

TRAVERSE GREEN SUBDIVISION

Covenant and Design Review

Section 1: Intent: The intent and purpose of the Traverse Green Covenant and Design Review process is to ensure minimum standards that guide the development of single family residential properties within the subdivision. The City of Saint Peter, as owner of the property, hereby establishes the following restrictive covenants. The restrictions and limitations of the covenants are binding on all parties and all persons claiming under them and for the benefit of and the limitation on all future owners in said subdivision. The covenants are intended to ensure the appropriate aesthetic development of the property, the prevention of nuisances and the compatibility of uses. The covenants are intended to provide the minimum restrictions on the properties while protecting the free and undisturbed use of the lots by all owners equally.

Section 2. Applicability: The covenants shall apply to all residential property constructed within Traverse Green Subdivision. The covenants shall apply in addition to all other applicable codes such as the State Building Code including the International Residential Code, State Electrical Code, State Mechanical Code, Minnesota Energy Code and Saint Peter City Code. The Community Development Director shall review all pending development within Traverse Green Subdivision for compliance with the adopted covenants prior to the issuance of a building permit. The Community Development Director must provide the owner with an executed Traverse Green Covenant and Design Review, Certificate of Approval prior to the owner applying for a required building permit.

Section 3. Process: The owner shall submit the required information prior to making application for a building permit from the City of Saint Peter. The required information shall include a minimum of:

- a. Site plan (drawn to scale). The plan must depict the location of all structures and buildings upon the lot.
- b. Exterior finish materials and colors (siding, trim, shingle, etc).
- c. Two building elevations drawn to scale. One elevation must include the front elevation of the structure.
- d. Landscaping plan depicting materials and species of plantings.

Upon submission of all required materials by the owner, the Community Development Director shall either issue the certificate or provide for denial of the certificate within 5 working days. Denial of the certificate shall be in writing and shall identify the reason(s) for such denial. In the absence of the Community Development Director, the City Administrator shall designate the appropriate individual or official to fulfill the duties outlined in this Section.

Restrictive Covenants

GENERAL:

1. Each dwelling shall be used exclusively for private residential purposes. Home occupations may be established in conformance within the provision of the zoning code.
2. No trailer, tent or similar temporary quarters may be used for living purposes for more than two months, and only during the construction of the dwelling.
3. All construction of single family dwellings and accessory structures shall be new. All new construction must be built, at a minimum, to State Building Code requirements for single family residential construction.
4. The exterior of all buildings or other structures must be completed within one (1) year after the commencement of construction, except where such completion is impossible or would result in great hardship due to strikes, fire, national emergency or natural disaster. If not so completed, the unfinished structure or unfinished portion thereof shall be deemed a nuisance and shall be removed forthwith by, and at the cost of the owner.
5. Home designs shall incorporate architectural details such as window, soffit and fascia trim; shutters; built-up columns and not 4 x 4 posts; and a variety of siding materials such as lap siding, shakes or battens that complement the style of the home.
6. Each home shall display at least three (3) exterior colors, including the color of the roof, the main siding, accent siding and trim. The roof color shall be considered a color only if it is a color other than black or grey.
7. The entry of the home shall be articulated as a focal point of the front elevation through the appropriate use of roof elements, columns, porches, pilasters, urns, windows or other architectural features.
8. Homes must be oriented on the lot such that the front of the home faces the adjacent street. On corner lots, the front of the home must bear the same orientation as other homes along the street upon which it is constructed.
9. Homes must provide direct access to the front and rear yard from the public areas of the home such as the kitchen, dining room, living room or family room.
10. No accessory building larger than 120 square feet that has been completely constructed at any location other than on the lot or building site which it shall occupy shall be moved on to any lot or building site within the subdivision.
11. Dwellings, excluding porches, shall not be set back further than 30 feet from the front property line.
12. No dwelling shall be constructed which, exclusive of basements, porches, patios, decks and other storage areas, has a total gross floor area of less than 900 square feet.
13. No dwelling shall have a roof with less than a 5:12 pitch.

14. Electrical, cable, natural gas and other utility services may not be provided to the residential dwelling or accessory buildings within the required front yard to the extent that they are above ground and visible.
15. No property owner shall attempt to further subdivide, replat or otherwise partition any property into a lot smaller than depicted upon the original plat of the subdivision.

DRIVEWAYS / GARAGES:

16. All driveways must contain a hard surfaced drive running from the garage door to the street or alley.
17. Driveways shall be constructed of asphalt, concrete, exposed aggregate concrete, concrete pattern stamped and / or colored concrete, concrete pavers, brick or stone. Such construction shall be undertaken in a manner consistent with Utility Standard Detail, Plates #7020A and #7020R as adopted by the City Council.
18. No front yard driveway curb cuts are permitted on lots abutting an alley.
19. Side yard driveway curb cuts are not permitted on corner lots abutting an alley.
20. Driveway curb cuts will be not greater than 24 feet in width.
21. Homes on lots without abutting alleys must set back the garage behind the front wall of the home a minimum of 2 feet.
22. Every residence must include a garage of at least 320 square feet and include a minimum width of 16 feet on the façade of the garage from which motor vehicles enter the structure.

ACCESSORY STRUCTURES:

23. No more than 1 accessory building shall be permitted on a lot. Accessory buildings, with the exception of detached garages, shall be no larger than 120 square feet.
24. The exterior finish of accessory buildings, including detached garages, must match the exterior finish of the dwelling.
25. All exterior mechanical equipment, with the exception of solar panels and satellite dishes, shall be ground mounted. Such equipment must be effectively screened from public view by walls, fences or plantings.
26. Ground mounted satellite dishes, antennae or other electronic receiving or transmitting devices of a similar nature must be set a minimum of 10 feet from all property lines and may not be mounted in the any front yard.
27. Decks and ground level patios may be established only within a rear yard.

FENCES:

28. Fences may be constructed where appropriate and necessary for screening, security, containment or aesthetic purposes. All fences must be architecturally compatible with the homes and surrounding properties.

LANDSCAPING:

29. Within 30 days after issuance of a Certificate of Occupancy, the property owner must establish the minimum landscaping. The 30 day time limit will be extended due to the limitations of the normal growing season. The minimum landscaping shall include:
 - a. The seeding or sodding of all yards.
 - b. The establishment of 1 ornamental tree within the front yard. Such tree shall have a trunk diameter of at least 1 ½ inches.
30. All existing trees or natural plantings that are designated to remain during construction are to be protected from damage due to construction, maintenance or the use of the property.
31. Composting of yard waste shall be restricted to the rear yard. Any composting must be properly located and maintained to prevent odors from adversely affecting surrounding properties.
32. Woodpiles, logs, split-logs, and kindling may not be stored in the front yard or any side yard where the materials would be visible from a public street. The wood must meet all State and Local regulations and best disease management practices must be implemented.
33. No soil may be moved in a manner which materially alters the grade, slope, pitch or in a manner which materially impedes the designed drainage of the properties. The existing grade of the property must be maintained so as to divert surface water runoff away from the residence, but shall not be altered in a manner so as to unreasonably divert surface runoff on to the adjoining properties or across sidewalks.