

**EXHIBIT B - Special
Conditions Design Guidelines**

In order to protect the quality of the neighborhood and ensure a quality development, Bluestem Hills shall have detailed Covenants, Conditions and Restrictions, recorded of record, that require at a minimum the following design element:

- **Front setbacks:** The front setback may be varied to allow for a custom feel but shall be a minimum of 25'.
- **Driveways:** Paving shall be finished using either a brushed broom, washed pebble or a stain.
- **Garage doors:** All garage doors shall be of stain grade cedar or simulated wood grain with design embellishments.
- **Street Construction:** 26' wide and meeting county guidelines.
- **Homes shall not be less than one hundred percent masonry (brick and stone) for a one-story structure. or, ninety percent (90%) brick and stone for a two-story structure. The first story of a two-story home must consist of 100% brick and stone.**
- **All street facing fences must be composed of 2" x 4" pressure and insect treated wood rails supported by galvanized metal posts imbedded in concrete footing support. Vertical wood pickets measuring 6-8 feet in height and 4 to 6 inches in width, either Spruce or Cedar specie, shall be applied to said fence structure with said pickets facing the street right of way.**
- **Non-street facing fences may be constructed of wood wrought iron or 5' black vinyl coated chain link unless one of the items from 10(b) will be parked on the property or a storage building will be erected. Items listed in sections 10(b) are required to be concealed from all neighbors view behind a 6-foot wood fence unless it is taller than the 6-foot fence in which case an 8-foot fence will be required.**
- **Street Trees:** A minimum of three (3) shade trees (two- and one-half-inch caliper minimum) as defined in the Venus Unified Development Code shall be planted on each residential lot. Two (2) of the trees shall be planted in the first 10' of the lot between the front lot line and any fence. Trees may be placed on either side of the driveway or in any pattern appropriate to the site and topography.
- **Street signs:** Shall be custom designed on poles specified in the design guidelines. Signs shall include the City of Venus's "Typical Street Name Blade Detail".
- **Street lights:** Street lights at each intersection may be affixed to street sign poles.
- **Mailboxes:** Shall conform to the specified standard for each neighborhood.
- **Up to seven lots may have 20% of the acre located in the flood plain provided that any septic system is out of the flood plain- and all habitable structures are located out of the flood plain.**
- **Walls shall not be permitted for the screening of Hwy 157 and US-67. A living screen, landscaping, berm and/or split rail or other rural, open style fencing shall be allowed. Any combination of these features shall be contained within a landscape and screening**

easement with a minimum of 50-foot width along Hwy 157. The landscape and screening easement may be platted as a separate lot to be owned and maintained by the HOA or may be a defined easement on privately owned lot(s) with the requirement for HOA maintenance. Landscape and screening easements do not count toward net acreage of a privately owned lot for calculation.

- All homes under construction must have temporary portable potty on the site prior to framing. All sites must be graded prior to foundation with pads and drainages set to protect adjacent property owners. Another grading shall occur after the foundation is poured, back filling all ditches, and establishing drainage.
- Trash must be contained in piles circled by 3/8" material in 4 X 8 sheets.
- All lots shall be used for single family residential purposes only.
- All lots shall have sewage systems that meet EPA standards.
- All propane tanks must be below ground.
- No above ground swimming pools will be permitted.
- No temporary dwelling(s), shop(s), trailer(s), storage building(s), or greenhouse(s), and gazebo(s), and small building(s) for the storage of lawn equipment, may be placed on a lot except within the backyard in an area fenced and private; these structures cannot be placed anywhere on the side yards. No building materials of any kind shall be placed or stored upon the property until the owner thereof is ready to commence construction of improvements, and then such material shall be placed within the property lines of the lot upon which the improvements are to be erected.
- Accessory buildings must maintain similar architecture to the main residence and be approved by the Architectural Control Committee prior to the placement.
- No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, or similar vehicle, or equipment may be parked in the driveway or front yard of any dwelling, or parked on any public street in the Addition, nor shall any such vehicle or equipment be parked for storage in the side yards of any residence. Such equipment or vehicles may be stored in the rear yard, within a fence (with a minimum height of 6 feet, and a maximum height of 8 feet) and concealed from all neighbors' view (except a view over an eight-foot (8') wall). Owner's approval is required before the placement of any of this equipment. Provisions must be made for concealment of oversized and overly tall equipment. No such vehicle or equipment shall be used as a residence or office temporarily or permanently. This restriction shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for construction, maintenance, or repair of a residence in the immediate vicinity.
- No animals, livestock, or poultry of any kind shall be raised for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the property so that no person shall quarter on the premises bees, hogs, goats, guinea fowl, ducks, chickens, turkeys, skunks, or any other animals that may interfere with the quietude, health, or safety of the community. No more than a total of four (4) pets will be permitted on each lot. Pets must be restrained or confined on the homeowner's back lot inside a fenced area or within the house. It is the pet owner's responsibility to keep the lot clean and free of pet debris.
- Minimum Floor Area: The total air-conditioned living area of the main residential

structure, as measured to the outside of exterior walls, but exclusive of open porches, garages, patios, and detached accessory buildings, shall not be less than two thousand, two hundred (2,200) square feet.

- No plywood shall be used on any exterior wall. Roofing shall be composed of three hundred pound (300#) or better composition shingles, metal seamed, man-made slate, concrete flat tile, or other materials shall be permitted when approved by the Owner. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mail boxes, exterior paint or stain, shall be subject to the proper approval of the Owner, both as to design, materials, and location.