

**EXHIBIT F**  
**TO**  
**AMENDED AND RESTATED**  
**DECLARATION**  
**OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**for**  
**EAGLE CROSSING**  
**(A Planned Community)**

**STANDARDS FOR ARCHITECTURAL CONTROL**

1. Permitted Structures:

No building or structure shall be erected, altered, placed or permitted to remain on any lot other than:

a. One (1) detached single-family dwelling, not to exceed two and one-half (2 ½) stories in height from the average elevation of the building site. Each and every dwelling must have one (1) garage capable of housing at least two (2) automobiles. Larger garages or more than one (1) garage must be approved by the Executive Board.

b. Fences, gates and associated structures.

c. A greenhouse.

d. A garden tool shed, children's playhouse or like structure.

e. A doghouse and/or pen.

f. A standard television antenna that is building-mounted, not to exceed a total height of ten (10) feet from base to top of mast, or a satellite dish that is building-mounted in a non-conspicuous place.

g. Any other accessory building, shed, structure, statuary antenna, satellite dish or other item permitted by the Executive Board.

None of the items listed above may be constructed, installed, placed or made without the approval of the Executive Board as provided in Article XIV of the Declaration, other than the television antenna and satellite dish described in subsection (f).

2. Dwelling Size and Completion:

The total area of the dwelling unit, exclusive of one-story open porches and garages, shall not be less than one thousand six hundred fifty (1,650) square feet unless the Executive Board expressly waives the size requirement. Said waiver will be granted only if the proposal substantially conforms with the letter and intent of these standards for architectural control and the finished appearance contributes to the appearance of the entire neighborhood.

As of the date of initial occupancy, all unfinished areas shall be screened so as to make the unfinished area invisible from the street or any adjoining lot or resident.

Every dwelling shall be entirely finished within one (1) year of the date construction begins, except for eight hundred (800) square feet of the interior area may remain unfinished. All other improvements shall be completed within ninety (90) days following commencement of construction.

3. Placement of Structures, Setbacks and Siting:

The location of any and all man-made structures is subject to the approval of the Executive Board. No dwelling, deck, porch, roof, overhang or other portion of any structure may encroach into the area defined in the setback requirements contained in the application of Title 21 of the Anchorage Municipal Code, as amended from time to time.

In addition, no two houses shall be closer than 10 feet together and front yard setbacks are to be varied to avoid a uniform appearance from the street. The Executive Board may require additional front-yard, side-yard and rear-yard setbacks.

4. Access to Lot:

Only one (1) access driveway per garage entrance from a lot to the subdivision street shall be permitted for each lot in the subdivision, however, two (2) adjacent lots may share a common driveway.

5. Design and Finished Appearance of Buildings:

The Declarant wishes to create a superior residential neighborhood which exhibits a wide range of designs, appearances and colors; however, the Executive Board, in its sole discretion, shall make the final decision on permitted designs, appearances and colors.

The color of external materials should be generally subdued to blend with colors of the natural landscape. Earth tones (i.e., brown, beige, yellow, muted green, muted blue) are recommended, although occasional accent colors used judiciously and with restraint may be permitted. The subjective matter of approving colors is the responsibility of the Executive Board.

The use of T1-11 type wood siding is discouraged on any portion of the exterior of any structure facing a street. However, when special applications or conditions exist, the Executive Board, may, in its sole discretion, approve limited use of T1-11.

All roofs shall be of a material, color and texture approved by the Board. No maximum or minimum pitch is specified, but approval by the Board will be based on the visual impact of the roof on the lot or on neighboring lots, dwellings, roads and open spaces. The overall appearance of the dwelling will be an important consideration.

All projections, including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways, shall match the color of the surface from which they project, or shall be of an approved color.

Visual impact of garage doors will be minimized by such measures as, but not limited to, siting of the dwelling, protective overhangs or projections, special door facing materials or design and/or landscaping.

6. Fences: Fences are subject to the approval of the Executive Board. Cedar is the preferred material for fences, but other materials, and a variety of designs, will be considered for approval by the Executive Board. Chain link fences are generally not permitted.

7. Driveways: Unless permitted by the Executive Board, all driveways leading from the street to the garage shall be hard-surfaced and at least sixteen feet (16') wide.