

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## Index

### Section

#### 1. General Information

- A. Background
- B. Explanation of the Architectural Review Committee
- C. Procedure for Obtaining Approval
- D. Philosophy of Architectural Review

### Architectural Guidelines

#### 2. Structures

- A. General Restrictions
- B. Playground Equipment
- C. Playhouses
- D. Storage Structures

#### 3. Paint and Siding

#### 4. Driveways/Driveway Extensions

#### 5. Fences/Wingwalls/Screening

#### 6. Animal Enclosures

#### 7. Satellite Dishes

#### 8. Landscaping

#### 9. Multiple Dwellings

#### 10. Use of Tarps

### Miscellaneous Policies

#### 11. Parking/Storage of Vehicles

#### 12. Signage/Murals

#### 13. Outside Storage

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## SECTION 1

### **1. GENERAL INFORMATION**

#### **A. Background:**

- When the Jonathan New Town was created, a number of development standards and covenants were established. This standards and covenants have helped:
- to ensure that the community existed in harmony with its natural surroundings.
- to provide residents a high quality of life and a respect for each other.
- maintain a sense of openness and connectedness in neighborhoods.
- to ensure that homes and yards have a neat appearance which is pleasing to the view of others.
- to provide for external improvements to dwellings that are compatible with the other dwellings and external improvements in each neighborhood.

The rules and guidelines have been written in order to further interpret the covenants and apply the standards. It is the responsibility of the Architectural Review Committee (ARC) to protect and maintain the architectural standards and to oversee the application of the appropriate rules and covenants, while considering the well being of all residents.

The Association Board of Directors enforces the covenants and related policies.

This package includes the governing guidelines of ARC and some of the miscellaneous policies. It reflects the attitudes of our community and incorporates the comments of residents. Remember that the guidelines for the ARC and the policies cannot anticipate every single item or issue. Some flexibility may be needed with ARC and Jonathan Board discretion. If your project is not listed, contact the Association office to determine if ARC review is necessary.

ARC and the Jonathan Board of Directors reserve the right to look at projects or activities on a case-by-case basis. Sometimes, variances from these policies may be needed, whether taking a more strict or more relaxed interpretation. However, it is only in unusual cases causing extreme hardship that variances with a more relaxed interpretation will be granted. Further, the Association Board reserves the right to change ARC guidelines and policies. Residents should consult with the Association office before beginning external improvements in order to make sure that the correct standards are met.

#### **B. Explanation of the Architectural Review Committee (ARC):**

The ongoing development of each homeowner's property can enhance or detract from the beauty of our natural and man-made environment. This Committee has been formed to:

- Respond to questions concerning the residential standards.
- Aid residents seeking approval of planned exterior property improvements.
- Review construction plans and approve appropriate projects.
- Serve as a source of feedback to the Board of Directors concerning residents' reactions to existing and proposed development.

ARC is comprised of volunteer residents of Jonathan with diverse backgrounds.

#### **C. Procedure For Obtaining Property Improvement Approval:**

1. Obtain the most recent edition of the Architectural Guidelines from the Association office call (952) 448-4700, and familiarize yourself with the requirements or download the documents from the website [www.jonathaninchaska.org](http://www.jonathaninchaska.org).

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

2. Some items DO NOT require prior approval of the Jonathan Association Architectural Review Committee (ARC) before construction begins.
  - Playground Equipment (Section 2.B.)
  - Pre-Formed Plastic Playhouses (Section 2.C)
  - Storage Sheds (Section 2.D)
  - Paint and Siding home, if selecting a pre-approved color or re-painting house existing color (Section 3)
  - Satellite Dishes (Section 7)
  - Landscaping (Section 8)
  - Use of Tarps (Section 10)
  - The Parking/Storage of Vehicles (Section 11) do not require prior approval of the ARC as long as the rules governing those items are followed.
  - Fencing in Clover Preserve, Clover Traditions, and Clover Ridge Village do not need fencing approval contingent on meeting requirements of (Section 5.B.1)

Some other items, while requiring approval of ARC, do not require attendance at a meeting. Paint & Siding – if not a pre-approved color (Section 3), and Driveways & Driveway Extensions (Section 4) do not require attendance at an ARC meeting, if plans are properly submitted. Providing a number where you can be reached during the ARC meeting is requested.

Please call the Jonathan Association Office, (952) 448-4700 to ask if your project needs prior approval before you start work, and/or to be placed on the next agenda for ARC.

- The Association office may have blueprints or site plans on file in the Association office for your lot that you can use for reference. The ARC may expect a scale drawing of your proposed improvement depending upon what is proposed. Photographs of your lot and dwelling are also very helpful.
- Submit the required information for your type of improvement by the deadline of the Committee meeting at which you wish to have your approval considered. Only complete applications will be considered. Generally, ARC meets twice a month in warm weather and less often during the winter. An agenda of the meeting will be mailed to you.
- If necessary, appear for the ARC meeting at your scheduled time. The meetings are held at the Karen House (the Jonathan Association office), 111000 Bavaria Road, Chaska. The meetings are informal and conversational in nature.
- Assuming approval is granted, you will generally be given one year to complete the project.
- Should an application be rejected by ARC, the applicant has the right to appeal his/her case to the Board of Directors of The Jonathan Association.
- After approval, a building permit (if required) must be obtained from the City of Chaska.

## D. Philosophy of Architectural Review

- The Residential Standards, Covenants and Conditions of the ARC Guidelines and directives of the Association Board of Directors shall guide the decisions of ARC.
- All improvements, additions, or other structures erected shall be compatible with and in harmony with the surrounding environment both man-made and natural. A goal of ARC is to preserve the unique character of the planned community of Jonathan.

## JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

- No improvement, addition, or other structure to be erected shall create or cause an adverse condition to occur on adjacent properties.
- All structures must have an exterior treatment that is consistent in design and appearance with all elevation views of the structure.
- Additions must match the original dwelling in color and material. Structures (other than building siding) should generally be of natural materials as approved by ARC.
- All landscape improvements of a substantial nature shall be consistent with, and in harmony with the existing and proposed surrounding.
- Once commenced, work on any improvement shall be completed in one year, and shall be completed in full accordance with the plans and specifications approved by ARC.
- Residents are encouraged, when building or where possible, to include adequate space for storage in garages, etc. Storage buildings will be permitted according to the current Jonathan Association policy.
- Existing improvements which have been completed in accordance with a previous approval of the Architectural Review Committee shall be deemed to comply with these guidelines.
- Comments from neighbors and other Jonathan residents may be solicited by ARC.

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## SECTION 2

### 2. STRUCTURES

#### A. General Restrictions:

Structures which may be constructed on the property are the following: playground equipment, child playhouses, house additions, decks, three and four season porches, covered storage structures, uncovered storage structures, swimming pools, lawn ornaments and permanent barbeque grills. Any project meeting the below guidelines may proceed without prior approval of ARC. Members with projects requiring a variance to the guidelines must present plans to ARC prior to commencing construction for review prior to submission to the board for consideration.

All structures must be architecturally compatible with the surrounding environment, man made or natural. Additionally:

- Some properties have easements or restrictions which prohibit anything being placed on certain portions of the property.
- No structures shall be within side-yard setbacks (five feet on the garage side and ten feet on the opposite side).
- All structures must be well maintained in appearance.

#### B. Playground Equipment:

Playground equipment defined as swing sets, slides, and sandboxes must be located in the rear yard. Playground equipment does not require prior approval from ARC for installation as long as the playground equipment meets the general restrictions, including setbacks, in subsection A.

#### C. Playhouses:

ARC approval is required prior to building/placement of a playhouse except that a preformed plastic unit does not require prior ARC approval if it meets the general restrictions, including setbacks, in subsection A.

1. One child playhouse is allowed on each site. Playhouses will generally be allowed anywhere in rear yard as long as the general restrictions for structures, including setbacks, in subsection A above are met. A playhouse is not to be used for storage.

Playhouses shall have a maximum side wall height of 5 feet and a maximum footprint not wider than 6 feet wide, nor longer than 6 feet long.

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## D. Storage Structures:

Storage structures are of two types – those with a roof (a covered storage structure) and those without a roof (an uncovered storage structure).

### General Restrictions:

1. Each property shall be allowed only one covered or uncovered storage structure in addition to the dwelling unit.
2. The storage structure must follow the Jonathan covenants including compatibility, quality of materials and harmonious appearance. As an example only, a barn type storage structure would not be allowed unless the dwelling itself has a barn style architecture.

### Covered Storage Structures:

The covered storage structure does not require prior ARC approval if it meets the following general restrictions as described in items 1-4.

1. A storage structure will generally only be allowed in the rear yard area. Based upon an unusual dwelling or site configuration, the storage structure may be allowed in the side yard, but only with ARC approval for side-yard placement.
2. The siding material and siding color must be a reasonable match of the dwelling. Maximum height of peak of roof is 10 feet. The maximum square footage footprint for a covered storage structure is 120 square feet.
3. All covered storage structures must have a roof that is reasonably close to color and pitch of the roof of the dwelling.
4. A deck may be substituted for a covered storage structure if the area under the deck is completely screened with screening materials approved by ARC.

### Uncovered Storage Structures:

The uncovered storage structure does not require prior ARC approval if it meets the following general restrictions as described in items 1-6.

1. The uncovered storage structure must be attached to the dwelling or garage, in side or rear yard, or beside a covered structure.
2. The area enclosed shall not exceed 12'x24'.
3. The walls shall have a maximum height of 6 feet. The walls shall have a maximum continuous height off the ground of 6 inches. The walls shall be of a solid screening material on all sides compatible with dwelling siding and color and a matching solid gate. The walls shall have a continuous horizontal cap on all walls with no protruding spindles or points. The walls must be fastened to corner posts.
4. The floor surface shall be of concrete, blacktop, compacted gravel, or paver brick.
5. No items stored inside may protrude above or out of screen walls.
6. Landscaping on the outside of the walls is recommended.

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## SECTION 3

### **3. PAINT AND SIDING**

- A. When a structure is repainted with the identical color of the existing paint color, no prior ARC approval is required.
- B. All structures being painted a different color, or having siding applied, must have ARC approval of the color and/or siding pattern.
- C. The Jonathan standard for dwelling/structure color is earth-tone; trim should be compatible. Many variations of tone are acceptable, but ARC must approve each individual paint or siding color and siding pattern. Roof colors will also be a factor in determining color.

The front door of a home may be painted a color of the owner's choice. The color of the front door may not be considered by ARC in approving other colors for the home unless the owner specifically requests its review.

## SECTION 4

### **4. DRIVEWAY/DRIVEWAY EXTENSIONS**

#### **A. General Restrictions:**

1. A sketch of the lot must be submitted showing the location of the house, garage, existing driveway and planned extension; distances to lot lines must be shown.
2. The sketch should describe the materials used and what will be used to define the border of the extension (timbers, brick, edging, etc.). The sketch should also show any grade changes. If the information provided is complete and the request meets ARC requirements, attendance at an ARC meeting is not necessary.
3. Color of a driveway or driveway extension, if other than normal black of blacktop or white of concrete, must be approved by the Architectural Review Committee.
4. All parking surfaces must be maintained in good condition capable of supporting vehicles parking on it. Broken up concrete or blacktop or scattered or rutted gravel must be repaired and re-compacted as necessary.
5. All driveways and driveway extensions must meet Chaska City Code.

#### **B. Driveway Extensions:**

1. The purpose of a driveway extension is to allow additional off-street parking of cars, trailers, seasonal vehicles such as boats and trailers, snowmobiles and trailers.
2. A driveway extension may have the same hard surface as the driveway or may be constructed of class 5 gravel, or other rock material which can be compacted to support vehicles normally parked on driveways.
3. Grass or weeds growing through a gravel parking extension constitutes a lawn. It must either be repaired with new gravel or converted fully to lawn area (which involves seeding and maintenance as a lawn), at which time nothing may be parked on it.

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## SECTION 5

### 5. FENCES/WINGWALLS/SCREENING

#### A. General Restrictions:

1. Plans for a fence, wingwall or screen must be submitted to, and approved by, the Architectural Review Committee prior to construction. They will include a copy of the property survey or sketch showing the location of the dwelling, garage and fence on the property, as well as the color, material and design of the panels or fence units. Homeowners in Clover Preserve, Clover Traditions, and Clover Ridge Village do not need ARC approval when in compliance with the guidelines of section 5.b.1.
2. All approved fences, wingwalls and screens must be completed within one year of approval by ARC.
3. No fence, wingwall or screen may be built within 10 feet of a Jonathan walkway or totlot. In addition, some properties also have easements or restrictions, which prohibit anything being placed on certain portions of the property. Fences must not be within side-yard setbacks (five feet on the garage side and ten feet on the opposite side).
4. Fences, wingwalls and screens will be considered only as a part of a comprehensive landscaping plan to minimize the negative impact of the fence on adjacent properties. Landscaping plans must be completed, along with the fence, within one year of commencement of construction.
5. No "perimeter" type fences, wingwalls or screens will be allowed.
6. Chain link is not allowed except in animal enclosures.
7. Design of any fence, wingwall or screen shall be compatible in design, material, pattern and color to the dwelling to which it is related.

#### B. Fences:

The use of all fences is restricted in Jonathan. Fence materials are based upon the type of fence you wish to install -- privacy fences or decorative fences. Only fencing that meets these rules is allowed.

1. Definitions:
  - Privacy fencing is fencing that screens or encloses a portion of your yard.
  - Decorative fencing is small fencing (less than 24 inches high) or short runs of fencing (less than 16 feet in total length and not more than 3½ feet high) used as a lawn accent feature. Examples of decorative fencing would be small fencing to enclose a garden plot or a short run of split-rail fencing acting as a landscape feature.
  - The area enclosed by any fence shall not exceed 50% of the ground-covered area of the dwelling (excluding garage) to which it is related or 60% of the area of the backyard, whichever is larger. If the fence is free standing and does not actually enclose a space, it must be limited so that it would be no larger than if it were enclosed on the open sides. No face of a fence may exceed the width of the back of the dwelling (including garage) to which it is related.
  - Gates shall match the fence.

Fencing in Clover Preserve, Clover Ridge Village and Clover Traditions neighborhoods is restricted only by City of Chaska regulations and the following additional requirements:

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

- Fences shall not exceed 6'0" in height at any point from the ground level to the top of the fence
  - Fences must be constructed of wood, vinyl, plastic, aluminum or wrought iron.
  - No fencing is allowed within ten (10) feet of a Jonathan path/trail.
  - Review and approval by ARC is not necessary for fencing in these neighborhoods when the above requirements are met.
2. Privacy/Containment Fences:
- a. Fences shall not exceed 6'0" in height at any point from the ground level to the top of the fence.
  - b. Privacy fences must be capped (as opposite to stockade style), and the top of the fence must follow a consistent horizontal line.
  - c. Privacy fences must be constructed of wood, vinyl, plastic, aluminum, and wrought iron.
3. Decorative Fences:
- Allowable styles/materials are split rail styles (wood or plastic), picket styles (wood or plastic), and wrought iron. Decorative fences are intended to be small accent features only and part of a landscape plan.
4. Wingwalls:
- Extensions of major or structural walls of a unit, not more than 10 feet beyond its perimeter walls for privacy screens, will be permitted where a need exists (such as between attached town homes with adjoining patios or decks). They should be considered and treated as part of the overall house design and shall be compatible in design material, pattern and color to the house to which they are related.
5. Screening:
- A small run of architectural screening (less than 10 feet in length) may be permitted for privacy of entrances and windows. Screening is also allowed for utility meters, satellite dishes and trash receptacles. Such screens shall be considered as part of the overall house design and shall be compatible in design, material, pattern and color to which they are related.

## SECTION 6

### **6. ANIMAL ENCLOSURES**

- A. Plans for animal enclosures must be submitted to, and approved by, the Architectural Review Committee prior to construction. Plans must include a copy of the property survey or a sketch showing the location of the house, garage and animal enclosure on the lot. A picture or sketch of the screening material must be included, along with color and size. All enclosures and screens must be completed within one year of ARC approval.
- B. Animal enclosures will be allowed only when their location and design minimize their physical/aesthetic impact (such as under decks or behind garages in proportions that match the adjoining structure). Animal enclosures are not to exceed 150 square feet in area.
- C. Freestanding animal enclosures are discouraged but may be allowed if located within 3 feet of the house or garage and all other requirements are met. Setback requirements must be met (five feet on garage side and ten feet on opposite side).
- D. Chain link may be allowed in animal enclosures only if the chain link is screened by an approved freestanding wood or vegetative screening. The wood screening must be similar to fencing, with freestanding corner posts and a horizontal cap on all panels. Wood facing may be kept natural or

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

stained or painted with a color that is compatible with house colors. Gates need not be screened. Vegetative screening will be used to help minimize visibility of animal enclosure.

- E. Animal enclosures shall not exceed 6'0" in height at any point from the ground level to the top of the animal enclosure.

## SECTION 7

### **7. ANTENNAE/SATELLITE DISH POLICY**

Antennae of 12 feet in mast height or less and satellite dishes of one meter or less in diameter are allowed in Jonathan without further approval of the Jonathan Architectural Review Committee, except that no antennae or satellite dish shall be built within 10 feet of a Jonathan walkway, totlot area, city path, or sidewalk.

In addition, no antennae or satellite dish shall be within side yard or rear yard setbacks of ten feet unless such a restriction

1. unreasonably delays or prevents installation, maintenance or use;
2. unreasonably increases the cost of installation, maintenance or use; or
3. precludes reception of an acceptable quality signal.

Antennae greater than 12 feet in mast height and/or satellite dishes greater than one meter in diameter must be approved by the Architectural Review Committee for placement and screening. Residents are also encouraged to locate antennae and/or satellite dishes as near to the dwelling as possible and to also landscape the surrounding area.

## SECTION 8

### **8. LANDSCAPING**

- A. Box Elder, Cottonwood and Russian Olive trees are not permitted on properties or as part of a landscape plan.
- B. Any landscaping, garden or other plant material is discouraged within 10 feet of a Jonathan walkway or totlot. Plantings, rock, or any other landscape materials placed within 10 feet of a Jonathan walkway or totlot face the possibility of destruction by snow removal, path maintenance or other heavy equipment. The Jonathan Association has no financial liability for the loss of such materials in these locations. In addition, homeowners are strongly encouraged to check with the City of Chaska for easements or other restrictions that may restrict placement on certain portions of the property.

## SECTION 9

### **9. MULTIPLE DWELLINGS**

#### **A. Definitions:**

Multiple dwellings include apartments, condominiums, duplexes, attached housing units, and townhouses.

#### **C. Uniformity/Guidelines/Timeframes:**

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

Multiple dwellings must have uniform siding, doors, storm doors, windows, trim and roofs. All units must be consistent in design, color and materials. In addition, all projects or improvements must meet all other architectural guidelines relevant to the project or improvement. ARC will determine timeframes for completion of phased projects.

## SECTION 10

### **10. USE OF TARPS**

- A. Tarps may only be used to cover woodpiles, construction materials while construction work is being done on a structure, or summer lawn furniture when stored under a deck. (For example, tarps may not be used to cover vehicles.)  
ARC approval is not required for the pre-approved uses.

## SECTION 11

### **11. PARKING/STORAGE OF VEHICLES**

#### **A. General Restrictions:**

Nothing other than vehicles (winter season, summer season, and all season vehicles as defined) shall be parked or stored outside anywhere on property within Jonathan unless stored or parked on a driveway or driveway extension in conformance with these rules or parked inside an ARC approved storage structure (for Storage Structures see Section 2.D.).

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## **B. Definitions:**

For purposes of this section, vehicles are defined as the following:

1. "Winter Season" vehicles are defined only as snowmobiles and any trailer upon which they are stored or transported and fish houses on wheels.
2. "Summer Season" vehicles are defined only as all boats (motorized or nonmotorized including sailboats, pontoon boats and houseboats), canoes, rafts, surfboards, wind-surfers, jet skis, go carts, ATVs, campers, trailer homes, and any trailers upon which the above are stored or transported.
3. "All Season" vehicles are defined only as cars, trucks, motorcycles, vans and utility trailers.

## **C. Timing of Storage:**

1. The storage or parking of "Winter Season" vehicles is only allowed upon the driveway or driveway extension of the property and is only allowed from November 1 through March 31.
2. The storage or parking of "Summer Season" vehicles is only allowed upon the driveway or driveway extension of the property and is only allowed from April 1 through October 31.
3. The storage or parking of "All Season" vehicles is only allowed upon the driveway or driveway extension of the property and is allowed all year.

## **D. Manner of Storage:**

No vehicle may be stored outside, covered by a tarp or any other material except that a vehicle may be covered by a fitted fabric cover. Covers of neutral colors are preferred. No "winter season" or "summer season" vehicles may be stored on an appurtenant street. No vehicle may be used for outside storage.

## **E. Number of Vehicles:**

No more than a total of two "winter season" and "summer season" vehicles combined, shall be parked or stored outside anywhere on property within Jonathan at any one time.

# JONATHAN ASSOCIATION ARCHITECTURAL GUIDELINES

Version: Nov2005

## SECTION 12

### **12. SIGNAGE/MURALS**

No sign shall be placed on the Property, except political campaign signs and/or one normal rental or "for sale" sign.

Murals or paintings on any dwelling/structure are specifically prohibited.

## SECTION 13

### **13. OUTSIDE STORAGE**

Outside storage of any item is restricted to uses allowed under Storage Structures (Section 2.D.), Use of Tarps (Section 10), and the Parking/Storage for Vehicles (Section 11).