



The Lakes of Radisson

Community Guidelines and Lake Management Plan

**A Comprehensive Guide to living and
enjoying Clean Water throughout The
Lakes of Radisson**

Amended and Effective 5/1/20

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WELCOME

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Welcome to The Lakes of Radisson

As a resident of The Lakes community, you now enjoy clean water, healthy plants and a beautiful view. Your help is needed to keep it that way.

The Lakes of Radisson Community has been carefully planned around a constructed lake so that all homeowners can enjoy lake views and access. In order to keep the water clean, protect homeowner's investments, and provide for a peaceful and quiet enjoyment, a comprehensive guide has been prepared based on the Master Association Declaration and Minnesota Common Law. This guide outlines the rules and regulations associated with the Lakes of Radisson Homeowners Association, Architectural Standards of all homes and development, and the Buffer Zone Alteration and Installation Guide. To help homeowners navigate these important documents, they are now all combined into this one Homeowners Guide.

The Lakes of Radisson Master Association is managed by FirstService Residential. As you review this guide please reach out to the FirstService team with any questions you may have about the rules, architectural guidelines, or personal shoreline management.



SECTION 1 - INTRODUCTION

Purpose

The following guidelines and Rules and Regulations are intended to promote quality living, protect real estate values, protect the health of Sunrise Lake, and promote the health and safety of the Owners and Occupants of all homes in The Lakes of Radisson Master Association. Interpretation of these guidelines and Rules and Regulations is within the authority and responsibility of the Board.

Administration

- The Association is operated by the Board of Directors in accordance with the Governing Documents and Minnesota Law. The Board meets regularly to consider finances, policy, and procedures established to make living in The Lakes of Radisson a positive experience for all residents. The terms of the members of the Board are described in the Bylaws, as well as the procedures to elect the members of the board. FirstService Residential is under contract with the Association to perform certain functions for the Association, such as collection of assessments, Association operations, and vendor contracting, as well as providing direct consultation with the Board. Generally speaking, Owners and Occupants with questions or concerns relating to The Lakes of Radisson should contact the representative of FirstService Residential.
- The Architectural Control Committee (the Committee or ACC) has been duly established and appointed by the Board of Directors of the Lakes of Radisson Master Association as a permanent committee in accordance with Article VI, Section 6.13 of the Bylaws of the Lakes of Radisson Master Association to oversee, review and regulate all matters involving the preservation, restoration, and alteration of the shoreline buffer zone. Subject to the approval of the Board of Directors of the Master Association, the Committee may establish and enforce certain reasonable regulations and standards necessary to accomplish its assigned mission. The Committee and/or the Board shall have the right to approve or disapprove any and all proposed alterations and restorations of the lakeshore buffer zone. The Committee may reject or refuse to approve any application that it deems unsuitable, undesirable or inconsistent with the Lakes of Radisson Lake Management Plan or the intent of the Master Association to protect lake water quality and overall integrity of the lakeshore buffer zone. The Committee may require that the plan(s) submitted with an application be prepared by a landscape architect or other qualified person.

Association Documents

The Association is governed by the following set of legal documents that define the rights and Responsibilities of Owners, Occupants, Sub Associations, and the Master Association:

- Declaration and Amendments
- Bylaws
- Articles of Incorporation
- These Guidelines and Rules and Regulations

SECTION 2 – GENERAL GUIDELINES

Docks and Boat Storage:

1. The Lakes of Radisson Master Association Board of Directors has adopted the following policy pursuant to Section 6 of the Bylaws of the Association. The purpose of the policy is to insure that boats, docks, dock lifts and any other recreational equipment is stored properly.
 - a. Docks and Boat Lifts may be stored in the altered and unaltered Protection Zone of the Buffer Zone between October 15th and April 15th of each year. Docks must be stored in their lowest position during the winter season. If not stored in the Buffer Zone docks and boat lifts must be stored under a homeowner's deck or, with the consent of the appropriate neighbor, at the side of the home. No Boats (including but not limited to pontoons, john boats, canoes, paddle boards, paddle boats or any watercraft of any sort) or water toy (including but not limited to trampolines and mats) are allowed to be stored in any part of the buffer zone (protected or altered). The Board also recognizes that to the extent a sub-association wishes to adopt a more restrictive winter storage policy, they may do so.
2. Docks shall not exceed 32' in length and 160 sq. ft. in size.
3. Docks shall not exceed 33% of the distance in width of a channel or bay, as measured from the normal water level.
4. All docks must be maintained in good condition.
5. Community docks in Common Areas or city parks must be approved by the Architectural Control Committee (the "ACC").
6. Any violation related to dock and boat storage that is not corrected within 30 days upon notice to the homeowner from the Master Association or the Association's Manager will result in a \$250.00 fine and will escalate an additional \$100.00 for each additional 30 days that the violation is not corrected.

Lake Use and Limits

1. No Combustion engines are allowed on the Lake at any time, during any season.
2. The maximum speed limit of watercraft on Sunrise Lake will be 10 miles per hour.
3. Fish Houses and Augers:
 - a. Only Collapsible Fish Houses/Shelters are allowed on the Lake (i.e., non-collapsible fish houses/shelters are not allowed on the Lake). All Fish Houses/Shelters used on the Lake and left unattended overnight must have the following, legibly displayed on the outside of the shelter in letters and figures at least 2 inches in height: (1) complete name and address of the owner and (2) nine digit Minnesota DNR number of the license of the owner;
 - b. Consistent with the policy of no combustion engines allowed on the Lake, snowmobiles, ATVs/UTVs and other vehicles are not allowed on the Lake.

- c. Gas and propane augers are not permitted (only hand and electric augers are permitted).
4. Water Balloons are Not Permitted in the Lake or near the Lake Shore of Sunrise Lake:
- a. The purpose of the policy is to prevent related negative environmental impacts caused by floating balloon fragments leftover from water balloon fights. The floating litter is an unsightly presence and aftermath that accumulates along the shoreline and can be a lethal consequence for waterfowl and fish that mistake the debris for food.
 - b. No person, while along the shoreline or on any watercraft on Sunrise Lake or its connecting bays, shall engage in any water balloon fights or bombardment by throwing water-filled balloons from the shoreline at passing watercraft or from a watercraft at passing watercraft, or from watercraft at a person, participant, or spectator along the shoreline.
 - c. Any resident of the Lakes of Radisson who throws a water-filled balloon or lakeshore property owner who allows water-filled balloons to be thrown from his/her property shall be subject to a fixed fine of \$250.00.

Fence policy:

- 1. All fences on the Property must be maintenance free.
 - 1. No fences on the Property may exceed 4' in height, unless permitted by the applicable Sub-Application.
 - 2. Fences on the Property may only be located in the side and rear yards of Lots.
 - 3. Fences on Lots that are not on the Lake (See below) or on lots adjoining the Parkways (See below), may be either picket style or black or green chain link. Alternative fence types will be considered on a case by case basis through the application process. Sub-Applications may also allow alternative fence types as well.
 - 4. Fencing up to 72" in height may be allowed in the rear yard of alley homes.
- 2. Lakeshore Fence Rules:
 - 1. There shall be no fences permitted within the Shoreline Easement.
 - 2. Fence type picket or black wrought iron. All fences must be submitted for review by the ACC, and will be considered on a case by case basis through the application process. Sub-Applications may also allow alternative fence types as well.
- 3. Parkway Fence Rules:
 - 1. Parkway fence rules apply to the following streets: The Lakes Pkwy, Harper St, West Lake Blvd, South Lake Blvd, and North Lake Blvd.
 - 2. All fences that shall run adjacent to a Parkway shall be of a specific design, style, and manufacturer as determined by these Rules. This includes both rear and side yard property lines that are adjacent to a Parkway. The remaining property lines that do **not** run adjacent to the Parkway may be an alternative fence style as allowed by these Rules.
 - 3. Each sub-association shall select a single type, style, and manufacturer of fence permitted to be installed on Parkway lots within each sub-association. Refer to sub-association documents for further information.

4. The location of the fence that runs adjacent to the Parkway shall be on top of the berm. The exact location on top of the berm shall be determined by the Architectural Review Committee.

Accessory Buildings, Storage and Gazebos:

1. No enclosed storage building shall be permitted on the Lake other than for the community irrigation system.
2. No enclosed Playhouses shall be permitted on the lake side of a home on the Lake.
3. The maximum size of Gazebos located on the property shall be 180 sq. ft.
4. The sidewalls of any Gazebos located on the property shall not exceed 8' in height.
5. No Gazebos may be located within the Shoreline Easement.

Satellite Dishes or Antenna:

1. Satellite dishes and antenna shall not exceed 36" in diameter and must be placed to be as inconspicuous as possible from the street.

Swimming Pools:

1. All swimming pools on the Property shall be in-ground, fenced, in the back yard, and shall require prior ACC approval.

Signs:

1. No signs shall be permitted on the Property which are visible from the street except the following:
 - a. Signs no larger than 7 square feet, advertising the sale of a Home or Lot on the Property
 - b. Security system signs
 - c. Garage sale signs, provided that are placed no more than 24 hours prior to the sale and are removed on the final day of the sale
 - d. Other signs approved by the ACC

Trampolines:

1. All trampolines and children's play structures on the Property must be located in the rear yard of the Lots.

Lake Weed and Muck Removal –

1. Mechanical weed removal will require approval by the Board. Chemical weed and Muck removal is prohibited except when using service providers approved by the Master Association Board. Manual weed and Muck removal may be done at any time without Board approval.

Vacation Rentals of Home, Prohibition of Short-Term Rentals –

1. No part of the Property or any building erected or to be erected thereon shall at any time be rented, leased, or otherwise used as a short-term rental. The term “short-term rental” is defined as a rental of a Unit or Lot for a period of less than 30 days and includes but is not limited to the use of rentals made through services such as Airbnb, VRBO, and similar services. This prohibition does not apply to licensed nursing homes, apartment buildings, or commercial buildings upon the Property.

SECTION 3 – Shoreline Buffer Zone Alteration Application process and regulations

Welcome to LakeshoreLiving!

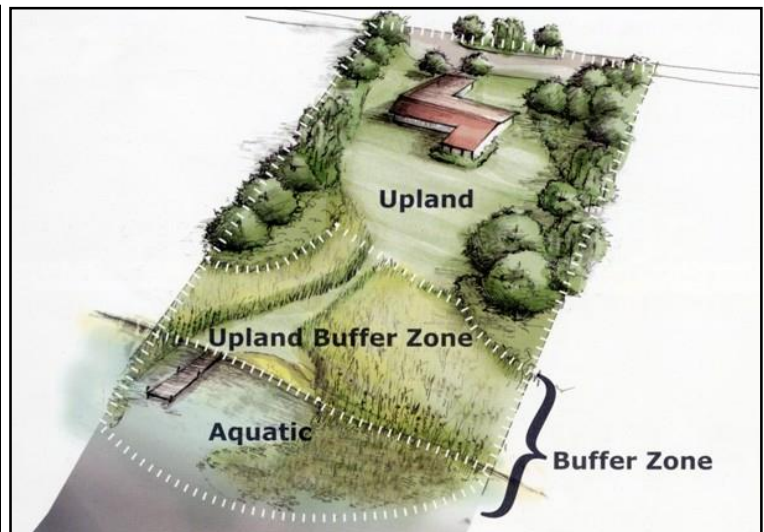
As a resident of The Lakes community, you now enjoy clean water, healthy plants, and a beautiful view. Your help is needed to keep it that way.

The Lakes community has been carefully planned around a Sunrise lake so that all homeowners can enjoy lake views and access. In order to keep the water clean, the lake has been surrounded by a buffer zone of native grasses and wildflowers. Although not difficult to maintain, a buffer zone does require care for it to remain attractive and function properly. The purpose of the Shoreline Buffer Zone Alteration permitting process and the alteration regulations is to ensure the long term preservation of the health of Sunrise Lake and the protection of its water quality, shoreline habitat, shoreline aesthetics and community property values through buffer zone maintenance, and lawn care regimens.

What exactly is a Buffer Zone?

A buffer zone is a strip of native vegetation along a shoreline. As opposed to lawn grasses, which are short and have shallow roots, a buffer zone features the tall stems and deep roots of native grasses and wildflowers. These plants filter water flowing down to the lake from the lawn and help prevent shoreline erosion.

A buffer zone comprises both of aquatic and upland plants.



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GENERAL INFORMATION:

- The following Information is meant to help educate The Lakes of Radisson homeowners on the benefit of a healthy buffer zone, how to properly modify and maintain your buffer zone and the process necessary to oversee modifications. As you consider methods to maintain your buffer zone or improve the protection zone, please consider all the information provided in this document. Information regarding permits to modify, plan development, installation and fees are included for your reference.

What are the Benefits of a Healthy Buffer Zone?

- The tall wildflowers and grasses along the shore create a biological barrier that will deter Canada geese from loitering on the lawn.
- The extensive root systems of shoreline plants protect lake-bank soils from the erosive force of pounding waves.
- Buffer zone plants serve as a filter strip absorbing nutrients, like phosphorus and nitrogen from fertilizers, that if washed into the lake result in algae mats on lake surfaces.
- Buffer zones prevent blowing leaves and grass clippings from reaching the lake where they would decompose, releasing nutrients and robbing oxygen from fish.
- Buffer zones reduce the amount of fertilizer needed on a lakeshore property due to smaller lawn size. Native plants in the buffer zone do not need fertilizer.
- The smaller lawns require less time to mow and maintain.
- Aquatic vegetation like bulrushes and lily pads helps purify lake water by removing contaminants and by calming water, which allows suspended soil particles to settle to the lake bottom.
- Buffer zone plants provide food and cover for a variety of birds, amphibians, insects and mammals.



Like the natural shoreline buffer pictured above, a designed buffer zone (Shown Below) helps protect the lakes from fertilizers, pesticides and shoreline erosion while providing wildlife habitat.



- GI-1. Policy:** Any proposed alterations or improvements within the designated shoreline buffer zone having an estimated total cost/value of more than \$500 must be authorized by a written permit issued by the Lakes of Radisson Master Association. Any proposed project having an estimated cost/value of \$500 or less does not require an alteration permit. However, in such a case, the Manager of the Master Association must receive written notification declaring the proposed low cost project and its qualifying estimated cost/value. When the Master Association records indicate that accumulated multiple low cost alteration projects on the same property have a lump sum cost/value that exceeds \$500, any subsequent proposed low cost/value alteration project will require an alteration permit and payment of related fees regardless of the estimated cost/value of the current project. The “in-planting” of forb and grass plants, selected from the list of species that are components of the approved seed mixes specified in R-11, within the area of existing native vegetation for the purpose of increasing plant density and diversity and/or enhancing seasonal flower display is included, by default, in the low cost/value category.
- GI-2. Authority:** The authority to adopt, impose and enforce regulations and standards effecting the preservation and alteration of the shoreline buffer zone as defined by the Lakes of Radisson Lake Management Plan is established by Article IV, Section 1h; Article V, Sections 1, 3, 4, and 17; Article VI, Section 3; and Article VII, Section 6 of the Master Declaration of the Lakes of Radisson Master Association made on August 21, 2003.
- GI-3. Architectural Control Committee Authority:** The Architectural Control Committee (the Committee or ACC) has been duly established and appointed by the Board of Directors of the Lakes of Radisson Master Association as a permanent committee in accordance with Article VI, Section 6.13 of the Bylaws of the Lakes of Radisson Master Association to oversee, review and regulate all matters involving the preservation, restoration and alteration of the shoreline buffer zone. Subject to the approval of the Board of Directors of the Master Association, the Committee may establish and enforce certain reasonable regulations and standards necessary to accomplish its assigned mission. The Committee shall have the right to approve or disapprove any and all proposed alterations and restorations of the lakeshore buffer zone. The Committee may reject or refuse to approve any application that it deems unsuitable, undesirable or inconsistent with the Lakes of Radisson Lake Management Plan or the intent of the Master Association to protect lake water quality and overall integrity of the lakeshore buffer zone. The Committee may require that the plan(s) submitted with an application be prepared by a landscape architect or other qualified person.
- GI-4. Application Submission:** All applications shall be submitted to the Lakes of Radisson Master Association at 8100 Old Cedar Ave. South, Suite 300, Bloomington, MN 55425.
- GI-5. Pre-Application Meeting:** Any applicant may request an informal pre-application conference with a member of the Architectural Control Committee to consider the application process and its requirements, and details of the proposed project and regulation compliance. The meeting shall be held at the site of the proposed buffer zone alteration and shall be attended by both the applicant and the contractor.
- GI-6. Inspection Access:** The application for a permit shall be deemed as authorization for agents of the Master Association and members of the Architectural Control Committee to enter and inspect the property that is the subject of the application without prior notice, both during the permitting process and at the start, during and completion of the permitted alterations.
- GI-7. Fees:** The applicant will be charged an application fee and an escrow fee per S-1g to ensure performance of the alterations in conformance with the approved plan and compliance with

established regulations and standards, and any related special conditions imposed by the permit. **The nonrefundable application fee must be included with the submitted application and will be processed immediately. The escrow fee will be due 3 days after notification of plan approval and prior to the mandatory Pre-Permit Issuance Meeting. (See R-5.) If an application is withdrawn the entire escrow fee will be returned to the applicant within 14 business days. Upon completion of a permitted project and its final inspection, the applicant will be entitled to a refund of all, or a portion of, the posted escrow fee within 14 business days. Deductions may be subtracted from the escrow fee as reimbursement for any corrective work done by the Master Association and imposed fines for permit violations. (See Appendix A for a schedule of permit violation fines.) The Master Association will not pay interest on escrow deposits.**

GI-8. Response to Violations and Penalties: The Master Association will immediately issue a “cease and desist order” to any person responsible for altering the buffer zone without an approved permit or required notification, and for executing alterations that are not in accordance with an approved plan and related permit. Such persons shall be responsible for the removal of unauthorized alterations, associated repairs and the restoration of the buffer zone to its prior condition. If required corrections are not made as directed, in a timely manner, the Master Association may order the repairs and assess all related costs against the subject property in accordance with applicable provisions of the Master Declaration. (See Appendix A for a schedule of permit violation fines.)

GI-9. Inspections: All approved buffer zone alteration projects shall be subject to at least three (3) sequential inspections by representatives of the Master Association.

- a. Inspection 1: to verify that an adequate silt fence has been properly installed prior to the start of any alteration work. (The fence must remain in place and intact until all work has been completed and the third or final inspection has been done.)
- b. Inspection 2: to substantiate that surface water runoff from the rear yard and area of alteration will properly flow into and through the native vegetation of the shoreline buffer zone, and to evaluate the relative impact of any grade changes and constructed ground forms. This inspection shall precede the installation of any ornamental plantings, soil retaining structures and hardscape features.
- c. Inspection 3: to verify that the project has been completed in accordance with the approved plan and permit.

It shall be the applicant’s responsibility to notify the Manager of the Master Association of each pending phase of the alteration project and schedule each related inspection. Such inspections shall be made within seven (7) business days of the applicant’s (permit holder) request for an inspection.

GI-10. Application/Alteration Process Schedule: The chronological scheduling of tasks listed in the table below are put into context by the provisory stipulations following the table.

Provision	Task	Responsible Party	Timing (After Receipt, Request or Action)
GI-7	Pre-Application Meeting	Applicant	When ready
GI-6	Submission of Application	Applicant	When ready
P-3	Notification of Receipt of Application	Assn. Manager	Within 3 business days

P-2	Determination of Application Completeness	Assn. Manager	Within 7 business days
P-2	Correction of Any Deficiencies	Applicant	Within 10 business days
P-3	Review of Application	Committee	Within 15 business days
P-3	Notification of Permit Disapproval or Tabling	Assn. Manager	Within 3 business days
P-5	Request Application Assistance Meeting	Applicant	When needed
P-5	Application Assistance Meeting	Committee	Within 7 business days
P-7	Appeal of Permit Disapproval	Applicant	Within 30 days
P-7	Appeal Action	Board of Directors	Within 30 days
P-6	Submission of Revised Plan	Applicant	Within 10 business days
P-3	Notification of Permit & Plan Approval	Assn. Manager	Within 3 business days
GI-9 & S-1g	Payment of Escrow Fee	Applicant	Within 3 business days
P-3 & R-5	Mandatory Pre-Permit Issuance Meeting	Committee	Within 7 business days
P-3	Issuance of Permit	Assn. Manager	Within 3 business days
GI-11a	Request Inspection 1	Applicant	When ready
GI-11a	Schedule Inspection 1	Assn. Manager	Within 3 business days
GI-11a	Inspection 1	Committee	Within 7 business days
GI-11b	Request Inspection 2	Applicant	When ready
GI-11b	Schedule Inspection 2	Assn. Manager	Within 3 business days
GI-11b	Inspection 2	Committee	Within 7 business days
GI-11c	Request Inspection 3	Applicant	When ready
GI-11c	Schedule Inspection 3	Assn. manager	Within 3 business days
GI-11c	Inspection 3	Committee	Within 7 business days
GI-9	Return Balance of Escrow Fee Based on Inspection 3 Results	Assn. Manager	Within 14 business days

APPLICATION PROCEDURES

P-1. Applicant Responsibilities: It is the responsibility of the applicant:

- a. To be familiar with the permit application process and alteration regulations and standards.
- b. To know the nature and scope of the proposed buffer zone alteration project.
- c. To organize and provide the information required for the Architectural Control Committee's review of the proposed alteration project.
- d. To ensure that the application and information to be reviewed is complete, accurate and consistent with the shoreline buffer zone alteration regulations and standards established by the Master Association.
- e. To confirm that the collective area of site improvements does not exceed the 30% limitation on the permitted alterations of the buffer zone and landward shoreline.
- f. To pay all fees and escrows as may be required.

P-2. Application Completeness: A determination of whether a permit application is complete will be made within seven (7) business days following receipt of the application. If any of the required general or specific information is omitted from the application, and the Manager of the Master Association determines that the application is not complete, the Manager will notify the applicant of the specific deficiencies. The Master Association will take no further action on the application until the deficiencies are remedied. Failure of the applicant to rectify noted deficiencies or provide the requested information within ten (10) business days will be deemed as a withdrawal of the permit application. The Manager of the Master Association may grant an extension to the timeline.

P-3. Timing: The Manager of the Master Association will notify the applicant within three (3) business days that the application has been received. An application deemed to be complete will be reviewed and acted upon (approved, tabled or disapproved) by the Architectural Control Committee at a regularly scheduled meeting within fifteen (15) business days following receipt of the complete application. The Manager will notify the applicant of the Committee's approval within three (3) business days of the Committee's action; schedule the Committee's mandatory Pre-Permit Issuance Meeting with the applicant and contractor within seven (7) business days; and issue the approved alteration permit within three (3) business days after the Pre-Permit Issuance Meeting. If the Committee disapproves or tables the application, it will issue a written notice stating its findings and specific concerns or issues within three (3) business days of its decision.

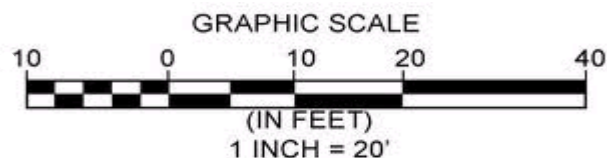
P-4. Variances: The Committee may grant variances to provisions of the shoreline buffer zone alteration regulations and standards to provide relief if strict compliance creates an undue hardship due to circumstances unique to the property under consideration.

P-5. Application Assistance Meeting: If an applicant feels stymied and is unable to resolve the issues or findings that contributed to the disapproval or tabling of his/her application, the applicant may request a meeting with a representative of the Committee for assistance and guidance and to discuss acceptable measures that will correct plan deficiencies and satisfy Committee expectations. The Committee representative will meet with the applicant and contractor within seven (7) business days of the request for such a meeting.

- P-6. Resubmission of Revised Plan:** An alteration plan that was initially tabled or disapproved and subsequently revised shall be resubmitted to the Master Association within 10 business days, and will be reviewed and acted upon by the Committee within 15 business days.
- P-7. Appeals:** An applicant may appeal the decision of the Architectural Control Committee to the Board of Directors of the Master Association within thirty (30) days of the Committee's decision. The Master Board will make its determination and notify the applicant within thirty (30) days of receipt of the appeal. The determination of the Master Board shall be final and binding upon the applicant.

SUBMISSIONS

- S-1. General Information Requirements:** All applications for a buffer zone alteration permit shall include the following information, unless the submission requirements are modified or waived:
- Applicant's name (property owner), address, phone number, and email address.
 - Builder, contractor, or consultant's name, address, phone number, and email address.
 - Address of project site, if different than the applicant's address.
 - Sub-Association name.
 - Anticipated project start and completion dates.
 - Itemized estimate of project cost/value.
 - A \$100 nonrefundable permit application fee and an escrow fee of \$500 or 10% of the estimated project cost, whichever is greater, (check or money order made payable to Lakes of Radisson Master Association). The escrow fee will be due 3 days after notification of plan approval, prior to the mandatory Pre-Permit Issuance Meeting. (See R-5). The escrow fee will be returned to the applicant within 14 business days if an application is withdrawn or after the final inspection and approval of the permitted alterations, minus any deductions for fines or corrective work done by the Master Association.
- S-2. Specific Information Requirements:** All applications for a buffer zone alteration permit shall include all of the following pertinent information unless specifically waived and deemed by the Manager not to be applicable to the proposed alteration or subject site.
- Copy of the lot's certificate of survey showing the edge of water, buffer zone and other drainage and utility easements, direction of surface water flow, finished spot elevations, location of proposed alterations and improvements (approximately to scale) and the map scale depicted as a graduated linear bar. Note: A certificate of survey is typically included in the property closing documents and is available from the city of Blaine.
 - Legible copy of the Buffer Zone Alteration Plan. The following applicable information shall be graphically shown, stated or listed. The Alteration Plan (sheet or set of drawings) shall be submitted on an 8.5" x 11" sheet or sheets. The map scale shall be depicted as a graduated linear bar. (See example below.) Selection of an appropriate bar scale shall be mutually suitable for the size of the plan and size of the site. (See "Sample Alteration Plan".)

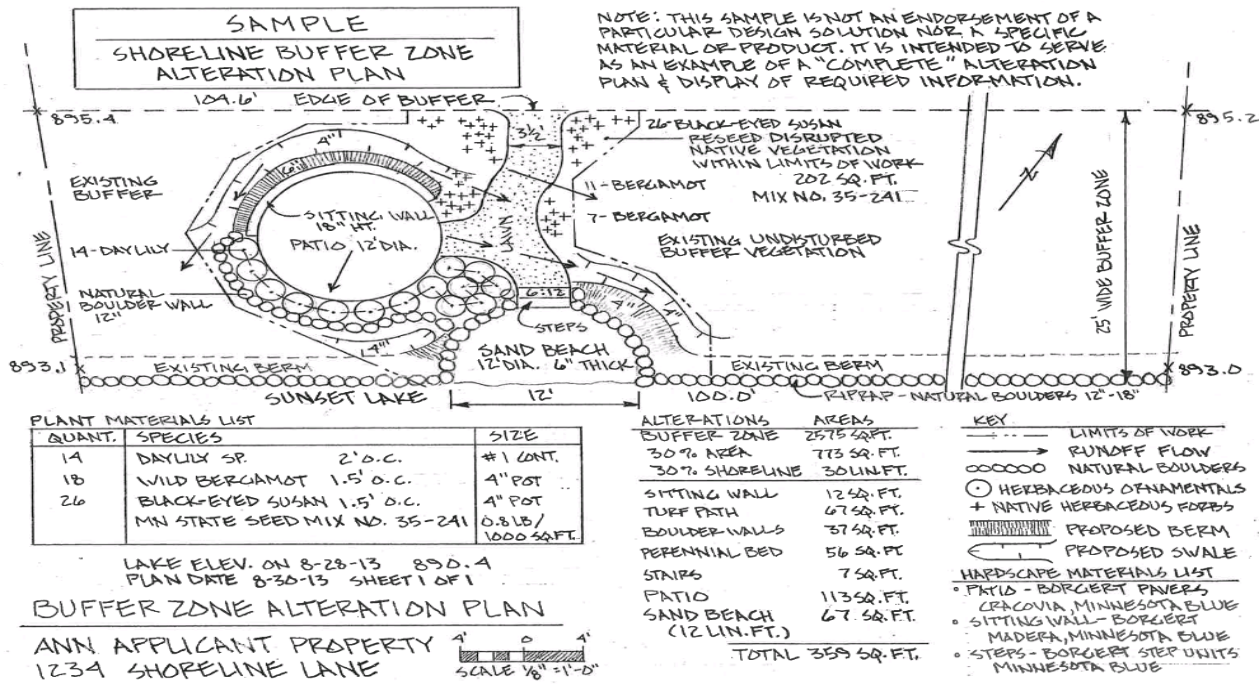


For Reference Check the Following When Completed:

The following checklist itemizes potentially applicable information and should help the applicant accomplish a complete application.

- ☐ Landward border of buffer zone.
- ☐ Edge of water (normal level at 889.6 elevation).
- ☐ Existing and proposed ground depressions (intentional swales and rain gardens with estimated depths).
- ☐ Existing and proposed soil berms (with estimated crown heights).
- ☐ Existing and/or proposed patio (include a materials list and pattern).
- ☐ Existing and/or proposed modular unit walls (include heights and a materials list).
- ☐ Existing and/or proposed deck (include a materials list).
- ☐ Existing and/or proposed stairs (include materials list).
- ☐ Existing and/or proposed gravel, flagstone, and paver paths (include materials list).
- ☐ Existing and/or proposed riprap (include size and type of boulders and slope of face).
- ☐ Access routes through Protection Zone for riprap installation.
- ☐ Individual plant installation locations for all ornamental woody and herbaceous plants (label spacing and species).
- ☐ Areas to be seeded with a mixture of grasses and forbs (include square footage, application rates and Minnesota seed mix number).

- ☐ Areas to be planted with a mixture of native herbaceous plants (include square footage, spacing pattern, and species).
- ☐ Areas to be sodded (include square footage).
- ☐ Area to be covered with beach sand (include depth and square footage).
- ☐ Areas to be mulched (include square footage, depth, and type).
- ☐ Areas to be covered with decorative landscape rock (include square footage, depth, and type).
- ☐ Surface water runoff flow.
- ☐ Areas of existing buffer vegetation to be preserved.
- ☐ Plant list of proposed ornamental woody and herbaceous material (include species, size, quantity, type of root).
- ☐ Plant and construction materials lists may be included as separate sheets.

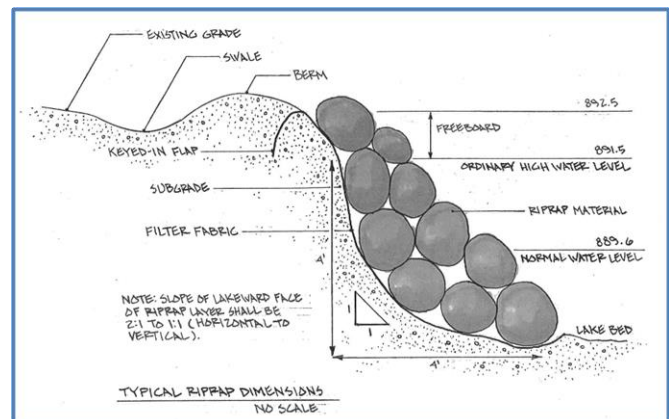


REGULATIONS AND STANDARDS

- R-1. **Policy:** No alterations nor improvements shall be made to or within the designated shoreline buffer zone of Sunrise Lake and its connecting bays without a written permit issued by the Master Association or notification by the property owner, whichever is required, dependent on the estimated project cost/value. (See GI-1). Preservation and maintenance of native herbaceous vegetation along the shoreline of the lake is one of the fundamental measures endorsed by the Lakes of Radisson Lake Management Plan to protect the lake.
- R-2. **Buffer Zone:** The shoreline buffer zone is the continuous peripheral strip of shoreline located landward from the normal water level edge of Sunrise Lake and its connecting bays initially seeded with a mix of native forbs and grasses. The qualifying dimension of a lakeshore lot's buffer zone is the lesser of a 25-foot-wide strip of shoreline or the drainage and utility easement as defined on the official certificate of survey for the lot. In no case shall the buffer zone extend beyond the landward boundary of the defined drainage easement. If the width of the defined drainage easement is greater than 25 feet or includes portions that are beyond the landward boundary of the buffer zone, only the lake ward 25 feet is subject to the prescribed alteration regulations and standards. The landward boundary of the buffer zone or easement that parallels the shoreline shall be determined on site in accordance with the property's certificate of survey by measuring the scaled distance from the lake ward wall of the house. Once established, this boundary shall serve as the baseline for all alteration calculations and measurements.
- R-3. **Lake Levels:** The established normal water level of the lake is 889.6 NAVD29 (North American Vertical Datum of 1929). The ordinary high water level of the lake is 891.5 NAVD29. Existing shoreline elevations can be derived from the current lake level as indicated on the lake level gauge located off-shore west of the end of the swimming beach parking lot. (An optical instrument might be needed to read the graduations.)
- R-4. **Scope:** The following regulations and standards do not address every conceivable alteration of the shoreline buffer zone. Any proposed structures, landscape features, significant modeling of the ground surface, and use of materials that are not directly covered by this document will be individually evaluated by the Architectural Control Committee during its review of the application.
- R-5. **Mandatory Pre-Permit Issuance Meeting:** The applicant and contractor shall attend a mandatory pre- permit issuance meeting scheduled by the manager of the Master Association with a member of the Architectural Control Committee at the project site prior to the issuance of a project permit and start of any approved buffer zone alterations. The purpose of the meeting will be to review and discuss applicable provisions and conditions of the buffer zone alteration permit, related regulations and standards, and required inspections.
- R-6. **Alteration Limitations:** No more than 30 percent of the buffer zone (based on square footage) of each lakeshore lot above the normal water level (889.6), and no more than 30 percent of the landward shoreline at the water's edge (based on linear footage) shall be altered or improved. This limitation does not apply to the installation of shoreline riprap. Such alteration can include the removal of existing native vegetation for the installation of improvements such as beach sand, sodded lawn, paved patios, walls, paths (paved, gravel, or turf), stairs, retaining walls, wood decks and ornamental plantings. Retaining walls and hardscape features shall not be constructed below the ordinary high water level nor closer than 5 feet to the normal water level edge of the shoreline. If a portion of the designated buffer zone or easement is submerged by lake water at the time of the submission of the alteration permit application, and has been so covered for more than 3 consecutive

months (based on lake level records maintained by the City of Blaine), the uncovered area that can be altered in accordance with the provisions of this document shall be adjusted and limited to 30 percent of the remaining regulated area above the current water line.

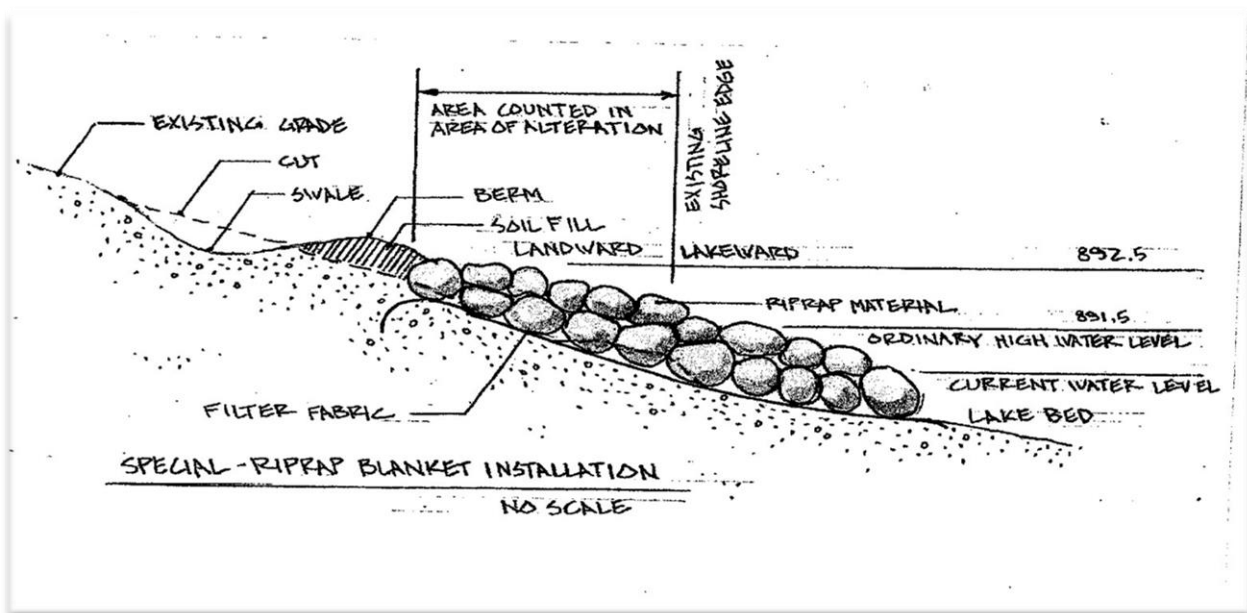
- R-7. Unaltered Protection Zone:** At least seventy (70) percent of the area defined as the buffer zone must be protected and retained in its existing low maintenance natural condition. Work associated with a permitted alteration project shall not encroach into the subject Protection Zone except for a restorative or renovative seeding and/or planting in accordance with the provisions of R-11 and R-12. Such seeding and plantings shall be authorized by a written conditional permit issued by the Master Association.
- R-8. Buffer Protection Zone Cutting:** The cutting or mowing of established native herbaceous vegetation within the Protection Zone shall be restricted to one cutting during early spring and / or one cutting during late summer or early fall, unless otherwise authorized by a written conditional cutting permit issued by the Master Association. (See Appendix B "Shoreline Buffer Zone Maintenance Guidelines").
- R-9. Temporary Erosion Control:** Temporary erosion control measures (e.g. silt fence) shall be properly installed along the perimeter of the approved area of alteration (e.g. shoreline and adjacent edges of the unaltered buffer zone). The installed silt fence shall be inspected and approved by a representative of the Master Association prior to the start of any work within or alteration of the buffer zone, and must remain in place and intact until all work has been satisfactorily completed and a final inspection has been made.
- R-10. Riprap:** Riprap (bank protection) shall consist of debris-free natural rock no less than 6 inches nor more than 30 inches in diameter randomly and loosely placed along the shoreline. The riprap alignment will not be counted as part of the 30% area of shoreline that can be altered subject to a permit. Riprap shall extend upward from the toe of the bank to an elevation of at least 892.5 (freeboard of one foot above the ordinary high water level). If the existing elevation of the bank is lower than the prescribed freeboard level, the lake ward face of a required berm can provide the necessary subgrade for the extension of the contiguous riprap layer. The finished lake ward slope of the outside face of the riprap layer shall be no less than 2:1 nor more than 1:1 (horizontal to vertical). A permeable geotextile filter fabric shall be placed beneath the riprap against the subgrade that shall be free of extraneous and objectionable debris. The upper edge of the filter fabric (flap) shall be keyed-in (buried) at least 12 inches below the subgrade. The placement of stone shall produce a well-keyed layer and provide a surface that appears reasonably level and uniform. Due diligence shall be exercised to restrain erratic displacement of riprap material during placement. The layer of stone shall be twice as thick as the average diameter of the riprap material. Any intended or anticipated disruption of the buffer zone and shoreline beyond the allowable alteration of 30 percent in order to facilitate the installation of riprap along the shoreline (access routes) shall be indicated on the submitted buffer zone alteration plan and shall be restored in accordance with the provisions of R-11, R-12 and R-13. All



restoration measures shall be approved by the Architectural Control Committee prior to implementation. If not existing, a berm and ground depression shall be constructed immediately landward of the riprap. The berm/swale ground form shall be seeded and/or planted in accordance with the provisions of R-11 and/or R-12. (See Appendix E).

A. Common Property Usage Amendment Adopted 7/12/17

- i. In those situations where it is determined that the prevailing shoreline of Sunrise Lake and its connecting bays is located lake ward beyond a lakeshore Unit's rear yard property line, and the intervening adjoining land is by description Master Association Common Property, the Owner of a contiguous lakeshore Unit can improve or alter up to 30% of the Master Association's Common Property in conjunction with the alteration of that part of the Unit's drainage easement that jointly comprises the Unit's defined 25 foot wide lakeshore buffer zone, subject to Architectural Control Committee approval.
- ii. Further, the Owner of contiguous lakeshore may install riprap along the full-length of



the shoreline on such Master Association Common Property in accordance with the provisions of R-10, subject to the prior approval of the Architectural Control Committee. If there is sufficient Master Association Common Property lakeshore between the water's edge and the rear property line of a contiguous lakeshore Unit and such lakeshore uniformly slopes into the water without a "cut" shoreline embankment (not conducive to a 1:1 or 2:1 riprap profile), the proposed riprap may be installed as a "blanket" that follows the material landward slope or contours subject to the prior approval of the Architectural Control Committee. If the riprap blanket extends landward beyond the rear property line into the easement area (buffer zone), the area to such intruding riprap will be included in the calculation of the 30 percent are of alteration (See Appendix E, Profile No. 3)

R-11. Seeded Areas: Areas within the Protection Zone to be seeded shall be seeded with one of the following approved standard or specialty regional native seed mixtures at the application rate for the specified mix as recommended by the supplier, Minnesota Department of Transportation or Minnesota Board of Water and Soil Resources. (See Appendix C).

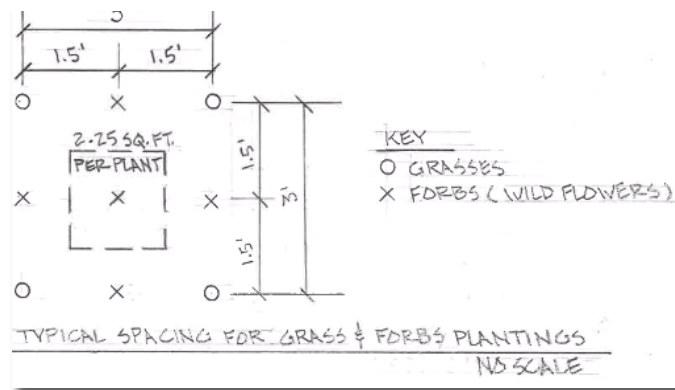
- a. Minnesota State Seed Mix No. 34-262 - Wet Prairie
- b. Minnesota State Seed Mix No. 34-271 – Wet Meadow South & West
- c. Minnesota State Seed Mix No. 35-241- Mesic Prairie General
- d. Minnesota State Seed Mix No. 35-641 – Mesic Prairie Southeast The state seed mix formulations are available online at: www.dot.state.mn.us/environment/erosion/seedmixes.html and www.bwsr.state.mn.us/native_vegetation/index.html.

All seed shall be certified to be of Minnesota or regional origin. Seeding shall be immediately covered by a thin layer of clean weed-free grain straw providing a 90% coverage of the exposed soil surface or seedbed. The straw layer shall be held in place by a thin photodegradable staple anchored netting. For seedling identification, see “Field Guide to Wetland and Buffer Plant Seedlings” online at www.bwsr.state.mn.us/native-vegetation/. At the time of, or before the final inspection, the applicant shall provide documents to the Architectural Control Committee that will substantiate the selected seed mixture tabulation.

R-12. Native Herbaceous Plant Installation: Areas to be planted with native herbaceous plants in the form of cell pack seedlings, plugs or potted plants shall be arranged in a loose grid across the area to be planted with the grass plants installed approximately 3 feet apart and forb plants (wildflowers) interspersed equidistantly between the grass plants at a spacing of 1.5 feet between plants or 2.25 square feet per plant. (See detail below.) The proposed composition of grass and forb plants shall be selected from the list of species that are components of the approved seed mixtures specified in R-11. It is recommended that forbs should be grouped into colonies of the same species. (See Appendix D).

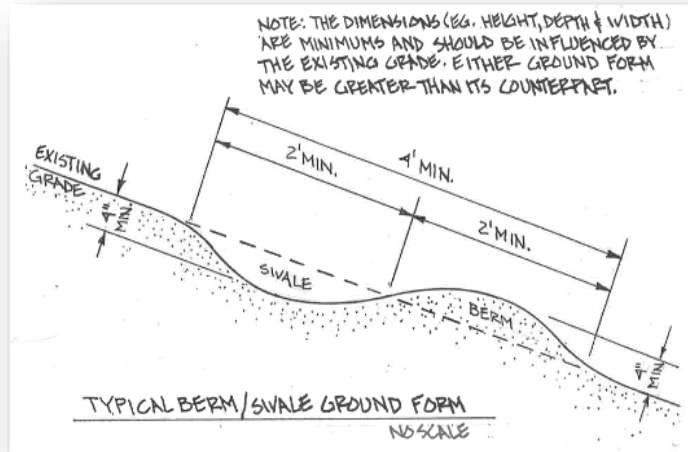
- a. A planted bed of potted plants shall be covered by a thin layer of shredded hardwood mulch up to 1 ½ inches thick. On steep slopes the mulch should be held in place by a light nylon photodegradable netting. Plugs and seedlings shall be inserted through a blanket of clean weed-free straw mulch and photodegradable netting that covers a planting bed sown with a light application of a seed mix composed of species that are the same as or compatible with the plant species being installed.
- b. Purposely selected and scattered groupings of potted plants to be planted into a seedbed sown with an approved native seed mixture at the normal recommended application rate shall be inserted through a blanket of clean weed-free straw mulch and photodegradable netting.

At the time of, or before the final inspection, the applicant shall provide documents to the Architectural Control Committee that substantiates the species and quantities of containerized plants that have been planted.



- R-13. Establishment Period Maintenance:** Areas that will be seeded and/or planted with native herbaceous plants should receive supplemental watering and diligent weeding during the establishment period. During the first year the areas should be deeply watered at least once a week. During the second and third years watering will be necessary only during periods of droughty conditions. Replacement seeding or plantings should be made where large gaps have developed, using species that have become successfully established. (See Appendix B “Shoreline Buffer Zone Maintenance Guidelines”).
- R-14. Buffer Renovation:** The natural character and quality of the Protection Zone may be renovated, restored or enhanced at the same time or independently of a permitted alteration or improvement project. Such renovation can include removal of existing vegetation, site preparation and seeding and/or planting of native forbs and grasses in accordance with the provisions of R-11, R-12 and R-13. Existing berm/swale ground forms within the Protection Zone or any otherwise unaltered buffer zone area shall be maintained or reconstructed if disrupted during such renovation or restoration. If there is no existing identifiable berm/swale ground forms located land ward of the shoreline within the area of renovation or there are existing remnant ground form segments, a berm/swale ground form shall be constructed and/or reconstructed along the full-length of the shoreline bordering the renovation project area. (See R-17, Berm/Swale Ground Form detail). Any renovation of existing buffer zone vegetation must be authorized by a written conditional permit issued by the Master Association.
- R-15. Ornamental Herbaceous Plant Installation:** There are no restrictions on the selection of ornamental herbaceous plant species that are to be planted within the 30 percent area of alteration. However, consideration should be given to the inclusion of herbaceous plant species that are forb and grass components of the approved seed mixtures specified in R-11. A thin layer of shredded hardwood mulch (up to 2 inches thick) should cover the planting bed.
- R-16. Ornamental Shrub Installation:** There are no restrictions on the selection of ornamental shrub species that are to be planted within the 30 percent area of alteration. Planting beds should be covered by a layer of shredded hardwood mulch or 1½” decorative landscape rock underlaid by a permeable 3-4 oz. fabric weed barrier.

R-17. Berm/Swale Ground Forms: Existing berm/swale ground forms within the Protection Zone shall be protected during an alteration project. The construction of such ground forms as part of an alteration project within the 30 percent allotted area of alteration may be a conditional requirement of the approved permit imposed by the Architectural Control Committee. The invert depth of such depressions shall be at least 4 inches, the crown height of such soil berms shall be at least 4 inches and they each shall be at least 2 feet wide. Ground forms within the approved area of alteration shall be covered by one or more of the following materials: turf, ornamental herbaceous and/or woody plants, shredded hardwood mulch or 1½" decorative landscape rock. The placement or installation of such materials shall be done in accordance with the applicable provision of R-15, R-16, and R-20. The inclusion of such ground forms within the permitted area of alteration will be counted as part of the allowable 30 percent area of alteration. Segments of existing ground forms disrupted by alteration actions outside of the perimeter of the permitted area of alteration (limits of work) and within the Protection Zone shall be structurally reconstructed or restored and replanted or seeded in accordance with the applicable provisions of R-11 and R-12. The reconstruction of original berm/swale ground forms that no longer exist within the buffer zone due to the passage of time is permitted, provided the vegetative cover in disturbed areas is restored by seeding or planting in accordance with the applicable provisions of R-11 and R-12. Such ground form reconstruction and vegetation restoration will not be counted against the 30 percent alteration limit.



- R-18. Storm Water Runoff from Lawns:** Rear yard storm water drainage and runoff shall not flow directly unimpeded to the lake, but instead shall be directed into the buffer zone and any existing ground depressions located within the buffer zone.
- R-19. Alteration Area Drainage:** Any water runoff from hard surface improvements and ornamental planting beds within the area of permitted alterations shall be directed into existing or conditionally required ground depressions within the area of natural vegetation (Protection Zone) or area of permitted alterations.
- R-20. Grass Pathways:** Any mowed grass path within an area of permitted alteration shall meander from the rear yard lawn to the lake and shall be crowned or side-sloped to direct water runoff into the adjacent undisturbed natural areas.
- R-21. Walkways:** Other than grass pathways, any walkways shall be constructed of crushed gravel, poured in-place concrete, natural flagstone or concrete, stone or brick pavers. Freestanding crushed gravel or paver walkways bordered by the natural vegetation of the Protection Zone shall be edged by aluminum, steel or vinyl edging. The outer margins of an edged walkway shall be level with the surface of any abutting Protection Zone. Stepping-stone units can be placed in a surrounding bed of shredded hardwood mulch that is bordered by vinyl landscape edging or

boulders. If applicable, continuous natural walkways shall meander from the rear yard lawn to the Lake and shall be crowned or side-sloped to direct water runoff into the adjacent undisturbed natural areas.

- R-22. Sand Beaches:** Beach sand shall be clean and washed free of fine particles and must be of the appropriate grain size to stay in place under wave action. Sand blankets shall not be placed water ward of the normal water level (elevation 889.6). The sand beach area shall be defined or edged with appropriately sized boulders, stone outcroppings, concrete modular units or vinyl landscape edging. The alteration permit could require, as a condition, the construction of a soil berm and/or depression behind or landward of the required edging. (See R-17). Subject to prior notification of the Manager of the Master Association, refreshment of the sand blanket will be allowed without an alteration permit issued by the Master Association.
- R-23. Decks:** Decks shall be ground level structures with the top surface being no higher than 12 inches above the underlying ground surface. Decks shall not be placed below the ordinary high water level (891.5) nor closer than 5 feet to the edge of the shoreline. Deck framing shall be constructed in accordance with established structural standards. The deck structure shall not be attached to permanent footings. Decking may be treated lumber, or suitable plastic or composite material.
- R-24. Patios:** Patios shall be setback at least 5 feet from the edge of the shoreline. Patios may be constructed of poured in-place concrete, concrete pavers, natural stone pavers, brick pavers, natural flagstone or crushed gravel. Patio surface runoff shall be directed into constructed depressions in the area of alteration and/or existing depressions in the buffer zone. Applicants should consider the use of permeable interlocking concrete pavers placed on permeable open-graded crushed stone bedding and aggregate sub-base.
- R-25. Walls:** Sitting and/or retaining walls shall not be constructed below the ordinary high water level (891.5) nor closer than 5 feet to the edge of the shoreline. Walls may be constructed of concrete modular units, natural wall stone, stone outcroppings or boulders.
- R-26. Maintenance of Improvements:** General maintenance of existing alterations or improvements within the 30 percent area of alterations such as replacement of ornamental plants, replacement of pavers and refreshment of hardwood mulch and riprap does not require a permit, payment of fees nor notification.
- R-27. Prohibited Uses:** Buildings, fences, vegetable gardens, organic yard debris deposits, rock piles and storage of any kind is prohibited within the Protection Zone or any otherwise unaltered area of the buffer zone.
- R-28. Native Herbaceous Plant Maintenance:** Existing native herbaceous vegetation (forbs and grasses) that is being retained or preserved within the buffer zone should be periodically inspected to detect invasive herbaceous weeds and woody plants, and continually maintained to promote the growth of desirable plants in accordance with the applicable provisions of the Shoreline Buffer Zone Maintenance Guidelines. (See Appendix B).
- R-29. Woody Plant Coverage:** The crown, foliage or branches of any tree or shrub planted within the 30 percent area of alteration or planted within a rear yard area contiguous to the Protection Zone shall not extend into or over the Protection Zone at the time of planting, nor anytime thereafter. Any woody plants that have been permitted and subsequently planted within the shoreline buffer zone prior to

the submission and approval of a buffer zone alteration plan shall be incorporated, as much as possible, into the proposed area of alteration.

R-30. Woody Plant Removal: All woody plants (e.g., trees and shrubs) within the Protection Zone should be removed to promote the growth of desirable native forbs and grasses.

- a. Existing naturally, established or invasive volunteer woody plants should be removed to the ground line, and the flush-cut surface of resulting stumps and stubs shall be treated with a brushed-on application of a “brush-killer” herbicide.
- b. Any woody plants that have been intentionally planted within the Protection Zone without a written permit issued by the Master Association shall be removed and the resulting stumps and stubs properly treated with an herbicide.
- c. Any woody plant that was previously “permitted” to be planted within the Protection Zone and is subsequently removed, for any reason, shall not be replaced.

All woody plant removals shall be carefully done at a time when such removal will cause the least amount of damage to the existing native forbs and grasses. The cost of such removals shall be borne by the subject property owner.

- d. If a homeowner is renovating the buffer zone or protected zone of their property, and if invasive wood plants such as shrub willow and cottonwood saplings occupy most of the area of the shoreline buffer zone, it is required that all vegetation (woody plants and herbaceous native plants) shall be removed, and the “cleared” area renovated in accordance with the provisions of R-14.

R-31. Mulching in the Protection Zone: The following are the current policies in place for mulch within the protected and unprotected zone of each home and community. No Mulch is permitted for new projects or renovation projects.

- i. If refreshing the mulch bed it must have been developed prior to 2015, or was approved by permit since 2015. Future Projects will not permit mulch refreshments.
- ii. The refresh mulch depth is not to exceed 2 inches. The mulch should be identical to what was previously there, or uncolored (Preferred).
- iii. **Most Importantly** – there must be an adequate berm and swale to prevent the mulch from washing into the lake.

Note: Copper Bay Projects

A 6-inch water main is located within the buffer zone of Copper Bay. Prior to the start of any excavation within the area of an approved project, the water main alignment must be located (flagged or painted) by Mickman Brothers, Inc. The applicant is responsible for the timely scheduling of the locate and shall be financially responsible for all costs associated with the repair of any damage to the water main that occurs during the permitted alteration project.

SEVERABILITY AND WAIVER

The invalidity or unenforceability of any part of this document shall not impair or affect in any manner the validity, enforceability or effect of the balance of this document. No regulation, standard, restriction, condition, obligation or provision contained herein shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of breaches thereof which may occur.

REVISIONS

This document will be annually reviewed and revised from time to time, as needed. The latest version will be available at the office of the Master Association.

APPENDIX A

SCHEDULE OF PREDETERMINED FINES FOR BUFFER ZONE ALTERATION VIOLATIONS AND RULES VIOLATIONS

Authority: The authority to adopt, levy and impose fines and assessments is established by Article II, Section 1; Article IV, Section 1f; Article V, Section 10 of the Master Declaration of the Lakes of Radisson Master Association made on August 21, 2003.

Intent: The purpose of a schedule of predetermined fines is to:

- a. Discourage irresponsible and/or presumptuous actions.
- b. Remind applicants that there may be monetary consequences for noncompliance with regulations and procedures that have been established to protect lake water quality and the related functions of the native vegetation of the lakeshore buffer zone.
- c. Ensure that the penalty imposed on all parties for the same violation is equitable and consistent.

Policy: If a Homeowner fails to comply with approved Rules and Regulations or an applicant or his/her contractor fails to comply with any buffer zone alteration regulations, standards and procedures established by The Lakes of Radisson Master Association, the homeowner and applicant may be required to pay applicable predetermined monetary penalties listed herein. Such penalties, if imposed, would be assessed to your home and/or totaled and subsequently subtracted from the posted escrow fee. The Master Board may also levy an additional assessment against the subject property if the posted escrow fee is not adequate to cover all assigned monetary penalties or costs associated with the enforcement of applicable buffer zone alteration and preservation regulations and standards and/or the resolution and remediation of alteration permit violations, including without limitation any related fees of attorneys or other professionals.

Procedure: The Architectural Control Committee shall, in its sole discretion, have the exclusive right to recommend that the Master Board impose certain fines, monetary penalties and assessments as prescribed by the "Schedule of Predetermine Fines" for violations of established regulations, standards and procedures relating to the alteration of the shoreline buffer zone. Acting upon any recommendation issued by the Committee, the Master Board may impose such predetermined fines and/or levy such assessments it deems fitting. The offending property owner or applicant will receive a written notification of each penalty upon its imposition by the Master Board, and a final tabulation of all monetary penalties after the final inspection. Any penalized property owner or applicant may appeal to the Master Board within thirty (30) days of the Master Board's decision to impose such fines and/or assessments. The Master Board will make its determination relative to the subject appeal and subsequently notify the appellant within thirty (30) days of receipt of the appeal. The determination of the Master Board will be final and binding upon the property owner.

Schedule of Fines for Alteration Permit Violations:

<u>Violation</u>	<u>Fine</u>
1. Starting alterations (estimated project cost/value more than \$500) without an approved Alteration Permit.	\$600

- | | |
|---|--|
| 2. Starting low cost alterations (cost/value of \$500 or less) without prior notification of the Master Association. <i>Homeowners will be contacted via written notice prior to assessment of stated fine.</i> | \$150 |
| 3. Misrepresentation of the estimated cost of the alteration project (being \$500 or less when, in fact, it will be more than \$500). <i>Homeowners will be contacted via written notice prior to assessment of stated fine.</i> | \$150 |
| 4. Scalping all or a part of the native vegetation in the protected area of the buffer zone outside of the approved areas to be altered. (Except for an 18 inch wide strip at the margin of the area to be altered.) | \$100 plus \$1/sq. ft. of scalped area |
| 5. Starting of alterations prior to proper installation of temporary erosion control measures (e.g., silt fence). | \$150 |
| 6. Starting alterations prior to inspection and approval of installed erosion control measures (Inspection 1). | \$150 |
| 7. Starting installation of ornamental plantings, soil retaining structures and hardscape features within area to be altered prior to inspection and approval of the directed flow of surface water runoff, grade changes and constructed ground forms. | \$200 |
| 8. Starting seeding and/or planting of native forbs and grasses within the natural area prior to inspection and approval of grade changes, constructed ground forms and the directed flow of surface water runoff. | \$200 |
| 9. Installation of ground forms, plantings, structures and features not permitted by the approved permit and/or not in compliance with established standards. The applicant shall remove or modify any and all alterations that are not authorized by the approved permit or in compliance with established standards or in accordance with the approved alteration plan. The cost of any required remediation shall be borne by the applicant. If required corrections are made by the Master Association, the related costs will be assessed against the subject property in accordance with the applicable provisions of the Master Declaration. | \$200 plus \$100/item |
| 10. Failure to schedule the final inspection to determine that the project has been completed in accordance with the approved plan and permit (Inspection 3). | Forfeiture of posted escrow |
| 11. Fines for Violation of Short Term Rental Rule: | |
| a. First Violation: \$25.00, or an Equivalent to 25% of the amount received as rent, whichever is more | |
| b. Second Violation: \$50.00, or an Equivalent to 50% of the amount received as rent, whichever is more. | |
| c. Third Violation: \$100.00, or an Equivalent to 100% of the amount received as rent, whichever is more, plus an additional \$50 a day for each day of the period rented. | |

APPENDIX B

SHORELINE BUFFER ZONE MAINTENANCE GUIDELINES

Background: The shoreline buffer zone around Sunrise Lake and its connecting bays was initially established by the developer of the Lakes of Radisson community, and is subsequently being protected by the Master Association through regulations. Their mutual intent has been to provide and secure a strip of native herbaceous vegetation along the lakeshore that would be low maintenance while helping protect lake water quality by filtering rear yard runoff, increasing storm water infiltration, assimilating suspended nutrients and chemical pollutants and reducing shoreline erosion.

It remains a primary lakeshore management objective of the Master Association to continue to promote the growth of desirable native grasses and forbs (wildflowers) and the sustainability of the buffer zone as a natural landscape. Although the shoreline buffer zone is intended to be a low maintenance landscape, it should be afforded periodic monitoring and directed maintenance, from time to time. Dedicated care will ensure that the associated benefits of a buffer zone are realized by the lake lot owner and the Lakes community as a whole.

Maintenance Schedule Summary: The maintenance tasks listed in the schedule below are discussed in detail following the table.

A. Establishment Period (3 years after installation)

Code	Situation	Task	Frequency/Timing
M-1	First Year	Watering	1 inch/week
M-2	First Year	Weed control	Once every 2 weeks
M-3	First Year	Cut-back vegetation to 4"-5"	After planting, every 30 days until September 30 th
M-4	Second Year	Watering	During droughty periods
M-5	Second Year	Weed control	Once every 3 weeks
M-6	Second Year	Cut-back vegetation to 4" – 5"	Once between June 1 – August 15

M-7	Third Year	Watering	During droughty periods
M-7	Third Year	Weed control	Once every 3 weeks
M-8	Third Year	Cut-back vegetation to 2" – 3"	Early Spring
M-8	Third Year	Replant or reseed voids	Early Spring

B. Post Establishment Period

Code	Situation	Task	Frequency/Timing
M-9	Woody plant invasion	Woody plant control	Early Fall
M-10	Thriving native vegetation	Weed control	As needed
M-11	Dominance by weeds	Cut-back vegetation to 4" – 5"	Late Summer – Early Fall
M-11	Dominance by weeds	Weed control	Late Summer – Early Fall
M-12	Thinning of native vegetation	Cut-back vegetation to 4" – 5"	Early Spring
M-12	Thinning of native vegetation	Weed control	Early Spring
M-12	Thinning of native vegetation	Plant or seed to increase diversity or enhance color	Early Spring
M-13	Thinning of native vegetation	Consecutive alternation of spring and fall cuttings	Spaced at least a full growing season apart

- A) **Maintenance During Establishment Period:** During the first three years after a new or rejuvenated seeding and/or planting within the lakeshore buffer zone, the focus should be on 1) eliminating or suppressing the growth of invasive weed species and 2) providing supplemental watering. Such regular maintenance will give the desired native plants (e.g. grasses and forbs) the necessary competitive advantage over weed species. Common herbaceous weeds that will be found growing in the buffer zone include thistle, nettle, ragweed, reed canary grass and quack grass. (See identification photos on-line at www.weedimages.org).

Become familiar with the potential weed species as well as the desirable native plant species in order that desirable plants are not mistakenly eradicated. Place a labeled stake next to a selected example of each planted species or sprout a small sample of the native seed mix in a tray for reference.

First Year

M-1. Watering: Seeding or plantings will need at least 1 inch of water per week. (A sprinkler application for 1-2 hours will provide the required deep soaking.) Water with caution on steep slopes to avoid erosion.

M-2. Weed Control: Inspect the seeded or planted area once every two weeks to locate emerging weeds. Detected weeds should be hand-pulled or spot-sprayed with a broadleaf or selective herbicide as per label recommendations. Spray cautiously to avoid damaging nearby desirable plants.

M-3. Cutting: Cut growing vegetation to a height of 4" – 5" every 30 days until September 30th.

Second Year

M-4. Watering: Watering of seedlings or plantings will be necessary only during periods of drought.

M-5. Weed Control: Inspecting for and eradication of detected weeds needs to be done only once every three weeks.

M-6. Cutting: Cut the buffer vegetation to a height of 4" – 5" one time between June 1 – August 15 to prevent the setting and release of weed seeds. Leave the cuttings in place to serve as an organic mulch.

Third Year

M-7. Watering & Weeding: Continue the same watering and weeding program recommended for the second year.

M-8. Cutting: During early spring when weather conditions permit, cut-back all dried herbaceous vegetation from the previous year to within 2" – 3" of the ground. Leave the cuttings in place to serve as an organic mulch. Any significant voids or gaps that have developed in the vegetation should be reseeded or replanted with desirable plant species that have become successfully established.

- B) **Maintenance After Establishment:** After the seeded or planted grass and forb species have become established and are able to survive without supplemental watering, and outcompete most weeds except for woody plants such as willow, the focus should be on 1) removing noticeable weed species that occasionally sprout as individuals within the buffer and as colonies along its edges and 2) promoting the sustained density of desirable plants.

M-9. Woody Plant Invasion: Cut-back invasive woody vegetation (trees and shrubs) to the ground line in early fall and treat (brushed-on application) the fresh-cut surface of the stubs with a chemical brush killer.

M-10. Thriving Vegetation: If the desirable plants are thriving, hand-pull or spot-spray young or rejuvenated (previously cut) weed species as noticed or needed. Any broadleaf or selective herbicide should be applied as per label instructions and care should be exercised to shield nearby desirable plants during application. It is advisable to wear heavy-duty leather work gloves when pulling thistle and nettles.

M-11. Dominance by Weeds: If the buffer zone has been overrun by weeds, cut-back the entire area to a height of 4" – 5" during late summer or early fall to eliminate seed production and dispersal by maturing weed plants. The cutting will also facilitate the spot application of an herbicide directly to the base of identified weed plants. Such cutting may need to be repeated the following year to achieve the desired level of weed control. Remove the loose cuttings from the buffer zone.

M-12. Thinning Vegetation: If the density of the desirable plants appears to be thinning, cut-back the entire area to a height of 4" – 5" during early spring to stimulate the growth and spread of these plants. A spring cutting is also the opportune time to alter the dominance of certain species, increase species diversity and/or enhance seasonal flower color displays by spot seeding or planting additional plants. It is recommended that such cutting be done only as needed. Remove cuttings to accommodate seeding and/or planting. The best time for early spring cutting is normally after the snow has disappeared and the soil and plants are dry enough to work with (normally before the new growth has reached a height of 10" – 12").

M-13. Consecutive Cuttings: Any consecutive alternation of spring and fall cuttings should be spaced at least a full growing season apart.

It is likely that the character of the shoreline buffer zone will continue to naturally change over time, requiring some periodic adjustment of normal maintenance practices. Proper conscientious maintenance will perpetuate the envisioned natural character of the shoreline buffer zone and, in doing so, will solidify the resulting environmental, aesthetic and wildlife habitat benefits.

Recommended Herbicides: The herbicides are listed by their active ingredients and trade names.

For Broadleaf Weeds

- 2, 4-D & dicamba (e.g. Weed-B-Gon)
- 2, 4-D, dicamba & mecoprop (e.g. Trimec)

For Grassy Weeds

- fluazifop (e.g. Grass-B-Gone, Fusilade II)

For Woody Plants

- triclopyr (e.g. Garlon 4, Brush-B-Gon)
- glyphosate (e.g. Roundup)

APPENDIX C

APPROVED REGIONAL NATIVE SEED MIXTURES

Policy: The following lists of approved regional native seed mixtures are prescribed in Provision R-11 of the Shoreline Buffer Zone Alteration Regulations and Standards, and shall be the basis for any restorative or renovative seeding and / or planting within the Protection Zone. (See R-7). All seedings and / or plantings within the Protection Zone shall comply with Provisions R-11, R-12 and R-13 of the Shoreline Buffer Zone Alteration Regulations and Standards. All proposed native herbaceous plants to be planted within the Protection Zone shall be selected from the list of plant species that are components of the approved seed mixtures.

Note: The renovation of all or a part of the unaltered shoreline buffer zone or the Protection Zone (minus Area of Alteration) must be authorized by a written conditional permit issued by the Master Association. (See GI-1 and R-14). A permit applicant may propose and submit a modified similar seed mix, as a substitute, for review and approval by the Architectural Control Committee.

34-262 Wet Prairie

Seeding Rate: 14.5 lb/Acre (125.6 Seeds/ft²)

Notes: Wet prairie reconstruction for wetland mitigation or ecological restoration.

SCIENTIFIC NAME	COMMON NAME	% of Mix	Seeds/ft ²	Rate/Acre	
GRASSES:					
<i>Andropogon gerardii</i>	Big Bluestem	6.90%	3.7	1.00	PLS lb
<i>Bromus ciliatus</i>	Fringed Brome	10.34%	5.5	1.50	PLS lb
<i>Calamagrostis canadensis</i>	Blue Joint Grass	0.28%	4.1	0.04	PLS lb
<i>Elymus virginicus</i>	Virginia Wild Rye	12.07%	2.7	1.75	PLS lb
<i>Glyceria grandis</i>	Reed Manna Grass	1.03%	3.9	0.15	PLS lb
<i>Glyceria striata</i>	Fowl Manna Grass	0.76%	3.6	0.11	PLS lb
<i>Panicum virgatum</i>	Switchgrass	5.17%	3.9	0.75	PLS lb
<i>Poa palustris</i>	Fowl Bluegrass	1.38%	9.6	0.20	PLS lb
<i>Sorghastrum nutans</i>	Indiangrass	3.45%	2.2	0.50	PLS lb
<i>Spartina pectinata</i>	Prairie Cord Grass	3.45%	1.2	0.50	PLS lb
SEDGES & RUSHES:					
<i>Carex pellita</i>	Broad-leaved Woolly Sedge	0.34%	0.5	0.05	PLS lb
<i>Carex stricta</i>	Tussock Sedge	0.14%	0.4	0.02	PLS lb
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.69%	3.7	0.10	PLS lb
<i>Scirpus atrovirens</i>	Green Bulrush	0.69%	16.9	0.10	PLS lb
<i>Scirpus cyperinus</i>	Woolgrass	0.21%	18.7	0.03	PLS lb
FORBS:					
<i>Anemone canadensis</i>	Canada Anemone	0.21%	0.1	0.03	PLS lb
<i>Asclepias incarnata</i>	Swamp Milkweed	0.55%	0.1	0.08	PLS lb
<i>Aster puniceus</i>	Swamp Aster	0.55%	2.4	0.08	PLS lb
<i>Aster umbellatus</i>	Flat-topped Aster	0.34%	1.2	0.05	PLS lb
<i>Desmodium canadense</i>	Showy Tick Trefoll	3.45%	1.0	0.50	PLS lb
<i>Eupatorium maculatum</i>	Joe Pye Weed	0.28%	1.4	0.04	PLS lb
<i>Eupatorium perfoliatum</i>	Boneset	0.21%	1.8	0.03	PLS lb
<i>Helenium autumnale</i>	Sneezeweed	0.34%	2.4	0.05	PLS lb
<i>Mimulus ringens</i>	Monkey Flower	0.08%	8.4	0.01	PLS lb
<i>Pycnanthemum virginianum</i>	Mountain Mint	0.50%	4.8	0.06	PLS lb
<i>Solidago gigantea</i>	Giant Goldenrod	0.17%	1.8	0.02	PLS lb
<i>Solidago graminifolia</i>	Grass-leaved Goldenrod	0.08%	1.3	0.01	PLS lb
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	0.08%	0.0	0.01	PLS lb
<i>Verbena hastata</i>	Blue Vervain	1.08%	4.4	0.13	PLS lb
<i>Vernonia fasciculata</i>	Common Ironweed	0.25%	0.3	0.03	PLS lb
<i>Veronicastrum virginicum</i>	Culver's Root	0.08%	2.9	0.01	PLS lb
<i>Zizia aurea</i>	Golden Alexanders	2.08%	1.0	0.25	PLS lb
COVER CROP:					
<i>Avena sativa</i>	Oats	58.33%	3.1	7.00	PLS lb

34-271 Wet Meadow South & West

Seeding Rate: 12 lb/Acre (187 Seeds/ft²)

Notes: Wet meadow/Sedge meadow reconstruction for wetland mitigation or ecological restoration projects.

SCIENTIFIC NAME	COMMON NAME	% of Mix	Seeds/ft ²	Rate/Acre	
GRASSES:					
Bromus ciliatus	Fringed Brome	9.17%	4.0	1.10	PLS lb
Calamagrostis canadensis	Blue Joint Grass	0.42%	5.1	0.05	PLS lb
Elymus virginicus	Virginia Wild Rye	8.33%	1.5	1.00	PLS lb
Glyceria grandis	Reed Manna Grass	1.25%	3.9	0.15	PLS lb
Glyceria striata	Fowl Manna Grass	0.83%	3.3	0.10	PLS lb
Leersia oryzoides	Rice Cut Grass	2.08%	3.1	0.25	PLS lb
Poa palustris	Fowl Bluegrass	2.92%	16.7	0.35	PLS lb
SEDGES & RUSHES:					
Carex comosa	Bottlebrush Sedge	1.75%	2.3	0.21	PLS lb
Carex scoparia	Pointed-broom Sedge	0.42%	1.5	0.05	PLS lb
Carex stipata	Fox Sedge	1.42%	2.1	0.17	PLS lb
Carex stricta	Tussock Sedge	0.25%	0.6	0.03	PLS lb
Carex vulpinoidea	Brown Fox Sedge	1.17%	5.1	0.14	PLS lb
Juncus tenuis	Path Rush	0.33%	14.7	0.04	PLS lb
Scirpus atrovirens	Green Bulrush	1.50%	30.4	0.18	PLS lb
Scirpus cyperinus	Woolgrass	0.67%	50.0	0.08	PLS lb
FORBS:					
Asclepias incarnata	Swamp Milkweed	2.00%	0.4	0.24	PLS lb
Aster puniceus	Swamp Aster	1.42%	5.0	0.17	PLS lb
Aster simplex	Panicled Aster	0.25%	1.7	0.03	PLS lb
Eupatorium maculatum	Joe Pye Weed	0.17%	0.7	0.02	PLS lb
Eupatorium perfoliatum	Boneset	0.17%	1.2	0.02	PLS lb
Helenium autumnale	Sneezeweed	0.25%	1.4	0.03	PLS lb
Helianthus grosseserratus	Sawtooth Sunflower	0.33%	0.2	0.04	PLS lb
Lobelia siphilitica	Great Blue Lobelia	0.17%	3.7	0.02	PLS lb
Mimulus ringens	Monkey Flower	0.08%	8.4	0.01	PLS lb
Pycnanthemum virginianum	Mountain Mint	0.50%	4.8	0.06	PLS lb
Solidago gigantea	Giant Goldenrod	0.17%	1.8	0.02	PLS lb
Solidago graminifolia	Grass-leaved Goldenrod	0.08%	1.3	0.01	PLS lb
Thalictrum dasycarpum	Purple Meadow Rue	0.08%	0.0	0.01	PLS lb
Verbena hastata	Blue Vervain	1.08%	4.4	0.13	PLS lb
Vernonia fasciculata	Common Ironweed	0.25%	0.3	0.03	PLS lb
Veronicastrum virginicum	Culver's Root	0.08%	2.9	0.01	PLS lb
Zizia aurea	Golden Alexanders	2.08%	1.0	0.25	PLS lb
COVER CROP:					
Avena sativa	Oats	58.33%	3.1	7.00	PLS lb

35-241 Mesic Prairie General

Seeding Rate: 36.5 lb/Acre (70.2 Seeds/ft²)

Notes: General mesic prairie mix for native roadsides, ecological restoration, or conservation program plantings.

SCIENTIFIC NAME	COMMON NAME	% of Mix	Seeds/ft ²	Rate/Acre	
GRASSES:					
Agropyron trachycaulum	Slender Wheatgrass	2.74%	2.5	1.00	PLS lb
Andropogon gerardii	Big Bluestem	5.48%	7.3	2.00	PLS lb
Bouteloua curtipendula	Sideoats Grama	4.38%	3.5	1.60	PLS lb
Bromus kalmii	Prairie Brome	1.37%	1.5	0.50	PLS lb
Elymus canadensis	Canada Wild Rye	3.21%	2.2	1.17	PLS lb
Panicum virgatum	Switchgrass	0.16%	0.3	0.06	PLS lb
Schizachyrium scoparium	Little Bluestem	4.38%	8.8	1.60	PLS lb
Sorghastrum nutans	Indiangrass	5.48%	8.8	2.00	PLS lb
Sporobolus heterolepis	Prairie Dropseed	0.19%	0.4	0.07	PLS lb
FORBS:					
Agastache foeniculum	Anise Hyssop	0.16%	2.0	0.06	PLS lb
Amorpha canescens	Lead Plant	0.16%	0.4	0.06	PLS lb
Asclepias syriaca	Common Milkweed	0.11%	0.1	0.04	PLS lb
Asclepias tuberosa	Butterfly Milkweed	0.11%	0.1	0.04	PLS lb
Aster ericoides	Heath Aster	0.08%	2.2	0.03	PLS lb
Aster laevis	Smooth Blue Aster	0.16%	1.2	0.06	PLS lb
Astragalus canadensis	Canada Milk Vetch	0.16%	0.4	0.06	PLS lb
Dalea candidum	White Prairie Clover	0.16%	0.4	0.06	PLS lb
Dalea purpurea	Purple Prairie Clover	0.52%	1.0	0.19	PLS lb
Desmodium canadense	Showy Tick Trefoil	0.16%	0.1	0.06	PLS lb
Helianthus laetiflorus	Showy Sunflower	0.16%	0.1	0.06	PLS lb
Heliopsis helianthoides	Ox-eye Sunflower	0.36%	0.3	0.13	PLS lb
Liatris aspera	Button Blazingstar	0.08%	0.2	0.03	PLS lb
Liatris pycnostachya	Prairie Blazingstar	0.08%	0.1	0.03	PLS lb
Monarda fistulosa	Wild Bergamot	0.16%	1.5	0.06	PLS lb
Rudbeckia hirta	Black-eyed Susan	0.85%	10.5	0.31	PLS lb
Solidago rigida	Stiff Goldenrod	0.16%	0.9	0.06	PLS lb
Verbena hastata	Blue Vervain	0.11%	1.4	0.04	PLS lb
Verbena stricta	Hoary Vervain	0.16%	0.6	0.06	PLS lb
Zizia aurea	Golden Alexanders	0.16%	0.2	0.06	PLS lb
COVER CROP:					
Avena sativa	Oats	68.49%	11.0	25.00	PLS lb

35-641

Mesic Prairie Southeast

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	<i>Andropogon gerardii</i>	1.01	0.90	7.49%	3.30
side-oats grama	<i>Bouteloua curtipendula</i>	1.54	1.37	11.38%	3.01
nodding wild rye	<i>Elymus canadensis</i>	1.18	1.05	8.77%	2.01
slender wheatgrass	<i>Elymus trachycaulus</i>	1.01	0.90	7.50%	2.28
switchgrass	<i>Panicum virgatum</i>	0.24	0.21	1.78%	1.10
little bluestem	<i>Schizachyrium scoparium</i>	1.42	1.27	10.59%	7.00
Indian grass	<i>Sorghastrum nutans</i>	2.24	2.00	16.68%	8.82
Total Grasses		8.63	7.70	64.19%	27.52
butterfly milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.53%	0.10
whorled milkweed	<i>Asclepias verticillata</i>	0.01	0.01	0.10%	0.05
Canada milk vetch	<i>Astragalus canadensis</i>	0.18	0.16	1.33%	1.00
partridge pea	<i>Chamaecrista fasciculata</i>	0.67	0.60	5.00%	0.60
white prairie clover	<i>Dalea candida</i>	0.01	0.01	0.07%	0.06
purple prairie clover	<i>Dalea purpurea</i>	0.10	0.09	0.76%	0.50
Canada tick trefoil	<i>Desmodium canadense</i>	0.17	0.15	1.24%	0.30
ox-eye	<i>Heliopsis helianthoides</i>	0.06	0.05	0.43%	0.12
rough blazing star	<i>Liatris aspera</i>	0.03	0.03	0.21%	0.15
great blazing star	<i>Liatris pycnostachya</i>	0.03	0.03	0.29%	0.14
wild bergamot	<i>Monarda fistulosa</i>	0.01	0.01	0.06%	0.18
stiff goldenrod	<i>Oligoneuron rigidum</i>	0.02	0.02	0.17%	0.31
gray-headed coneflower	<i>Ratibida pinnata</i>	0.02	0.02	0.15%	0.20
black-eyed susan	<i>Rudbeckia hirta</i>	0.06	0.05	0.38%	1.54
heath aster	<i>Symphyotrichum ericoides</i>	0.01	0.01	0.05%	0.40
smooth aster	<i>Symphyotrichum laeve</i>	0.06	0.05	0.41%	1.00
bracted spiderwort	<i>Tradescantia bracteata</i>	0.04	0.04	0.34%	0.15
blue vervain	<i>Verbena hastata</i>	0.04	0.04	0.37%	1.50
hoary vervain	<i>Verbena stricta</i>	0.11	0.10	0.85%	1.05
golden alexanders	<i>Zizia aurea</i>	0.08	0.07	0.60%	0.29
Total Forbs		1.79	1.60	13.34%	9.64
Oats or winter wheat (see note at beginning of list for recommended dates)		3.03	2.70	22.47%	1.20
Total Cover Crop		3.03	2.70	22.47%	1.20
Totals:		13.45	12.00	100.00%	38.36
Purpose:	Regional mesic prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.				
Planting Area:	Eastern Broadleaf Forest Province excluding Hardwood Hills subsection. Mn/DOT Districts Metro & 6.				

APPENDIX D

NATIVE HERBACEOUS PLANT INSTALLATION GUIDELINES

The following guidelines supplement Provision R-12 of the Lakes of Radisson Master Association's Shoreline Buffer Zone Alteration Regulations & Standards ("Native Herbaceous Plant Installation").

The placement of native herbaceous plants (e.g., grasses and forbs) within the Protection Zone (see R-7) as part of a buffer zone alteration (see R-6) or renovation (see R-14) project can be the product of a random arrangement, an organized design, or a combination thereof. The prescribed modular grid pattern (see R-9 thru R-12) shall control the overall placement of the proposed plantings. The selection of plant species from the approved regional native plant "pick lists" (see Appendix C) is based on the applicant's personal preferences. The intended result is to establish a diverse mix or composition of plants that, while being resilient and sustainable, will when established fulfill the functions of a lakeshore buffer zone.

The following table prescribes the minimum quantities of plant types (e.g., grasses and forbs) and selected species that will be required to be planted in given example areas:

		TOTAL PLANT TYPE		NUMBER OF SPECIES*		SPECIES % OF PLANT TYPES	
Example Area Sq. Ft.	Total Plants	Grass (29%)	Forb (71%)	Grass	Forb	Grass	Forb
250	111	32	79	2	4	50%	25%
500	222	64	158	3	6	30%	15%
750	333	97	236	4	8	25%	10%
1,000	444	129	315	5	10	20%	7%
1,500	666	193	473	6	12	15%	5%

*Any increase in the "number of species" should be matched by a proportional decrease in the "species percentage of plant types".

The quantity of plants (e.g., type and species) required for any area measurement between the example areas can be calculated by applying the predetermined factors listed in the table above.

Step One: Number of Plants = (Total Area) / (2.25 Sq. Ft. per plant).

Step Two: Number of Species = Number (quantity) assigned to the preceding given table area.

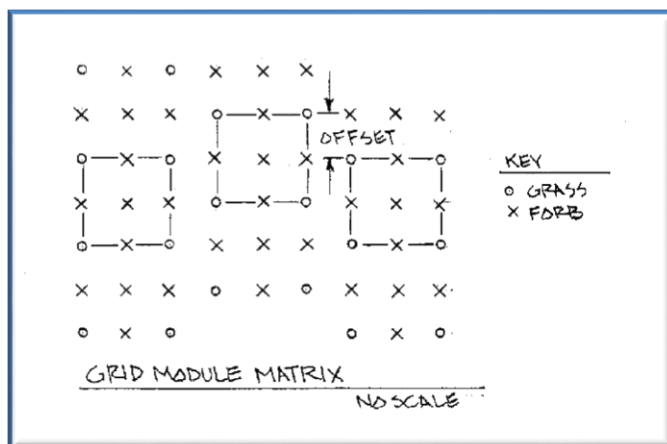
Step Three: Species Percentage of Plant Type = Number (%) assigned to the preceding given table area.

Arrangement Options:

- A. Random Arrangement of Selected Species: As the term "random" implies, aside from following the typical grid pattern module with grasses placed at the corners of the module and forbs equidistantly interspersed between the grassy corners, the actual plant species selection (albeit from an approved

species list) and placement do not adhere to a predetermined composition arrangement. The established result will resemble the randomness of an area seeded with an approved seed mix (See Appendix C).

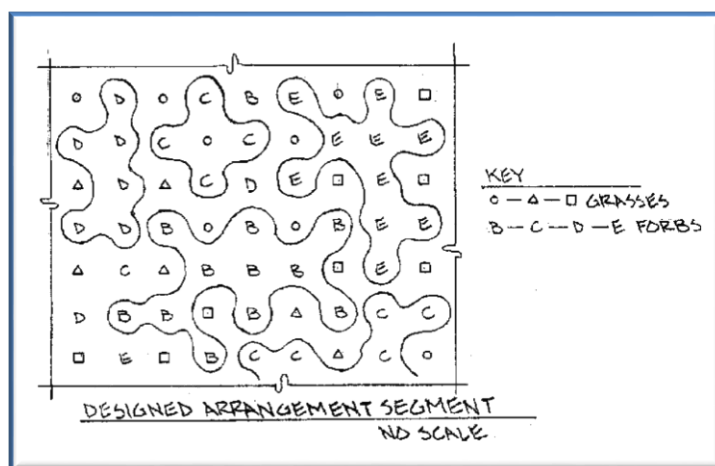
- B. Designed Arrangement of Selected Species: If it is intended that the established planting feature massing or collections of certain plant species that exhibit desired characteristics (e.g., flower color, height, texture), the matrix of connected grid pattern modules can serve as a map to organize the predetermined species placement. During the plan sheet and on-the-ground layout of predetermined species arrangements, each row of connected grid modules should be offset or displaced from the contiguous parallel row by one line to facilitate the intentional species massings (See example below).



The diagrammed arrangement plan depicting the collective massing of forb species will resemble the shape of fitted jigsaw puzzle pieces (see example below). Such arrangements can also include solitary species and/or a variety of single species placement.

Note: The Arrangement Example is not a recommendation of any particular placement, positioning or pattern.

- C. Combination of Random and Designed Arrangement of Selected Species: This hybrid arrangement option will produce a predetermined intermixing of scattered or intermittent designed grid modules within a dominant matrix of grid modules composed of random species arrangements.



APPENDIX E

RIPRAP INSTALLATION STANDARDS & GUIDELINES

The following standards and guidelines supplement Provision R-10, Riprap of the Lakes of Radisson Master Association's Shoreline Buffer Zone Alteration Regulations & Standards.

Profile Details: Every buffer zone alteration application and plan that proposes the installation of riprap shall include profile details (vertical sections) that represent accurate scaled dimensions depicting (i) the actual shoreline (existing land surface contour and edge, Lake bottom and current water level), (ii) proposed shoreline regrading, if applicable, (iii) proposed riprap installation (lakeward slope of boulders stating horizontal to vertical ratio and fabric placement), and (iv) berm (soil fill placement) and swale construction. Since the profiles of existing shorelines may vary from site to site, as well as along the subject alignment, more than one profile may be necessary to describe the proposed riprap installation. (Actual elevations are not required). See example sections below.

Sample Panel: The applicant or engaged contractor shall construct, in place, a ten (10) foot long section of the proposed riprap to serve as a "sample panel" that will demonstrate the dimensions, cross-section, structure, material and general character of the proposed riprap installation. Upon notification, the Architectural Control Committee will inspect the sample panel to verify compliance with the approved plan and profile details, and authorize continuance of the proposed riprap installation.

Painted Landward Limit Line: The applicant or engaged contractor shall paint a solid or dashed line on the ground along the full-length of the proposed riprap alignment to delineate the landward limit of riprap installation. The placement of any riprap landward of the existing established brink or upper edge of the shoreline cut will be counted or calculated as part of the 30% area of alteration. Provision R-10 prescribes that the typical expected riprap installation be placed lakeward of the brink or upper edge of the shoreline. Stakes or other permanent markers shall be placed at the outer limits of the painted line and preserved until after the "berm/swale" inspection (Inspection No. 2). The painted line and the markers shall be in-place and ready for review by the Architectural Control Committee at the time of the special inspection of the sample panel.

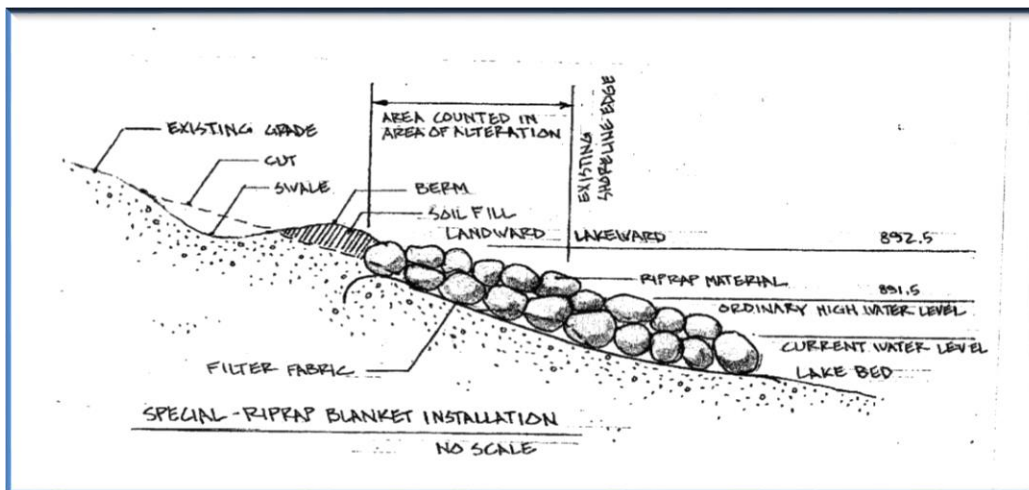
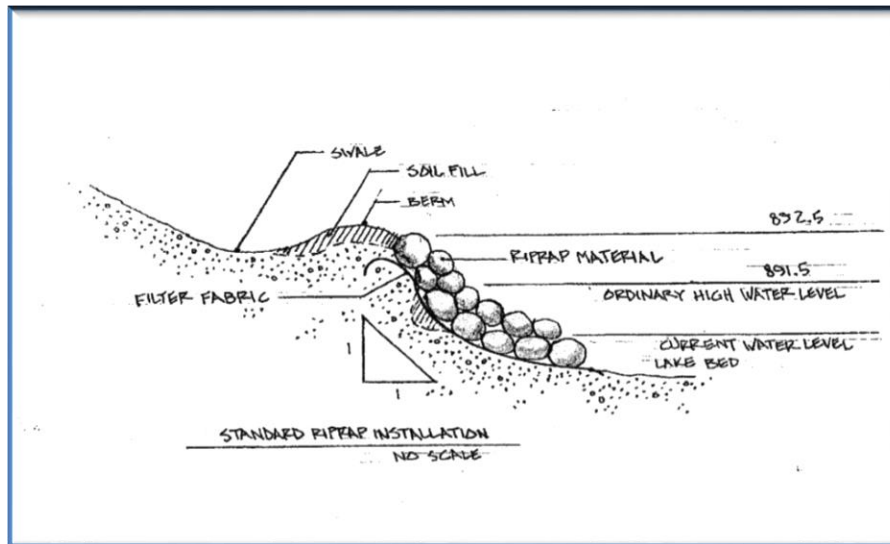
Work Restrictions: The slope and character of the shoreline shall not be altered nor shall any riprap material be placed along the shoreline except for the riprap sample panel prior to the "special" inspection and approval of the sample panel by the Architectural Control Committee.

Non-Compliant Installation: Any riprap installation that is non-compliant or deviates from the approved plan, accompanying profile sections and/or the approved riprap sample panel at the time of the final inspection shall be immediately corrected to fulfill the requirements of the approved permit.

Example Sections: The following Sections are representative examples of installation solutions related to typically encountered shoreline embankment contours:

Profile

Number One:



Profile Number 2:

Required Inspections:

- Inspection No. 1 – Silt Fence Installation;
- **Special Inspection** – Sample Riprap Panel and Painted Landward Limit;
- Inspection No. 2 – Completed Riprap Installation, Completed Berm/Swale Construction; and
- Inspection No. 3 (Final) – Application of Specified Seed Mix and Placement of Biodegradable Netting.