, except as otherwise specifically provided:

A. "Ancillary Structures" shall mean structures that are used for storage, gardening, workshops, play sets, sports courts (other than a dwelling or the attached garage) and other uses as approved by the ARC.

B. "ARC" shall mean the Architectural Review Board of Timber Knoll at the Preserve Plat 1 Architectural Review Board, which shall be composed of representatives of the Declarant having one (1) vote, and an architect or home

designer jointly selected by Declarant.

C. "Association" shall mean and refer to Timber Knoll at the Preserve Plat 1 Homeowner Association, its successors and assigns, a non-profit corporation organized pursuant to Chapter 504 of the Code of Iowa as amended.

D. "Association Board" shall mean the board of directors of Timber Knoll at the Preserve Plat 1 Homeowner Association.

E. "Builder" shall mean and refer to one or more persons or entities that construct a dwelling or outbuilding on the Property.

F. "City" shall mean the city of West Des Moines, Iowa.

G. "Common Areas" shall mean and refer to all portions of Timber Knoll at the Preserve Plat 1 now or hereafter owned by the Declarant or Association from time to time designated or declared by Declarant for the common use and enjoyment of the Owners. Included within the Common Areas but not limited to the following, are any maintenance areas, irrigation systems, fences, hedges, poles, parking lots, walkways, sidewalks, landscaping elements, detention ponds, storm water improvements, lakes, recreational areas, easements concerning primary and secondary entrance signage, easements concerning neighborhood signage within the limits of Timber Knoll at the Preserve Plat 1, general storm water basins within the limits of Timber Knoll at the Preserve Plat 1, any private driveways, signage and any such other Common Areas as defined by the Declarant or the Association Board of Timber Knoll at the Preserve Plat 1.

H. "Declarant" shall mean and refer to Raccoon River Land Co., L.L.C., an Iowa limited liability company, and its successors and assigns.

I. "Lot" shall mean and refer to Lots 1-26, inclusive, as shown on the recorded plat of Timber Knoll at the Preserve Plat 1.

B. "Owner" shall mean and refer to the record owner of the Property.

D. "City" shall mean the city of West Des Moines, Iowa.

E. "Pattern Book" shall mean Timber Knoll at the Preserve Plat 1 Design Guidelines dated October 4, 2021, attached hereto as Exhibit B.

II. DESIGNATION OF USE

Except as otherwise specifically noted by Declarant in subsequently filed and recorded amendment to this Declaration, or except as specifically authorized by the PUD, all Lots on the Property designated as such shall be single-family residential lots as permitted by the City of West Des Moines Zoning Ordinance and shall not be improved, used or occupied for other than private residential purposes. No full-time or part-time business activity may be conducted on any Lot or in any dwelling or structure constructed or maintained on any Lot except those activities permitted under the terms of the provisions of the zoning ordinance of the City of West Des Moines applicable to the Property.

III. DESIGN AND CONSTRUCTION

All design elements of buildings on every Lot shall conform to the requirements stated in the Pattern Book, including, without limitation:

No mobile home or Manufactured Home as defined in the Code of Iowa shall be placed or erected on any Lot. No dwelling structure of any kind may be moved onto any Lot.

No outbuilding, or other building or structure shall be constructed, altered, or maintained on any Lot including dog or any such other animal housing, other than the Ancillary Structures that conform to the exterior design and construction features of a dwelling on such Lot and do not occupy a space larger than specified in the Pattern Book.

No dwelling or other building shall be constructed on any Lot unless the design and location comports with the specifications for the applicable building type specified in the Pattern Book. Dwellings and other buildings must be scaled to complement the lot size, geometry and existing landscaping as well as neighboring houses and other buildings, where applicable.

All buildings and dwellings shall be designed and constructed in accordance with one of the Architectural Patterns set forth in the Pattern Book and utilizing materials specified in the Pattern Book for the applicable Architectural Pattern.

All dwellings shall have a garage meeting the requirements of the Pattern Book for the applicable Lot type.

No more than two (2) Acceptable Styles may be identical nor constructed directly next to one another.

All building structures or improvements of any kind must be completed within twelve (12) months of the date of commencement of construction. The ARC reserves the right to impose a penalty on delays beyond twelve (12) months completion timeline.

The Association hereby delegates to the ARC the authority to determine compliance with the architectural standards of the Pattern Book.

IV. TEMPORARY AND OTHER STRUCTURES; CERTAIN USES.

No temporary building or structure shall be built or maintained on the Property unless otherwise specified in the Pattern Book. No above-ground (or other non-permanent) swimming pools capable of holding more than 12 inches of water shall be permitted on any Lot. Only below-ground swimming pools shall be permitted on a Lot, which shall be located in the rear yard and shall be screened by a fence (if required by the City and approved by the ARC) in accordance with the Pattern Book

No camper, motor home, boat, trailer, tent, shack, garage or unfinished dwelling basement shall be used at any time as a dwelling unless approved by the Association Board. No truck with a gross vehicle weights greater than forty-five hundred (4,500) pounds and no camper, motor home, boat, jet ski, snowmobile, trailer, commercial sized vehicle, mechanical equipment or similar property may be parked or maintained on any Lot or on the public street

adjacent to any Lot (except entirely inside a closed garage); provided that this restriction shall not apply to what are customarily considered sport utility vehicles, passenger pick-up trucks, passenger vans or "conversion vans," or to trucks, equipment or trailers used in connection with construction of or rebuilding of a dwelling on any Lot. Temporary shall mean no more than a total of ten (10) days per year. At no time shall an automobile, motorcycle, truck, camper, motor home, other vehicle, boat, jet ski, snowmobile, trailer, mechanical equipment or similar property be disassembled, repaired or serviced on any Lot, except inside a garage or dwelling. No automobile, motorcycle, truck, camper, motor home, other vehicle, boat, jet ski, snowmobile, trailer, work van, work truck, mechanical equipment or similar property may be at any time parked or maintained on the yard of any Lot. All overnight street parking of any vehicle is strictly prohibited.

V. FENCES

No fences shall be built or maintained on any Lot unless they conform to the specifications set for in the Pattern Book and the plans for such fencing are reviewed and approved by the Association Board in advance of installation or construction. All fences must be professionally installed by a licensed contractor.

No exterior dog runs shall be allowed in residential areas. "Invisible Fences" for dogs shall be permitted.

Fences surrounding ponds or any individual structure as outlined in Article VI are strictly prohibited.

VI. RUBBISH CONTAINERS

No rubbish container shall be visible from the public street at any time, and all garbage collection shall take place from the public street. On all Lots, no rubbish container shall be visible from the public street with the exception of the scheduled pick-up time and twelve hours prior to and after the scheduled pick-up time.

VII. LANDSCAPING

Lot landscaping shall be the responsibility of the Owner and shall reflect one or more of the landscape patterns recommended for the type of Lot in the Pattern Book. Additionally, the amount of lot landscaping specified in the Pattern Book shall be strictly adhered to by the Owner. All landscaping must be installed within six (6) months from the completion of construction. All landscaping shall be maintained and replaced (as necessary) by the Owner in conformance with the standards of the Pattern Book.

Following completion of construction of the improvements on any Lot, the front, side yard and rear yard other than those which are landscaped shall be fully sodded, but such parts of the yard which were previously seeded and have full stand of grass shall not be required to be sodded. I don't know that we need to require all sod.

No hedge or shrub planting which obstructs sightlines at elevations between thirty (30) inches and ten (10) feet above the roadways and alleys shall be placed or permitted to remain on any corner lot within triangular area formed by the street and alley property lines and a line connecting them at points thirty (30) feet from the intersection of the street lines, or in the case

of rounded property corner within the triangular area formed from the intersection of the street property line with the edge of the driveway. No trees shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

The Owner shall keep the Lot free of debris and shall keep the grass mowed so that it does not exceed six inches in height.

If the Owner of a Lot does not commence construction within six (6) months after the purchase of the Lot from Declarant, the Owner shall be required to grade the Lot, seed the Lot to grass and keep it properly mowed.

VIII. SIDEWALKS

The purchaser of a Lot shall, at the purchaser's expense, install public sidewalks in accordance with the specifications of the City of West Des Moines and the Pattern Book. The installation and construction of the sidewalks shall be completed upon the earlier of: (i) substantial completion of the improvements on said Lot; or (ii) one (1) year following the purchase of the Lot from the Declarant.

IX. ARCHITECTURAL REVIEW

The ARC shall review plans and specifications for all proposed buildings, structures, and outbuildings, including the approval of additional related issues and fees.

X. EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Official Plats of the Property or are reserved on separately recorded easements. The Owner and/or occupant of each Lot, jointly and severally, shall at the expense of such Owner and/or occupant, maintain, keep, and preserve that portion of the easement area within the Lot at all times in good repair and condition and shall neither erect nor permit erection of any building, structure or other improvement of any kind within said easement areas (except customary and traditional ground cover) which might interfere in any way with the use, maintenance, replacement, inspection or patrolling of any of the utility services and drainage facilities within such easement areas. The Owner and/or occupant of each Lot, jointly and severally, shall at the expense of such Owner and/or occupant, preserve and maintain any berm and/or swale constructed for drainage purposes to accomplish the purposes for which it was constructed.

XI. NUISANCES

No noxious or offensive activity or odors shall be permitted on or to escape from any Lot, nor shall anything be done thereon which is or may become what a reasonable person would consider to be a genuine annoyance or a genuine nuisance, either temporarily or permanently.

XII. SIGNS

No sign of any kind shall be placed, exposed to view or permitted to remain on any Lot

or any street adjacent thereto, except (i) street markers, traffic signs, or any signs installed by the City of West Des Moines, by other governmental entities or by the Declarant, (ii) signs in which have been approved by the Declarant in writing not exceeding 144 square inches in area on which there shall only be exhibited the street number and/or the name of the resident, and (iii) a customary and traditional sign (one per Lot) advertising a Lot or dwelling for sale, not exceeding 1,296 square inches. In the event that any signs other than those described above shall be placed or exposed to view on any Lot, the agents of the Declarant are hereby given the right to enter upon such Lot and remove said signs. An Owner may request a variance for a temporary sign not in conformance with these standards through the Association's managing agent. Any such request is subject to discretion.

XIII. UTILITIES

All utility connection facilities and services shall be underground. No individual water supply system or individual sewage disposal system shall be permitted on any Lot.

Declarant reserves the right to provide exclusive access to providers of telecommunications, cable, internet, and other utilities to Timber Knoll at the Preserve Plat 1 Property.

XIV. ANTENNAS

No exterior towers or antennas of any kind shall be constructed, modified, or permitted on any Lot, except as herein specifically permitted. Customary television or radio antennas not exceeding five (5) feet in height shall be permitted if attached directly to either the dwelling or garage. A satellite dish (or similar structure) shall be permitted in a size and manner as provided by rules of the Association Board.

XV. MAINTENANCE

The Owner and/or occupant of each Lot shall jointly and severally be responsible to keep the Lot free of trash, weeds and debris and to keep the lawn and landscaping well maintained and healthy. The Owner and/or occupant of each Lot shall jointly and severally be responsible to maintain the exterior of any dwelling, the driveway, fence, screening and all other improvements. The Owner and/or Occupant of Lot 5 shall exclusively, at the Owner's sole expense, maintain the pond on said Lot in accordance with the Landscaping guidelines provided in this Declaration. Notwithstanding the foregoing, the Owner and/or occupant hereby agrees to permit access at all times to said pond to the Declarant and Association, provided that a 24-hour notice of entry is given by either the Declarant and/or Association.

XVI. CERTAIN ANIMALS PROHIBITED

No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential Lot except that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes. In no event, however, shall more than total of two (2) dogs and/or cats be kept at any one Lot at any one time. Animals must reside in the dwelling.

XVII. SURFACE WATER

The topography of Timber Knoll at the Preserve Plat 1 is such that surface water may flow from certain Lots onto other Lots. In regard to all matters concerning surface water, each Lot shall be subject to and benefited by such easements as may exist for the flowage of surface water under the law of the State of Iowa, as may be in effect from time to time; and all owners shall have such rights and obligations with respect thereto as may be provided by such law. The Pattern Book provides guidelines for those parties interested in this matter.

XVIII. COVENANT FOR ASSESSMENTS

A. Creation of the Lien and Personal Obligation of Assessments.

The Declarant, for each Lot owned within Property, and improved for which a certificate of occupancy has been issued, hereby covenants, and each other Owner of any Lot by acceptance of a deed thereof, whatever or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay the Association: (i) regular assessments or charges, and (ii) special assessments for capital improvements and operating deficits, and other special assessments as provided in this Declaration; such assessments to be established and collected as hereinafter provided. The regular and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made senior to all liens except a first mortgage of record, municipal utilities, and any ad valorem taxes. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

B. Purpose of Assessment.

The assessments levied by the Association shall be used exclusively to promote the health, safety, and welfare of the residents in the Property and for the improvement and maintenance of the Common Areas and for other purposes specifically provided herein; PROVIDED, HOWEVER, that Declarant and/or the Association reserves the right to include Common Areas outside the boundaries of the Property. In addition, the regular assessment shall include repayment of sums advanced by the Declarant on behalf of the Association. Notwithstanding the foregoing, assessments will not be due and payable from lot owners in Timber Knoll at the Preserve Plat 1 for the first two (2) years from the filing of the final plat under Timber Knoll at the Preserve Plat 1 Declaration.

C. Special Assessments for Capital Improvements and Operating Deficits.

In addition to the regular assessments authorized above, the Association may levy a special assessment for the purpose of defraying, in while or in part, the cost of any construction, reconstruction, repair or replacement of capital improvement, which the Association required to maintain or for operating deficits which the Association may from time to time incur.

D. Date of Commencement of Regular Assessments: Due Dates:

The regular assessments provided for herein shall commence as to each respective Lot on

the first day of the first month following the date of conveyance to an Owner of a Lot with completed living unit constructed thereon and for which a certificate of occupancy has been issued. Lots which do not have completed living units constructed thereon and for which certificates of occupancy have not been issued, shall be exempt from assessments. The due dates for all assessments shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate in a recordable form signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate from the Association regarding the status of assessments on a Lot shall be binding upon the Association as of the date of its issuance.

E. Effect of Nonpayment of Assessments: Remedies of the Association.

Any assessment not paid within thirty (30) days after the due date shall, in addition to being a lien upon such Owner's Lot, bear interest from the due date at the rate of 12% per annum or at the highest rate allowed by Iowa law, whichever is lower. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot in the manner provided for foreclosure of a mortgage, or both, and there shall be added to the amount of such assessment the cost of preparing and filing the petition in such action, including reasonable attorney's fees. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of his Lot.

F. Subordination of Assessments Liens.

If any Lot subject to a lien created by any provision in this Declaration shall be subject to the lien of a first mortgage record: (i) the foreclosure of any lien created by anything set forth in this Declaration shall not operate to affect or impair the lien of such mortgage; and (ii) the foreclosure of the lien of such mortgage or the acceptance of a deed in lieu of the foreclosure by the mortgagee, shall not operate to affect or impair the lien except that assessment liens, if any, as shall have come due up to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or the appointment of a receiver in foreclosure proceedings or the acceptance of the deed in lieu of foreclosure shall be subordinate to the lien of the mortgage, with foreclosure-purchaser and purchasers therefrom taking title free of assessments, if any, that have come due up to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or the appointment of a receiver in a foreclosure proceedings or deed given in lieu of foreclosure, but subject to assessment liens that shall have come due subsequent to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or the appointment of a receiver in foreclosure proceedings or the acceptance of a deed in lieu of foreclosure. All assessment liens as shall have come due up to the expiration of the applicable redemption period and issuance of a sheriff's deed resulting from a decree of foreclosure or the appointment of a receiver in foreclosure proceedings or the acceptance of a deed in lieu of foreclosure and have not been paid shall be deemed to be an expense of the Association, but this shall not derogate the Association's right to collect said sums from the defaulting owner personally.

XIX. ENFORCEMENT OF COVENANTS

This Declaration of Covenants, Conditions and Restrictions shall be deemed to run with

the land, and the Declarant and/or the Owner of any Lot may bring an action in any court of competent jurisdiction to enforce this Declaration of Covenants, Conditions and Restrictions and enjoin its violation or for damages for the breach thereof, or for any other remedy or combination of remedies recognized at law or in equity.

XX. AMENDMENTS OF COVENANTS

This Declaration of Covenants, Conditions and Restrictions may be amended from time to time with approval of the Owners. Said Approval shall be given by the affirmative vote of not less than two-thirds (2/3) of the Owners. The Owner of each Lot (or the joint Owners of a single Lot in the aggregate) shall be entitled to cast one vote on account of each Lot owned. Provided, however, until twelve (12) months following the date on which the Declarant has sold all of the Lots, it may make amendments or modifications to this Declaration of Covenants, Conditions and Restrictions without the consent of any other Owners or any other party. Such amendments or modifications by the Declarant shall be effective only after all other Owners are provided with a copy of the amendment or modification by ordinary mail and the amendment or modification has been filed with the Dallas County Recorder.

XXI. PERIOD OF COVENANTS

This Declaration of Covenants, Conditions and Restrictions shall continue and remain in full force and effect at all times as to Timber Knoll at the Preserve Plat 1 Property and as to the Owners of any Lot, regardless of how title was acquired, for a term of twenty (20) years from the recording of this Declaration, on which date this Declaration of Covenants, Conditions and Restrictions shall terminate and end and thereafter be of no further legal or equitable effect; provided, however, that this Declaration of Covenants, Conditions and Restrictions shall automatically be extended for one additional period of twenty (20) years, unless on or before the end of the initial period, the Owners of not less than fifty percent (50%) of the Lots, by written instrument duly recorded, declare a termination of the same.

XXII. ENFORCEMENT AND WAIVER

A. In the event that any one or more of the foregoing covenants, conditions or restrictions shall be declared for any reason by a court of competent jurisdiction to be null and void, such judgement or decree shall not in any manner whatsoever affect, modify, change, abrogate, or nullify any of the covenants, conditions and restrictions not so expressly held to be void, which shall continue unimpaired and in full force and effect.

B. Wherever there is a conflict between this Declaration and the zoning ordinance of the City of West Des Moines, the more restrictive provision shall be binding.

XXIII. DISCLAIMER

Declarant may at anytime by written instrument filed with the Dallas County Recorder, disclaim their rights and powers hereunder and thereafter it shall have no rights or responsibilities hereunder. Declarant shall have no liability in or for damages of any sort to any Owner, or nay lessee or occupant of any Lot, or otherwise to any person for any exercise or failure to exercise any right (or duty or obligation, if any) of Declarant hereunder, for the making of an amendment or modification hereto by Declarant for the granting of approval or

withholding of approval required or permitted under the terms of this Declaration or in any other manner arising herefrom. Provided however, any Owner may exercise any rights such Owner may have against Declarant or otherwise seek to enforce the provisions of this Declaration against Declarant by an action in equity for specific performance or injunctive relief to which Declarant shall be subject. The remedies of specific performance and injunctive relief shall be the only remedies against Declarant hereunder, for the making of an amendment or modification hereto by Declarant, for the granting of approval or withholding of approval required or permitted under the terms of this Declaration or for other matters arising herefrom, all other remedies being expressly waved. Notwithstanding the foregoing, the rights and powers of the Declarant hereunder shall be deemed to have been disclaimed by Declarant five (5) years following the date on which Declarant conveys the last Lot it owns in the Property, and thereafter enforcement of this Declaration may be carried out exclusively by the Owners as provided in Article XIX, above.

This Declaration of Covenants, Conditions and Restrictions, was made the date first written above by the Declarant.

[SIGNATURES ON THE FOLLOWING PAGE]

RACCOON RIVER LAND CO., L.L.C.
an Iowa limited liability company

By: William C. Knapp, L.C.
an Iowa limited liability company
Managing Member

By: Gerard D Neugent
Gerard D. Neugent, Manager

By: RACCOON RIVER INVESTORS, LLC
Managing Member

By: JSC LEGACY, LLC
Member

By: P D H
Paul D. Hayes, Manager

ACKNOWLEDGEMENTS

State of Iowa)
)ss:
County of Polk)

This record was acknowledged before me on November 8, 2021 by Gerard D. Neugent, Manager of William C. Knapp, L.C., Member of Raccoon River Land Co., L.L.C.

KELLY DOLINAR
Commission Number 761368
My Commission Expires
January 11, 2025

Kelly Dolinar
Notary Public

(Stamp or Seal)

State of Iowa)
)ss:
County of Polk)

This record was acknowledged before me on November 5, 2021 by Paul D. Hayes, Manager of JSC Legacy, LLC, Member in Raccoon River Investors, LLC, Member of Raccoon River Land Co., L.L.C.

Kelly Dolinar
Notary Public

(Stamp or Seal)

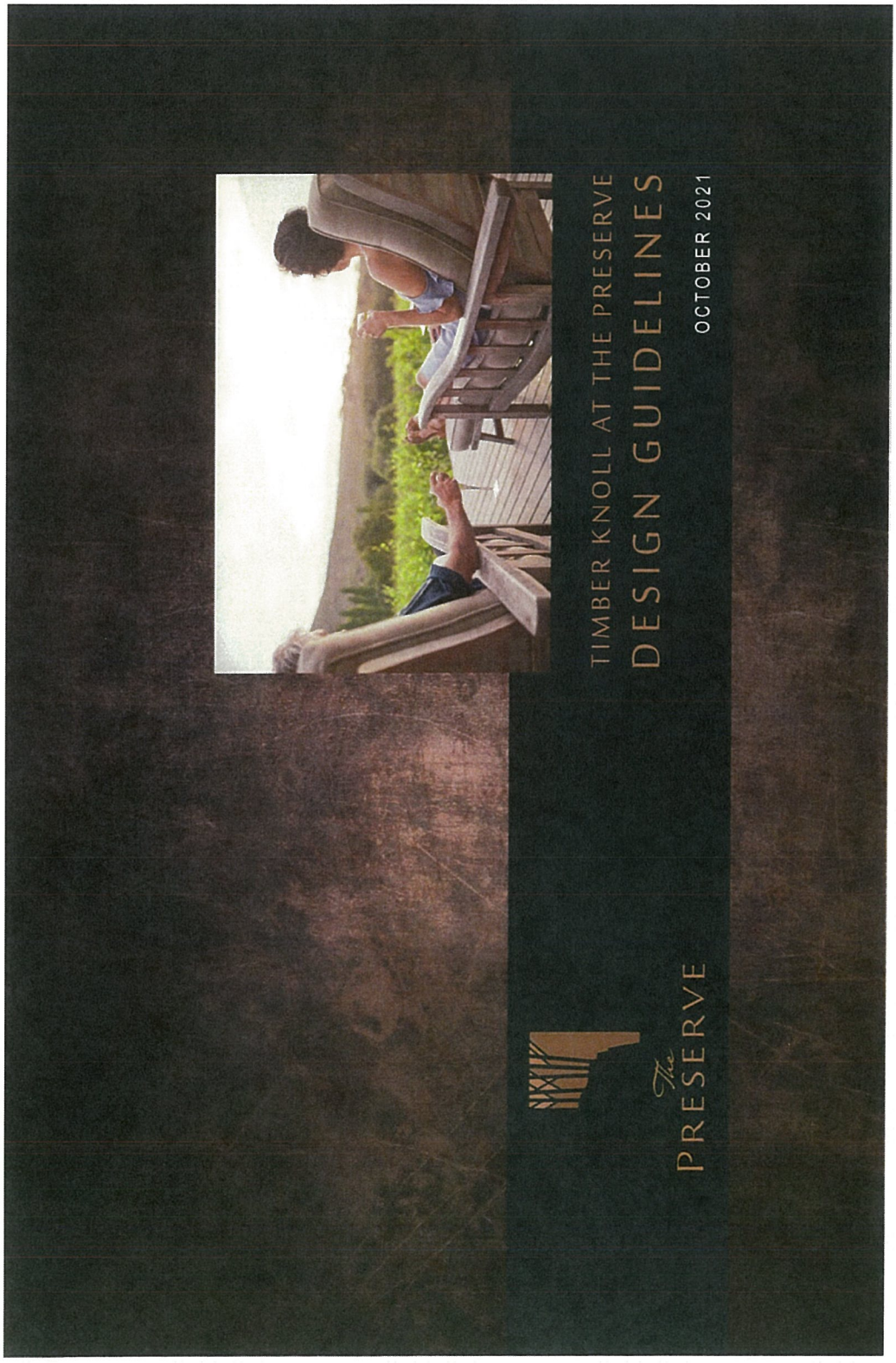
KELLY DOLINAR
Commission Number 761368
My Commission Expires
January 11, 2025

EXHIBIT A
Legal Description

A PARCEL OF LAND IN THE SW1/4 OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 OF SAID SECTION 34; THENCE N83°55'05"E, 1220.29 FEET ALONG THE NORTH LINE OF THE NW1/4, SW1/4 OF SAID SECTION 34 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW GRAND PRAIRIE PARKWAY AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 2017, PAGE 8269, AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1017.50 FEET AND A CHORD BEARING OF S19°41'12"E, AN ARC LENGTH OF 21.43 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S19°05'00"E, 1,609.53 FEET ALONG SAID WEST RIGHT-OF-WAY; THENCE S67°08'51"W, 249.16 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1720.00 FEET AND A CHORD BEARING OF N23°10'04"W, AN ARC LENGTH OF 18.92 FEET TO A POINT; THENCE S66°31'02"W, 214.32 FEET TO A POINT; THENCE N56°55'49"W, 227.24 FEET TO A POINT; THENCE N46°15'48"E, 35.49 FEET TO A POINT; THENCE N59°55'21"W, 227.92 FEET TO A POINT; THENCE N33°11'15"W, 622.24 FEET TO A POINT; THENCE N22°23'35"W, 560.81 FEET TO A POINT; THENCE N65°55'09"W, 434.52 FEET TO A POINT ON THE WEST LINE OF SAID SW1/4; THENCE N00°10'18"W, 97.41 FEET ALONG SAID WEST LINE THE POINT OF BEGINNING AND CONTAINING 33.36 ACRES MORE OR LESS.

EXHIBIT B
Pattern Book



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COMMUNITY VISION

WELCOME

Nestled among the bluffs of the Raccoon River Valley, The Preserve offers estate-sized executive lots surrounded by woodlands and natural prairie. Residents of The Preserve enjoy the peaceful privacy that comes with a rural estate and close proximity to area amenities that accompanies the urban lifestyle. The Preserve was designed to combine luxury, serenity and convenience, a perfect fit for families of any lifestyle.

Build your dream home on lots nestled between natural prairie and preserved woodlands. The Preserve offers walk-out and daylight options with several lots that back to protected conservation land that will serve as a permanent buffer from future development. Enjoy the peaceful serenity of a rural homestead within 5 minutes of numerous West Des Moines amenities.

COMMUNITY FEATURES

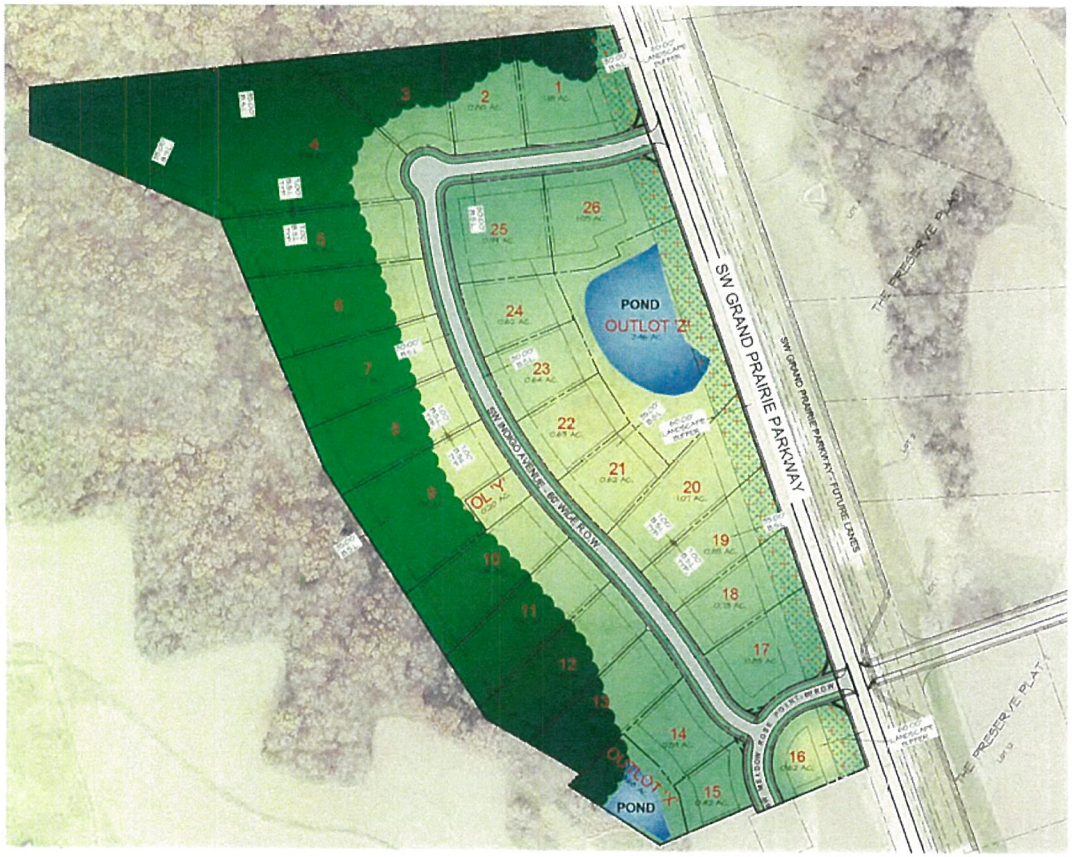
- Adjacent to over 380 acres of protected conservation land
- Secluded neighborhood accessed directly from Grand Prairie Parkway
- Design-focused residences celebrate the spirit and character of the neighborhood within a beautiful community setting

PURPOSE OF DESIGN GUIDELINES

This document establishes expectations for design, lot use, landscaping and other elements to ensure The Preserve becomes a premier, high-quality community while respecting the natural beauty of the area. It also serves to establish a review process to support and manage owner creativity and individuality during the design and construction of new homes and lot improvements.

SITE PLAN

TIMBER KNOLL AT THE PRESERVE



Note: Lot areas (acres) shown are for general informational purposes only. See the recorded final plat for accurate lot dimensions, areas, easements and building setbacks.

DESIRABLE ARCHITECTURE

This two story transitional house has appropriate scale, varied massing and an interesting roofline that highlights the design.

This home features a prominent porch with paired columns and a garage set back from the main body of the house.

This contemporary home has a monoslope steel roof, exposed structural steel members and flat-topped parapets.

This house has simple massing with appropriate scale for the contemporary design with proper details.

This two story masonry home has a prominent entry for the style with applied elements for shading from sun exposure.

This home has well-detailed masonry openings with a prominent entrance and simple massing.

This home has balanced, simple forms that generate a sense of symmetry. Shutters and dormers are appropriate for the style.

This contemporary tudor style home has an efficient garage arrangement with a prominent entrance and applied elements.

This craftsman style home has added eave detailing and well-proportioned openings. The outdoor terraces help to capture outdoor space.

These architectural guidelines are intended to establish an acceptable and authentic level of design for the homes at The Preserve. Variations on traditional style (see examples illustrated, left) are acceptable if developed within the spirit of these guidelines. Architectural styles of a non-descript character are not appropriate.

All exterior elevation treatments require approval from the The Preserve Architectural Review Committee (ARC).

ENCOURAGED DESIGN PRINCIPLES

- Appropriate scale of all elements
- Attention to balance and proportion
- Simple massing preferred over complex massing
- Simple but interesting rooflines
- Varied massing of primary and secondary elements
- Prominent front entries or porches
- Garages set back from the main body or shielded from street view by architectural design or orientation
- Applied details and materials appropriate for the architectural style

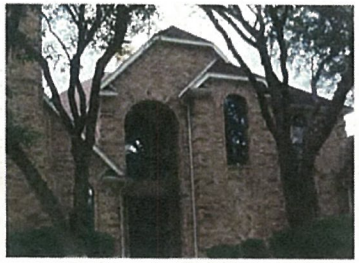
UNDESIRABLE ARCHITECTURE

The roof massing and eave at entrance are improperly detailed. Columns and openings are improperly proportioned.

Paired windows are detailed improperly. The garage is too prominent in the elevation.

The openings are too large for the home. The massing is too complex for the width of the front façade.

The garage is most prominent and creates disproportioned overall massing. Vent stacks are visible from the street.



The roof massing is too complex. Openings are not proportionate.

This home has very complex massing with many elements competing for attention.

The garage and driveway are too prominent which makes the entrance to the home secondary.

This home has a complex roof and overall massing. The two story entrance is disproportioned.

The garage on this home is the largest mass in the elevation. Shutters are not sized properly for the openings.

Appropriate elevation design and composition should reflect the traditional styles prevalent within the central United States. This standard does not rely on simple historic reproduction. Instead, style pages and illustrated details included herein provide options to ensure consistent quality of character and detail for homes at The Preserve.

All exterior elevation treatments require approval from The Preserve Architectural Review Committee (ARC).

DISCOURAGED DESIGN PRINCIPLES

- Non-descript architectural style
- Garage-dominant design
- Unbalanced or misproportioned massing of primary or secondary elements
- Improperly sized windows, doors, dormers or other elements
- Overly complex massing or rooflines
- Material selections or applications that do not reflect authentic architectural style

MASSING, SCALE & PROPORTION

DISCOURAGED

The window openings are too large and out of proportion for the façade. This home has a complex massing where the gable elements are competing for importance.

This home design has a prominent garage forward of the main house. The proportions and openings for this home are too small for the overall massing.

ENCOURAGED

This home design features a prominant, stylistically appropriate entrance. Massing is more simple with excellent use of materials and detailing.

This home design has a garage set back from main house. Entrance is prominent. Massing is more complex with some variation. Minimal detailing is appropriate for the style.

Homes will be designed to provide variety in massing, scale and proportion. The following are appropriate techniques to achieve proper massing, scale and proportion:

- Vary building height, mass, shape and footprint.
- Vary front setbacks for different elements of the home.
- Vary rear setbacks if visible from adjacent properties.
- Roofs shall be composed to fit with the style of the home. Excessive pitch changes and roof sizes shall be kept to a minimum.
- Mix one and two story elements on two story homes.
- Utilize ells (a wing at a right angle) and porches.
- Break the wall plane on each façade.
- Include a minimum of three façade breaks on the front elevation, and a minimum of two façade breaks on the rear elevation.
- Garages shall be designed as an integrated part of the overall composition of the home but shall not dominate the home as it is presented to the street.

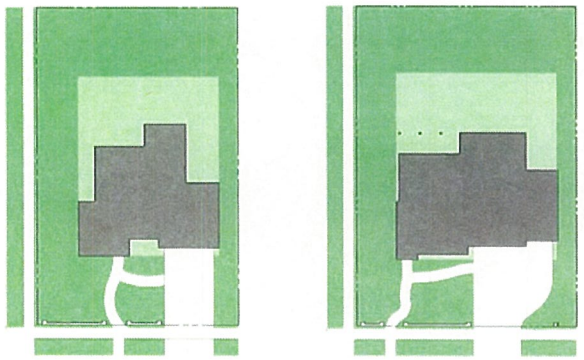
GARAGE & DRIVEWAY CONDITIONS

GENERAL GUIDELINES

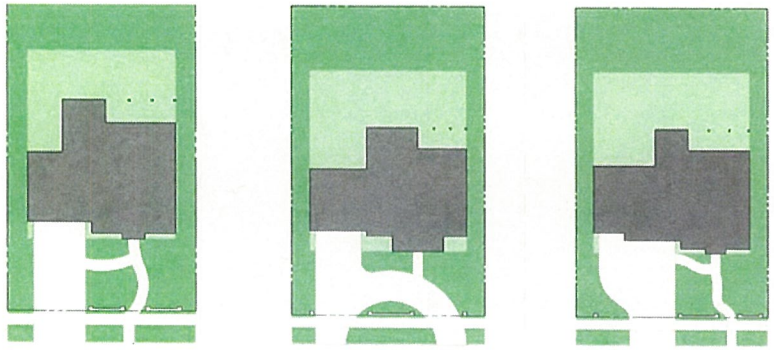
The placement and design of garages and driveways has a significant impact on the overall street scene and character of The Preserve. Homes shall have varied garage orientations to minimize and diversify their presence on the street. Recessed garages are preferred, providing a street scene with an emphasis on homes rather than cars. Care should be taken to keep the garage in proportionate scale to the residence.

- Front load garages must be set back a minumum of three feet from the front façade.
- Side load garages with an articulated front elevation can be forward of the house.
- Split garages and side load garages are encouraged.
- A three-car garage is the minimum requirement, regardless of configuration.
- Detached garages shall have a 20' side and rear setback.
- Driveways are to be concrete.
- The maximum driveway width at the curb is 20' with apron width per municipal requirements.

LEADWALKS



CORNER LOT EXAMPLES



INTERIOR LOT EXAMPLES

DESIGN PRINCIPLES

Leadwalks should be a cohesive element within the landscape and should integrate with the overall design.

Leadwalks are encouraged to be offset or meander on the lot as site conditions and topography allow.

LANDSCAPING

GENERAL GUIDELINES

Landscaping design throughout The Preserve should enhance the architectural style and character of each residence. Landscapes shall be omnipresent and fully integrated with built elements. Plantings can be used to soften surrounding site walls, foundations, paving, steps and fences and to blend the built environment with the natural.

Owners and builders are required to provide a landscape plan that must be approved by the Architectural Review Committee. Landscaping of individual properties shall be completed prior to occupancy, weather permitting.

CONSERVATION & SUSTAINABILITY

Residents of The Preserve will live next to the peaceful natural beauty of an expansive conservation area directly north of the community. This conservation area is protected from future development and promises to provide a lasting habitat for native plants and wildlife.

When making site improvements to individual lots, owners and builders should strive to reflect the conservation effort that gave The Preserve its name. To that end, a number of sustainable landscaping practices are required:

- Existing trees and other significant forms of vegetation and/or natural features are to be maintained and incorporated into landscape designs.
- Buildings, hardscape and related improvements must be sited appropriately to ensure perservation of existing trees.
- Removal of any tree with a caliper width of 6" or larger requires approval from the ARC.
- Synthetic materials shall be used minimally and only for landscaping in side or back yards.
- Landscapes should use primarily native species to benefit the natural environment. Native plantings are permitted subject to review of seed mix and location.
- Solar collectors and other renewable energy sources must be aesthetically integrated into the design forms and must be screened from view whenever possible.

PLANTS & BEDS

- Minimum required plantings include lawn and low foundation planting at the building face or front porch, extending around the full perimeter of the residence.
- The planting border shall be uninterrupted and shall include simple mixed plantings such as ground covers, perennials, shrubs and ornamental grasses.
- Compositions shall consider plant size and form and foliage colors and textures.
- Semi-formal and informal approaches are considered appropriate.
- Medium or small-scale accent trees are required at front yards to frame the architecture and screen side yard views.

IRRIGATION

Irrigation systems are required to maintain the best possible maintenance of lawn and landscaped areas, thus ensuring a healthy, park-like appearance throughout the community. An irrigation plan must be submitted with the landscape plan unless waived by the ARC.

EXTERIOR LIGHTING

GENERAL GUIDELINES

- Preserve the dark night-time sky
- Establish a warm, inviting character while ensuring safety
- Restrict light spill to within the homesite
- Must not interfere with the privacy of nearby dwellings

Exterior fixtures should be detailed, sized and proportioned appropriately for the architectural style and massing of the home.

All exterior lighting must be included in architectural and landscape plans submitted to the ARC.

ALLOWED

- Porch lighting
- Shielded sconces at non-street-facing garages and on columns or posts with address markers
- Small, shielded downlights at an entry, front walkway or porch steps

Landscape path lights are encouraged and shall be integrated with plantings, not in sod in front yards and generally not visible from off site.

Landscape lighting shall be confined to the owner's lot only, and no direct illumination from such landscape lighting shall encroach beyond the boundaries of the owner's lot.

Security lighting tied to motion sensors must adhere to all general guidelines above. In addition, motion-activated security lighting must be installed with a timer that turns lights off no more than 15 minutes after activation.

PROHIBITED

- Uplighting (except on flagpoles)
- Floodlights without timers

FENCING, GATES & WALLS

GENERAL GUIDELINES

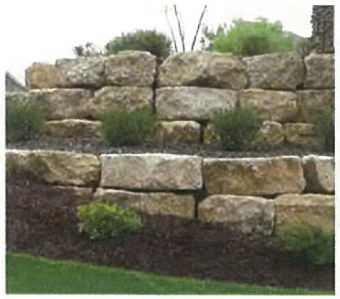
Fences and walls on residential lots at The Preserve may be used to create private areas within the homesite that allow views while minimizing off-site visibility. The general guidelines vary according to the yard conditions and specific applications as described below.

LOCATION

- Fences and gates are not allowed in front yards.
- Retaining walls and front walkway steps at walkways are allowed in front yards to resolve site grading. Wall heights shall be appropriate to context.
- Side and year yard fencing is permitted around the entire perimeter of the owner's lot, provided mandatory setback requirements are met.
- Fences shall be 72" in height, with a minimum setback of 10' from the front face of the house unless restricted by fenestration or other architectural elements.
- Pool fencing must adhere to The Preserve guidelines governing materials and must also be installed per muncipal code.
- Where practical, utility meters, air conditioning units, transformers, all other utilities and all pool equipment shall be completely screened from public view. This includes the front yard.
- Fencing of recreational facilities, such as sport courts, tennis courts and the like, is subject to approval by the Architectural Review Committee.

MATERIALS

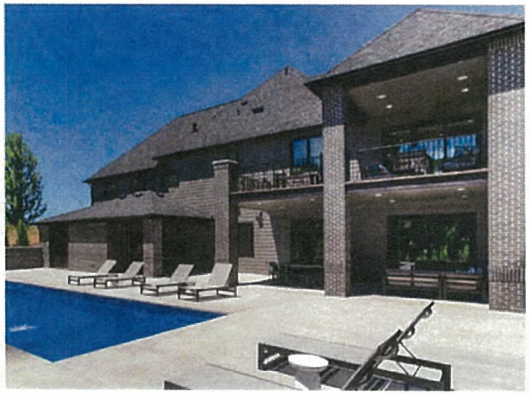
- Fences shall be black metal (steel, aluminum or iron). Black chain link is prohibited.
- Hardscape walls and retaining walls shall be natural stone or stone veneer.
- Manufactured landscape block may be permitted if the style complements the primary residence.
- Brick, wood, gabions and non-descript concrete/masonry block are prohibited.

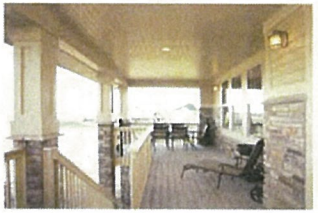


REAR DECKS & PORCHES

GENERAL GUIDELINES

- Decks attached to homes shall be large enough to use.
- Decks and screened porches shall be designed harmoniously with the style of the home through the use of railings, columns, roof lines and other details.
- Deck columns and posts should appear massive and be at least 8" in diameter or width (4" x 4" and 6" x 6" posts are not acceptable).
- Stone, brick or wood wrapped columns are encouraged.





ANCILLARY STRUCTURES

GENERAL GUIDELINES

Utilitarian ancillary structures that are used for storage, gardening, workshops and other uses may be approved by the ARC if:

- Their true function is masked by a façade that reflects the architectural design of the home.
- They are located in the rear or side yard and screened from public view.
- For lots 1 through 9 and lots 24 and 25, the structures are no larger than 4,800 square feet at ground level and are under 20 feet high.
- For lots 10 through 23 and lot 26, the structures are no larger than 1,000 square feet at ground level and are under 20 feet high.

DECORATIVE ANCILLARY STRUCTURES

Decorative ancillary structures such as freestanding cabanas, arbors, pergolas and gazebos located in the rear yard may be permitted if they:

- Reflect a design theme similar to that of the home site architecture.
- Are intended to enhance the beauty and function of the yard.
- Provide focal points, shade and spaces for active use.
- Are located and screened to minimize blocking views from adjacent lots.

PLAY SETS & SPORT COURTS

Play sets and sport courts are permitted in rear yards only and must be adequately landscaped so as to screen them from primary view of neighboring properties. Lighting for these structures must adhere to all guidelines for approved lighting for the community. All recreational structures must kept in good repair. Specifically, wooden structures must be maintained on a regular basis to ensure integrity of structure and finish.

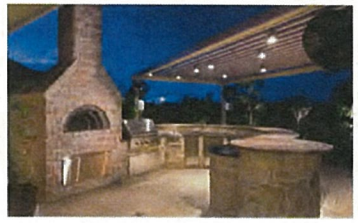
MISCELLANEOUS STRUCTURES & SITE ELEMENTS

Elements such as urns, fountains, sundials, obelisks and other miscellaneous structures should reflect and enhance the style of the home:

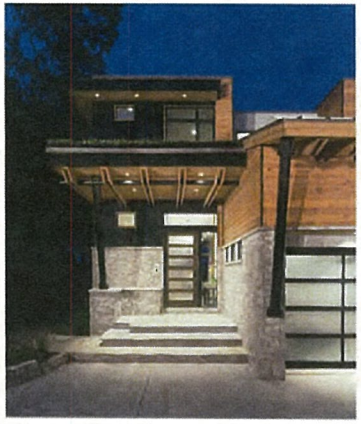
- Flagpole installations must include appropriate lighting and landscaping.
- Permanent free-standing, pole-mounted basketball goals are allowed if mounted on or near the garage pad (not on the driveway).
- In-ground swimming pools must be fenced per code, and such fence must be landscaped around the entire perimeter; above ground pools are prohibited.
- Dog runs are prohibited.
- Garbage and recycling receptacles must be stored indoors.

REQUIRED APPROVAL FOR ANCILLARY STRUCTURES & OUTBUILDINGS

All ancillary structures and outbuildings must be approved by the ARC.



MATERIALS & TREATMENTS



GENERAL GUIDELINES

Authentic use of exterior materials adds richness and character to a home's appearance. All material applications are subject to review and approval by the ARC.

- Varied color and materials such as stone, brick and siding should be used to create interest and diversity along the street.
- Architectural materials, trim and details shall be used on all sides of the home.
- Material changes should be incorporated to break up building forms and create interest on the façade.
- Roof materials must be architectural grade such as slate, composite shingles, concrete, clay or metal appropriate to the home's style.
- Materials cannot terminate at outside corners. They must terminate at inside corners or in a historically appropriate fashion.
- Windows, doors and openings shall be detailed, sized and proportioned appropriately for the architectural style.
- Exposed concrete on the primary residence and ancillary structures must be covered or painted unless deemed appropriate for the architectural style.
- Vinyl siding and materials are prohibited.

ACCEPTABLE STYLES

COLONIAL

CRAFTSMAN

EUROPEAN

FARMHOUSE

MODERN

OLD WORLD

PRAIRIE

TRANSITIONAL

GENERAL GUIDELINES

These approved architectural styles are intended to establish an acceptable and authentic level of design for the homes at The Preserve.

Appropriate elevation design should reflect these traditional styles and their various interpretations on display throughout Des Moines and Central Iowa. This standard does not rely on simple historic reproduction. Instead, the examples and illustrated details included herein provide options to ensure consistent quality of character and detail for all homes at The Preserve.

Variations on traditional style are acceptable if developed within the spirit of these guidelines. Architectural styles of a non-descript character are not appropriate.

All exterior elevation treatments require approval from the Architectural Review Committee.

REQUIREMENTS FOR TIMBER KNOLL

No two elevations within Timber Knoll may be identical.

Single story homes must provide a minimum of 2,000 square feet of finished living space on one level.

Multiple story homes must provide a minimum of 2,500 square feet of finished living space above ground.

COLONIAL STYLE

COLONIAL ARCHITECTURE

The Colonial style dates back to the English settlements at Jamestown in the early 17th century, although less than one percent of the settlers were actually from England. For this reason, we have several variations on the colonial style: English, French, Spanish and Dutch. Colonial homes are typically clad with wooden clapboards, with moderately steep roof pitches, usually framed front-to-back and covered in shakes. Fenestration uses paneled entry doors, double hung (sash) windows and shutters. The Dutch introduced the use of brick and the gambrel roof. The French are credited with the addition of extensive porches called galleries. Later, in Cape Cod, the colonial style began to use functional dormers. Finally, the use of elaborate embellishments at the eaves, freize, windows and door surrounds, evolved the style into what is known today as Georgian Colonial.

COLONIAL STYLE

COLONIAL ELEMENTS

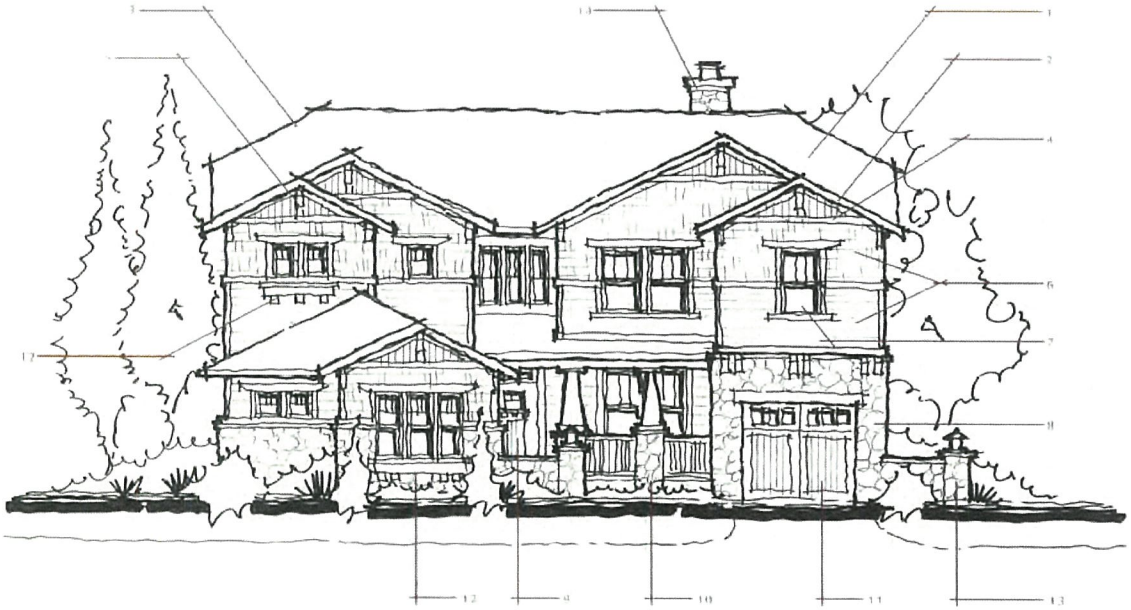
1. Moderate pitch roof (6:12 to 10:12) with wood shakes or architectural grade composite shingles.
2. Multiple moderate pitch gable forms with 1'-0" minimum eaves and 6" rake overhangs.
3. Two pitch "Dutch" gambrels can be mixed in the roof massing.
4. Decorative end gable treatments such as ornamental louvers and trim add character and charm.
5. Dormers and wooden shutters give visual support to the elevation style.
6. Materials such as brick or clapboard siding add visual interest and texture.
7. Colonial windows are typically double hung with divides in both sashes. Windows can be enhanced with the use of decorative wood shutters and trim.
8. Entry doors to be traditional panel doors with or without glazing.
9. Porch columns to be traditional round or square columns with decorative wood base and capitol. Railings are typically wood.
10. Garage doors are traditional panel doors, with or without glazing.
11. Extending the architecture into the landscape creates transitions from the street to the home and defines outdoor space.
12. Chimneys and other architectural elements should tie into the character of the home.

CRAFTSMAN STYLE

CRAFTSMAN ARCHITECTURE

The Craftsman style derives from the Arts and Crafts movement of the late 19th century, as well as influences from Swiss and Japanese wooden buildings. The style started in California and was broadly used across the United States in the early 20th century, and as such it is not a regionally identified architecture. Sears Roebuck and other pre-cut home companies helped spread the style across the country. Natural rustic materials and earthen hues were used to make a home feel livable and warm. Massing is informal, with emphasis on the horizontal. Typical elements include sweeping gable roof forms and substantial covered porches, the use of stone or coarse brick at the base, knee braces and un-enclosed wide overhangs.

CRAFTSMAN STYLE



CRAFTSMAN ELEMENTS

1. Low pitch roof (5:12 or lower) with architectural grade composite shingles.
2. Multiple low pitch gable forms with deep eave and rake overhangs.
3. Clipped gables can be mixed in the roof massing.
4. Decorative end gable treatments such as patterned vertical boards or shingle shakes add character and charm.
5. Rustic craftsman brackets and exposed beams and rafter tails give visual support to the deep overhangs.
6. A mix of materials such as shingle shakes, lap siding, stone or brick add visual interest and texture.
7. Craftsman windows are typically double hung with 3 over 1 divides. Windows are ganged or single with rich decorative craftsman trim.
8. Stone or brick is used as a base that anchors the house to the ground.
9. Entrance doors are rustic in character with panels and accent glass.
10. Porch columns are massive stone piers with single or double wood box columns above. The pier or wood columns are typically tapered.
11. Garage doors are rustic and panelized to add character to the streetscape.
12. Pot shelves and bays add charm and scale to the façade.
13. Extending the architecture into the landscape creates transitions from the street to the home and defines outdoor space.
14. Chimneys and other architectural elements should tie into the character of the home.

EUROPEAN STYLE

EUROPEAN ARCHITECTURE

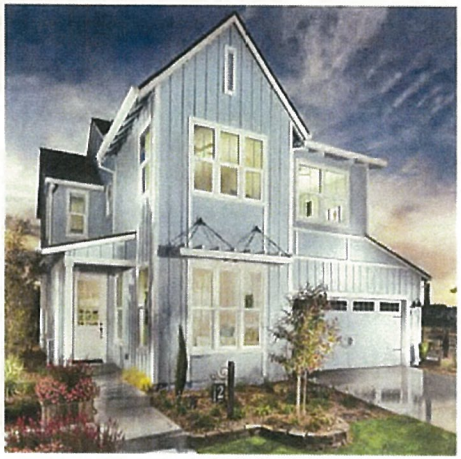
The European style is based mainly on French homes of the medieval period, particularly in the Normandy and Brittney regions of northwestern France. The architecture is informal and uses a variety of materials such as stone, brick, stucco and siding. Typical elements include dormers, arched entrances, varied roof massing and roof heights, mixed materials, and casement or double hung windows. Some European style homes employ similar characteristics as the English Tudor style, including wing walls and flared eaves. As a whole, Rural French architecture became popular in America after World War I. Soldiers had experienced the beauty of these homes first hand throughout Europe, so when they returned home, they brought the style with them.

EUROPEAN STYLE

EUROPEAN ELEMENTS

1. High pitch roof (8:12 or higher) with architectural grade composite shingles.
2. Multiple high pitch gable or hip forms with 1'-0" minimum eaves and 6" rake overhangs.
3. Rotundas with turrets can be mixed in the roof massing.
4. Decorative end gable treatments such as patterned horizontal boards with brackets and trim add character and charm.
5. Wing walls, curved eaves and wrought iron accents give visual support to the elevation style.
6. A mix of materials such as brick, stone or stucco add visual interest and texture.
7. Stone or brick is used as a base that anchors the house to the ground.
8. Windows are typically double hung with divides in both sashes. Windows are ganged or single with decorative shutters and trim.
9. Entrance doors to be "Old World" in character with panels and accent glass.
10. Porch columns are massive wood timbers with decorative wood or wrought iron railings and wood brackets of appropriate style and scale.
11. Garage doors are rustic and panelized with round or square tops to add character to the streetscape.
12. Extending the architecture into the landscape creates transitions from the street to the home and defines outdoor space.
13. Chimneys and other architectural elements should tie into the character of the home.

FARMHOUSE STYLE



FARMHOUSE ARCHITECTURE

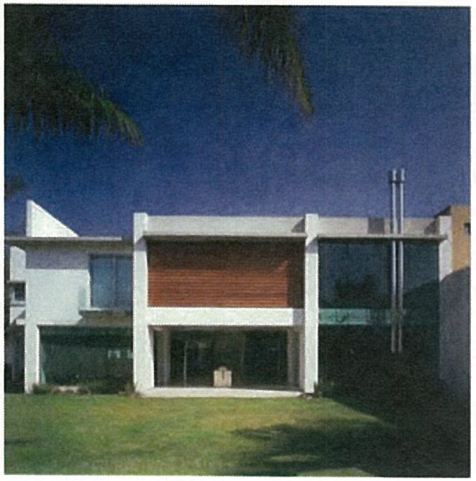
Derived from the classic rural residence on display in agricultural settings throughout the nation's bread basket, The Farmhouse style has experienced a renaissance of late. Classic elements are still on display, including steeply pitched gables, white or light-colored primary colors and wide front porches. But today's Farmhouses present a decidedly modern bent on the traditional style, with clean lines and simple accents of stone, metal and contrasting trim colors that instill a sense of whimsy in these otherwise austere designs. Contemporary interpretations of Farmhouse architecture are heavily influenced by the HGTV effect, where styles gain consumer preference as a result of national exposure on popular television shows and websites. As a result, The Farmhouse is a highly popular design choice for many buyers, and the style is right at home in rural, suburban and urban settings.

FARMHOUSE STYLE

FARMHOUSE ELEMENTS

1. Roof pitch is typically 8:12 or higher in primary area, with architectural grade composite shingles.
2. Multiple gable forms and split pitch roofs with contrasting intersections enhance the roofline.
3. Exposed rafter tails and beams can be used for interest in overhangs and eaves.
4. Metal roofing is used to accent and highlight porches, entries and awning elements.
5. Design emphasizes the front porch or entry, establishing a welcoming, livable space at the forefront of the home. Sizable covered front porches are a staple of the farmhouse style.
6. Porch columns are simple, square painted timbers or wood box columns with no taper.
7. Entrance doors are linear, minimally detailed, and contain ample glass with dividers.
8. Windows are typically double hung with 2 over 2 divides. Single fixed windows in square or horizontal arrangments are also common.
9. Simple, minimal trim is used around all fenestration. Shutters in traditional farmhouse style are appropriate.
10. Garage doors reflect modern styling and feature detailed panels and contrasting metal hardware. All-glass doors with metal frames are encouraged.
11. A mix of cladding materials, such as board and batten siding, lap siding and stone, add visual interest and texture.
12. White or other lighter shades are used for the primary body color, with trim details that either complement or distinctly contrast the primary color.
13. Stylistic exterior lighting and hardware add detail and interest.

MODERN STYLE



MODERN ARCHITECTURE

Modern is an architectural style that generally describes mid-20th century developments in modern design, architecture and urban development from the 1940s through the 1960s. The style has its roots in the Bauhaus and International Styles born in Europe between World Wars I and II, typified by smooth, unornamented wall surfaces with no decorative detailing at doors or windows, an asymmetrical façade and a flat roof.

Mid-Century Modernism is more organic in form and less formal than the International Style and was frequently employed in homes with the goal of bringing modernism into America's post-war suburbs. Many Mid-Century houses utilized then ground breaking post and beam structural systems that eliminated bulky support walls in favor of walls seemingly made of glass. Materials typical of Mid-Century Modern include industrial and commercial products not previously found in residential structures, reflecting the industrial nature that typifies the modern vernacular.

MODERN STYLE

MODERN ELEMENTS

1. Roofs are flat, mono-sloped or low pitched, with overhangs or with simple, small flush coping.
2. Sun shades or canopies emphasize horizontal movement and building lines.
3. Railings are usually metal, glass panels or solid walls.
4. Garage doors are simple, solid and unadorned.
5. Wall panels can be incorporated into the elevation as façade treatment.
6. Individual accent windows in square or round shapes.
7. Wall surfaces are either smooth and unadorned or use simple horizontal siding forms to emphasize horizontal lines. Wall surface planes can be clad with different materials in order to emphasize different geometric shapes on the façade.
8. Simple solid or glass entry doors are typical with no decorative trim.
9. Windows can vary in size and shape, often grouped in strips to emphasize horizontal lines or create vertical counterpoints on elevation.
10. Columns are simple and unadorned round or square in shape. Metal is most typical, but wood, stone or brick are acceptable.
11. Simple use of brick or stone with no decorative trim or embellishment.

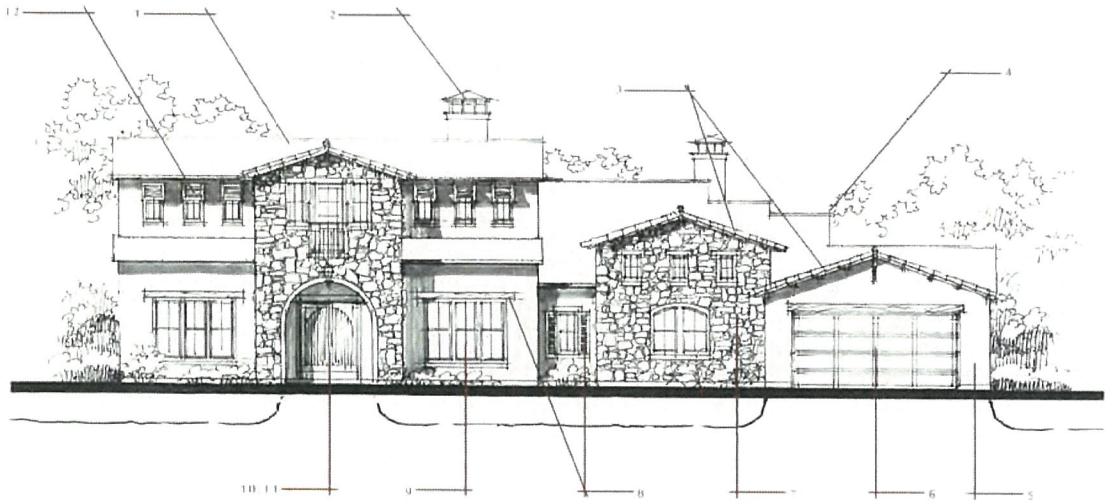
OLD WORLD STYLE

OLD WORLD ARCHITECTURE

A product of the rocky, undulating hillsides of western Europe, the Old World style reflects the varied topography and color palette of its home continent. Natural materials sourced nearby yielded exteriors clad with stone and tile, and building designs used low roof pitches and large overhangs to shield residents from the hot, rugged conditions. Historically, brick and timber provided structural and aesthetic purposes, and rich clay soils yielded creative color treatments for plaster or stucco walls. Aged wood, exposed beams, wrought iron and welded ornamental steel and copper were used for accents inside and out.

Landscape is vital in European architecture, and many Old World designs resemble working farm buildings that offer a direct connection to surrounding nature. Outdoor living in courtyards and covered patios was common, and these areas often employed walls of doors and windows to permit cross-ventilation.

OLD WORLD STYLE



OLD WORLD ELEMENTS

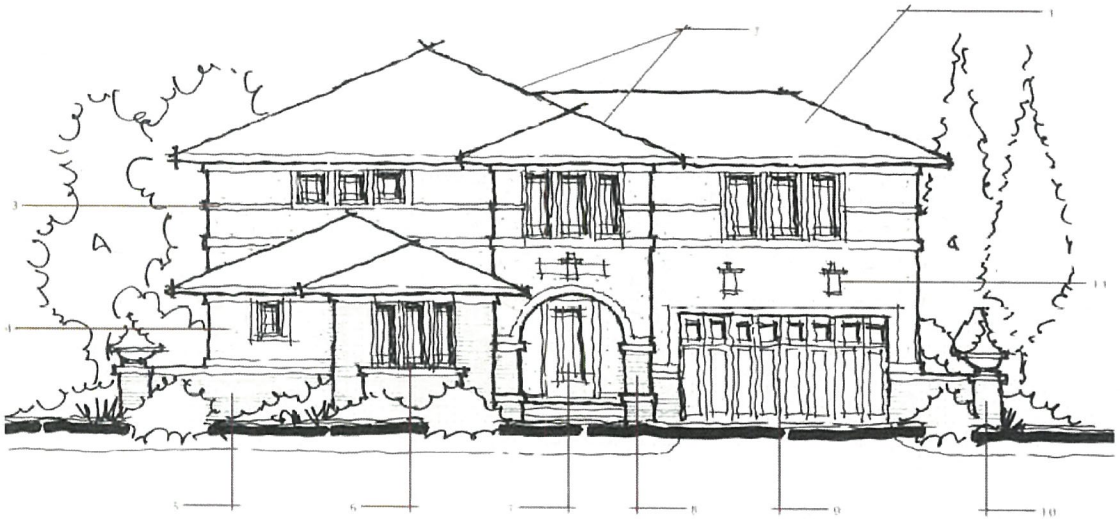
1. Low pitch roof (5:12 or lower) with architectural grade composite shingles or tile where regionally appropriate.
2. Stylistic turrets or chimneys clad in stucco or stone and capped with metal, typically copper.
3. Multiple low pitch gables with 1'-0" minimum eaves and varied rake overhangs.
4. Varied roof heights and cascading roof lines give the sense of a home added on to over time.
5. Primary cladding of stucco in earthen hues.
6. Rustic garage door of panelized wood or wood-stained composite or metal.
7. Dominant massing forms of full height stone generate visual interest through contrasting color and playful projections from the main body of the home.
8. Window trim includes stylistically appropriate shutters and heavy wood timber headers.
9. Window patterns are typically formal, but each massing form often utilizes a different layout interspersed with some custom shapes and sizes.
10. Arched entryways framed by stone-clad towers and marked by architecturally detailed exterior lighting, brackets and decorative hardware.
11. Entrance doors are "Old World" in character with panels, accent glass, arched designs or double doors.
12. Awnings, brackets and other hardware detailing of wrought iron, rustic timber or copper.

PRAIRIE STYLE

PRAIRIE ARCHITECTURE

The prairie style is a regional American style that was developed by Frank Lloyd Wright. With a distinct emphasis on the horizontal, the prairie style shows a sensitivity to the flat midwestern plains by featuring deep eaves, low pitched hip roofs, extensive porches with large columns and porte cocheres, bands of casement windows, and is typically clad in earth-toned stucco, local indigenous materials or both. Although the prairie style originated in the Midwest during the first part of the 20th century, its popularity reaches far beyond the central states. Over a century later, the prairie style can be seen across the country, but the architectural elements that characterize the style remain the same.

PRAIRIE STYLE



PRAIRIE ELEMENTS

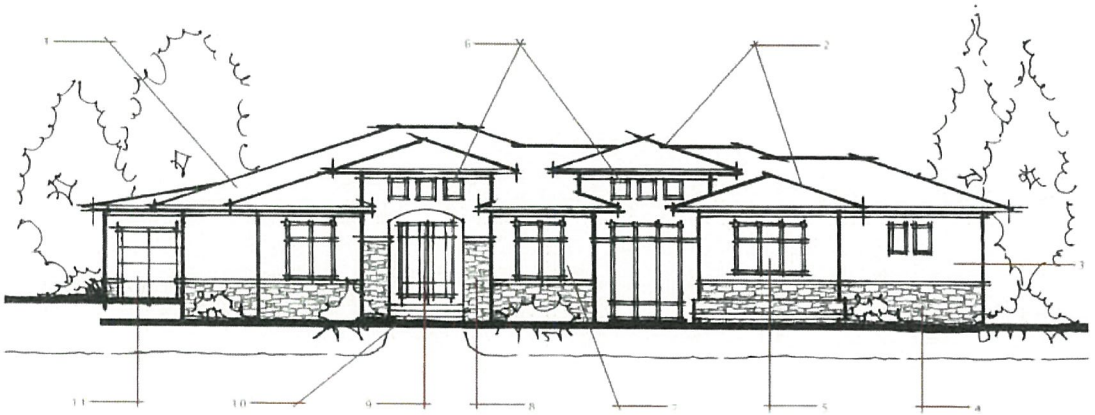
1. Low pitch roof (4:12) with architectural grade composite shingles.
2. Multiple low pitch hip forms with 2'-6" minimum eaves.
3. Decorative horizontal bands and trim add character and charm.
4. A mix of materials such as brick, stone, stucco or siding add visual interest and texture.
5. Stone or brick is used as a base that anchors the house to the ground and lends itself to the horizontal nature of the style.
6. Prairie windows are typically casements with divides in upper halves. Windows are ganged or single with an emphasis on the horizontal.
7. Entrance doors to be "prairie" in character with panels and accent / stained glass.
8. Porch columns are large built-up wood on square or rectangular bases veneered in brick or stone. Railings can be of wood with ganged pickets or wrought iron with a decorative pattern of appropriate style and scale.
9. Garage doors are rustic and panelized with or without glazing to add character to the streetscape.
10. Extending the architecture into the landscape creates transitions from the street to the home and defines outdoor space.
11. Exterior fixtures, railings and hardware reflect prairie styling and craftsmanship to enhance the architectural character of the home.

TRANSITIONAL STYLE

TRANSITIONAL ARCHITECTURE

The transitional style is a synthesis of prevalent, distinct architectural characteristics in current use in a given geographic region. In central Iowa, the transitional style represents a blend of traditional prairie elements with contemporary, semi-modern forms. Low-pitched, hipped roofs and undulating geometry create a flat, broad frontage, even in two-story homes. Exterior finishes and materials typically include a primary cladding of siding or stucco accented by natural stone veneer or brick, although certain modern interpretations may incorporate more industrial elements, such as painted CMU block and metal accents. The transitional style evolves over time to reflect the changing, popular design influences that shape each community.

TRANSITIONAL STYLE



TRANSITIONAL ELEMENTS

1. Low pitch roof (4:12) with architectural grade composite shingles.
2. Multiple low pitch hip forms with 2' minimum eaves.
3. Clapboard siding or stucco in grays or earthen tones.
4. Stone or brick is used as a base that anchors the house to the ground and reinforces the horizontal nature of the style.
5. Window design takes cues from prairie and craftsman style with a contemporary flair.
6. Multple instances of ganged fixed glass and frequent use of transoms.
7. Minimal or no trim around fenestration; when used, trim color is often a shade of the primary body color.
8. Entries are flanked by massive stone columns supporting a parapet to form a dominant massing element that focuses attention on the front door.
9. Entrance doors tend toward modern and range from simple flat panel to full glass double doors.
10. Generous stoops are used in lieu of front porches with inset layouts that are fully shaded
11. Garage doors have simple panel designs and are painted or stained to complement the primary color palette, with or without glazing and decorative hardware.

ARCHITECTURAL REVIEW COMMITTEE

GENERAL GUIDELINES

Raccoon River Land Company will notify all potential homeowners of The Preserve Architectural Review Committee (ARC), their process and criteria. Individuals acting on behalf of the ARC will change from time to time; thus, the application, opinions and interpretations of Timber Knoll at The Preserve Design Guidelines may vary accordingly.

All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures shall be reviewed and approved in writing by the ARC prior to commencement of any on-site building or construction activity. The approval process can be facilitated if complete and quality submittal documentation is provided to the ARC. The ARC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of builders.

Submittals to the ARC are separate from the requirements established by The City of West Des Moines, and approvals are based upon criteria of Timber Knoll at The Preserve Design Guidelines, which do not guarantee approval by The City of West Des Moines or other governing agencies.

ARC review involves three steps:

STEP ONE: RESEARCH & REVIEW

- The Preserve architectural standards
- The City of West Des Moines building and zoning requirements

STEP TWO: PRELIMINARY REVIEW REQUIREMENTS

- Submittal of schematic design package (plans and all elevations)
- Meeting with Architectural Review Committee
- The ARC shall provide written documentation of their findings, either moving the submittal to Step Three or identifying required revisions to those aspects of plans that are inconsistent with Timber Knoll at The Preserve Design Guidelines.

STEP THREE: FINAL REVIEW REQUIREMENTS

- Submittal of final design drawings package including primary residence plans with elevations (identifying materials and color selections) and landscape plan (with exterior lighting plan)
- Meeting with Architectural Review Committee
- Final approval to proceed or recommendations to change

CONSTRUCTION

- Construction may proceed only after approval of the final set of drawings and specifications. Changes that occur during actual construction that differ from approved drawings will require alterations at the builder's expense to restore compliance with approved drawings. No drawings are considered approved unless the ARC provides approval in writing.

- The builder or builder's agent has sole responsibility for compliance with all governing codes and ordinances

- The review and assessment of an application is based solely on aesthetic considerations as informed by these Guidelines. Neither the master developer nor the ARC nor any member of the foregoing shall bear any responsibility for ensuring the structural integrity or soundness of approved new construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the master developer nor the ARC nor any member of the foregoing shall be held liable for any injury, damages or loss arising out of the manner or quality of approved construction on or modifications to any lot.

- Certain objectionable features may not be possible to identify until work is completed, and in such cases, the ARC may or may not require changes to objectionable features; if accepted, the ARC may refuse to approve similar proposed features in the future.

REVIEW CRITERIA

- Architecture

  Guidelines provide general requirements for elevations, materials, color and lighting.
- Landscape

  Guidelines provide general requirements for planting package, including planting plan, lighting, irrigation, etc. Tree removal requires staking prior to review by the ARC.
- Ancillary Structures & Other Lot Improvements

  Design Guidelines provide general and specific requirements for a variety of miscellaneous structures and lot improvement activities.
- Any items not explicitly described or stated in Timber Knoll at The Preserve Design Guidelines will be approved at the discretion of the ARC.

  Refer to any sales or leasing materials and documents (as well as any recorded covenants, if any) for further restrictions that may apply.

CREDITS

MASTER DEVELOPER

JSC

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