

Re: Butler Meadows, Phase I and II
Lafayette, Indiana

Summary Information Refer to the Covenants AND Builder's Agreement for complete

Location: County Road 500 South (across from Mayflower Mill School)

Zoning: R1, Single-family

Schools: Tippecanoe County School Corporation
Elementary: Mayflower Mill
Middle: Wea Ridge
High School: McCutcheon

Associations: Assessment per Lot \$ 150 annually; after amenities constructed & accessible, additional \$ 150 annually will be added; therefore, there will be Community Association (Butler Meadows homeowners) and Overall Butler Meadows Association (all lots in all subdivisions of Butler Meadows Communities will be members & represented)
Landscaping birm along County Road 500 South is an easement and will be maintained by Association.

Mailboxes: They are controlled by Covenants and MUST be installed by Builder.

Tap fees: Normal tap fees shall be the responsibility of Builder

Lot prices include ten percent (10%) of the Participation fee for sanitary and water service by the City of Lafayette and will be paid by Seller prior to recording of Final Plat. Balance is to be included in normal tap fees.

Set-backs: As shown on Final Plat..... "typical" lots are:
Front – 25 ft
Back – 25 ft
Side – 6 ft each side Note: other easements may exist (see Final Plat)

Minimum House Size: Ranch – 1,400 s.f.
Two-story - 900 s.f. main floor, total 1,800 s.f.

Building: All roofs to be Owens-Corning Weatherwood or same color from another supplier
Brick and siding choices to be limited to earthtones. No blue, yellow or pink siding
50% masonry on front – (1st floor) elevation; 3' side masonry on side of corner lots; Committee *may* waive on some 2-story due to full front porches & shutters, each case is considered singly
Plans to be submitted PRIOR to construction, including site plan
Closing must take place PRIOR to footers.
Signs by "Preferred Builders" only
#2 stone gravel driveway required prior to construction
Dumpster in yard (not in street) or circular trash fence REQUIRED by both Butler Farm Development and Tippecanoe County

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- Building: \$300 fine if trash or sediment leaves your lot - \$300 fine per occurrence, plus our expense to remove
(continued) Damage to adjacent lots (trash, dirt, stone, dumpings, etc.) \$300 fine per occurrence, plus our expenses to remove
You are responsible for your subcontractors' actions
Foundations **CANNOT** be more than 16 inches above the curb per City
- Landscaping: 2 deciduous trees, 2 ½ inch caliper, 1 front yard and 1 back yard
1 deciduous ornamental tree front yard
6 shrubs as foundation plantings, 18 to 24 inch spread & 30 to 36 inches in height.
Sod all front yards; also sod complete side yard if corner; remainder straw & seed or better
No trees right-of-way
To be completed in 6 months from start of construction
- Utilities: City of Lafayette, sanitary and water.
Fire protection: Wea Voluntary Fire Department
Electric: Tipmont REMC
Gas: Vectren
Telephone: Tri-County fiber
Cable: Tri-County fiber, Insight
DSL internet: Tri-County fiber, Insight
- Services: Fire Protection: Wea Voluntary Fire Department
Police Protection: Tippecanoe County
Garbage Collection: Private
- Covenants: **Summary only: you need to READ the Covenants**
Minimum 2 car attached garages; no detached garages or carports
2 driveway parking spaces
driveway: front or side entry garages, width of garage only, no "parking aprons"
Any exterior added structure must receive written Committee approval, including but not limited to: basketball goals, fences, pools, decks, storage sheds.
Mailboxes, Committee to select matching
Storage tanks, not allowed
Gutters & Downspouts – painted or copper
Awnings, patio covers – metal & fiberglass, etc. not permitted-copper, submit for approval
Above ground swimming pools – not permitted
In ground swimming pools – permitted after Committee approval
Storage sheds permitted after Committee approval; maximum size 10x10x10
Satellite dishes/Antennas – permitted per guidelines after Committee approval
Dog kennels/dog runs – not permitted
Clothes lines – not permitted
Solar panels – not permitted
Street lights – leased from supplier, Association to assume lease
Pets – Maximum: 3 @ 20 lbs or less; 2 @ 21-75 lbs; 1 @ 76-150; none over 150 lbs unless approved by Committee
Parking on street restricted to 24 hours or less for residents
Garbage – no burning, no burying