

Signature Development, L.L.C.
2843 Samco Road #F
Rapid City, SD 57702
Phone: (605) 348-0542
Fax: (605) 348-1250

The
Villaggio
at
Golden Eagle

JENNIFER LANDGUTH
Cell: (605) 381-8273
JEFF LAGE
Cell: (605) 381-2008

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OCT 27 2006

Planned Development Proposal

Rebecca Smith
Manager

The Covenants and Restrictions for The Villaggio at Golden Eagle are meant to encourage a standard for the homes so as to provide for the preservation of the values and amenities of the area and to add to the joy of living at The Villaggio!

The following are meant to reflect only some of the highlights of the homes that are to be built at The Villaggio. Complete covenants are available upon request.

- ❖ The homes are to have an old world appearance such as Tuscan, Andalusia, French Country, English Country, Craftsman or Prairie
- ❖ The front elevations of the homes are to consist of stone, brick, dryvit/stucco with 10% of the front to be either stone or brick
- ❖ All exterior shutters are to be of stained wood
- ❖ Minimum Square footage on the main level of 1680 or for a two story home 2000 square feet combined on the first and second level
- ❖ Acceptable color schemes include tones of amber, deep red and green, gold, terracotta, buff, cream, gray, brown and tan
- ❖ Uniform mailboxes will be included in the lot price
- ❖ Iron or metal fencing is allowed
- ❖ Retaining walls are to be of stone, Versalock, Redi-rock, brick, exposed aggregate, stucco walls, Keystone
- ❖ Minimum of two car garage
- ❖ RV's and recreational equipment are to be stored inside or screened
- ❖ Exteriors are to be completed within 12 months of start of construction

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- ❖ Each home must have a yard light and a minimum of two can lights on the front of the home
- ❖ Landscaping to be completed within 6 months of move-in and must include the planting of a minimum of 5 trees if there are fewer than this amount of existing trees on the lot
- ❖ Swimming pools and gazebos are acceptable
- ❖ Lage Construction, Inc. is the designated builder for all homes in the subdivision
- ❖ After purchasing the lot construction is to begin within 18 months
- ❖ No dwelling shall be more than 2 ½ stories in height No one story structure shall be more than 28' in height and not two-story structure shall be more than 40' in height. Height shall be measured from the highest original ground contour at any point adjoining the foundation perimeter of the structure to the highest point of the structure exclusive of standard chimneys. Original ground contour shall mean the ground contour established during development of the lot and existing immediately prior to commencement of construction of any dwelling or other structure.
- ❖ Minimum setbacks from the front of the home are 18', minimum setbacks from the front of the garage are to be 15', with minimum setback of 8' from the side of the residence
- ❖ An entrance sign shall be located on the southerly corner of Lot 1 of Block 2 and will be constructed of stone and/or brick and dryvit. With the letters in black script.
- ❖ A fence of stone/brick columns and timbers may be located along the southern edge of Lot 1 Block 2 and Lot 1 and possibly along the southern lot line of Lot 3 Block 1. A similar fence may also be installed along a portion of the northern edge of Lot 7 Block 2 as well as a portion of the northern lot line of Lot 13 Block 1

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Management Department

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Saluti!

Great things are happening at The Villaggio!

The Villaggio is Rapid City's newest and most exciting quartiere (neighborhood). Villaggio is Italian for Village and with its unique location and the estate quality of the home sites, The Villaggio is truly a small, private village. Situated conveniently off Catron Boulevard, between Highway 16 South and Sheridan Lake Road, traveling is a breeze.

*The roads & utilities are in and the layout for The Villaggio has had several **great changes** for the better! If you received information in the past... throw it out!*

*We've added several lots, changed a few lot lines & the use of septic systems is gone. Subsequently, we have been able to **reduce the price of the lots!** The inquires have been overwhelming!*

The Villaggio will have City water & sewer & natural gas. Now that our plans with the City have been finalized, we are able to sell lots and home building can begin. Covenants are available. .

Our building company, Lage Construction, Inc. will be the builder of the homes at The Villaggio. Lage Construction, Inc. is an award winning custom building company that has been known as the premiere builder in Rapid City since 1965 with a reputation for taking the ordinary to extraordinary with excellent quality, design and customer satisfaction.

Once again, thank you for your interest. Please call us to find out more & to discuss your building plans.

Grazie!

Jennifer Lage Landguth and Jeff Lage

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