

EXHIBIT D

to

DECLARATION
forSeaScape
(A Planned Community)

STANDARDS FOR ARCHITECTURAL CONTROL

Section 1.

Subject to the restrictions of the Declaration, no building or structure shall be erected, altered, placed or permitted to remain on any lot other than:

(a) One (1) detached single-family dwelling, not to exceed two and one-half (2-1/2) stories in height from the average elevation of the building site. Each and every dwelling must have a garage capable of housing at least two (2) automobiles. Larger garages or more than one (1) garage may be permitted by the Executive Board on a case-by-case basis.

(b) Fences, gates and associated structures.

(c) A greenhouse.

(d) A garden tool shed, children's playhouse or like structure.

(e) A doghouse and/or pen.

(f) Any other accessory building, shed, structure, stationary antenna or other item permitted by the Executive Board.

None of the items listed above may be constructed, installed, placed or made without the express written approval of the Executive Board as provided in Article XI of the Declaration.

Section 2. DWELLING SIZE AND COMPLETION.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than one thousand four hundred fifty (1,450) square feet for a one-story dwelling nor less than eight hundred (800) square feet for a dwelling of more than one (1) story, unless the Executive Board expressly waives the size requirement. Said waiver will be granted only if the proposal substantially conforms with the letter and intent of these standards for architectural control and the

finished appearance contributes to the appearance of the entire neighborhood.

No more than eight hundred (800) square feet of the interior area can remain unfinished after the date of initial occupancy. All unfinished areas shall be screened so as to make the unfinished area invisible from the street or any adjoining lot or resident.

Every dwelling shall be entirely finished within one (1) year of the date construction begins, except for the eight hundred (800) interior square feet permitted herein. All other improvements shall be completed within ninety (90) days following commencement of construction.

Section 3. PLACEMENT OF STRUCTURES, SETBACKS AND SITING.

The location of any and all man-made structures is subject to the approval of the Executive Board. No dwelling, deck, porch, roof overhang or other portion of any structure may encroach into the area defined in the setback requirements contained in the application of Title 21 of the Anchorage Municipal Code, as amended from time to time. In addition to Municipal setback requirements, minimum setback requirements are as follows:

Front yard:	20 feet
Side yard:	5 feet
Rear yard:	10 feet

In addition, no two houses shall be closer than ten (10) feet together and front yard setbacks are to be varied to avoid a uniform appearance from the street. The Executive Board may require additional front yard setbacks.

The Executive Board shall have the authority in any individual case to make such exceptions to the building setback and fence location requirements set forth herein as said Board shall in its absolute discretion deem necessary or advisable.

Section 4. LANDSCAPE REQUIREMENTS.

Each Unit shall have an approved landscape plan including one of the following options:

(a) a minimum of six (6) trees (at least three (3) to be evergreens), six (6) feet or more in height and at least three (3) inches in diameter at the base, and six (6) shrubs, half of which must be in the front yard.

(b) a planting arrangement of one (1) tree and three (3) or more shrubs incorporating a large rock or a group of small rocks designed to complement the home in the front yard and the same in

the back yard. Additional plantings and arrangements using flowers and shrubs are encouraged.

Section 5. ACCESS TO UNIT.

Only one (1) access driveway shall be permitted for each Unit in the Common Interest Community, however, two (2) adjacent Units may share a common driveway.

Section 6. DESIGN AND FINISHED APPEARANCE OF BUILDINGS.

Declarant wishes to create a superior residential neighborhood which exhibits a wide range of designs, appearances and colors, THEREFORE:

A wide range of architectural designs are permissible, including, but not limited to: Farm-style, New England or Traditional Colonial, Southern Colonial, Dutch Colonial, English Tudor, French Provincial, or Victorian designs. An equally wide range of roof styles and siding materials is permissible and encouraged. However, absolutely no log homes are permitted.

The color of external materials will be generally subdued to blend with the colors of the natural landscape. Earth tones or traditional New England colors, generally muted, are recommended although occasional accent colors used judiciously and with restraint may be permitted. The subjective matter of approving colors is the responsibility of the Executive Board.

The use of T1-11 type siding on any portion of the exterior of any structure facing a street is not permitted without prior written approval from the Executive Board.

All roofs shall be of a material, color, and texture approved by the Board. No maximum or minimum pitch is specified, but approval by the Board will be based on the visual impact of the roof on the Unit or on neighboring Units, dwellings, roads and open spaces. The overall appearance of the dwelling will be an important consideration.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall match the color of the surface from which they project, or shall be of an approved color.

Visual impact of garage doors will be minimized by such measures as, but not limited to, siting of the dwelling, protective overhangs or projections, special door facing materials or design, and/or landscaping.

Section 7. DRIVEWAYS.

All driveways leading from the street to the garage shall be hard-surfaced and at least seventeen (17) feet wide. Where driveways cross sidewalks, each driveway shall have a concrete apron between the street curb and the sidewalk.

Section 8. SIGHT DISTANCE.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) feet and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.

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ANCHORAGE REC. DISTRICT
REQUESTED BY LH Construction

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