

EXHIBIT  
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**THE ESTATES  
AT  
COUNTRY CLUB OF THE NORTH**

Design Review Manual  
for  
Multi-Family Residential Development

Prepared for the:  
**ARCHITECTURAL REVIEW BOARD**

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## **I INTRODUCTION**

### **CONCEPT**

Each multi-unit parcel is a residential community of custom homes, a part of The Country Club of the North, a master planned community in Beavercreek, Ohio. All parcels are planned to become exclusive enclaves of professionally designed and built residences adhering to these design guidelines to result in a carefully blended community of outstanding design and quality.

The design, review and processing of each project to be built on one of the parcels will be subject to the direction expressed in this manual. All of the guidelines and procedures outlined herein have a positive purpose and are not meant to restrain creativity, but to encourage it within parameters which will ensure high standards. It not only will help make certain the finished community will be aesthetically pleasing, but it will also help assure property owners of enduring values. Philosophical guidelines to the approach of multi-unit home designs, as well as a practical guideline, include:

- An attempt to create "award winning" design; only site specific professionally prepared plans will be considered.
- In general, simple and strong architectural statements will be favored, and whether modern or traditional, they must reflect styles compatible to the community in general.
- Suggested materials include a variety of masonry types, wood siding, and appropriate combinations to achieve design intent.

### **PURPOSE**

The Country Club of the North "Design Review Manual" has been prepared to assist builders, architects, landscape architects, engineers and home owners in planning the development of each parcel. While not intended to dictate the design of each parcel, these standards will ensure the overall integrity of the community is preserved.

The "Design Review Manual" will be used to review each proposal for conformance with the overall community design objectives, and to protect the health, safety and general welfare of all residents.

The guidelines herein are intended as a supplement to the requirements of applicable federal, state, county or municipal codes. All prospective builders should completely familiarize themselves with all of these codes that may apply, as well as with the "Declaration of Covenants, Conditions, and Restrictions for The Estates at Country Club of the North." This manual shall not be considered as primary to the federal, state, county or municipal codes or to the Protective Covenants.

## II. REVIEW PROCESS

### *THE ARCHITECTURAL REVIEW BOARD*

An Architectural Review Board (ARB) has been established to review, evaluate and approve or disapprove proposed plans for development of parcels within The Estates at Country Club of the North. All projects will need to be processed through appropriate public agencies as well as through the ARB.

The ARB will consist of five voting members appointed by the developer. Any change to the number of voting ARB members can only be enacted by a majority vote of the ARB. The ARB may have non-voting consultants in attendance from time to time to advise on specific matters.

The ARB shall perform reviews for site plans, architecture, landscape architecture and site engineering and approvals for all new structures and/or modifications of existing structures. These duties are pursuant to the powers and authority granted in the "Declaration of Covenants, Conditions and Restrictions for The Estates at Country Club of the North" and the Homeowners Association By-Laws and regulations.

The ARB will meet on an as-needed basis. Plans and related submittals must be submitted to the ARB Administrator two (2) weeks prior to an ARB meeting in order to be considered for review. There will be a monthly ARB meeting notice that will indicate when and where ARB meetings will take place.

The ARB does not review and shall assume no responsibility for the following:

1. The structural adequacy, capacity or safety of the proposed improvement or structure.
2. Whether or not the location of the proposed improvement or structure(s) on the lot is free from any possible hazard, whether caused by conditions occurring either upon or off the property.
3. Soil erosion, incompatible or unstable soil condition.
4. Mechanical, electrical, or any other technical design requirements for a proposed project.
5. Compliance with any and all building codes, safety requirements, governmental laws and regulations, codes or ordinances.
6. Performance or quality of work of any contractor.
7. Title defects on any portion of the property.

## ***SUBMITTAL PROCESS***

All proposed plans for development of multi-unit parcels within The Estates at Country Club of the North shall be submitted for a minimum of two (2) reviews.

The first is the Preliminary Design Review. This review will evaluate the proposed project at the Schematic Design Phase, and shall be conducted to provide further design guidelines and to evaluate the builder's conformance with specific design requirements of the ARB. It is believed that this service will assist the builder to expedite his work and minimize costs of corrections. The builder must be approved by the ARB to construct homes at Country Club of the North.

The second review is the Final Design Review. The Final Design Review is to ensure that the proposed project is in compliance with the design guidelines.

Drawings and documents for each submittal must be accompanied by the appropriate fee and contain the following information:

- North arrow (when appropriate) and scale.
- Builder's name, address and telephone number.
- Architect/Landscape Architect/Engineer's name, address and telephone number.

### ***Preliminary Design Review***

Following is a schedule of information required for the Preliminary Design Review. Only complete submittals will be considered.

- A. Fee: **\$250.00**
- B. Four (4) completed copies of the Design Review Application.
- C. Four (4) completed sets of drawings containing the following:

#### **1. Site Survey**

Refer to the Master Engineering Plans available from NBL Development Group.

The Site Survey shall be drawn at 1" = 30' minimum and shall indicate:

- a. Metes and bounds.
- b. Legal descriptions.
- c. Right-of-ways.
- d. Gross acreage of lot.
- e. Topography.



- f. Catch basins.
  - g. All utilities and easements (including drainage easements).
  - h. Vegetation Survey with all trees 6" caliper (measured four feet above natural grade) identified by their genus and species and/or clusters or masses of plant material.
2. Site Plan
- The Site Plan shall be drawn at 1" = 30' minimum and shall indicate:
- a. Easements, adjacent streets showing dimensions and radii, property lines, drainage and utility lines, catch basins, street names.
  - b. All proposed structures, mechanical equipment, parking areas, driveways, walkways, fire hydrants, fences, walls, planters, screens and utilities.
  - c. Building setbacks, building dimensions, and square footage for: Living area, garage area, decks, screen enclosure, driveway and detached structures.
  - d. Proposed topography, spot elevations, drainage plans and runoff flow arrows.
  - e. Existing vegetation to be removed and preserved, and method of preservation during construction.
  - f. Larger, more detailed plans may be required in addition to the Site Plan noted above as deemed necessary by the ARB for design clarification.
3. Architectural Plans
- Architectural Plans shall be prepared by an Architect and shall include:
- a. Floor plans at 1/4" = 1'-0" showing overall dimensions and area of all proposed structures.
  - b. All major elevations (front, sides and rear) at 1/4" = 1'-0" indicating overall heights and roof pitches.
  - c. Selection of all exterior materials and finishes. Sample boards should be submitted with accompanying description.
4. Landscape Plans
- Landscape Plans prepared by a Landscape Architect shall be drawn at an appropriate scale showing existing trees and indicating all proposed trees, shrubs, groundcovers, vines and grasses identified by common name and size at time of installation.
5. Miscellaneous
- Indicate on the appropriate plan where applicable:
- a. Lamp post locations and all exterior lighting.
  - b. Mailbox locations.
  - c. Fencing/Walls.
  - d. Air conditioning condensers, irrigation equipment and utility meters and method of screening.



- e. Location and construction methods, materials and colors for all paved areas which are not indicated on the Site Plan.
- f. Lawns and planting areas to be irrigated.
- g. Four (4) copies of the proposed subdivision plat which in form and content conforms to the applicable county specifications for platting.
- h. Four (4) copies of the Declaration of Covenants, Conditions and Restrictions for the parcel which in form and content complies with all applicable provisions of the Ohio Revised Code.
- i. Four (4) copies of the Articles of Incorporation, by-laws and code of regulations if applicable for the Association formed to enforce the Declaration of Covenants, Conditions and Restrictions and maintain all common areas established in the platting process.

The Preliminary Application is designed to review the major components of the parcel development for conceptual approval. Information should be in compliance with the submittal requirements above, and should be in a schematic character. Drawings should not be final. A recommendation will be made within 45 days of receipt of application and official acknowledgement of approval/denial will be made by letter.

Three (3) sets of the submitted drawings and Application will be retained by the ARB and one (1) set will be returned to the applicant upon completion of the review.

Submittals which are required to be revised and resubmitted must contain all the above information with the revisions and an additional \$750.00 Preliminary Design Review fee.

### ***Final Design Review***

- A. Fee: **\$250.00**
- B. Four (4) completed copies of the Design Review Application.
- C. Four (4) sets of complete building and site plans with specifications. Drawings must be submitted at the scales requested, preferably on 24" x 36" sheets.
- D. Landscape drawings and specifications must be submitted to the ARB administrator forty five (45) days before installation is anticipated.
- E. Submittal requirements are identical to the requirements for the Preliminary Review with the addition of the following required items:
  - 1. Site Plan

- a. Location and construction methods, materials, and colors for all paved areas including roadways, driveways, auto courts, sidewalks, patios, terraces, and decks.
  - b. Walls and fences with sufficient construction detailing to describe the intended character.
2. Grading Plan (drawn at 1" = 30' minimum; may be on the Site Plan)
  - a. Existing topographic contours at 1' intervals and critical spot elevations.
  - b. Proposed finished grading.
  - c. Proposed floor elevations for all structures.
  - d. Storm water control during construction.
3. Plant Materials List (may be on the Landscape Plan)
  - a. Quantity, common name, botanical name, plant height or spread at time of installation of all proposed plant material.
  - b. Container sizes will not be acceptable for trees and shrubs.
4. Landscape Labor and Materials Estimate

This estimate should show individual plant cost (include material and labor itemization per plant type), as well as a total landscape budget, to meet or exceed the minimum budget stated herein. The total should be for mulch and planting mix only and shall not include sod, irrigation, lighting, soil for ornamental berms or Landscape Architect's fees.

5. Irrigation Plans

Irrigation Plans shall be drawn at 1" = 30' minimum indicating that required areas are irrigated by an automatic, 100% coverage, underground system. All sprinklers, valves, piping and controllers shall be shown.

All drawings shall be final construction drawings with all appropriate details included. A recommendation will be made within 45 days of receipt of Application and official acknowledgement of approval/denial will be made by letter.

Three (3) sets of submitted drawings and Application will be retained by the ARB and one (1) set will be returned to the applicant upon completion of the review.

Submittals which are required to be revised and resubmitted must contain all the above information with the appropriate revisions and an additional \$500.00 Final Design Review fee.

No construction or installation shall commence without prior written approval of the ARB and all required government approvals.

Any errors in judgment in approval of plans or inactivity on the part of the ARB shall not be construed as an acceptance of plans that otherwise would not be approved. Acquiescence in the error will not relieve the builder, architect or owner from ultimate responsibility to correct the condition created by the error or inactivity.

### **III. DESIGN GUIDELINES**

#### ***SITE***

##### ***Roadways/Driveways***

In an effort to minimize the visual impact of automobiles in the neighborhood, on-street parking will be restricted by the Covenants, Conditions and Restrictions, except as permitted by the rules of the Association. In addition to the garage, two off-street parking spaces shall be provided for each residence.

Project roadways shall be constructed of asphalt with concrete curbs.

Individual driveways shall be constructed of plain concrete, textured concrete, pre-cast concrete pavers, brick or stone. Paving materials and color should coordinate with the building architecture and shall be consistent within each multi-unit community.

No asphalt driveways will be permitted.

##### ***Entrance Features***

Multi-unit parcel entrance features are the responsibility of the builder. To ensure consistency of parcel entrance feature signage, walls and landscaping, the developer will provide the builder with entrance feature design documents.

##### ***Infrastructure***

All roadways, curbs, water and sanitary sewer lines, storm water collection and detention systems, electric, gas, cable and other utility systems shall be installed in accordance with applicable codes and regulations and shall be compatible with existing systems and items within the master site. All above ground improvements including but not limited to sidewalks and lighting shall be consistent with existing improvements within the master site.

### *Mailboxes*

Mailboxes shall be clustered in a single group where indicated on the Site Plan with a housing structure that coordinates with the building architecture. Landscaping is to be used around mailbox clusters for screening and softening and mailbox clusters are to be lighted for safety and security.

### *Fences and Walls*

Fences and walls should be considered as an extension of the residence. They should serve to make a transition between the mass of the architecture and the natural forms of the site. All fences and walls shall be designed to be compatible with the total surrounding environment and shall not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy.

No fence or wall will be permitted within easements. The exterior of all fences is to be landscaped with a continuous landscape buffer at 2' minimum height. Fence and wall height shall not exceed 6' height and all fences and walls are subject to approval by the ARB. No chain link or other wire fences will be permitted. No dog runs will be permitted.

### *Detached Structures*

Detached structures of any type shall be designed to integrate with the architectural style of the home. They shall be located within the building setbacks and screened to ensure privacy. Detached structures include: storage shed, greenhouse, gazebo, trellis/arbor, and play equipment. Approval of these structures and their locations will be at the discretion of the ARB.

### *Decks*

Decks shall be designed to integrate with the architectural style of the home. Wood decks will be stained to match the house. Decks are to be located within the building area and shall not extend into the front, rear or side yard setback.

Overhead covers for decks and patios shall be constructed of wood or canvas. No metal or fiberglass is permitted. These elements shall also integrate with the architecture.

### *Exterior Lighting*

All exterior landscape lighting shall be indirect area type lighting designed so as not to intrude upon adjacent neighbors. Spot lights with direct glare are not permitted. Landscape lighting shall utilize low voltage fixtures mounted and placed so the effect is seen and not the source. Builders may choose to use coach lights within their parcel. Coach lights must be approved by the ARB. No colored lenses or lamps are permitted.

A lighting plan should be submitted indicating the types and locations of all fixtures, transformers, wiring and electrical sources for approval by the ARB.

### ***Utilities and Service Lines***

All meters, A/C condensers, irrigation backflow devices and other utilities are to be screened from the street and adjacent properties with shrubbery a minimum height of the equipment and with an opacity of 80% at installation. All above grade utility lines and conduits are to be painted to match the structure.

### ***Irrigation***

All areas indicated on the attached site plan shall be irrigated by an automatic, 100% coverage, underground system, using city water. No wells will be permitted and use of lake water will be prohibited.

### ***BUILDINGS***

#### ***Size of Residence***

The builder shall refer to the Master Site Plan, issued as an attachment to these guidelines, for minimum net living area square footage for individual units.

#### ***Building Setbacks and Floor Elevations***

Building setbacks and suggested finished floor elevations have been established for each lot as part of the planning and platting process. See the Master Site Plan issued as an attachment to these guidelines for specific setbacks and recommended finished floor elevations for the subject parcel.

### ***Siting***

The ARB shall consider each site independently, but shall give extensive consideration to each individual plan's impact upon adjacent homesites and natural site amenities. Consideration shall include:

1. Physical terrain of the site
2. Views from homesite
3. Views to the homesite from adjacent lots and/or golf course
4. Natural amenities



- Existing foliage
  - Existing water and drainage channels
  - Rock outcroppings
5. Driveway access
  6. Height of structures

### ***Building Materials and Colors***

The roofs and side wall materials of each house shall be compatible and shall blend into a common color tone. Exterior material treatment shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design statement. In addition to the following guidelines, refer to Exhibit A for acceptable exterior colors and materials.

#### ***Roof***

All roof pitches must fall within the range of 5/12 - 12/12.

Roof materials and colors shall be compatible within each multi-unit community. The use of wood shingles or wood shakes left to weather naturally is strongly recommended. Asphalt shingles shall be heavily textured (300#/square minimum) and medium brown or gray in color to simulate the appearance of natural weathered wood. Tile or slate roofs are also acceptable. White roofing materials will not be permitted and use of black or heavily pigmented roofing material is discouraged.

The use of copper flashing, gutters and downspouts is encouraged. If sheet metal is used in lieu of copper, it is to be colored to match the material being flashed. All gutters and downspouts are to be painted to match the surface to which they are attached. Roof vents must also be painted to blend with roofing material. No lot may direct drainage to an adjacent lake or golf course property. The street side of a house must drain underground to the street curb and the remainder of the property's drainage must be designed to sheet flow off the back, not imposing any drainage on an adjacent lot.

#### ***Wood Siding***

4" and 8" clapboard, rough or smooth finish; V-joint tongue-and-groove boards; vertical boards and batten; all with semi-transparent or solid color stains are recommended.



### ***Brick***

Natural sand mold brick is preferred. "Manufactured" sand mold and textured brick may also be approved. Color ranges should be subtle; no speckled or glazed effects are permitted. Details in brick walls, window heads and sills, chimneys and foundations are encouraged.

### ***Stone***

Natural stone laid in a natural horizontal bed is preferred over square-cut dimensional or ashlar stone patterns. If flat-faced, vertical bed stone is used, flush joints rubbed with burlap are recommended. Native Ohio limestone in gray or buff is preferred over more exotic stone.

### ***EIFS - Exterior Insulation Finish Systems***

The stucco like materials shall be acceptable as a primary siding only if special attention is given to details such as window trim, treatment of outside corners, fascias, main entry, etc.

### ***Garages***

Front loading garages are discouraged. Garage doors shall be de-emphasized and blend with the design character of the house. Garage doors shall be of one color and constructed of wood or wood-based materials; raised panel prefinished metal doors are acceptable. Garage doors cannot be located on a golf course elevation. All garage doors shall be equipped with an electric garage door opener and attention should be given to the door(s) remaining in a closed position at all times when not in use. Garages must accommodate a minimum of two full-size vehicles.

### ***Height***

No house will exceed 38' in height measured from grade at the main entry to the highest roof ridge.

### ***Chimneys - Fireplaces***

All chimneys and fireplaces shall be of traditional brick, masonry, or stucco like construction. Wood enclosures or exposed metal flues are prohibited.

### ***Windows***

Wood construction is required on all windows; clad wood windows are acceptable. The use of unfinished metal storm windows is not permitted. The use of reflective glass or film may be deemed inappropriate by the Architectural Review Board.

Shutters should be properly proportioned to fit the window (1/2 of the width of the window) and should be of authentic period design. Operable shutters with metal shutter tie-backs are

recommended. Awnings are only acceptable in certain instances where they are an integral part of the facade design. In such cases, the fabric color shall blend with the siding.

### ***Skylights***

Skylights must be designed as an integral part of the roof. Skylight glazing shall be clear, solar, bronze or gray only. Skylight framing material shall be bronze anodized or colored to match the roof.

### ***Screen Enclosures***

All screen enclosures are subject to approval by the ARB. Design and color must conform with the architectural style.

### ***Foundations***

All exterior wall materials must be continued down to finished grade, as far as code permits. In certain designs, brick or stone may be used as a foundation expression with siding above.

### ***Solar Heating***

Installation of solar heating must be approved by the ARB. Approval will not be unreasonably withheld, but will be dependent upon the individual lot location and exposure. No roof panels or solar equipment may be visible, particularly from the golf course or an adjacent lot.

### ***Alarms***

Audible exterior alarms are not permitted.

## ***LANDSCAPE***

To ensure that the overall beauty of the community is preserved and enhanced, the Architectural Review Board has the authority to approve or disapprove landscape plans. Primary goals of these Design Guidelines are to minimize the disturbance of existing ecological systems and to preserve existing drainage courses and vegetation, including trees, understory and groundcover.

Owners and builders may not remove any trees or brush prior to final approval of plans by the ARB. Trees may be cut and brush cleared after such approval only to clear for driveways and building pads. All other cutting and thinning must be approved as part of the landscape plan. The cutting of trees six inches in diameter or greater will be prohibited unless prior approval is received from the ARB.

The following measures shall be taken to ensure preservation of existing vegetation:

A vegetation survey is required by the ARB as part of the concept design submitted. The vegetation survey shall locate and identify all trees over six inch caliper (measured four feet above natural grade).

The tree survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in siting the houses, driveways, etc.

Final plans must clearly delineate trees to be removed, trees to be preserved and a "limit of disturbance line" around each tree. This should be cross referenced with all aspects of development, such as utilities, grading, layout, erosion control, etc.

The "limit of disturbance line" must be protected by fencing, conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compaction and puddling over the root system, and at least include the area within the dripline. No grading shall take place within the dripline of trees to be preserved.

Landscaping as approved by the ARB shall be installed no later than 180 days following occupancy or completion of residence, whichever occurs first.

#### ***Minimum Landscape Budget***

There shall be a minimum budget of \$5,000 per unit (which includes parcel frontage) allocated to the entire site (not including sod, irrigation or Landscape Architect fees). This figure is solely the cost of materials and installation. This budget is subject to change at the discretion of the ARB.

A copy of a Landscape Labor and Materials Estimate from the Landscape Architect or Landscape Contractor shall be submitted to the ARB at the time plans are submitted for Final Review. For final approval, the ARB reserves the right to require additional plant materials if it deems appropriate, notwithstanding the fact that the builder may have expended sums equal or in excess of the minimum budget.

#### ***Quality***

Plant material shall comply with sizing and grading standards of the latest edition of American Association of Nurserymen, Inc. "American Standard for Nursery Stock."

#### ***Plant Material Selection***

Proposed plant material should be readily available, disease and drought resistant and cold hardy. Exhibit B is a list of recommended trees to be used. Though not limited to only the plant materials in Exhibit B, no trees will be acceptable from the prohibited trees list, Exhibit C. To enhance the existing natural landscape, additional vegetation should complement native species and be compatible with existing environmental and ecological conditions. To the greatest extent

possible, areas should be replanted with indigenous grasses, plants, and trees to ensure continuity with surroundings.

### ***Minimum Acceptable Plant Material Sizes***

Deciduous shade trees	3" diameter caliper
Ornamental trees	2" diameter caliper for single stem, 8' height for multi-stem
Evergreen trees	8' height
Shrubs (spreading)	15" spread
Shrubs (upright)	24" height

### ***Installation***

All landscaping shall be installed according to accepted commercial planting procedures with the quality of plant materials as described in this section.

### ***Location***

Special considerations should be given to landscaping for the rear/side of homes that are viewed from golf course areas, or from roadways, in an effort to adequately screen and buffer views. In no instance shall the rear/side of a unit be in full view from the golf course or roadway. The building and roof mass shall be buffered with clustered, vertical plant elements with gaps of no more than 40' between clusters. Views from homes to golf course or water features can be preserved by planting trees with 6' - 8' minimum clear trunk height.

No trees, shrubs or groundcover shall be planted within any swale area. Landscape materials must not block drainage.

Planting at or near property lines must be coordinated with adjacent property owners. Property lines shall not be accentuated by tree lines, fences or hedge rows. Properties are to blend in a natural way as much as possible.

### ***Maintenance***

The parcel's homeowners' association shall be responsible for maintenance of all landscaping in a good living condition so as to present a neat, healthy and orderly appearance. Maintenance shall include the replacement of all dead plant material.

### ***Lawns***

For all parcels, front and side yards must be sodded. Rear yards may be seeded unless they abut the golf course. All lawn areas abutting the golf course must be sodded. All seed and sod shall be as specified below:

30% Chateau Kentucky Bluegrass  
20% Reliant Hard Fescue  
25% Banner Chewings Fescue  
20% Flyer Creeping Red Fescue  
5% Manhattan II Perennial Ryegrass

### ***Mounding***

Earth mounding is permissible within property lines if it is done in a subtle way with gentle slopes to resemble natural grades.

## **IV. SIGNAGE**

### ***OBJECTIVE***

The objective of the Signage Program is to provide a professional and consistent image to all signs erected on properties for sale at The Country Club of the North. All builders are required to adhere to the program as it is outlined in this manual.

Uniformity of signage is in keeping with the architectural controls imposed on all who build at The Country Club of the North. It reinforces to potential purchasers that The Country Club of the North is an elegant and well manicured community in all respects.

### ***Builder Requirements***

All builders are required to adhere to The Country Club of the North signage procedures. Only the signage shown in Exhibit D will be permitted on lots. Builders' signs are required; all other signage is optional.

### ***PROCEDURE***

#### ***Ordering and Payment***

All signage will be ordered from the developer. Diagrams of the available signage are included in Exhibit D. Contact the developer's office for current sign prices and exact ordering procedure.

#### ***Installation***

The builder is responsible for installation in accordance with the enclosed guidelines. Posts are included, with the signs attached. "Sold" signs will be delivered loose. Mounting heights are shown on the enclosed diagrams. Posts on larger signs should be set into the ground a minimum of 30", with any excess length cut from the bottom.



### ***Location of Signage***

The lot sign will be located on the lot interior, 15 feet from the vertical face of the road curb, parallel with the road, and approximately centered between the lot's boundaries. It is recommended that signs which remain after the house has been sold, be placed adjacent to the driveway in a discreet yet visible location such as a planting bed.

### ***Timing of Sign Placement and Removal***

Builder signs are required prior to breaking ground. All other signage is optional.

The Builder's Home sign is required for all homes under construction whether spec or custom. They shall be removed upon the request of the homebuyer, or within ninety (90) days after settlement, whichever comes first. Directional and Welcome signs are optional and should be removed no later than upon settlement of the house.

The Private Residence sign is optional and is used to identify a homeowner's personal residence after they have made settlement. It helps distinguish private homes from builder's spec houses and helps to avoid unwelcome traffic. This sign can remain in place as long as new houses are being constructed in that section.

Sold signs are required after all contingencies of the Agreement of Sale are satisfied.

### ***Restrictions***

1. All builders at The Country Club of the North will be required to participate in this signage program.
2. No other signs except those specified in this manual, or any future amendments to this manual adopted by NBL Development, will be permitted. No subcontractor, landscaper or the like, will be permitted to erect signage of any kind on this property. It is the builder's responsibility to make this restriction clear to their subcontractors prior to commencement of work. NBL Development reserves the right to remove any signage which is unauthorized or not in full compliance with the requirements of this manual.

### ***Permits and Notices***

Permits and notices shall be posted in accordance with applicable laws.



## **V. CONSTRUCTION REQUIREMENTS**

### ***PRE-CONSTRUCTION***

A pre-construction meeting shall be conducted between the builder and a representative of the ARB. A checklist of activities will be reviewed to ensure that all critical issues have been addressed.

Prior to commencement of construction, each builder must obtain the following:

- A Building Permit issued by Greene County;
- A Zoning Certificate issued by the Township of Beavercreek;
- One (1) full set of working drawings approved and stamped by Greene County;
- Approval of the FFE field staking;
- Approval of the ARB to begin construction.

### ***Curbs***

Prior to commencement of any construction activity on a given parcel, a joint inspection of existing curbs with a representative of the Builder and ARB will take place. Any damage present will be noted at that time. Any subsequent damage, regardless of the party at fault, will be the builder's responsibility to repair. The extent of this responsibility will be determined at a second inspection following completion of construction. All repairs must take place within ninety (90) days of completion of construction.

### ***Temporary Construction Facilities***

#### ***Water Service:***

Water service has been installed at the curbline of the property, but no meter has been installed.

#### ***Electrical Service:***

A power outlet has been provided to a box at each parcel. For further information, it will be necessary to contact the necessary authorities to arrange for extension of electrical service to the residences.

#### ***Natural Gas:***

Natural gas service is available to each parcel.

#### *Temporary Toilet:*

Temporary toilets in good condition must be provided by the developer for each parcel on which a project is in the process of construction. These portable toilet units shall be maintained in a clean, sanitary and odorless condition.

#### *Telephone Service:*

A telephone line has been pulled to each parcel.

#### *Sewer Service:*

Please consult the sewer plan for the exact location of any sewer lateral. Any coordination required to achieve this should be addressed with the project engineer of record.

#### *Trash Removal:*

Steel dumpsters shall be maintained on the parcel during construction. Each developer shall ensure that unpleasant odors do not occur.

#### *Cable TV:*

Cable TV service has been brought to the parcel entrance. Cable to each unit is the responsibility of the builder.

### ***DURING CONSTRUCTION***

The following shall be conditions of any approval and shall be the responsibility of the builder of the residence on which an approval was granted to ensure these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade.

#### ***Conditions of Approval***

The following shall be conditions of any approval and shall be the responsibility of the builder of the residence on which an approval was granted to ensure these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade.

#### ***Commencement of Construction***

Construction shall commence within 120 days of the approval of plans by the ARB and Public Agencies and the issuance of building permit by Greene County. A certificate of occupancy shall be obtained by the builder within eighteen (18) months of the commencement of construction. If these conditions have not been satisfied, the ARB shall have the right, but not the obligation, to demand a resubmission of plans and specifications and such other documentation as it shall

deem necessary and appropriate. In the event Township/County Ordinances are more restrictive, such Ordinances shall be controlling.

### ***Site Maintenance***

The General Contractor, Job Superintendent, employees and subcontractors and suppliers shall maintain the lot in a neat and clean condition at all times. All streets, gutters and adjacent property must remain clean and free of dirt, trash, debris or other materials related to or caused by the work. No materials of any type may be placed on adjacent lots, common areas or streets.

### ***Storage***

All construction materials and equipment must be confined to the parcel on which the project is being constructed unless specific written permission is given by an adjacent landowner for the storage of such materials.

### ***Washouts***

Concrete trucks shall be limited to washout only on the lot where the residence is being constructed. All cement or concrete residues are to be removed from the lot.

### ***Erosion and Dust Control***

Each builder will provide adequate dust control during the course of construction. Such control may warrant silt fencing, as dictated by the ARB.

### ***Use of Adjacent Property***

Use of adjacent lot(s) for purposes of access, parking, equipment or material storage will not be permitted without the written permission of the adjacent lot owner(s), which shall be on file with the ARB prior to use of the adjacent lot(s) for any purpose.

### ***Compliance***

Every effort will be made by the Association, the ARB and the Declarant to assure an orderly build-out of all improvements to the lot. The Association, the ARB and Declarant, reserve the right to deny site access to any general contractor, job superintendent, subcontractor, supplier or their respective employees who are in violation of the construction regulations.

The Association and its ARB further reserve the right to cause construction activities to stop in the event that:

1. Improvements to the parcel are being built contrary to approved plans and specifications; and
2. "The Estates at Country Club of the North Design Review Manual", the "Declaration of Covenants, Conditions and Restrictions for The Estates at Country Club of the North", and security measures are not being complied with fully.

### ***Hours of Operation***

All operations shall be carried on between the hours of 7:00 A.M. and 6:00 P.M. on Monday through Friday, 8:00 A.M. and 5:00 P.M. on Saturday. No construction shall be allowed on Sunday that produces exterior noise of any kind.

In the event Township/County ordinances are more restrictive, they shall prevail.

### ***Temporary Structure***

No structure of a temporary character shall be used on any parcel except construction sheds approved by the ARB.

### ***COMPLETION OF CONSTRUCTION***

The builder shall notify the ARB in writing of completion of construction, so that the ARB may perform a final inspection of each unit.

## **VI. GUIDELINE PROCEDURES**

### ***VARIANCE AND ADDITIONS***

The ARB shall have the right and privilege to permit any owner (without the consent of other owners) to deviate from any or all of the buildings and/or landscaping standards set forth herein, provided that such deviation is necessary in order to carry out the general purposes of the "Declaration of Covenants, Conditions and Restrictions for The Estates at Country Club of the North" and/or "The Estates at Country Club of the North, Design Review Manual." Any such permission of said Board shall be in writing and shall not constitute a waiver of said Board's powers of enforcement with respect to any of the Standards as to any other part or parcel of the properties.

### ***AMENDMENT PROCEDURE***

These guidelines are subject to revision by amendment as follows:

1. At such time as the ARB of The Estates of Country Club of the North shall determine that any portion of these guidelines should be revised, the Board shall send in written

form a proposed amendment outlining the change(s) and the reason(s) for the changes to the Board of Trustees of the Association.

2. The Board of Trustees upon receipt of the proposed amendment(s) and in accordance with the Association's By-Laws, Regulations and Corporate Charter will have the matter properly considered and decided. The decision will then be reported back to the ARB which, in turn, will make the appropriate amendments to this manual.

## **VII. EXHIBITS** (A-F on following pages)

## **Exhibit A**

### **Approved Exterior Colors and Materials**

The following colors and materials are representative of the color palates which may be approved for use in The Estates at Country Club of the North. Other manufacturer's colors and materials are acceptable if they match those on the approved list. Alternate colors or materials must be submitted for approval to The Country Club of the North Architectural Review Board.

#### *Stain Colors*

##### Olympic Semi-Transparent Stains

707 Tobacco	901 White Birch
709 Black Walnut	906 Blueridge Gray
711 Coffee	909 Light Oak
716 Natural Tone Cedar	911 Cape Cod Gray
726 Light Mocha	916 Driftwood Gray
	917 Weathered Barnboard Weathering Stain
	920 Aspen Tan

##### Cabot Semi-Transparent Stains

0341 Pewter Gray	0347 Dark Gray
0342 Beachwood Gray	0353 Spanish Moss
0343 Cape Cod Gray	0367 Dune Gray
0344 Driftwood Gray	0397 Sandstone

##### Olympic Solid Color Stains

Beachwood	Coffee
Beige Gray	Navajo White
Cocoa	Sandstone
Taupe	Monterey Gray
Cape Cod Gray	Pewter

##### Cabot Solid Color Stains

11 Old Virginia White	41 Pewter Gray
43 Cape Cod Gray	47 Dark Gray
44 Driftwood Gray	53 Spanish Moss
42 Beachwood Gray	



## *Paint Colors*

### Benjamin Moore/Historical Color Collection

Clinton Brown	HC-67	Lancaster Whitewash	HC-174
Georgia Brick	HC-50	Richmond Gray	HC-96
Lafayette Green	HC-135	Van Buren Brown	HC-70

### Martin Senour Paints/Williamsburg Paint Colors

Bracken Tenement Biscuit	W81-1064
Bracken Tenement Blue Slate	W83-1065
Chowning's Tavern Brown	W85-1070
Grissel Hay Lodging House Gold	W83-1060
Governor's Palace Tan	W82-1072
James Moir Shop Fawn	W82-1080
Market Square Tavern Gray	W82-0270
Market Square Tavern Shell	W81-0330
Nicolson Store Red	W86-1081
Peyton Randolph Gray	W82-1086
Purdie House Gray Slate	W83-1090
William Byrd III House Ivory	W81-1073

## *Roof Materials*

<u>Manufacturer</u>	<u>Weight</u>	<u>Color</u>
Georgia-Pacific/Summit III	300#	Black Shadow Burntbark Brown Weathered Wood
Tamko/Heritage	330#	Rustique Slate
Celotex/Presidential Shake	360#	Bark Brown Weathered Wood Shadow Gray

### *Brick*

<u>Manufacturer</u>	<u>Color</u>
Beldon	Belcrest 560A Meadow Blend A
Claycraft	Cranbrook Buckskin
Cherokee-Sanford	Phoenix 114
Glen-Gery	Rosewood

### *Stone*

Rubble and roughly squared stone masonry only. Cut limestone may be used as a trim material. Dimensioned or ashlar stone masonry facades are discouraged. Native Ohio limestone in buffs and grays are suggested.

### *EIFS - Exterior Insulation Finish Systems (stucco like materials)*

Colors to match the paint colors listed below:  
Martin-Senour W62-1161 (Flat Daphne Room Beige)  
Martin-Senour W62-0470 (Flat Chiswell Gray)  
Martin-Senour W62-1157 (Flat Brown House Beige)

## Exhibit B

### Acceptable Trees

#### *Shade Trees*

Acer platanoides *	Norway Maple
Acer rubrum *	Red Maple
Acer saccharum *	Sugar Maple
Fraxinus americana *	White Ash
Fraxinus pennsylvanica *	Green Ash
Gleditsia triacanthos inermis *	Thornless Honeylocust
Liquidambar styraciflua	Sweetgum
Quercus borealis	Northern Red Oak
Quercus coccinea	Scarlet Oak
Quercus imbricaria	Shingle Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus shumardi	Shumard Oak
Tilia cordata	Little Leaf Linden
Tilia cordata 'Greenspire'	Greenspire Little Leaf Linden
Tilia euchlora	Crimean Linden

\* Only improved varieties should be selected.

#### *Evergreen Trees*

Abies concolor	White Fir
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea glauca 'Densata'	Black Hills Spruce
Picea pungens	Colorado Spruce
Pinus nigra	Austrian Pine
Pinus resinosa	Red Pine
Pinus strobus	Eastern White Pine
Pinus sylvestris	Scotch Pine
Pinus thunbergi	Japanese Black Pine
Pseudotsuga menziesii	Douglas Fir
Taxodium distichum	Bald Cypress
Tsuga canadensis	Canadian Hemlock
Tsuga Caroliniana	Carolina Hemlock

### *Ornamental Trees*

<i>Acer ginnala</i>	Amur Maple
<i>Acer palmatum</i> (all varieties)	Japanese Maple
<i>Amelanchier laevis</i>	Allegheny Serviceberry
<i>Amelanchier canadensis</i>	Shadblow Serviceberry
<i>Betula maximowicziana</i>	Monarch Birch
<i>Betula nigra</i>	River Birch
<i>Betula platyphylla japonica</i> 'Whitespire'	Japanese Whitespire Birch
<i>Carpinus betulus</i> 'Fastigiata'	Upright European Hornbeam
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cornus kousa</i> 'Chinensis'	Pagoda Dogwood
<i>Cornus florida</i> (all varieties)	Flowering Dogwood
<i>Cornus mas</i>	Cornelian Cherry Dogwood
<i>Crataegus crusgali inermis</i>	Thornless Cockspur Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn
<i>Halesia carolina</i>	Carolina Silverbell
<i>Magnolia x loebneri</i> 'Merrill'	Dr. Merrill Magnolia
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia stellata</i>	Star Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Malus</i> (disease resistant varieties)	Crabapples
<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus subhirtella</i> 'Pendula'	Higan Weeping Cherry
<i>Prunus virginiana</i> 'Shubert Canada Red'	Canadian Red Cherry
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear

**Exhibit C**  
**Prohibited Trees**

*Shade Trees*

Acer saccharinum  
Betula papyrifera  
Catalpa Speciosa  
Celtis occidentalis  
Fagus grandifolia  
Ginkgo biloba (female)  
Gleditsia triacanthos  
Gymnocladus dioica  
Juglans (all)  
Populus (all)

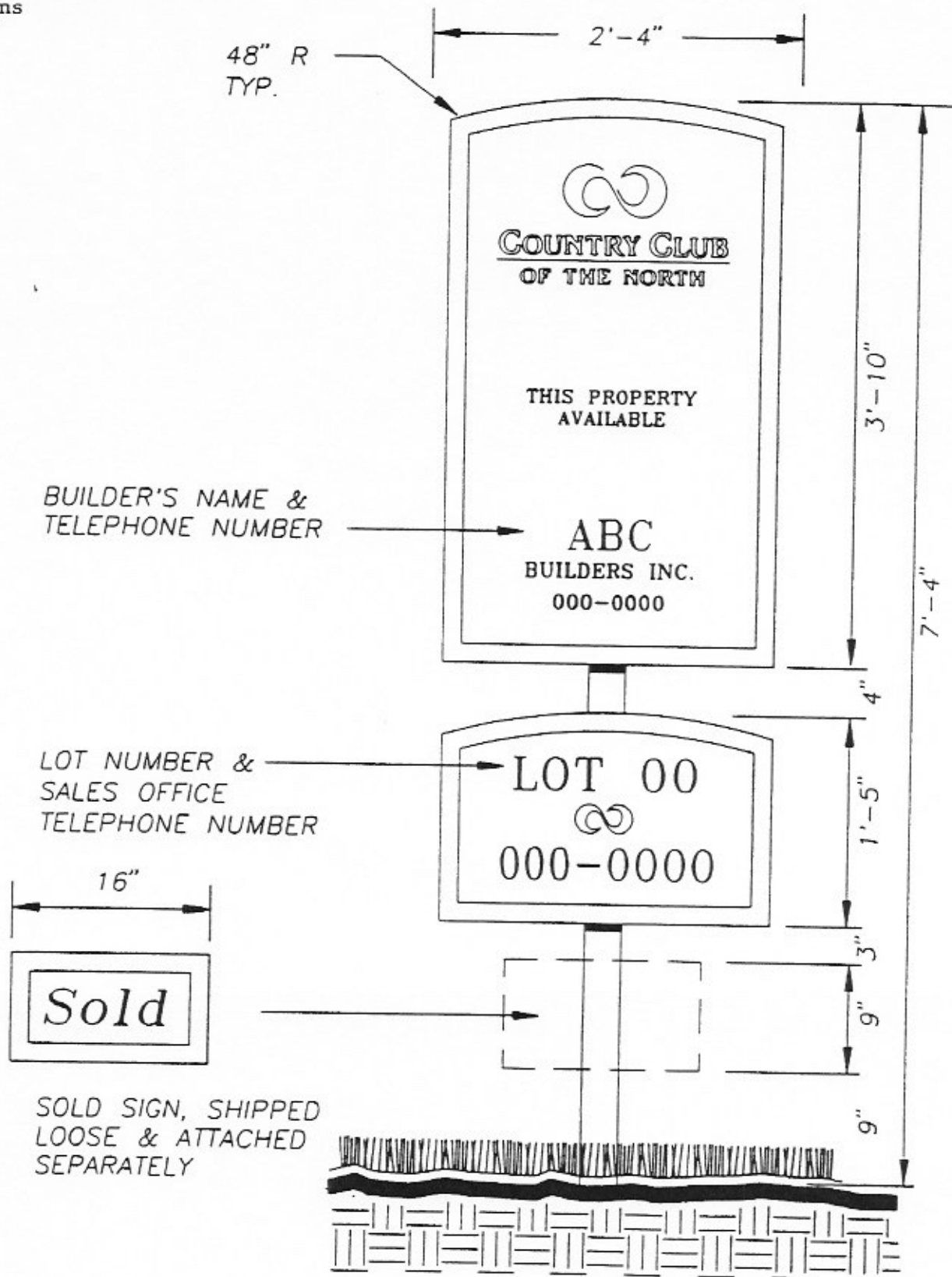
Silver Maple  
Paper Birch  
Northern Catalpa  
Common Hackberry  
American Beech  
Ginkgo  
Common Honeylocust  
Kentucky Coffee Tree  
Walnuts (all)  
Poplars (all)

*Ornamental Trees*

Acer negundo  
Maclura promifera  
Malus pumila  
Pyrus calleryana 'Bradford'  
Salix babylonica  
Sorbus (species)  
Eleagnus angustifolia  
Laburnum x watereri

Box Elder  
Osage Orange  
Common Apple  
Bradford Pear  
Weeping Willow  
Mountain Ash (species)  
Russian Olive  
Golden Chain Tree

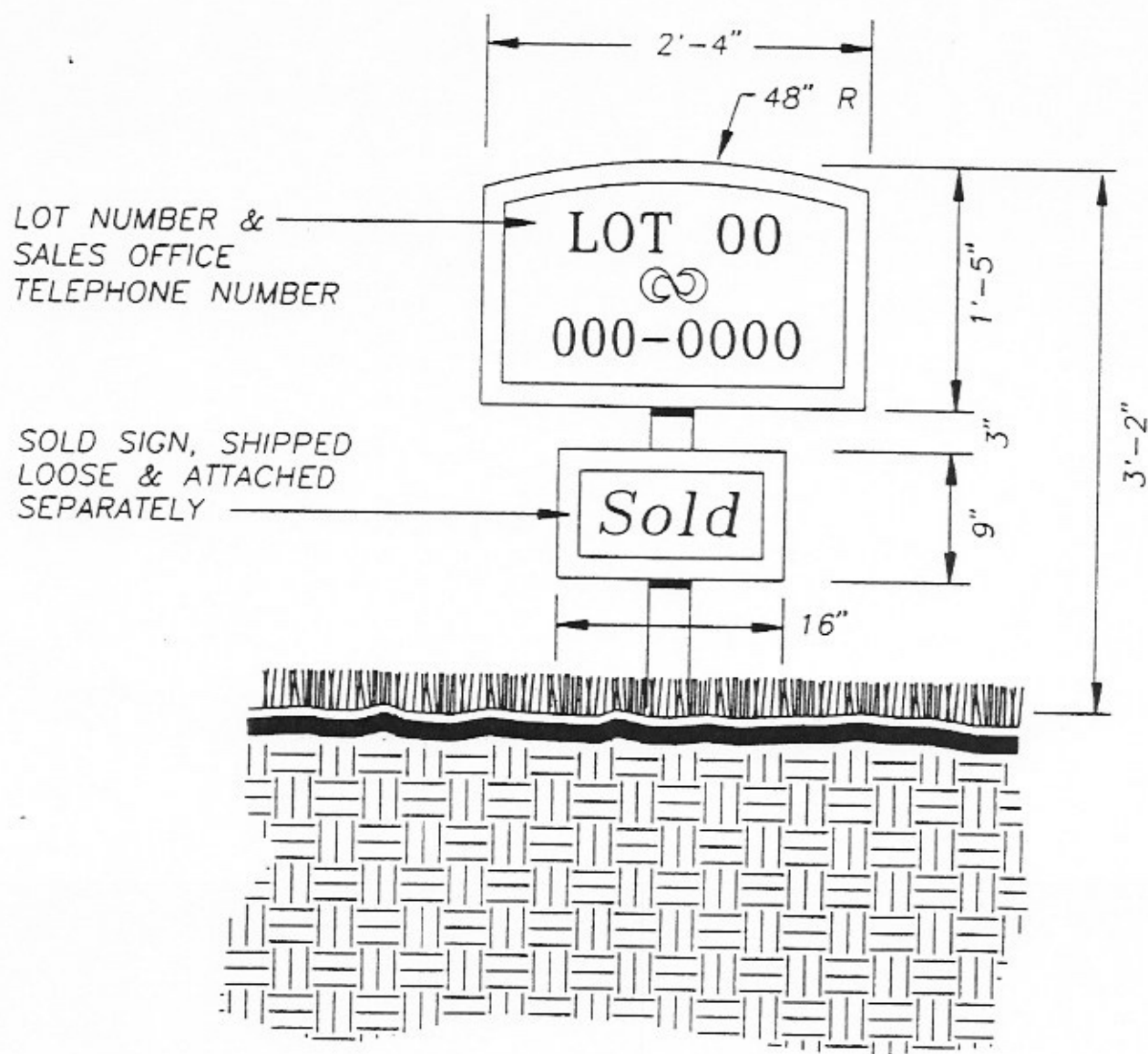
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## BUILDER'S LOT/HOME SIGN

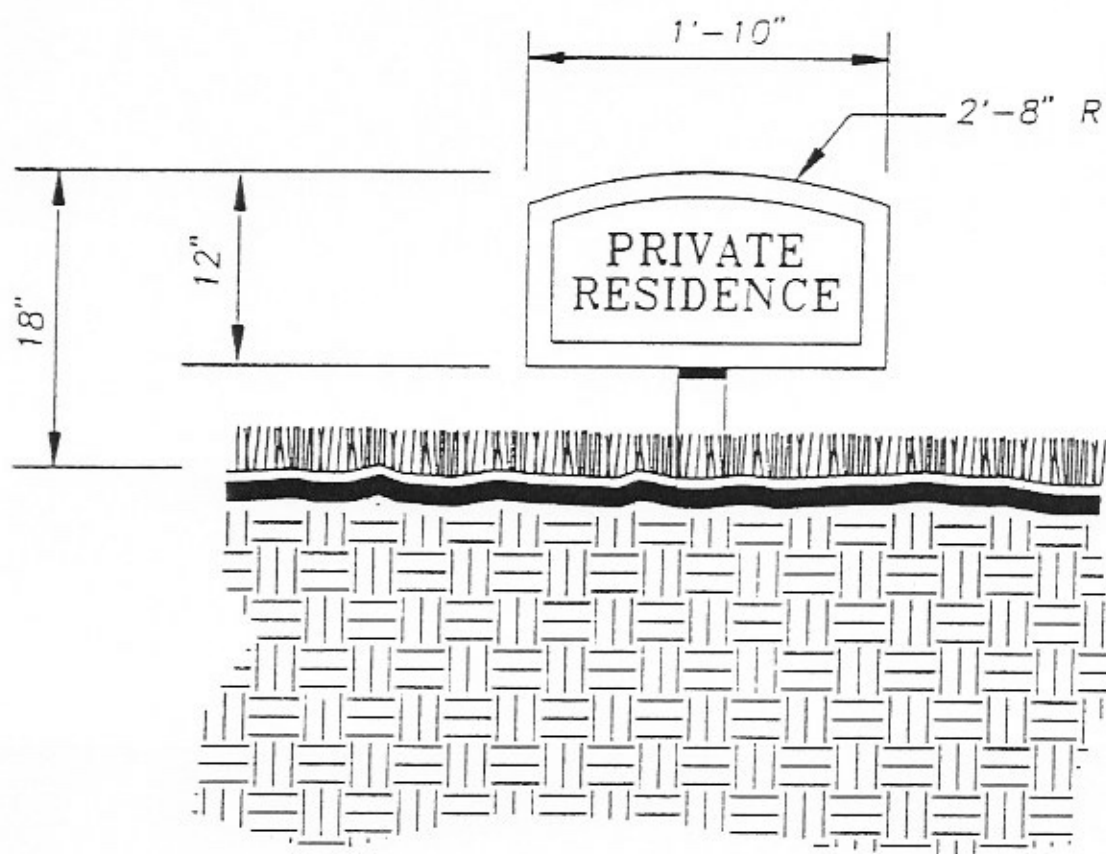
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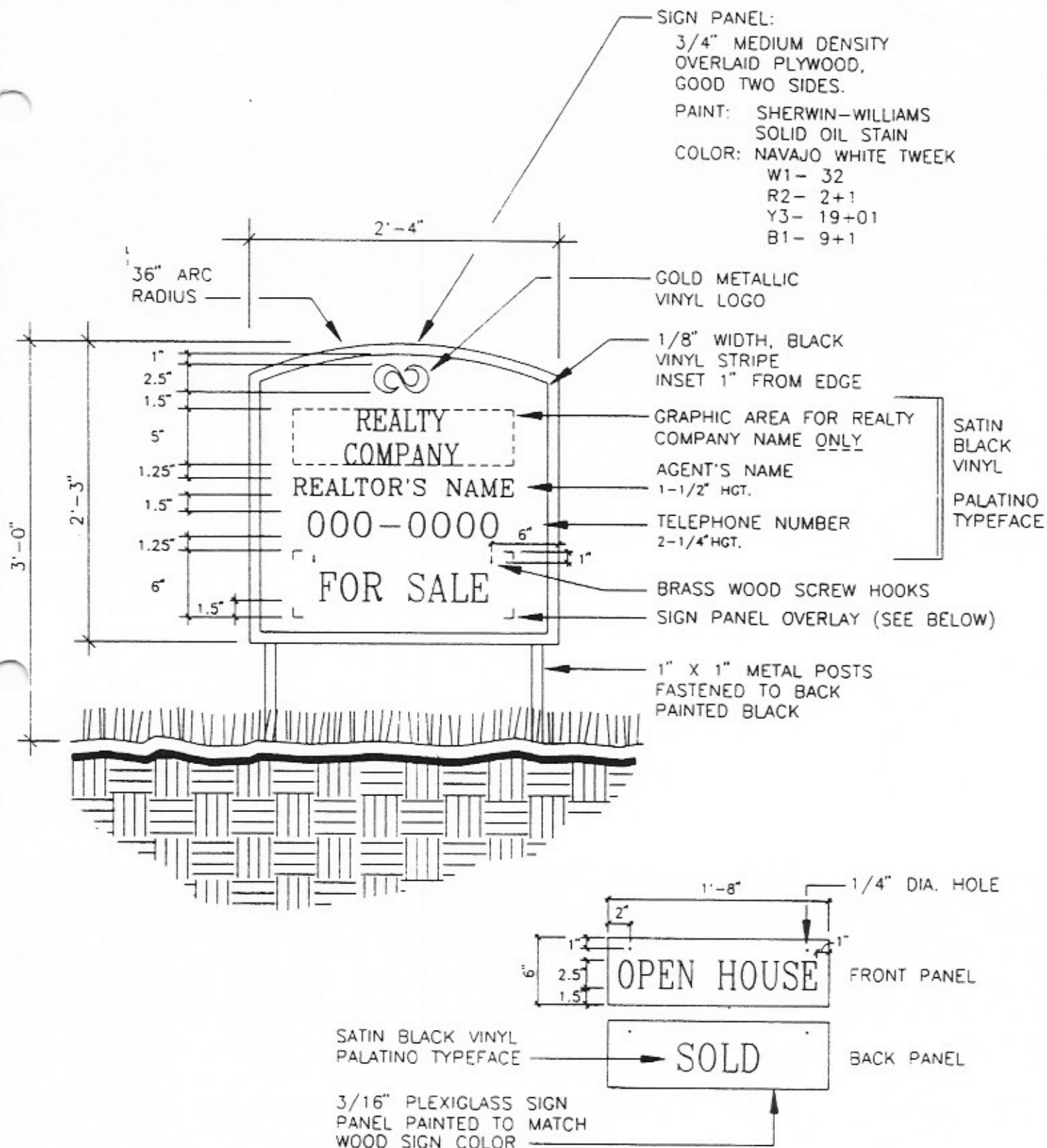
## LOT MARKER SIGN

SCALE: 1" = 1'-0"



## PRIVATE RESIDENCE SIGN

SCALE: 1" = 1'-0"



# REALTY COMPANY SIGN

SCALE: 1" = 1'-0"