

Signature Development, L.L.C.  
2843 Samco Road #F  
Rapid City, SD 57702  
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*The*  
**Villaggio**  
*at*  
**Golden Eagle**

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October 22, 2007

**Planned Development Proposal**

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
- ❖ Each home must have a yard light that matches the exterior lighting of the home not to exceed 8' and kept in working order along with a minimum of two can lights on the front of the home

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- ❖ 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. The residential structure shall not exceed 35 feet in height measured from the ground to the median of the roof.
- ❖ Minimum setbacks from the front of the garage are 18', minimum setbacks from the front of the house are to be 15', with minimum setback of 8' from the side of the residence
- ❖ An entrance sign may be located on the south light line of Lot 1 Block 1 and may be incorporated into a fence. The Fence posts will be constructed of the constructed of stone and/or brick, concrete and dryvit. With the letters in a terracotta colored script with the grape insignia in purple and green. The sign shall itself will not exceed 4 feet high by 8 feet long. If the fence is installed as noted below the sign may be fastened onto the wall or fence. The Fence posts will be 6' high and space so as to support the timbers used as the horizontal members
- ❖ A fence of stone/brick columns and timbers may be located along the southern edge of Lot 1 Block 2 and Lot 1 Block 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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