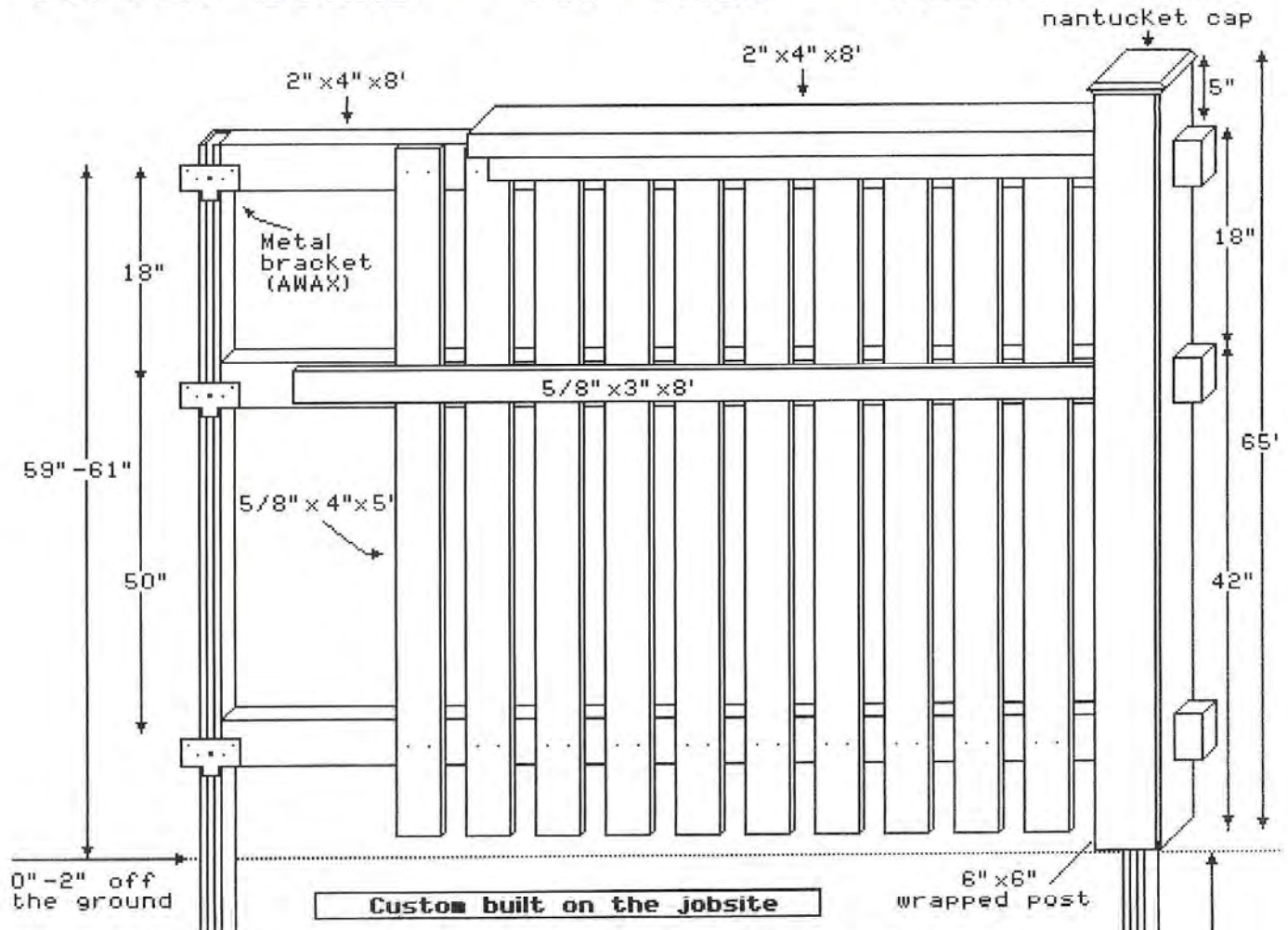


EXHIBIT E-3 / Type II Board

Allowed in Grandview Commons and Smith's Crossing
(alley rear – see page 9 & 10)

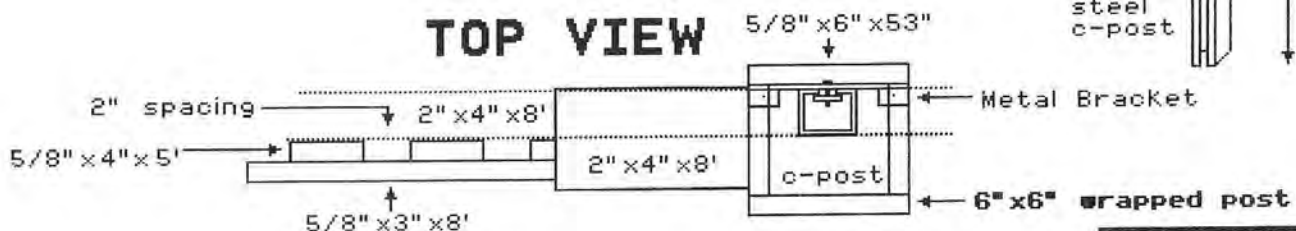
5' HIGH 1X4 PICKET WITH A 2" SPACE W/ WRAPPED POSTS AND NANTUCKET CAPS TOPPER BOARD – TOP TRIM – MIDDLE TRIM



- ◆ Installed w/ 5/8" x 4" x 5' 5/8" x 6" x 5' & 5/8" x 3" x 8' western red cedar.
- ◆ Installed with 2" x 4" rough sawn western red cedar
- ◆ Installed with steel c-posts driven approx. 4' into ground equivalent to an SS40.

- ◆ Installed with metal brackets (awax) that attach to post and screw into stringers
- ◆ Installed with decorative nantucket post caps to fit 6" x 6" wrapped posts.

TOP VIEW

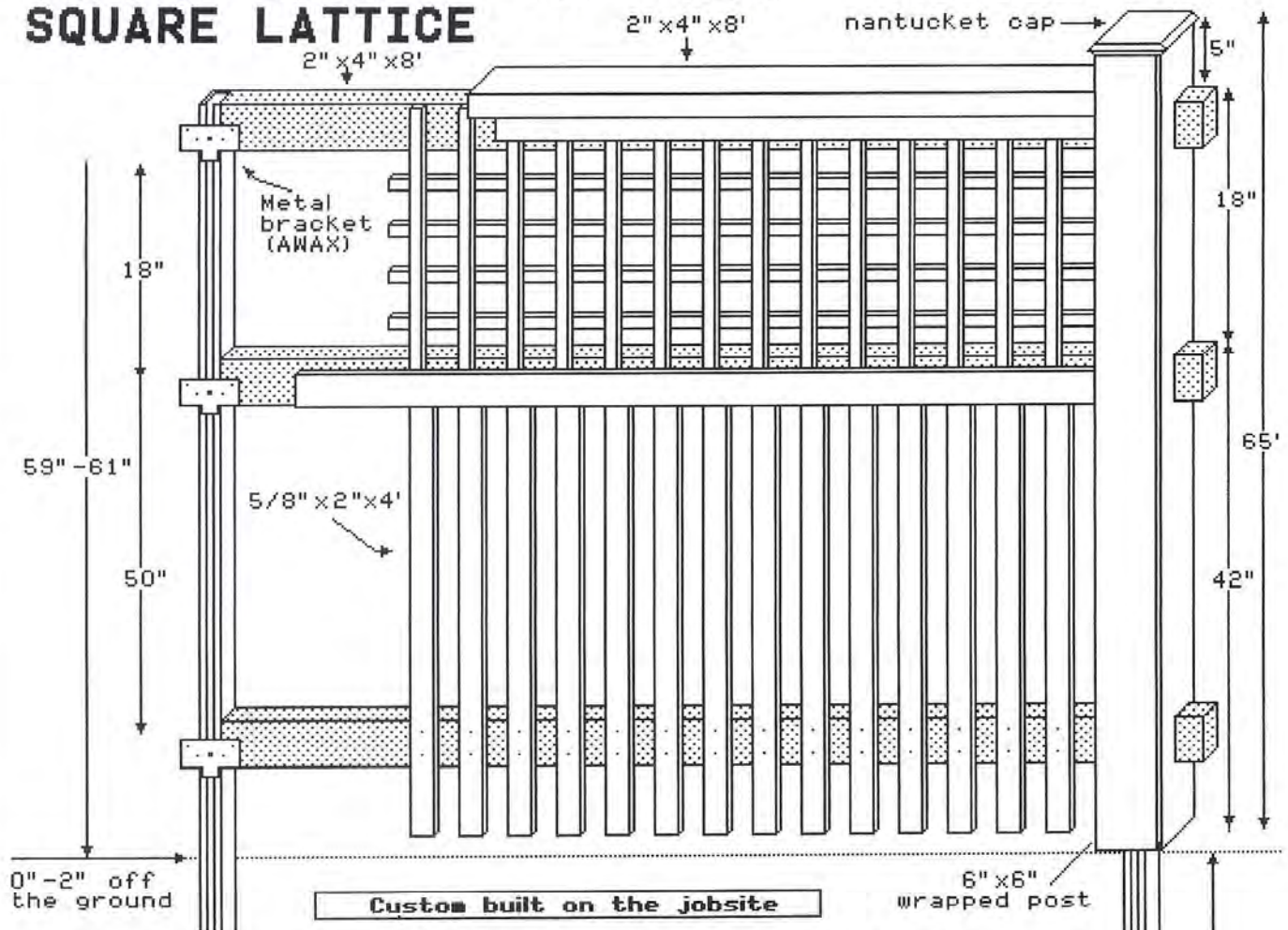


TYPE II BOARD

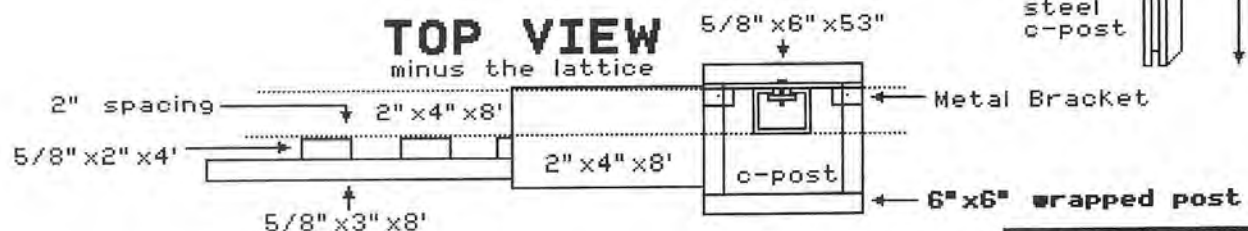
EXHIBIT E-3 / Type II Picket

Allowed in Grandview Commons and Smith's Crossing
(alley rear – see page 9 & 10)

5' HIGH 1X2 PICKET WITH A 2" SPACE W/ WRAPPED POSTS AND NANTUCKET CAPS TOPPER BOARD - TOP TRIM - MIDDLE TRIM SQUARE LATTICE



- ◆ Installed w/ 5/8" x 2" x 4' 5/8" x 6" x 5' & 5/8" x 3" x 8' western red cedar.
- ◆ Installed with 2" x 4" rough sawn western red cedar
- ◆ Installed with steel c-posts driven approx. 4' into ground equivalent to an SS40.
- ◆ Installed with metal brackets (awax) that attach to post and screw into stringers
- ◆ Installed with decorative nantucket post caps to fit 6" x 6" wrapped posts.
- ◆ Lattice will be 1" x 5/8" strips with 2 3/4" squares.

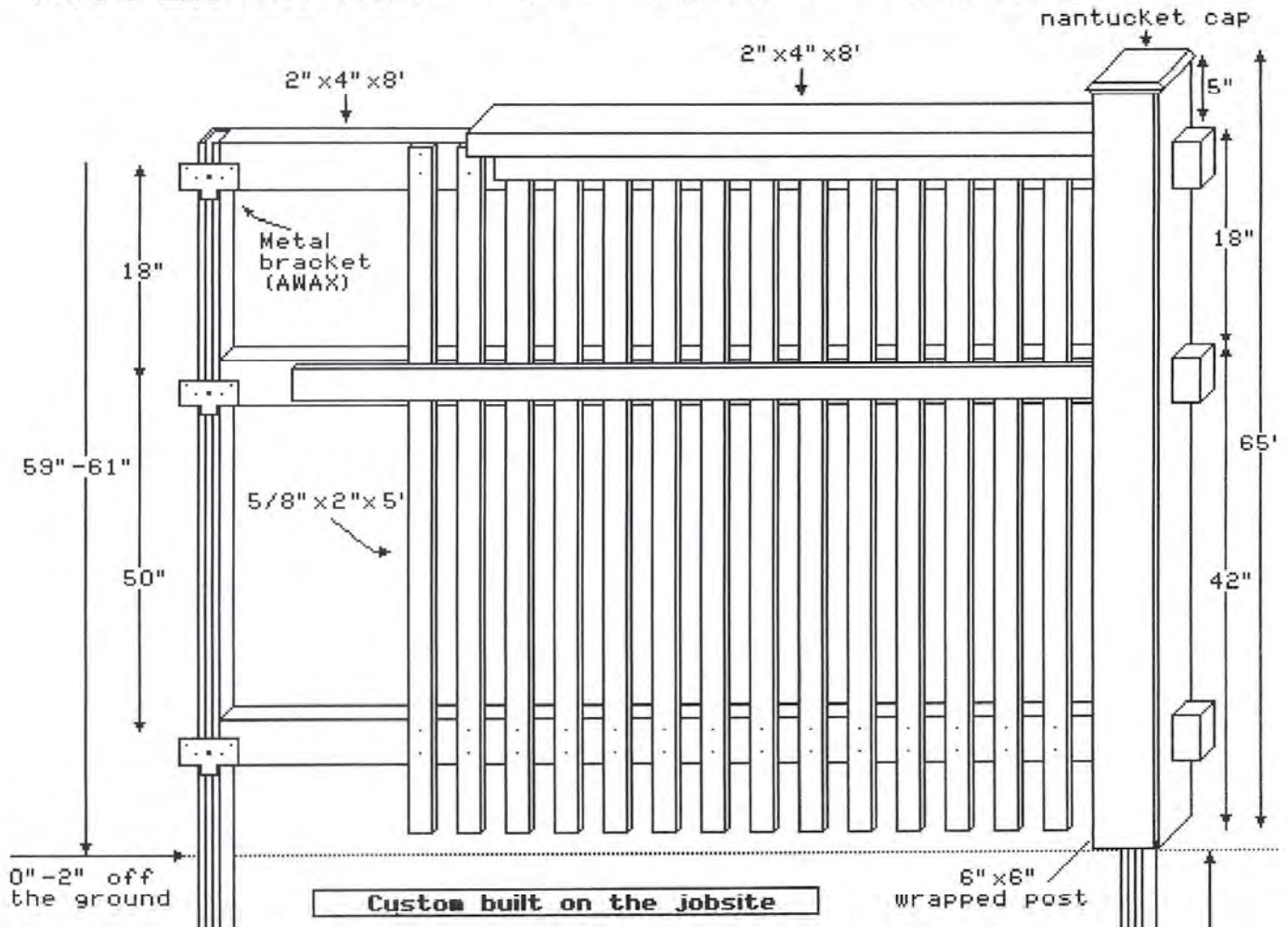


TYPE II PICKET

EXHIBIT E-3 / Type II Rail

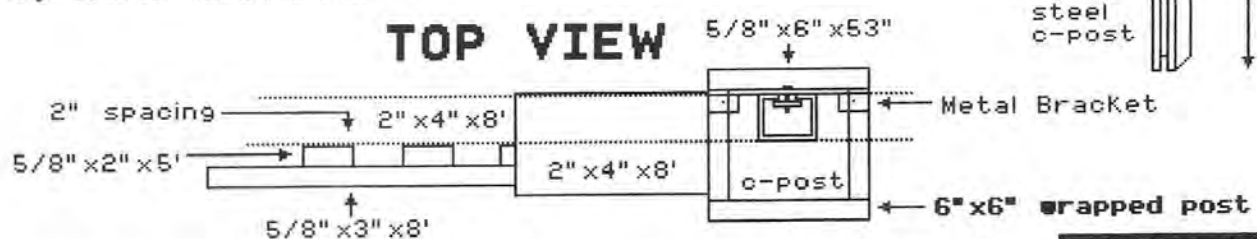
Allowed in Grandview Commons and Smith's Crossing
(alley rear – see page 9 & 10)

5' HIGH 1X2 PICKET WITH A 2" SPACE W/ WRAPPED POSTS AND NANTUCKET CAPS TOPPER BOARD – TOP TRIM – MIDDLE TRIM



- ◆ Installed w/ 5/8" x 2" x 5' 5/8" x 6" x 5' & 5/8" x 3" x 8' western red cedar.
- ◆ Installed with 2" x 4" rough sawn western red cedar
- ◆ Installed with steel c-posts driven approx. 4' into ground equivalent to an SS40.
- ◆ Installed with metal brackets (awax) that attach to post and screw into stringers
- ◆ Installed with decorative nantucket post caps to fit 6" x 6" wrapped posts.

TOP VIEW



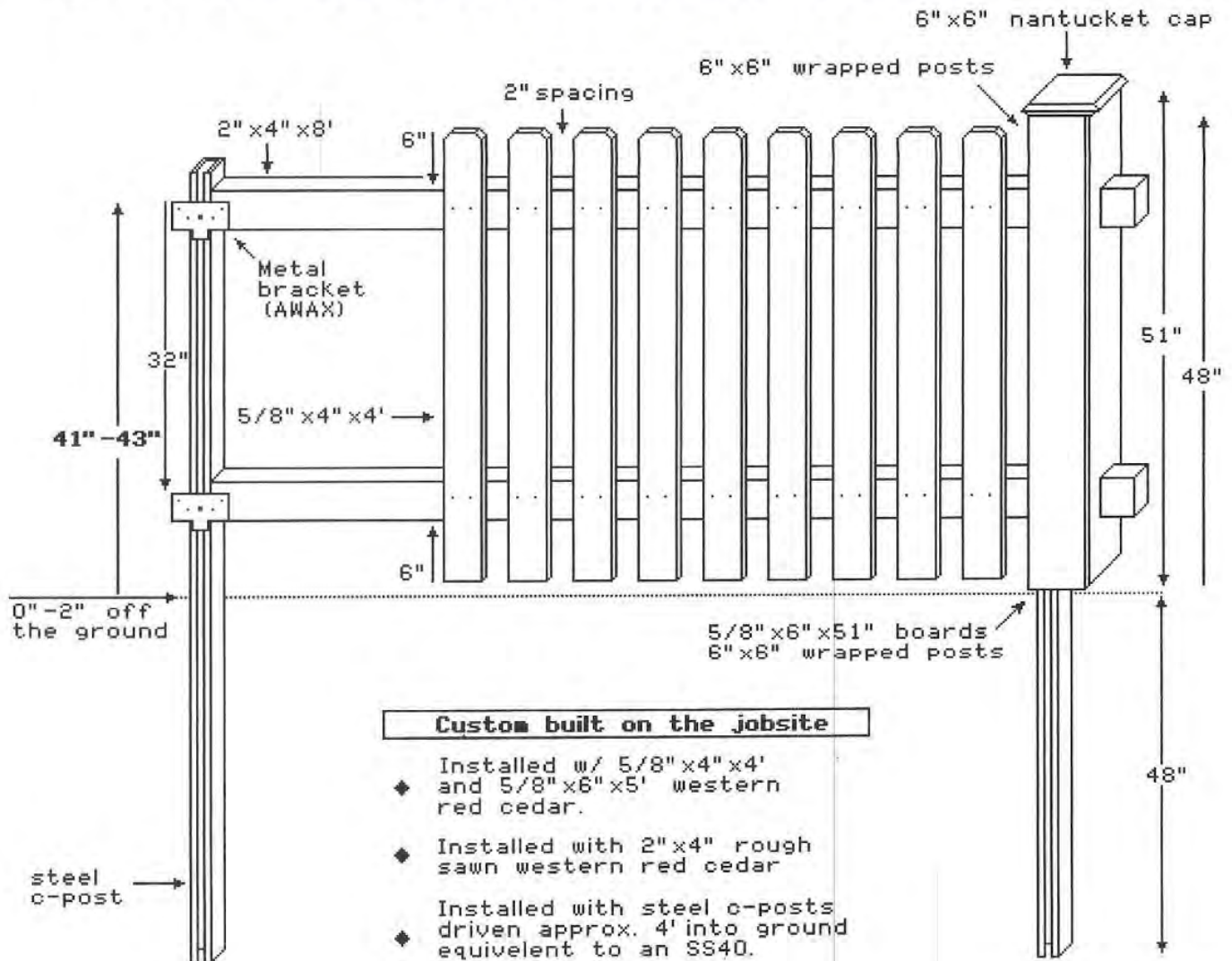
**Allowed in Grandview Commons and Smith's Crossing
(alley rear – see page 9 & 10)**



EXHIBIT E-5 / Type I Board

Allowed in Grandview Commons and Smith's Crossing
(front load and alley front – see page 9, 10 & 11)

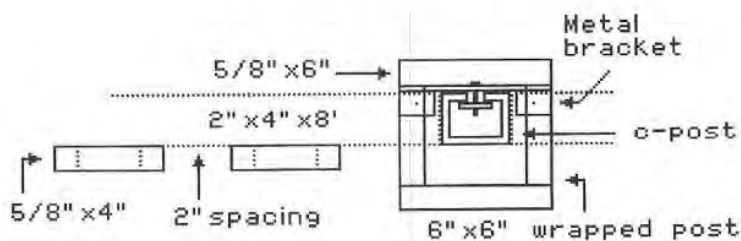
4' HIGH WOOD SPACED PICKET DOG-EARED W/ WRAPPED POSTS AND NANTUCKET CAPS



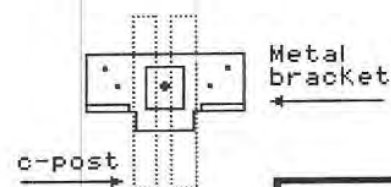
Custom built on the jobsite

- ◆ Installed w/ 5/8"x4"x4' and 5/8"x6"x5' western red cedar.
- ◆ Installed with 2"x4" rough sawn western red cedar
- ◆ Installed with steel c-posts driven approx. 4' into ground equivalent to an SS40.
- ◆ Installed with metal brackets (awax) that attach to post and screw into stringers
- ◆ Decorative Maxima hinges and lockable Maxima latches

TOP VIEW



SIDE VIEW



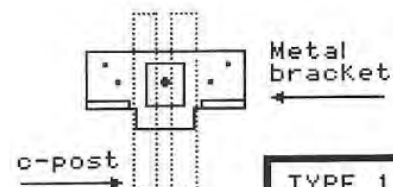
TYPE 1 BOARD

**Allowed in Grandview Commons and Smith's Crossing
(front load and alley front – see page 9, 10 & 11)**



- ◆ Installed w/ 5/8"x2"x4' and 5/8"x6"x5' western red cedar.
- ◆ Installed with 2"x4" rough sawn western red cedar
- ◆ Installed with steel c-posts driven approx. 4' into ground equivalent to an SS40.
- ◆ Installed with metal brackets (awax) that attach to post and screw into stringers
- ◆ Decorative Maxima hinges and lockable Maxima latches

SIDE VIEW

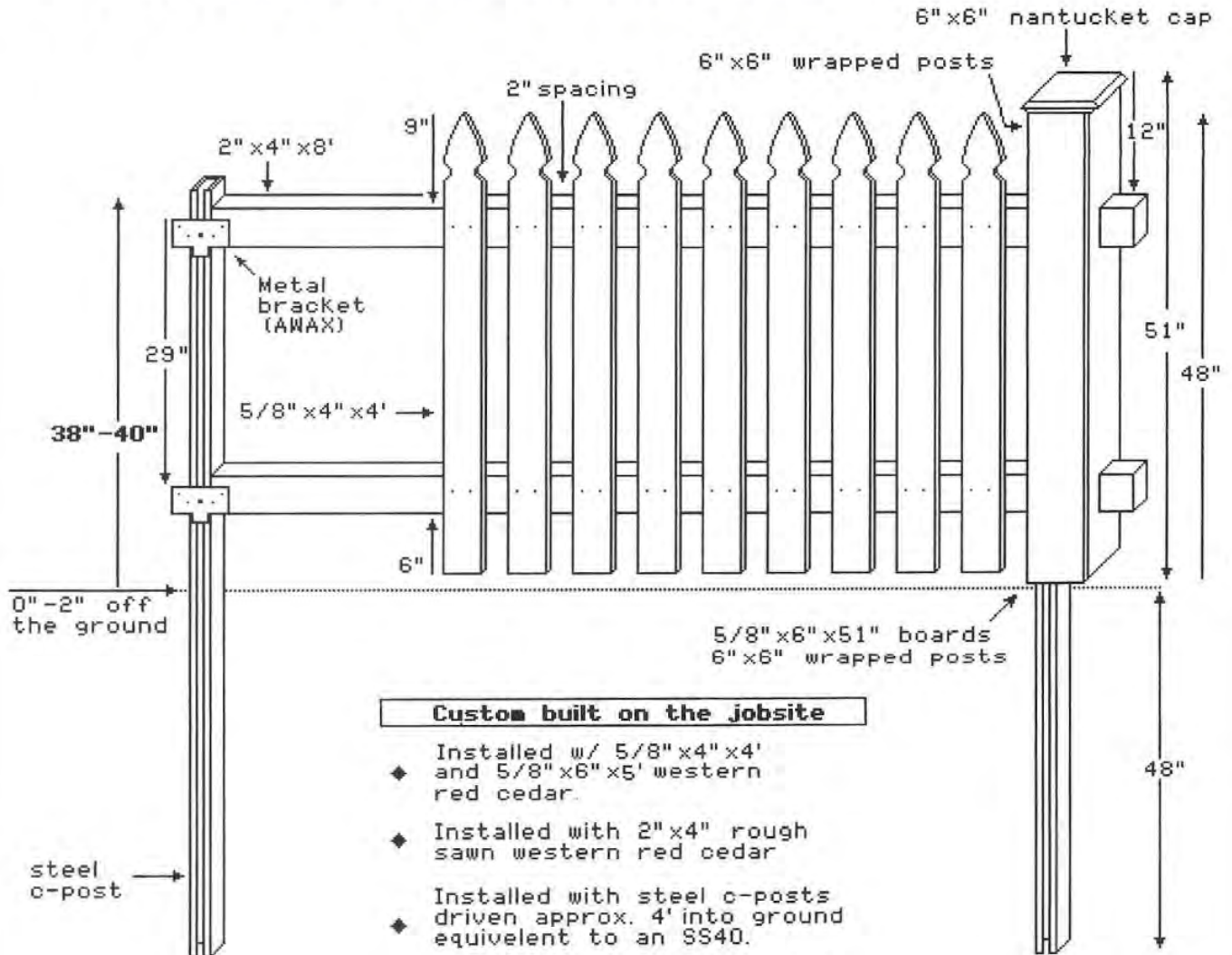


TYPE 1 STICK

EXHIBIT E-7 / Type I Picket

Allowed in Grandview Commons and Smith's Crossing
(front load and alley front – see page 9, 10 & 11)

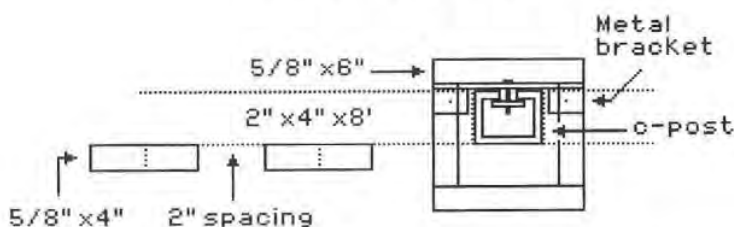
4' HIGH WOOD SPACED PICKET FRENCH GOTHIC W/ WRAPPED POSTS AND NANTUCKET CAPS



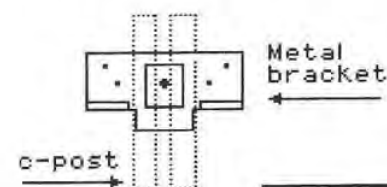
Custom built on the jobsite

- ◆ Installed w/ 5/8"x4"x4' and 5/8"x6"x5' western red cedar.
- ◆ Installed with 2"x4" rough sawn western red cedar
- ◆ Installed with steel c-posts driven approx. 4' into ground equivalent to an SS40.
- ◆ Installed with metal brackets (awax) that attach to post and screw into stringers
- ◆ Decorative Maxima hinges and lockable Maxima latches

TOP VIEW



SIDE VIEW

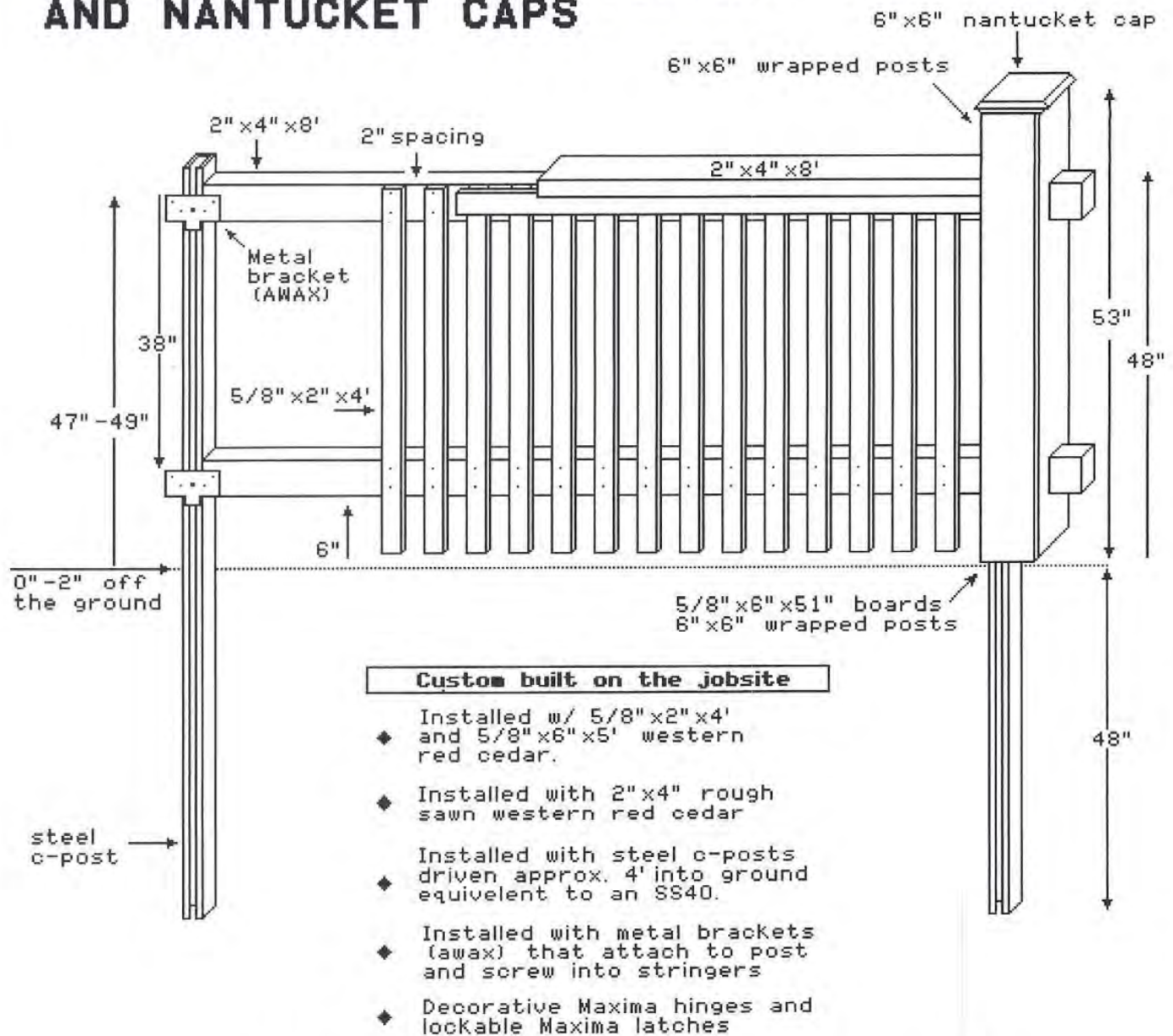


TYPE 1 PICKET

EXHIBIT E-8 / Type I Rail

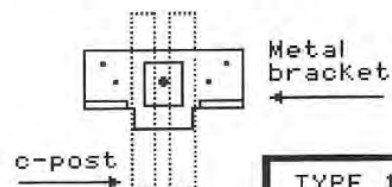
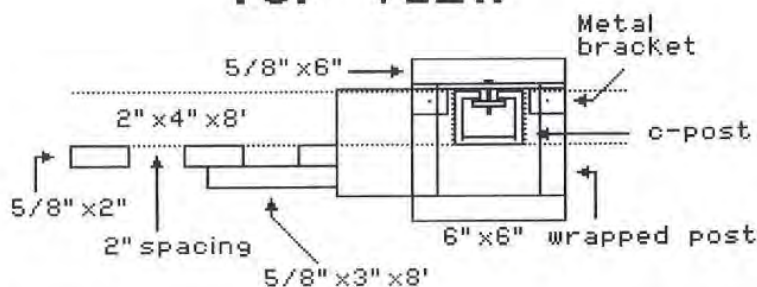
Allowed in Grandview Commons and Smith's Crossing
(front load and alley front – see page 9, 10 & 11)

4' WOOD 2" SPACED PICKET 1" X 2" X 4' W/ WRAPPED POSTS, TOPPER, TOP TRIM AND NANTUCKET CAPS



TOP VIEW

SIDE VIEW



TYPE 1 RAIL

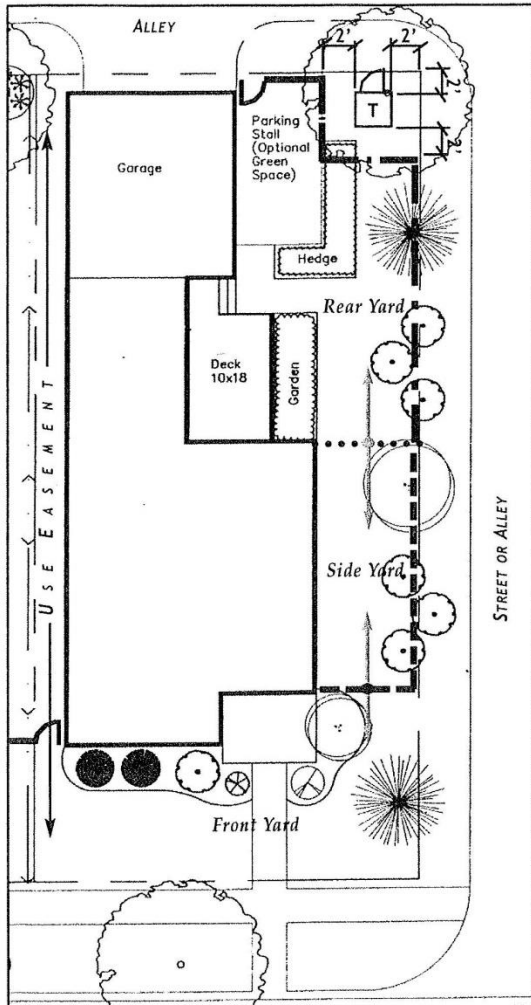
Allowed in Grandview Commons and Smith's Crossing (alley rear and alley front)

SMITH'S CROSSING DESIGN GUIDELINES

ADDENDUM I • FENCING GUIDELINES

FENCING PLACEMENT: PROPERTY TYPE A

Street corner or alley corner lot with an alley-loaded garage and use easement.



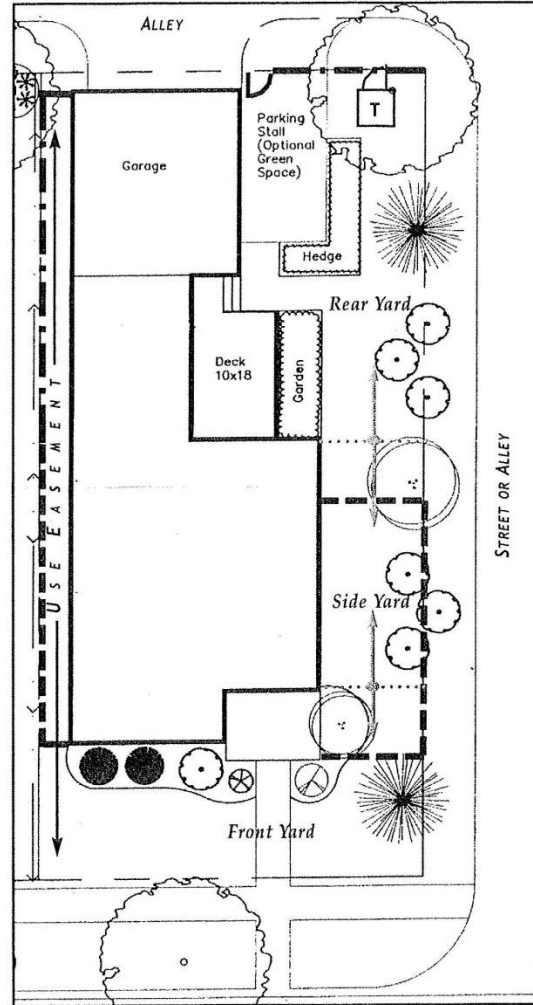
Appropriate:

- Fencing shall not be permitted in "Property Type A" front yards.
- Fencing shall meet up with the corners of a home or garage.
- Only one fence is permitted along adjoining properties. The cornerposts of adjoining properties fencing shall intersect at common corners.
- Fencing within the use easement shall have a gate for the neighboring property owner.

Type I - (alley front – 4' maximum height)
Type II - (alley rear – 5' maximum height)

LEGEND

- Type I Fencing Style
- Type I Fencing Style: Additional Options
- Type II Fencing Style
- Denotes Side Yard Location Only



Inappropriate:

- Fencing shall not occur in freestanding segments or be placed arbitrarily.
- Fencing shall not run parallel to non-street-facing or non-alley-facing side yards or use easements.
- Fencing shall not meet up with porch or deck corners.
- **T** Fencing shall not interfere with utility equipment. 10' clearance is required from the opening side of all transformers and a 2' clearance on all other sides. Transformers shall have access gates where appropriate for access from the homeowner's side of the property. Utility pedestals shall have 24" clear on all sides. Current MG&E requirements shall be consulted, whichever is the most restrictive, shall apply.

THE KUBALA WASHATKO ARCHITECTS, INC.

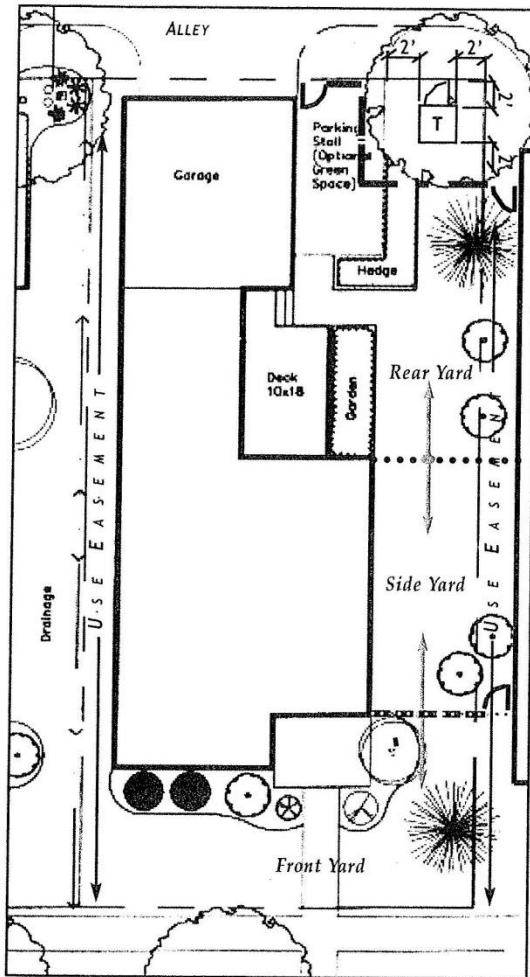
Allowed in Grandview Commons and Smith's Crossing (alley rear and alley front)

SMITH'S CROSSING DESIGN GUIDELINES

APPENDIX I • FENCING GUIDELINES

FENCING PLACEMENT: PROPERTY TYPE B

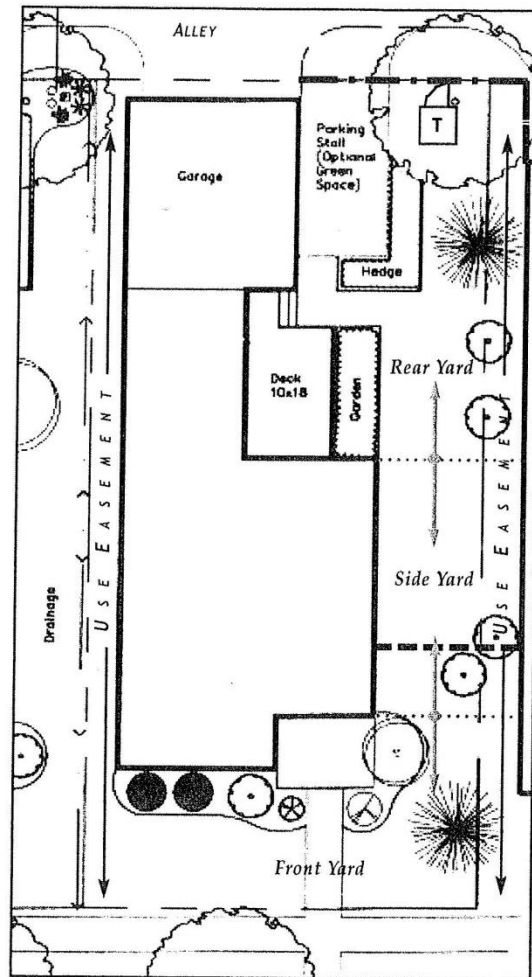
Center lot with an alley-loaded garage and use easement.



Appropriate:

- Fencing shall not be permitted in "Property Type B" front yards.
- Fencing shall meet up with the corners of a home or garage.
- Fencing within the use easement shall have a gate for the neighboring property owner.
- Only one fence is permitted along adjoining properties. The cornerposts of adjoining properties fencing shall intersect at common corners.

Type I - (alley front – 4' maximum height)
Type II - (alley rear – 5' maximum height)



Inappropriate:

- Fencing shall not occur arbitrarily or in freestanding segments.
- Fencing shall not run parallel to side yards or use easements.
- Fencing shall not meet up with porch or deck corners.
- **T** Fencing shall not interfere with utility equipment. 10' clearance is required from the opening side of all transformers and a 2' clearance on all other sides. Transformers shall have gates where appropriate for access from the homeowner's side of the property. Utility pedestals shall have 24" clear on all sides. Current MG&E requirements shall be consulted, whichever is the most restrictive, shall apply.

LEGEND

Type I Fencing Style ————

Type I Fencing Style: Additional Options

Type II Fencing Style ————

Denotes Side Yard Location Only

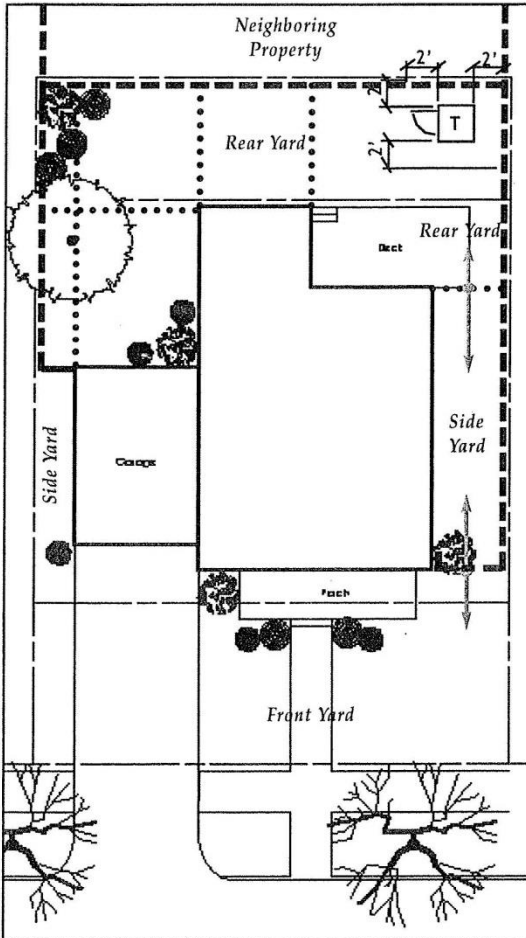
Allowed in Grandview Commons and Smith's Crossing (front load and alley front)

SMITH'S CROSSING DESIGN GUIDELINES

ADDENDUM I • FENCING GUIDELINES

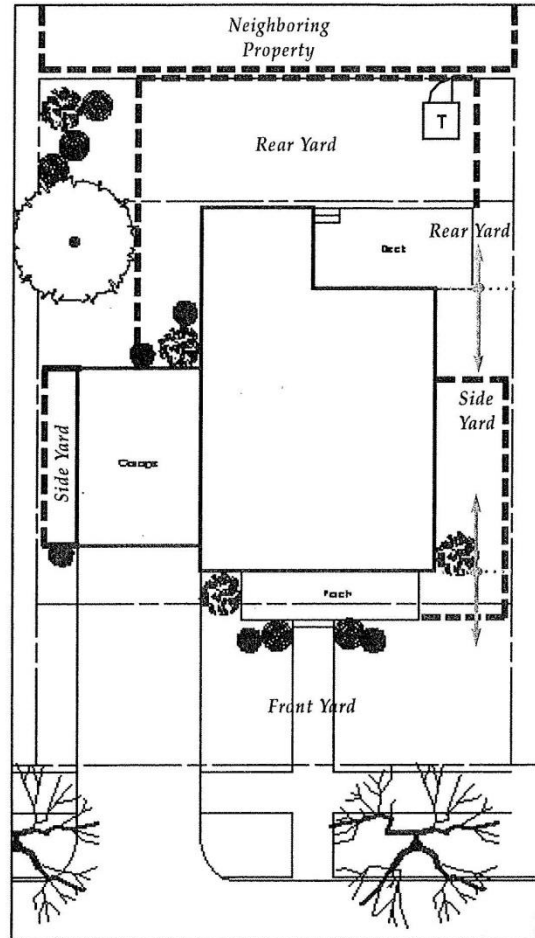
FENCING PLACEMENT: PROPERTY TYPE C

Center lot with a street-loaded garage.



Appropriate:

- Front yard fencing shall not be permitted on "Property Type C".
- Fencing shall meet up with the corners of a home or garage.
- Fencing may run along side yards and connect to the rear yard.
- Only one fence is permitted along adjoining properties. The cornerposts of adjoining properties fencing shall intersect at common corners.



Inappropriate:

- "Type II Fencing" styles shall not be permitted in the rear yard area.
- Fencing may not occur arbitrarily or in freestanding segments.
- Fencing shall not meet up with porch or deck corners.
- Fencing and gates shall not be placed over driveways.
- **T** Fencing shall not interfere with utility equipment. 10' clearance is required from the opening side of all transformers and 2' clearance on all other sides. Transformers shall have gates where appropriate for access from the homeowner's side of the property. Utility pedestals shall have 24" clear on all sides. Current MG&E requirements shall be consulted, whichever is the most restrictive, shall apply.

Type I - (front load and alley front – 4' maximum height)

LEGEND

- — — — — Type I Fencing Style
- Type I Fencing Style: Additional Options
- Denotes Side Yard Location Only

THE KUBALA WASHATKO ARCHITECTS, INC.