

1. Monuments: If any stones or monuments of record are found while the survey of the Real Estate is prepared, Owner will use its best efforts to protect them from damage.
2. All Common Areas including detention ponds, open space, and amenities within the Development shall be owned by a mandatory homeowners' association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The maintenance and upkeep of the Common Areas shall be the responsibility of HOA. The Covenants shall apply to all real estate within the Development.
3. Trail System: An asphalt trail meeting the City Engineer and Department of Parks and Recreation requirements shall be provided as an extension of the Franklin Greenways Trail and shall be connected to the internal sidewalk system. This trail shall be provided:
  - a. Along Umbarger Lane: connecting the existing sidewalk near the south property line of the Armory to the proposed trail along C.R. 75 S. noted below.
  - b. Along C.R. 75 S.: connecting the asphalt trail noted above to the public sidewalk adjacent the cul-de-sac at the southeast corner of the subject property near the detention pond, consistent with the Concept Plan dated: May 5, 2025.
    - i. A minimum of a 5 foot concrete sidewalk, or continuation of the asphalt trail, shall be provided from the termination point of the asphalt trail, as noted above, to the far east limits of the pavement of C.R. 75 S.

No trails or paths shall be installed between homesites except for any shown on the Concept Plan submitted with the Rezone Petition. If trails are needed or requested by the Developer between homesites beyond what is currently shown in the proposed Concept Plan, the City of Franklin, Indiana Planning Department shall have the authority to review and approve the location of the requested trails.

4. Proposed Amenities: The Development shall contain a minimum of four (4) distinct amenity areas. These amenity areas will be separated and located throughout the Development and shall consist of the following:
  - a. Pocket Park #1 shall be accessible via a pedestrian sidewalk or pathway and includes a seating area with a bench or picnic table and installed landscaping that at maturity will provide a shaded area.
  - b. Pocket Park #2 shall be accessible via a pedestrian sidewalk or pathway and include a seating area with a bench or picnic table and installed landscaping that at maturity will provide a shaded area.
  - c. Open Area with Playground #1 shall include a recreational play area for use primarily by children. The Open Area site will feature age-appropriate playground equipment.
  - d. Open Area with Playground #2 shall include a recreational play area for use primarily by children. The Open Area site will feature age-appropriate playground equipment.

5. Minimum Lot Width: Notwithstanding the minimum Lot Width stated in the Table in Section 3.3 and in Section 3.9 of the City of Franklin Zoning Ordinance, the minimum Lot Width (as defined in the City of Franklin Zoning Ordinance) shall be 60 feet.

A minimum of forty -nine percent (49%) of the Lots within the Development shall conform to the Residential Suburban Two (RS-2) Lot Standards as specified in the City of Franklin Zoning Ordinance. The RS-2 Lots shall be interspersed throughout the Development in a similar manner as shown on the proposed Concept Plan dated: May 5, 2025.

6. Windows: For all Dwelling Units which are adjacent to a common area depicted on any plat, at least one (1) window, with a minimum area of 8 square feet, shall be incorporated on the side(s) which are adjacent to the common areas; provided, however, that, to the extent that additional windows are incorporated, they may be smaller.

Those Dwelling Units built on corner lots within the Real Estate shall include at least one (1) window per story, with a minimum area of 8 square feet, on the sides of the dwelling facing the streets; provided, however, that, to the extent that additional windows are incorporated, they may be smaller.

7. Minimum Ground Floor Living Area: The minimum Ground Floor Living Area (as defined in the City of Franklin Zoning Ordinance) shall be 825 square feet.

8. Exterior Materials & Color: Vinyl siding shall be prohibited as a siding material within the Development. Permitted siding materials shall include, but are not limited to, brick, natural or engineered stone, natural or engineered wood, or cement fiber board. Stucco may be used but not to exceed 30% of a facade.
  - a. The elevations of all Dwelling Units adjacent to the internal street system of the subdivision, including corner lots, shall incorporate at least two (2) exterior building materials, profiles and/or textures. For purposes of this standard, a horizontal and vertical profile of the same building material will satisfy this requirement.
  - b. The elevations of all Dwelling Units adjacent to the internal street system of the subdivision, including corner lots, shall incorporate brick or stone wainscot up to the sill of the lowest first floor window along the entire front façade (excluding windows, doors, and garage doors).
  - c. The elevations of all Dwelling Units adjacent to the internal street system of the subdivision, including corner lots, shall incorporate at least two (2) colors on surfaces in addition to stone, brick, and masonry (but including trim, shutters or other window ornamentation, and garage doors).
9. Roof Pitch: All Dwelling Units shall feature a minimum of 6:12 primary roof pitch; provided, however, ancillary roofs (including, but not limited to porches, garage extensions, overhangs, accent roofs, sunrooms or third car garages with a separate roof structure) shall not be considered primary roofs for purposes of this 6:12 roof pitch requirement.
10. Roof Overhang: All Dwelling Units located on the Real Estate shall have a minimum of a twelve (12) inch gable overhang on dwellings where the side consists of siding at the eave and a minimum of eight (8) inch gable overhang on dwellings where the side consists of brick at the eave.
11. Garages: All Dwelling Units on the Real Estate shall have a minimum two-car garage. Three-car garages shall have a separate door and shall be required to be recessed from other bays.
  - a. For Dwelling Units with two-car garages the garage door width shall not exceed more than fifty-five percent (55%) of the façade width. To provide adequate space for storage, all two-car garages shall be a minimum of 440

square feet in size. A 2-to-4-foot front or side extension to the garage may be used to meet the minimum square foot requirement.

- b. For Dwelling Units with three-car garages the total width of the garage doors combined shall not exceed more than sixty percent (60%) of the façade width.

12. Front Porch and Covered Entries: All Dwelling Units shall have a covered entry or front porch. The front porch or covered entry shall be a minimum of four (4) feet in depth.

13. Perimeter Rear Elevations: All Dwelling Units with a rear façade adjacent to Umbarger Lane and C.R. 75 S. shall have a rear architectural projection including, but not limited to, a one-story bump out, screened porch, three season room or other architectural enhancement that breaks up the rear wall plane of the structure. The rear architectural projection shall be equal to at least 20 percent (20%) of the rear linear wall.

14. Anti-Monotony: The same model will not be constructed within one (1) lot in either direction on the same side of the street. The same front dwelling elevation will not be constructed within two (2) lots in either direction on the same side of the street or directly across the street so far as to ensure that significant architectural features will differentiate dwellings within the subdivision.

15. Prohibited Structures: Above-ground pools and sheds, mini-barns, or other detached storage buildings are prohibited.

16. These Commitments shall run with the land, be binding upon the Owner of the Real Estate and subsequent owners of the Real Estate. These Commitments may only be modified or terminated by a decision of the Franklin Plan Commission.