

EXHIBIT CC

Valley Lakes

1/29/97

#295 FINAL DEVELOPMENT PLAN (9/3/96)
PROPOSED DESIGN STANDARDS
PENGUIN GROUP/ARROW LAKE

Proposed Single Family Design Standards

Use	S.F.1	S.F.2	S.F.3	S.F.4
Lot Size	6,000 Sq.Ft.	7,200 Sq.Ft.	8,400 Sq.Ft.	10,000 Sq.Ft.
Min. Lot Width	55 Ft.	60 Ft.	65 Ft.	75 Ft.
Front Yard:				
Building	25 Ft.	25 Ft.	25 Ft.	25 Ft.
Garage (Face)	25 Ft.	25 Ft.	25 Ft.	30 Ft.
Porch	25 Ft.	25 Ft.	25 Ft.	25 Ft.
Side (Corner):				
Building	25 Ft.	25 Ft.	25 Ft.	25 Ft.
Garage (Face)	25 Ft.	25 Ft.	25 Ft.	25 Ft.
Porch	25 Ft.	25 Ft.	25 Ft.	25 Ft.
Side (Interior):				
Minimum	6 Ft.	6 Ft.	7 Ft.	8 Ft.
Total	13 Ft.	14 Ft.	15 Ft.	18 Ft.
Bldg. to Bldg.	13 Ft.	14 Ft.	15 Ft.	18 Ft.
Rear:				
Building	25 Ft.	25 Ft.	25 Ft.	30 Ft.
Detached Garage	5 Ft.	5 Ft.	5 Ft.	5 Ft.
Attached Garage & Covered Porch	20 Ft.	20 Ft.	20 Ft.	25 Ft.
Building Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.
Maximum Lot Coverage	35 Percent	35 Percent	35 Percent	35 Percent

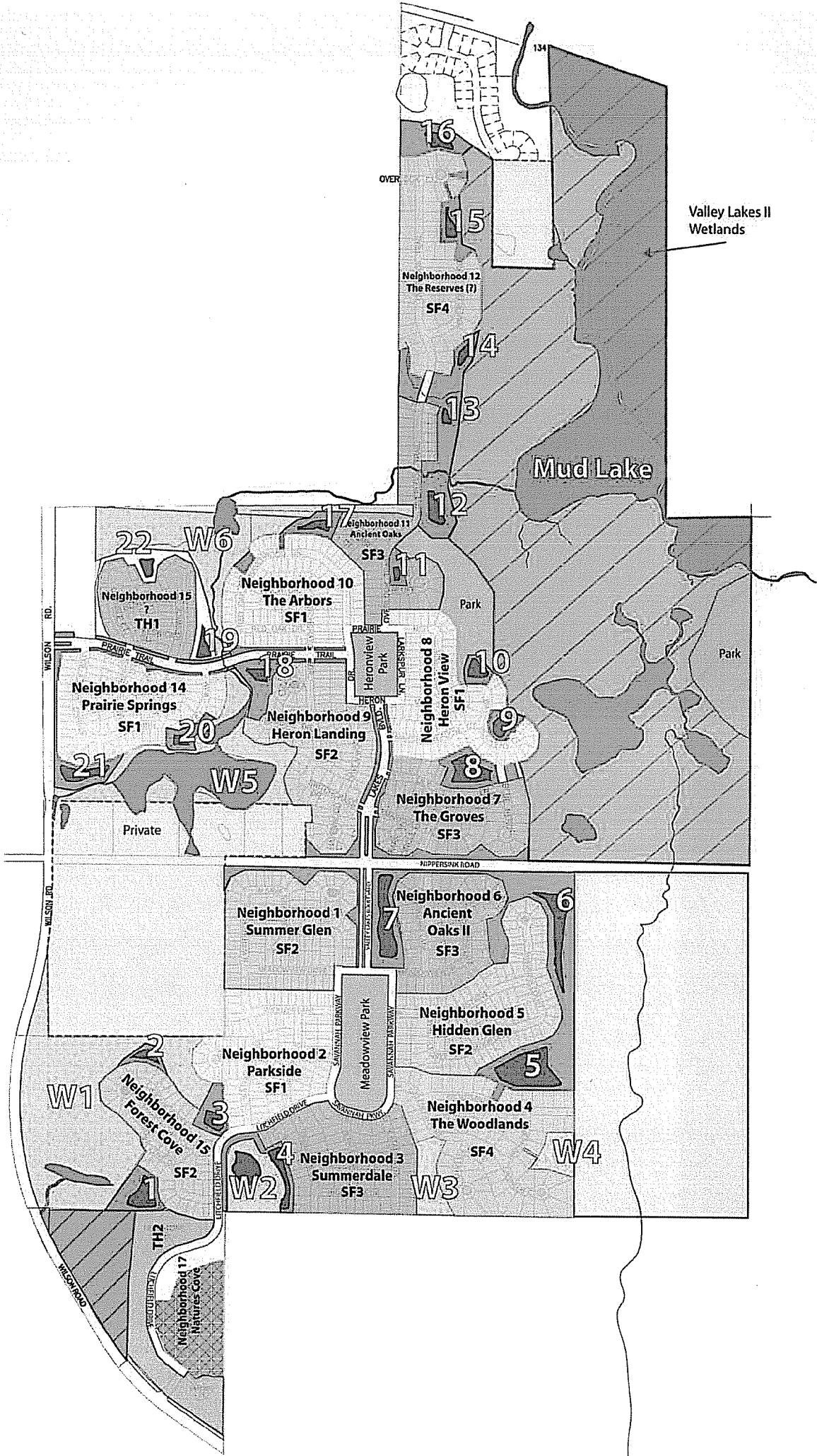
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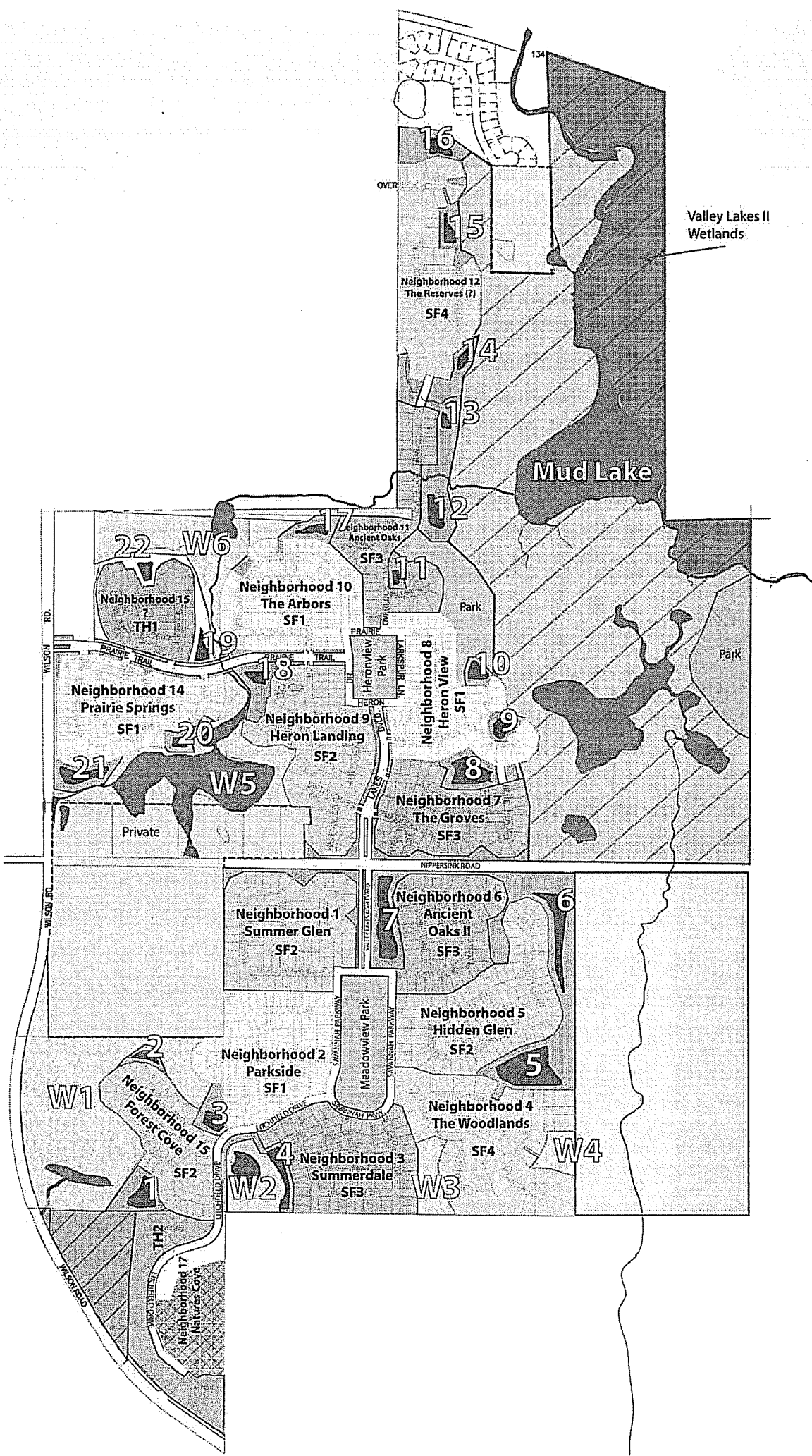
- 1.) Rear detached garages shall not be allowed on lots where rear yards are adjacent to Publicly dedicated Open Space.
- 2.) Building height is measured as defined in zoning ordinance as of adoption date of Development Agreement.
- 3.) If expanded garage option is used in SF2 Neighborhood, the garage setback may be reduced to 22 Ft. Min. as long as the distance from garage to garage is not less than 106 Ft. Min. (See Arrow Lake quality guidelines Part 1 Paragraph E.)
- 4.) Roof overhangs and gutters shall be allowed in all yards to a maximum of 2 Ft.
- 5.) Chimneys shall be allowed in rear yard to a maximum of 2 Ft. If a material upgrade is used, they shall be allowed in the side yard to a maximum of 2 Ft.
- 6.) Front & Side (corner) Building & Porch setbacks may be reduced in individual Neighborhoods with Village approval.

ARROW LAKE
DEVELOPMENT AGREEMENT
EXHIBIT

JEN LAND DESIGN, INC.

JAM
BC





Valley Lakes II
Wetlands

Mud Lake

Neighborhood 12
The Reserves (7)
SF4

Neighborhood 11
Ancient Oaks
SF3

Neighborhood 10
The Arbors
SF1

Neighborhood 15
TH1

Neighborhood 14
Prairie Springs
SF1

Neighborhood 9
Heron Landing
SF2

Neighborhood 7
The Groves
SF3

Neighborhood 6
Ancient Oaks II
SF3

Neighborhood 1
Summer Glen
SF2

Neighborhood 5
Hidden Glen
SF2

Neighborhood 2
Parkside
SF1

Neighborhood 4
The Woodlands
SF4

Neighborhood 3
Summerdale
SF3

Neighborhood 15
Forest Cove
SF2

Neighborhood 17
Hickory Cove
TH2

WILSON RD.

WILSON RD.

WILSON ROAD

MEADOWVIEW PARK

MEADOWVIEW PARK

MEADOWVIEW PARK

MEADOWVIEW PARK

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