

CAMBRY HILLS ZONING COMMITMENTS

1. 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.
2. **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.
3. **Common Area**: 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.
4. **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.

5. **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.

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- 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.
6. **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 sixty (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.
7. **Home Series**: The Silverthorne Home Series (or comparable home series, as determined by the City of Franklin Planning & Engineering Department, of any other builder) will be constructed on a minimum of 45% of the lots on the Real Estate.
8. **Minimum Ground Floor Living Area**: The minimum Ground Floor Living Area (as defined in the City of Franklin Zoning Ordinance) shall be eight hundred twenty-five (825) square feet.
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, stone or masonry at the eave.
11. **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.

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12. **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 eight (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 eight (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.

13. **Window Trim**: Any façade adjacent to a street shall provide a minimum of a 1" x 4" window trim.

14. **Exterior Materials**: Vinyl siding shall be prohibited as a siding material within the Development. Permitted siding materials for all elevations 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. **Front Elevations**: Front elevations are those facades that are adjacent to the street and include the front entry door to the dwelling.

1-Story or 1.5-Story Dwellings:

Front elevations shall have a total of four (4) points from the items below:

- i. Tudor style* = 2 points
- ii. First story full brick/stone** = 2 points
- iii. Brick/stone wainscot*** = 1 point
- iv. Vertical siding = 1 point
- v. Horizontal siding = 1 point
- vi. Board & batten siding = 1 point
- vii. Shake siding = 1 point
- viii. Gable(s) full brick = 1 point
- ix. Dormer(s) – 1 point

2-Story Dwellings:

Front elevations shall have a total of four (4) points from the items below:

- i. Tudor style* = 2 points
- ii. First story full brick/stone** = 2 points
- iii. Brick/stone wainscot*** = 1 point
- iv. Vertical siding = 1 point
- v. Horizontal siding = 1 point
- vi. Board & batten siding = 1 point
- vii. Shake siding = 1 point

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- b. Rear Elevations: Rear elevations are those facades that are parallel to the front elevation.

All Dwellings:

Rear elevations adjacent to Umbarger Lane/CR 450 E and CR 75 S. shall have a rear architectural projection including, but not limited to, a one-story living area extension, screened porch, three season room, kitchen nook, bay window, or box window that breaks up the rear wall plane of the structure. Fireplace bump outs do not qualify. The rear architectural projection shall be equal to at least 20 percent (20%) of the rear linear facade, exclusive of garage.

- c. Side Elevations: Side elevations are those facades that are perpendicular to the front and rear elevations.

All Dwellings:

Side elevations not adjacent to a lot shall have a total of 3 points from the list of items below:

- i. First story full brick/stone** = 2 points
- ii. Brick/stone wainscot*** = 1 point
(2 points if all elevations include a minimum of brick/stone wainscot***)
- iii. Vertical siding = 1 point
- iv. Horizontal siding = 1 point
- v. Board & batten siding = 1 point
- vi. Shake siding = 1 point

*Tudor style is defined as elevations that include 2 separate garage doors for the 2-car garage and decorative trim provided in the peak of the gable with the remainder of the gable being full brick.

**First Story Full Brick/Stone: Entire length and height of the façade of the first story, including garage area, shall be brick. The only exclusions include windows, doors, garage doors and recessed entries that are no greater than 6 feet in width.

**Brick/Stone Wainscot: Entire length of the façade, including garage area, shall incorporate brick/stone wainscot up to the sill of the lowest first floor window. The only exclusions include windows, doors, garage doors and recessed entries that are no greater than 6 feet in width.

15. Exterior Colors: Front, side and rear elevations adjacent to the street shall incorporate at least two (2) colors on surfaces, in addition to brick, stone, and masonry. Qualifying surfaces include siding, trim, shutters, other window ornamentation but excludes garage doors.

The color scheme of a Dwelling Unit shall not be used within two (2) lots in either direction on the same side of the street or on a lot across the street.

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16. **Garages:** All Dwelling Units on the Real Estate shall have a minimum of a two-car garage. Two-car garage doors shall be a minimum of 16 feet in width. Three-car garages shall have a separate door and shall be required to be tandem, recessed or projected from other bays.
- a. For Dwelling Units with two-car garages the non-garage door façade width shall be a minimum of forty-five percent (45%) of the façade width.
 - b. For Dwelling Units with three-car garages the non-garage door width shall not exceed more than fort percent (40%) of the façade width.
 - c. All two-car garages shall have one of the following: (1) a minimum of 475 square feet, or (2) a garage extension that is at least two (2) feet wide.
17. **Anti-Monotony:** To ensure that significant architectural features will differentiate dwellings within the subdivision, the following shall apply:
- a. **RS-3 Lots:**
The same model or crossover model (same floor plan but different in name only) shall not be constructed within one (1) lot in either direction on the same side of the street. The same front dwelling elevation shall not be constructed within two (2) lots in either direction on the same side of the street or on a lot across the street.
 - b. **RS-2 Lots:**
The same model or crossover model (same floor plan but different in name only) shall not be constructed on more than 3 out of any 5 consecutive lots on the same side of the street. The same front dwelling elevation shall not be constructed within two (2) lots in either direction on the same side of the street or on a lot across the street.
18. **Prohibited Structures:** Above-ground pools and sheds, mini-barns, or other detached storage buildings are prohibited.