

EXHIBIT G

DESIGN GUIDELINES

1. Structure Type. No building or structure shall be erected, altered, placed, or permitted to remain on any Unit other than:

- (a) one detached single-family dwelling;
- (b) one garage (Every dwelling must have a garage capable of housing at least two automobiles. Larger garages may be permitted by the Initial Construction Committee ("ICC") on a case-by-case basis. In an effort to maintain the highest level of aesthetic value, the ICC may require that the construction of garages include window(s), as determined by the ICC on a case-by-case basis. Additional pavement beyond what is typical for the width of the garage will not be approved by the ICC. On Lots located at street corners, the garage must be placed on the side away from the street corner. Side entry doors to the garages are generally discouraged, except where the doors face into the Lot. On homes with a three (3) car garage, the third bay must be on a different plane.);
- (c) fences, gates and associated structures; and
- (d) any other accessory building, structure, or other item permitted by the ICC or the Design Review Committee. Only one accessory building will be allowed per Lot. Other than the primary residence, no structure shall have a footprint larger than one hundred twenty (120) square feet. Accessory buildings must have similar finish and materials as the primary structure.

None of the items listed above may be constructed, installed, placed or made without the express written approval of the ICC or the Design Review Committee as required by Exhibit E to the Declaration.



2. Cost, Quality and Size. No dwelling smaller than one thousand, eight hundred (1,800) square feet of gross floor area for building/living space, excluding porches, garages, covered patios, or sun decks shall be constructed on a Lot unless the ICC expressly waives the size requirement. Any waiver of the size requirement will be granted only if the ICC, in its sole discretion, determines that the proposal substantially conforms with the intent of these Design Guidelines and the finished appearance contributes to the appearance of the entire neighborhood.

Dwellings to be constructed shall have a market value in 2002 dollars of at least Two Hundred Thirty-nine Thousand Dollars (\$239,000.00). It is the intention and purpose of these standards to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date this Declaration is recorded. The ICC has the right to waive these dollar amounts in its sole discretion.

3. Building Height. Building height shall conform to the Municipality of Anchorage zoning requirements for Zoning District R-1. Accessory buildings can only be one (1) story and shall not exceed ten (10) feet in height without a written variance from the approving committee.

4. Exterior Appearance, Colors, and Materials. To ensure the development of Lookout Landing Phase III as a planned community of high standards, the ICC or the Design Review Committee shall be responsible for approving exterior colors to promote a pleasing and compatible neighborhood appearance. In doing so, the ICC or the Design Review Committee shall have the power to approve or disapprove any exterior color and/or trim before application. Such approval or disapproval shall be made by the determination of the appropriate committee designated in Exhibit E to the Declaration ("the approving committee"), in its sole discretion, as to whether the proposed color and/or trim adversely affect(s) the overall appearance of the neighborhood. Overly vibrant colors will be disallowed, as will color schemes that clash with the neighborhood's overall appearance.

Approval will usually not be granted by the approving committee, the ICC or the Design Review Committee for any color(s) of a similar color scheme to that of another existing home within visual proximity of one another.

Similarly, the ICC or the Design Review Committee shall be responsible for approving the type of materials used on Unit



exteriors. High maintenance exterior finishes, such as log oil or similar clear lacquer or varnish, shall not be allowed on the exterior of any structure. However, natural semi-transparent stains or other similar finishes which are designed to mimic clear finishes, which may have been manufactured to offer longer-term low maintenance, may be approved on a case by case basis, at the sole discretion of the approving committee.

The exterior finish of each side of every home and accessory building that faces a street or that backs up to Southport Drive shall be of a horizontally placed lap siding. The exterior body, trim and roofing material color of any accessory building must match that of the primary residence. The lap siding shall be cedar, an approved wood composition lap siding, or a substantively similar equal finish as approved by the approving committee in its sole discretion.

Permitted exterior finishes are wood composition lap siding, real brick, real stone, designer block, stucco, or an approved equal finish. The application of stucco, however, is to be used only as an accent treatment and is limited to not more than 10% of the exterior surface area of any dwelling, unless this limitation is modified by the approving committee, in its sole discretion. Exterior colors shall be restricted to soft "earth tones" as determined by the approving committee, in its sole discretion. The exterior colors and materials must be approved by the approving committee prior to their application and installation.

All roofs shall be of a material, color, and texture as approved by the ICC or the Design Review Committee. All roofs shall have a minimum pitch of three (3) feet vertical rise and twelve (12) feet of horizontal run. The overall appearance of the dwelling shall be an important consideration.

No designer tile or designer block may be placed or permitted to remain on the roof or other projection of any structure on the Lot.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall compliment the color of the surface from which they project, or shall be of any approved color. Any building projections must be contained within any setback restrictions. Covered porches must be submitted with the original



construction plans. Additional modifications to the front of the home such as arctic entries, front porch extensions and decks will not be approved.

Visual impact of garage doors shall be minimized by such measures as, but not limited to, location of the dwelling, protective overhangs or projections, special door-facing materials, design, and/or landscaping. Only raised panel wood or raised panel metal garage doors are allowed, unless expressly approved by the approving committee.

5. Specific Lap Siding Requirements. In addition to the general lap siding requirements set forth herein, homes constructed on certain lots shall require lap siding on specific sides of the home. When facing the home, the following side(s) of the home constructed on the following lots shall require lap siding:

<u>Lot/Block</u>	<u>Side(s) of Home Requiring Lap Siding</u>
Lot 19A, Block 1	Left & Right
Lot 24, Block 1	Left, Right, Front & Back
Lot 24, Block 2	Left & Right
Lot 37, Block 2	Right & Back
Lot 38, Block 2	Left & Back
Lot 46, Block 2	Back
Lot 47, Block 2	Back
Lot 48, Block 2	Back
Lot 49, Block 2	Back
Lot 50, Block 2	Back
Lot 52, Block 2	Right & Back
Lot 53, Block 2	Left, Right, Front & Back

6. Placement of Structures. The location of any and all man-made structures is subject to the approval of the ICC. Structures, as defined in the Anchorage Municipal Code, may not encroach into the yard areas as required by the Anchorage Municipal Code. Minimum setback requirements are as follows:

Front yard:	25 feet
Side yard:	7 feet
Rear yard:	20 feet
To side street for use of corner Lot:	15 feet



unless the ICC approves the reduction of one or more of the setback requirements to the minimum as established by the Anchorage Municipal Code. Front yard setbacks are to be varied to avoid a uniform appearance and the ICC may require additional front yard setbacks.

No separate accessory building shall be erected closer than ten (10) feet to any principal structure on a Lot or any abutting Lot or tract. No structure or equipment shall be placed on a utility easement.

No structure or apparatus serving as playground or recreation equipment for children which obstructs sight lines at elevations between two and one-half (2-1/2) and eight (8) feet above the roadways may be placed to remain on a Lot within the triangular area formed by the street property lines and a line connecting them at points thirty (30) feet from the intersection of the street property lines extended. All play equipment must be constructed from wood. Metal play equipment is strictly prohibited.

Basketball hoops may not be attached to the primary structure on a Lot. Ground mounted basketball hoops may not be installed in front or side yards where they are visible from the street unless they are screened by a six (6) foot wood fence. All portable basketball hoops must be placed and used in the driveway, not in the street or on a public sidewalk. All portable basketball hoops must be stored out of sight from the street or from the other Lots during the winter season.

7. Completion of Construction. Once commenced, any construction of a dwelling must be pursued to completion with diligence and continuity, and in no event shall such construction period exceed one year, except for certain interior unfinished areas previously approved by the ICC. In the event the Unit Owner is constructing the improvements without a construction loan, then the ICC shall have the power to condition its approval upon the Unit Owner's purchase of a performance bond. During the course of construction, the Unit Owner or builder shall protect from damage contiguous pavements, curbs, walks, streets, shoulders, and utility structures in the vicinity of, or leading to the construction area, and shall keep pedestrian and road rights-of-way, as well as drives, reasonably clear of equipment, building materials, dirt, debris, and similar items. No buildings constructed elsewhere shall be moved to or placed on any Lot except with the approval of the ICC. No building shall be in any manner occupied while in the course of original construction or until it complies with all



applicable requirements of the Declaration, the Municipality of Anchorage, and this Exhibit. All other improvements shall be completed within ninety days following commencement of construction.

8. Fences. Fences constructed on Lots Twenty-three (23) through Thirty-one (31), Block Two (2), must start at a height of six (6) feet on either side of the house. The bottom of the fence may taper with the ground slope but the top of all fences shall be level with the starting height of six (6) feet where it is attached to the house on either side. The back of the fence must be at least eight (8) feet from the top of the dike. The fence boards must be six (6) inch dog-eared cedar with no more than one-half ( $\frac{1}{2}$ ) inch spacing between boards. All posts must be installed on the inside of the fence facing the home.

No fence or wall shall be erected until after the plans for such fence or wall are approved in writing by the ICC. An approved six (6) foot wood fence must be installed to provide privacy screening prior to installing a shed, dog run, pens, garden enclosures, hot tub, play equipment, play house, firewood, extra large decks, etc. No fence or wall shall be erected or placed in the front yard of any Lot nearer to the street than the front of the residence unless otherwise approved by the ICC. ("front of the residence" means the structural wall of the primary residence or structure and not the roof eaves, porch or deck.) No metal, plastic, chain link, processed wood, picket fence, alternating board or wood link fences shall be allowed in the planned community. Only natural wood fences shall be permitted; however, posts and their brackets may be metal or processed wood with approval of the approving committee. All fence boards facing Klatt Bog must be left in their natural wood condition (i.e., no staining, painting, clear sealant, etc.) of fences shall be permitted). Fence boards facing inside the back yard and those facing the street may be preserved using a clear sealant only. All fences must be properly maintained as an attractive addition to the Lot. Fences include dog runs, pens, garden enclosures, and any other visible exterior boundary dividers.

All chain link dog runs must be covered with wood lattice that matches the color of the primary residence or structure on the Lot.

No fence or wind wall may exceed six (6) feet in height, including any decorative lattice trim at the top of the fence. With the exception of Lots Twenty-three (23) through Thirty-one (31), Block Two (2), specifically set forth in this section 7,



fences less than six (6) feet in height will not be approved. The approving committee may expressly waive, on a case-by-case basis for individual Unit Owners, the six (6) feet height limitation for decorative gate arbors and allow up to a maximum height of eight (8) feet.

Declarant may, in its sole discretion, construct fencing along the Lots fronting public roads. All such fencing, whether constructed by Declarant or by the Unit Owner, shall be maintained in good condition by the Unit Owner at the Unit Owner's sole cost and expense.

9. Storage Sheds. The placement of storage sheds is strictly prohibited in the back yards of Lots 23, 24, 25, 26, 27, 28, 29, 30 and 31, Block 2.

10. Landscaping. It is the intent of Declarant to require that landscaping be completed promptly after construction is completed. All homes substantially completed between and including the dates of July 1<sup>st</sup> of the current year and May 1st of the following year are to be landscaped no later than the first of August of that following year. Homes substantially completed after May 1st and on or before June 30th of the same year must be landscaped by August 15th of that same year. All walkways shall be paved or similarly improved with a hard surface material approved by the approving committee. Walkways shall not exceed five (5) feet in width without the express prior written approval from the Design Review Committee, which approval shall be given or denied at the sole discretion of the Design Review Committee. All driveways and parking areas shall be paved with a concrete or asphalt compound to standards prescribed by traffic engineering. Gravel pads are expressly prohibited and will not be approved. Vegetable gardens are not permitted in the front yard of a Lot. The lawn area located between the curb and the sidewalk must be planted and maintained by the Unit Owner. All Unit Owners must submit their landscaping plans for the front and back yards to the ICC for approval and all tree removal, tree thinning, vegetation removal, or planting of new trees or vegetation must be in accordance with an approved landscape plan. Gravel shall be used for accent purposes only and such use shall be limited to the following areas: (i) on the sides of the driveway; (ii) around the house roof drip lines; and (iii) inside bordered planters surrounding trees, shrubs and other plants. The use of decorative concrete block, sometimes referred to as Keystone, is not an acceptable material for non-structural landscaping and retaining walls in all Southport subdivisions. Only wood, natural rock, or poured concrete with a



washed pebble surface is acceptable for purposes of constructing non-structural landscaping and retaining walls. No block of this type may be permitted to remain as part of the private landscaping on any Lot.

No improvements, other than plant material, natural unfinished cedar, or natural stone, shall be constructed in any landscaping easements. Additionally, no trees or shrubs shall be placed in any landscaping or utility easement. Any fences constructed by Declarant in a landscaping easement shall be maintained by the Unit Owner.

No artificial plants may be used by a Unit Owner for purposes of private landscaping, nor may they be permitted to remain as part of the private landscaping on a Lot. The use of existing vegetation, trees and natural shrubs as part of private landscaping shall be conditioned upon the approval of the ICC. Black spruce trees shall not be used to meet the evergreen tree requirements.

No planters, trees or bushes are allowed in the front yard within the right of way which is thirty (30) feet from the center of a roadway. Flowers and low-ground cover plants will be considered for approval on a case-by-case basis.

11. Landscaping Easements. A landscaping easement exists on the following lots:

Lot 19A, Block 1:	front right corner
Lot 24, Block 1:	front right corner
Lot 37, Block 2:	front right corner
Lot 38, Block 2:	front left corner
Lot 52, Block 2:	front right corner

This landscaping easement gives certain entities the right to enter upon the above-described lots for the purpose of installation and/or maintenance of landscaping improvements. The Owners of the lots shall not change or modify any landscaping improvements installed by Declarant within the landscaping easement without the prior written consent of Declarant. Continued upkeep and maintenance of the landscaping improvements installed by Declarant within said easement shall be the responsibility of the lot Owners.

12. Water Easement. Lots 43 and 44, of Block 2 share a thirty-foot (30') water easement. No structures of any kind (i.e., fences, sheds, greenhouses, etc.) shall be placed within said water easement. Fences that abut the water easement cannot exceed four





feet (4') in height. Any and all landscaping is strictly prohibited within said water easement. Further, disturbance of the natural vegetation and the storage of any type of material within said water easement is strictly prohibited.

13. Trees. No Unit Owner shall be permitted to completely clear a Lot where standing trees of size and beauty exist. Space may be cleared for construction and trees may be thinned, however, existing trees must be preserved to the maximum extent possible. A minimum of two evergreen trees of not less than six (6) feet in height and one deciduous tree of not less than eight (8) feet in height and a minimum of four (4) shrubs not less than two (2) feet in height are to be maintained on the front portion of each Lot. For the purpose of this section, the front portion of a Lot shall be limited to the area between the front of the building and where the right of way meets the front property line. On corner Lots, for the purpose of planting trees, the front portion of a Lot may, at the discretion of the approving committee, include up to one-half of the house width on the side facing the side street. Existing trees and vegetation cannot be used to meet the requirements of this section. The trees and shrubs required by this section must be in addition to any existing trees and vegetation. The height of all trees shall be measured from the top of the tree to the base of the tree which shall remain above ground level when planted. The rootball of a tree shall not be included when measuring the height of a tree. Any landscaping installed by Declarant or the Municipality of Anchorage cannot be used to meet the tree and shrub requirements of this section. Upon prior written request, the ICC may approve deviations from these requirements to accommodate lot size, shape and/or topography.

No shrubs or shrubby trees shall be used to fulfill any of the above requirements for trees. If a tree is approved by the ICC for removal, the stump must be removed below ground level and the area seeded with grass or replaced with sod.

Any dead or obviously damaged trees or shrubs shall be replaced within thirty (30) days of receiving written notice from Declarant or Declarant's representative.

14. Exterior Lighting. All exterior lighting fixtures shall:  
1) broadcast light downward and at no more than a 30 degree angle from the perpendicular line between the fixture and the ground, and  
2) not reveal any exposed light source beyond the lot line. This shall not prohibit accent and flood lighting that is directed towards the home so long as it does not shine directly beyond the



lot. All other forms of lighting shall not be installed without prior written approval from the approving committee. Generally, mercury vapor lights, street-light style, and broadcast area lighting will not be approved for use. Low wattage entry bulbs may be approved on a case by case basis. Exterior lighting shall be identified on plans. Christmas lights and decorations may be installed on homes and lots beginning on the first (1st) day of October, but must be taken down by no later than the fifteenth (15<sup>th</sup>) day of March and stored out of sight. The use of any and all types of image-projection lighting is expressly prohibited.

15. Subdrains. Each primary residential structure shall have a bottom of footing foundation sub-drain sloped from the rear to the front of the structure and connecting into the storm drain system. The design of the footing drain shall be reviewed and approved by a licensed professional engineer and such approval shall be included with the building plans presented to the ICC for approval.

16. Compliance Obligation. Unit Owners shall at all times maintain their Unit in compliance with the terms and conditions of this Declaration. The transfer of title to a Unit does not waive the new Unit Owner(s) of the obligation to comply with this Declaration, regardless of whether any violations existed at the time of transfer of title. Any and all violations must be brought into compliance prior to the issuance of any resale certificate.

17. General Upkeep and Maintenance of Units. All Unit Owners are required under the terms and conditions of this Declaration to maintain their Units and structures located thereon in a clean and tidy condition, free from any junk or trash. The exterior of all structures on Units shall be maintained in such a manner as to prevent deterioration. Any Unit Owner failing to do so shall be in direct violation of this Declaration.

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Exhibit G (Design Guidelines)  
to Declaration for Lookout Landing Phase III  
(A Planned Community within Southport)  
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