

Guidelines for Construction of Units 1 at 2

at Island Club Condominium Owners Association, Inc. (ICCOA)

Please note these are merely high-level guidelines to assist the buyer/builder in developing the detailed plans to be submitted for approval prior to any construction as outlined in Article VII Section 7.2 "Submissions to Board" of the Amended and Restated Declaration of Condominium Ownership, and of Easements, Restrictions and Covenants for Island Club Condominium, dated December 27, 2018.

The overarching premise of these guidelines is to have all 11 units that are situated directly on the pond (units 1, 2, 5, 6, 7, 8, 9, 11, 13, 15, and 17) to have a very similar look and feel and they should be situated on the lot as shown on the Plat of Island Club as provided in the aforementioned Declaration.

With that in mind, these units should be:

1. Single family and single story, ranch style all brick exterior. No two-story plans will be approved.
2. Height of unit should be consistent with height of other units on South Side (Units 5, 6, 7, 8), specifically a 4/12 pitch roof.
3. 2 or 2 ½ car garage maximum
4. Ideal first floor square footage 1800 -2700 sq. ft. based on lot size and easements.
5. All exterior elements of the unit should match the materials of existing units including color and material. This includes, but is not limited to: roofing, gutters and downspouts, garage door, windows and exterior doors, exterior lighting, brick and soldiering of brick. (Note: the brick should be Lorraine Full Range Handmade Oversize Series – available through Acme Supply)
6. Driveways shall be paved with a hard surface material approved by Board within one-year of substantial completion of construction of the Residence.
7. Ideally, landscaping plans (including decks and privacy walls) will be submitted for approval at the time construction plans are submitted.
8. Any damage to roads or common elements during construction will be the responsibility of the owner of the unit under construction.

We hope you find these guidelines helpful as you contemplate the design and construction of your new Island Club Condominium residence.

Dated: 10/19/2020