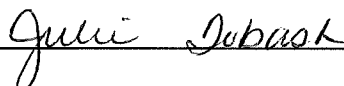


“EXHIBIT A”

THE ESTATES OF ENNISKERRY AT WICKLOW LOT REQUIREMENTS:

- 1.) Address for each contract must be Lot ____ The Estates of Enniskerry at Wicklow.
- 2.) Buyer will be charged \$450 at closing for a communal copper mailbox.
- 3.) Any builder must be approved by developer.
- 4.) Closing to take place at Great American Title in Nixa 725-0088.
- 5.) Please note each lot # must be on its own separate contract.
- 6.) Buyer can have plans approved prior to closing or after.
- 7.) Attached “Exhibit A” must be part of the Real Estate Contract.
- 8.) Closing to happen within 30 days of plat being recorded.



Seller

Buyer

Buyer

The Villages at Wicklow

P.O. Box 14248
 Springfield, MO 65814
 (417) 773-8939
 (866) 870-9311 - fax

BUILDER PROFILE FORM

NAME: _____ COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

EMAIL: _____

RECENT HOMES BUILT IN AREA OF SIMILAR SIZE/QUALITY/PRICE AS THOSE IN THE ESTATES OF ENNISKERRY (\$500,000 AND HIGHER IN PRICE):	BANK REFERENCES:
ADDRESS: _____	BANK: _____
DIRECTIONS: _____	CONTACT: _____
ADDRESS: _____	PHONE: _____
DIRECTIONS: _____	FAX: _____
ADDRESS: _____	-----
DIRECTIONS: _____	BANK: _____
ADDITIONAL CUSTOMER REFERENCES:	CONTACT: _____
NAME: _____ PHONE: _____	PHONE: _____
NAME: _____ PHONE: _____	FAX: _____
NAME: _____ PHONE: _____	-----

APPLICANT AUTHORIZES CG LAND PARTNERS, LLC/THE VILLAGES AT WICKLOW TO CONTACT THOSE BANKS, REFERENCES, OR OTHER PERSONS LISTED ABOVE TO INVESTIGATE APPLICANT. ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME.

SIGNATURE: _____ DATE: _____

The Villages at Wicklow

The Estates of Enniskerry - Design Guidelines

General Building Design Standards Updated on 1.15.20

Overview and Intent

Design Guidelines are a means to preserve the individuality, quality, integrity and enduring value expected by every homeowner within a community.

The Villages at Wicklow Design Guidelines help provide a design "style" for every home. They are written to inspire innovative and creative home designs. These Design Guidelines will remain flexible over time, creating the opportunity to respond to market trends, buyer tastes, property owners' association needs, and economic market cycles.

The Guidelines are a framework that provides the homeowner with a method of directing their builders and designers, while maintaining consistent quality design throughout the neighborhood. In addition, the Villages at Wicklow landscape standards become the theme that visually unites the community and its evolving character.

Community Planning of The Villages at Wicklow

The goal of the Villages design team is to establish a community that is sensitively integrated into the natural beauty of the development. The team hopes to achieve this goal by developing a land plan that embraces a balance of land uses. The community of The Villages at Wicklow is the weaving together of the neighborhoods into the fabric of natural landscape. The open personality of the community is continually reinforced as property owners are surrounded by the natural environment.

Basic Guidelines

The Villages at Wicklow Design Review Board (VWDRB) requires drawings that can be easily understood. All designs must reflect traditional architecture. The VWDRB will consider all designs on an individual basis. ***Plans which are not designed by licensed architects or home designers will not be reviewed by the Design Review Board.*** The VWDRB will have full approval authority over all construction plans and their ruling will be final. By way of illustration, but without limitation, the following improvements require submission to the VWDRB for approval:

New construction or exterior additions/modifications of any kind.

Installation or modification of landscaping.

Changes or other improvements subsequent to original approvals.

Approval of any project by the VWDRB does not waive the requirement for permits from the City of Nixa, Christian County, State of Missouri, or any other governmental agency having jurisdiction in The Villages at Wicklow.

Size of Residence

It is expected that the size of the home will be a minimum of 2,500 sq. ft on the main floor.

Setbacks

Residences shall adhere to minimum setback requirements established by governmental regulations and as shown on the final plat.

NOTE: Building envelopes will vary depending on actual lot size. Refer to Final Plat Map and your individual home site plot for lot setbacks that exceed those indicated above.

Garages and Parking Spaces

Each residence shall contain parking space within the site for at least two automobiles in a private, fully enclosed garage with functional doors. The interior walls of any garage must be like other rooms of the building. No carports will be allowed. No more than two garage doors may exist on the same plane. The minimum offset on third or fourth garage doors is three feet. No garages shall face street view and should not be shown on the front elevations. Detached garage buildings will be allowed on certain larger lots that can accommodate them, but must be built with the same exterior products in the same manor and style as the main residence. No metal out buildings or sheds shall be allowed.

Driveways

All driveways shall be constructed of either concrete or other equivalent material as approved by the VWDRB. Property owners shall be responsible for extending their driveway to the edge of the street pavement. All curb cuts and subsequent repairs, due to driveway connection to the street, are the responsibility of the property owner. The driveway must be extended to the street's edge once the street is paved.

Walks

No sidewalks are permitted along the street.

Exterior Walls

Exterior walls may be comprised of a mixture of the following products: brick, stone, stucco, paintable siding and cedar siding (vinyl siding and synthetic stucco i.e. Dryvit are not allowed). A heavy material is considered to be stone or brick and light materials are considered to be stucco, siding and shake. If using two heavy materials, you must have at least one light material as well. The VWDRB will require detailed side elevations for any elevation facing a street view. The VWDRB reserves the right to deny approval of any exterior plans.

No vinyl siding of any kind will be permitted.

Color combinations must be submitted for approval by the VWDRB.

Masonry or stone facing used in combination as a veneer material on the front of the residence should return around a corner at least 2'. If the wall is 6' or less, then the veneer material shall end at the corner.

Gutters and downspouts shall be used at all eave lines unless deemed inappropriate and should be either colored aluminum or copper material. Galvanized material is not permitted.

Exterior window and door details are required.

Retaining walls shall be constructed of a natural type material, or products that conform to the home. Block or diamond block is not permitted. Retaining walls that attach to the residence should utilize the same materials as the wall that they join.

Drainage

A proper drainage plan for individual home sites is an important part of the overall plan for the community. Water runoff from each individual building site must be handled by adequately sloping all areas so that runoff is directed to the natural drainage areas or storm drainage facilities of each lot owner. A drainage plan must be incorporated when the site plan is submitted for approval. Directional arrows may be used on the site plan to illustrate drainage plan.

Temporary and permanent erosion control measures are intended to prevent the erosion of soil at The Villages of Wicklow. The placement of barriers such as erosion fabric fences, straw bales, or curb-like diversions along the perimeter of construction areas is considered a temporary measure to prevent excessive run-off.

Run-off from construction areas must be directed away from any sensitive natural areas. Permanent measures include the use of plant material to hold soil in place and the proper grading of the site. Drainage facilities shall use the natural systems wherever possible. Previous surfaces rather than hard surfaces are encouraged to promote ground percolation.

Decks

Decks and their supports should be of materials that relate to the residence. Support columns must be 8" X 8" minimum. The deck railing design should reflect creative detail.

Roof

Roof pitches should be appropriate to the style of home design. A minimum of 30 year architectural shingles are required.

Patios

Patios should reflect creative design and detail. The floor (walking surface) should use materials that relate to the residence.

Landscaping Criteria

The following residential landscape design criteria are provided to enhance the definition of each homesite. The primary goal is to protect and maximize individual property values through the implementation of a minimal but generous landscape treatment. This criteria must be followed to successfully receive the approvals required by the VWDRB.

The typical home uses 10% of their total budget for landscaping

It is required to use one of the following landscape companies:

- Natures Image – 417-724-8774
- Elite Irrigation – 417-885-9898
- James River Lawncare – 417- 725-5819

Sod is required in all disturbed areas. Exceptions can be made for wooded areas.

No trees 8" or over in caliper size can be removed without the permission of the Design Review Board.

JT
Seller

Buyer

Buyer

All sodded areas shall be provided with underground irrigation systems.

Should a significant number of existing site trees be able to be retained, and thrive after construction, the requirement for additional tree plantings may be waived. The VWDRB will determine which trees will be considered significant and retained.

Trees Requirements:

Front yard (and side yards on corner lots):

- Shade trees 2" minimum caliper, 8' tall, 1 per 1000 square feet
- 1 ornamental accent tree at least 1-1/2" minimum caliper

Rear yard:

- Shade trees 2" minimum caliper, 8' tall, 1 per 2000 square feet
- 1 ornamental accent tree at least 1-1/2" minimum caliper

All areas are based on irrigated areas only

The following shade/street and ornamental trees may be used pending approval from the VWDRB:

Bald Cypress	White Spire Birch	Japanese Maple
Shademaster Honeylocust	Tulip Poplar	White Bud
London Plane Tree	Norway Maple	Star Magnolia
Aristocrat Pear	Red Maple	Northway Spruce
Caddo Sugar Maple	Easter Redbud	White Oak
Northern Red Oak	Flowering Dogwood	Scarlet Oak
English Oak	Amur Maple	Shumard Oak
Chanticleer Pear	Keteleeri Juniper	Canadian Hemlock
White Pine	Flowering Crabapple	Willow Oak
Saw Tooth Oak	Serviceberry	River Birch
Bur Oak	Ash	Pin Oak
Sweetgum	Russian Olive	Smoke Tree
Foster Holly	Purple-Leaf Plum	Cornelian Cherry

Please note: Bradford Pear trees are not permitted. Additional tree species will be considered by the Board upon request.

Planting Beds:

- Landscape beds should make up 10% of front yards.
- You must hide all HVAC units and Electrical boxes with landscaping
- The VWDRB will make determination regarding corner lot landscaping on an individual basis.
- Perennials must be a minimum of 1 Gallon, all others must be a minimum of 3 Gallons
- Landscape beds must be full based on maturity

Please note: Lots which are back-to-back within the development shall require a minimum of 3% of rear yard to be covered with landscaping beds, and those that back up to public views or open common areas shall require a minimum of 10%. Lots that do not back up to Wicklow property will be reviewed by the VWDRB on an individual basis.

The following shrub specimens are appropriate in the Villages at Wicklow community:

Potentilla	Andorra Juniper	Mint Julep Juniper
Compact Amur Maple	Rose of Sharon/Althea	Densiformis Yew
Common Lilac	Redtwig Dogwood	Anthony Waterer Spirea
Cistena Plum	Forsythia	Little Princess Spirea
Gold Tip Juniper	Old Gold Juniper	Blue Mist Spirea
Capitata Yew	Nana Procumber	Redleaf Barberry
China Girl Holly	Hicks Yew	Blue Pacific Juniper
Mentor Barberry	Dwarf Korean Lilac	Hydrangia
Purpleleaf Smoketree	Golden Barberry	Crape Myrtle
Persian Lilac	Snowmound Spirea	Blue Princess Holly
Emerald Cushion Euonymus	Boxwood	Crimson Pygmy Barberry
Pink Flowering Almond	Pussy Willow	Girard Azalea
Emerald Isle Juniper	Japanese Flowering Quince	Emerald Galety Euonymus
Sarcoxe Euonymus	Lodense Privet	Glossy Abelia
Compact Burning Bush	Dwarf Burford Holly	PJM Rhododendron
Bar Harbor Juniper	Vanhoutte Spirea	

Please note: Additional species will be considered by the Board upon request.

Landscape bedding ground covers should be a natural-like cover of mulch, decorative gravel, etc. Materials such as Lava Rock, white rock, masonry block, or diamond landscape blocks are considered inappropriate for the Villages at Wicklow community.

Retaining Walls:

In some instances, it may be necessary to provide retaining structures to protect trees near roadways and other graded areas. Such retaining structures should have a natural appearance, using natural materials such as stone, wood ties, etc.

Surface Drainage:

The surface drainage system shall consist primarily of on-grade pervious systems. Hardscape materials are permitted when no other options are available. The use of underground storm drains should be minimized. Drainage of individual properties must work with the existing topography, and be directed toward the natural open space or drainage swale systems, developed in conjunction with the roadways. Community landscape areas and amenities must be protected during all construction operations through the use of fencing or other barriers. Adequate provision must be made to prevent any surface waters from damaging public or private property, or excavation areas and fill slopes, both during and after construction.

Fences

Interior lots of the subdivision shall not have any fence wood or iron higher than 4' tall.

All remaining lots will be submitted to Design & Review Board for approval if higher than 4' is requested. Fences to be built in a "shadow box" or "good neighbor" design if constructed of wood. No chain link allowed. City permits are required on all fences.

Lots backing up to a collector road (Old Castle or Tracker) will have a 5' fence provided by the developer on the rear or side property line running along the side of the road. This will be an aluminum type fence that will be maintained by the HOA.

Swimming and Spa Pools

No above ground swimming pools are allowed. All in-ground swimming pools must be designed and engineered in compliance with applicable codes. Swimming pools should be visually connected to the residence through walls or courtyards and screened or separated from strict view of the street, or of neighboring properties. Backwash water, from swimming pools and spas, is not permitted to be discharged into any part of the sewer system, wash over or erode adjoining property.

Tennis Courts

Tennis courts are not allowed.

Underground Wiring

All exterior wiring shall be installed underground. Electric transformer, phone and cable TV pedestals should be landscaped in a manner to shield such facilities from view.

Builders please note: A portable lavatory is required every 100 to 150 feet on building sites. You are required to keep and maintain at least one at all times. If you are sharing a portable lavatory with another builder, please specify the name of the builder on your Design Review Application.

DESIGN REVIEW APPLICATIONS ARE NOT ACCEPTED PRIOR TO HAVING A CONTRACT ON A LOT

Please note that the Guidelines are provided to summarize the general building standards of The Villages at Wicklow community. It is highly recommended that you obtain a copy of The Villages at Wicklow Declaration of Restrictions and Covenants for additional rules and regulations.

I/we have read the current The Villages at Wicklow Design Guidelines, Covenants, Conditions and Restrictions and fully understand the requirements set forth as they pertain to this application. All work will be completed in conformance with the approved documents and application. Any change to any building associated with this application shall be resubmitted to the Design Review Board and approval obtained prior to commencement of any and all improvements. During construction, I/we agree and will provide gravel to the driveway of this property for use as a temporary access.

Signature: _____ Date: _____

Public Elementary School

Public Elementary School at Walker Corner

Architectural drawings showing exterior elevations and interior sections of a school building. The drawings are labeled "PUBLIC ELEMENTARY SCHOOL" and "PUBLIC ELEMENTARY SCHOOL AT WALKER CORNER".

PROJECT:

DATE SHOWN: 3/7/95		LAST REVISION: 02/28/95	
DRAWN BY: JASON SM		SCALE: AS SHOWN	
SHEET DESCRIPTION: PUBLIC ELEMENTARY SCHOOL AT WALKER CORNER			
PROJECT: CITY OF NIXA			

1 of 1

NOTE

1. J A
2. T S S O T
3. E H E S B T
4. E A S R I L

The Villages at Wicklow **Architectural Design Review Submittal and Approval Process**

1/2/20

The Design Review Board meets the first Wednesday of every month or as needed.

Builders MUST be present at the meeting. In order to be added to the meeting agenda, please email Julie Tobash at jtobash@gmail.com when you have the following items ready to submit:

Application and Design Review Process

- One set of plans. This can be a set of legal size or a full size set. Whichever is easiest.
- The Liquidated Damages Deposit of \$1,000.00 made out to CC Land Partners, LLC must be submitted along with the application.
- Complete application of forms filled out and signed.
- An 8-1/2" x 11" single page of all exterior colors is required
- Please note that incomplete applications will not be submitted.
- The Villages at Wicklow Design Review Board (VWDRB) approves or disapproves plans and will send comments to the owner and/or builder to proceed with construction or to resubmit the application after meeting the stated requirements.
- Certificate of Insurance must be turned in to the Development Office before beginning construction.
- Upon completion of the review and approval process, the set of plans will be retained by VWDRB.
- A Builder Profile form must be completed & submitted to VWDRB.

Construction Completion

- The Liquidated Damages Deposit, or any remaining portion, will be refunded at the time of final approval by the Design Review Board.

The Villages at Wicklow **Design Review Application**

Ownership Data

Property Owner's Name: _____

Current Mailing Address: _____

Telephone Numbers: _____ Business/Day (_____) _____

 Residence/Evening (_____) _____
 Mobile (_____) _____

Homesite number of proposed construction: _____ Phase: _____
 Homesite Address: _____

Architect/Designer Data

Architect/Designer's Name: _____
 Company Name: _____
 Mailing Address: _____

Telephone Numbers: _____ Business/Day (_____) _____

 Residence/Evening (_____) _____
 Mobile (_____) _____

Contractor/Builder Data

Contractor/Builder Name: _____
 Company Name: _____
 Mailing Address: _____

Telephone Numbers: _____ Business/Day (_____) _____

 Residence/Evening (_____) _____
 Mobile (_____) _____

Home Details and Areas

Architectural Style: _____
 Covered Deck/Porch Area S.F.: _____
 Uncovered Deck/Porch Area S.F.: _____
 Patio Area S.F.: _____

PLEASE USE THE FOLLOWING CHECK LIST TO ENSURE ALL NECESSARY INFORMATION IS INCLUDED WITH YOUR SUBMITTAL

- Plan Submittal – 1 complete set**
- A. Construction Plans
 - 1. Square Footage per Level
 - a. Basement
 - b. Main
 - c. Upper
 - 2. Garage Square Footage
 - a. Two-Car
 - b. Three-Car
 - 3. Elevations must have all exterior products drawn in and show all dimensions of columns, windows, trim, placement of windows, etc. (see pg. 8) and include:

- a. Front
- b. Sides facing street view
- c. Rear
- d. Entry/Porch including Front Step Details
- e. Deck/Patio/Post/Railing Details
- f. Garage Door Design Details
- g. Window Grids, if used
- 4. Roof Elevations (plans must include the following)
 - a. Roof Pitch
 - b. Dormer Pitch
 - c. Fireplace Flue – Elevations, Size, Materials
 Note: *No skylight or vents are allowed on front elevation.*
- B. Site Plan (must include the following at appropriate scale size of 1"=20)
 - 1. Building Envelope
 - 2. Building Setbacks
 - 3. Existing and Proposed Grading Contours outlining drainage plan ensuring water runoff to appropriate natural drainage areas
 - 4. Finished Floor Elevation
 - 5. Hay Bale or Silt Fencing Location
 - 6. Accessory Building (if any; show location and elevation on site plan)
-- Must have accessory building design approved also
 - 7. Patio Design
 - 8. Retaining Wall Location and Materials
 - 9. Pool Plans (if any; show location and elevation on site plan)
-- Must have pool design approved also
 - 10. Portable Toilet Location
- C. Landscape Plans – **Submit 30 days prior to final grading**
 - 1. Landscape Beds Location and Square Foot Size
 - 2. Plants – Type, Location, Size
 - 3. Trees – Type, Location, Size
 - 4. Landscaping Design around any Mechanical Equipment
 - 5. Retaining Wall – Material Design
 - 6. Court Yard – Material Design

Plan Exterior Material, Finishes and Color

List and Include A one page 8-1/2" x 11" showing all exterior colors

- A. Masonry products and Color (Brick/Stone/Stucco) _____
- B. Siding Products and Color _____
- C. Soffit/Fascia/Gutter Products and Color _____
- D. Trim Colors _____
- E. Window Colors/Type * _____
- * *Windows that are noticeable from street must be casement, unless exception made by VWDRB*
- F. Roof Product and Color _____
- G. Doors/Type – Front, Garage, Other (Must show detail on plan) _____

- H. Deck Railing (Must show detail on plan) _____
- I. Retaining Wall(s) (Must show detail on plan) _____

Certificate of Insurance

- A. General Liability
- B. Workers Compensation and Employer's Liability
- C. Auto

Liquidated Damages Deposit of \$1,000.00

NO WORK MAY BEGIN UNTIL APPROVAL BY THE DESIGN REVIEW BOARD HAS BEEN GRANTED.

I/we have read the current The Villages at Wicklow Design Guidelines, Covenants, Conditions and Restrictions and fully understand the requirements set forth as they pertain to this application. All work will be completed in conformance with the approved documents and application. Any change to any building associated with this application shall be resubmitted to the Design Review Board and approval obtained prior to commencement of any and all improvements. During construction, I/we agree and will provide gravel to the driveway of this property for use as a temporary access.

Signature: _____ Date: _____

Please remember that you must have a contract on the lot before the Design Review Board will accept this submittal.

THE LIQUIDATED DAMAGE DEPOSIT OF \$1,000.00 MUST BE INCLUDED WITH THIS APPLICATION. PLEASE MAKE CHECK PAYABLE TO CC LAND PARTNERS, LLC.

PLEASE NOTE: AN INCOMPLETE SUBMITTAL MAY RESULT IN DELAYS PROCESSING YOUR DESIGN REVIEW APPLICATION. PLEASE BE SURE ALL NECESSARY ITEMS ARE INCLUDED.

For the use of The Villages at Wicklow Design Review Board only

Homesite Number: _____
 Date Received: _____
 Received By: _____

For the use of The Villages at Wicklow Design Review Board only

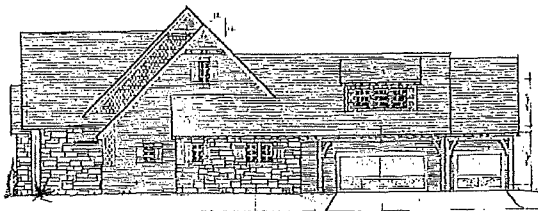
Homesite Number: _____
Date Received: _____
Received By: _____

The Villages at Wicklow Review Board may find it necessary to require additional information upon receipt of this submittal in order to effectively review your plan and move forward with the approval process.

In order to avoid mistakes or issues that will slow the approval process, please note the following:

1. As mentioned, plans must show all sides of the elevation, with *all exterior products drawn in.*

Example:



Acceptable

the plan *drawn to scale* that clearly shows the house as it looks plainly noted. See checklist for additional items that

3. The Design Review Board will be looking specifically at the front elevation for the following features:
 - **Dimensions on all elements (i.e. size of beams, distance from roof edge to dormer bottom, trim dimensions, distance from corner to windows).**
 - A variety of exterior products to create an aesthetically pleasing façade
 - Balance/consistency in design & products used

It is not the intention of the Design Review Board to encourage or promote a "cookie-cutter" style subdivision; rather, it is our goal to encourage unique designs that complement the premise and style of The Villages at Wicklow. When a person drives through Wicklow, he or she should be able to easily see that while each home offers its own individual design, the common theme flows seamlessly throughout the neighborhood.