

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

**Design Review Manual
For
Single-Family Residential
Development**

**Estates at Country Club of the North
Beavercreek, Ohio**

Revised: September 6, 2017

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I. INTRODUCTION

CONCEPT

The Estates at Country Club of the North is a residential community of custom, single-family home sites, a part of Country Club of the North, a master planned community in Beavercreek, Ohio. It is planned to be an exclusive enclave of individually designed and built residences, each a personal statement of its owners, adhering to these guidelines to result in a carefully blended community of outstanding designs and quality.

The design, review and processing of each home to be built on one of the custom home sites 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 individual 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 homeowners 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, building architecture, landscape architecture and site engineering and approvals for all new structures and landscaping and/or modifications of existing structures and landscaping. 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 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.

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

SUBMITTAL PROCESS

All proposed plans for development of parcels within The Estates at Country Club of the North must 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 design guidance and to evaluate the architect's conformance with specific design requirements of the ARB.

The second review is the **Final Design Review** and the **Landscape Design Review**. Though not required, it is recommended that these two submittals be together. The Final Design and Landscape Design Reviews are 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
- Owner's name, address and telephone number
- Builder/Contractor/Architect's/Landscape Architect's name, address and telephone number
- CCN lot number

Preliminary Design Review

Following is a schedule of information required at each review. Only complete submittals will be considered.

- A. Fee: \$200.00 (check made out to ECCN)
- B. One completed Design Review Application
- C. One (1) completed set of the site plan, grading plan and preliminary architectural plans and one (1) digital file to include:
 - 1. Site Plan (drawn at 1" = 50' minimum) to include:
 - a) Property boundaries, setbacks, easements, existing utilities
 - b) Proposed building footprint(s)
 - c) All other proposed improvements (pools, decks, patios, detached structures, etc.)
 - d) Existing natural amenities (mounds, ravines and trees over 6" caliper)
 - e) All other information from the plat plan issued as an attachment to these guidelines

2. Grading Plan (may be shown on the Site Plan at same scale) to indicate:
 - a) Proposed topography changes depicting cut and fill requirements, drainage patterns
 - b) Proposed floor elevations for all structures
 - c) Proposed fence and wall locations and their heights
3. Architectural Plans (drawn at $1/8" = 1'$ minimum) to include:
 - a) Floor plans showing overall building dimensions
 - b) Square footage of the home
(Exclusive of basements, attics, decks, patios, porches and garage)
 - c) All major elevations (front, sides and rear) including building materials and trim detail
 - d) Overall heights and roof pitches

Submittals that are required to be revised and resubmitted must contain all the above information with revisions and an additional \$100.00 Preliminary Design Review Fee.

Final Design Review

- A. Fee: \$200.00 (check made out to ECCN)
- B. One completed Design Review Application
- C. One (1) completed set of the final site plan, grading plan and architectural plans and one (1) digital file to include:
 1. Site Plan (drawn at $1" = 50'$ minimum) to include:
 - a) Property boundaries, setbacks, easements, all utilities
 - b) Building footprint(s) and all other improvements
 - c) Location and construction methods, materials, and colors for all paved areas including driveways, auto courts, sidewalks, patios, terraces, and decks
 - d) Walls and fences with sufficient construction detailing to describe the intended character
 - e) All special assets of the lot (trees, ravines, etc.) and all other proposed improvements
 - f) All other information from the plat plan issued as an attachment to these guidelines

2. Grading Plan

- a) Proposed finished grading at 1' intervals
- b) Proposed floor elevations for all structures
- c) Proposed drainage of downspouts and sump discharge
- d) Permanent and temporary construction period storm water control

3. Architectural Plans

The Architectural Plans shall include:

- a) Floor plans for all floors
- b) All exterior elevations showing height dimensions, roof pitches, materials and colors to be used. Samples of materials must be submitted (see exhibit A for approved exterior colors and materials.)

4. Home site Staking

In addition to the above submittals, all pertinent corners of the house shall be staked prior to the Final Design submittal for review by the ARB.

Submittals that are required to be revised and resubmitted must contain all the above information with the revisions and an additional \$100.00 Final Design Review Fee.

Landscape Design Review

- A. Fee: \$100.00 (check made out to ECCN)
- B. One completed Design Review Application
- C. One (1) complete set of Landscape plans, plant materials list and landscape labor and materials estimate, and one (1) digital file.
- D. Landscape drawings and specifications must be submitted to the ARB Administrator thirty (30) days before installation is anticipated.
 - 1. Landscape Plan (drawn at 1/8" = 1' minimum)
 - a) Existing and proposed trees, shrubs, groundcovers, vines and grasses
 - b) Proposed tree/vegetation removal
 - c) Patios, decks, fences, walls, terraces and retaining walls with dimensions where appropriate
 - d) Pool/spa design with screening plan

- e) Pool/Spa equipment, air condition, irrigation equipment, utility meters and screening plan
- f) Soil mounding and drainage patterns
- g) Low voltage landscape lighting with fixtures and transformer types and locations. (This may be on a separate drawing at 1/8" = 1' minimum)
- h) Coach light location
- i) Location and construction methods, materials, and colors for all hardscaped areas, which are not indicated on the Site Plan

2. Plant Materials List

- a) Quantity, sizes (container size not acceptable for trees and shrubs) common name and botanical name
- b) Type of sod to be used
- c) The plant list may be on the Landscape Plan

3. Landscape Labor and Materials Estimate

This estimate should include an itemization for the cost of permanent plant material and labor cost for installation, to meet or exceed the minimum budget stated herein.

The total budget should include the costs for mulch and planting mixes that will be used in the project and the estimated costs for topsoil, seed/sod, irrigation system, lighting, soil for ornamental berms and Landscape Architect fees.

Submittals, which are required to be revised and resubmitted, must contain all the above information with the appropriate revisions and an additional \$100.00 Landscape Design Review Fee.

Existing Home/Property Change Review

- A. Fee: \$100.00 (check made out to ECCN)
- B. One completed Design Review Application
- C. Check with ARB Administrator for additional submittal requirements

III. DESIGN GUIDELINES

SITE

Driveways/Paved Areas

In an effort to minimize the visual impact of automobiles in the neighborhood, on-street parking will be prohibited, except as permitted by the Covenants, Conditions and Restrictions and the rules of the association. A curb cut and concrete apron extending from the curb to the right-of-way line must be provided by the builder and built to the community standard detail. The driveway shall extend from the concrete apron to the garage and must be a minimum of 4' from the side property line. Curved driveways, eliminating the straight-line approach from street to garage, are encouraged. Due to the restricted street parking, off-street parking is necessary. All overnight parking is to take place off-street in the driveway area. Owners should refer to Article VI of the Declaration of Covenants, Conditions and Restrictions for other parking restrictions.

Driveways and other paved areas shall be constructed of plain or tinted concrete, textured concrete, pre-cast concrete pavers, brick or stone. Colors, textures and patterns should coordinate with the architecture and are subject to ARB approval. No asphalt or tar-sealed driveways will be permitted.

Concrete sidewalks, where required, shall be built to community standards and specifications by the builder/owner and maintained by the owner.

Mailboxes

Community standard mailbox pylons shall be constructed by the builder/owner. Where one curb cut serves two driveways, a single stone pylon will be constructed that will have one mailbox for each homeowner. A standard landscape design, as shown in Attachment C of this manual, will be installed by the builder/owner and maintained by the owner.

Fences and Walls

Approval of fences and walls will be at the discretion of the ARB. Fences and walls should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural forms of the site. All walls and fences 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 ensure security and privacy.

No more than 25% of the lot, not occupied by the house and garage, may be enclosed by a fence or wall. (i.e. Total lot area 20,000 sq. ft. – 3,700 sq. ft. occupied by house and garage = 16,300 sq. ft. x .25 = 4,075 sq. ft. allowable to enclose)

No fences, walls or continuous planting screens will be permitted within 3' of the side and rear property lines. No fence or wall will be permitted within easements and the fence setback along an easement may be greater than 3'. 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'. No chain link, wire fences or dog runs will be permitted.

Swimming Pools/Spas

Swimming pools and outdoor spas must be approved by the ARB and comply with all building codes. Pools and spas shall be designed, located and screened so that they do not adversely impact neighboring properties with light and sound. No above ground or portable pools are permitted.

Detached Structures

Detached structures of any type shall be designed to integrate with the landscape and 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, play equipment. Approval of these structures and their locations will be at the discretion of the ARB.

Decks and Patios

Decks shall not extend into the front, rear or side yard setback. Attached decks are treated the same as the main structure and must be kept within the building envelope, unless a variance is granted by Greene County. It is permissible to have a concrete patio that extends into the setbacks but it must be at least ten (10) feet from the property lines.

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.

Flag Poles

The ARB must approve the installation of all flagpoles. Their primary interest will concern the location, height, lighting and style.

Exterior Lighting and Decoration

All exterior pool and landscape lighting shall be indirect and area type lighting designed so as not to intrude upon adjacent neighbors. Spotlights 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. A coach light mounted on a post, controlled by photocell, is required at each home site and shall be located within 20' of the front property line and within 10' of the driveway. A lighting plan must be submitted indicating the types and locations of all fixtures, transformers, wiring and electrical sources for approval by the ARB. No colored lens or lamps are permitted.

Temporary lighting displays and decorations are subject to ARB approval, which shall have the right to limit their location, size, type and duration.

Utilities and Service Lines

All meters, A/C condensers, irrigation devices, pool equipment and other utilities are to be screened from the street and adjacent properties with shrubbery at a minimum height of the equipment and with an opacity of 80% at installation. Approval of generators and their locations will be at the discretion of the ARB. All above grade utility lines and conduits must be painted to match the house.

BUILDINGS

Size of Residence

The minimum net living area for single-family residences shall not be less than 2,700 sq. ft. for estate lots; 2,500 sq. ft. for club home lots in Milford Haven; and 2,000 sq. ft. for patio home lots in Devon Park exclusive of basements, walk-out levels, attics, decks, patios, porches and garages.

Building Setbacks

Building setbacks have been established for each lot and are indicated on the Design Guidelines Site Plan, which will be issued to the lot purchaser as an attachment to these guidelines. Unless otherwise noted on the Site Plan, setbacks are as follows:

- Front Yard: 40' minimum for estate lots except those along Indian Ripple Rd. and Shepherd Rd., which are 70' minimum
- Side Yard: 10' minimum and 25' total for both side yards on estate home lots
- Rear Yard: 40' minimum for estate home lots abutting the golf course
50' minimum for all other lots except those along Indian Ripple Rd. and Shepherd Rd., which are 70' minimum

Floor Elevations

Suggested finished floor elevations have been established for each residence and are indicated on the Design Guidelines Site Plan, which will be issued to the lot purchaser as an attachment to these guidelines. Prior to construction, the builder shall install stakes identifying the corners of the house and the FFE of the main level of the house.

Siting

The ARB shall consider each site independently, but shall give extensive consideration to each individual plan's impact upon adjacent home-sites and natural site amenities including:

1. Physical terrain of the site
2. Views from home site
3. Views to the home site 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

A suggested building envelope has been established for each lot and is indicated on the Design Guidelines Site Plan.

Building Materials and Colors

The roofs and sidewall 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 Attachment 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 throughout any given neighborhood within the community. The use of wood shingles or wood shakes left to weather naturally is strongly recommended. Asphalt shingles shall be heavily textured (minimum 30-year) 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 and other protrusions must blend with roofing material.

No lot may direct tile drainage to an adjacent lake or golf course property. Downspouts should be tied into tile underground and designed to discharge over the surface of the lawn covering an area sufficient so not to adversely impact adjacent lots, street curbs and sidewalks. The street side of a house must drain toward the street 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 System

These 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, fascia, main entry, etc.

Garages

Garage designs for Estate homes must accommodate a minimum of three full size vehicles and not less than 600 sq. ft. of interior area; Club homes a minimum of two full size vehicles and not less than 500 sq. ft. of interior area; Patio homes a minimum of two full size vehicles and not less than 400 sq. ft. of interior area. Front loading designs will be considered for Patio homes only. Garage doors shall be de-emphasized and blend with the design character and color of the house. Garage doors shall be of one color and preferably constructed of wood or wood-based materials; however, 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 opener. Owners should refer to Article VI of the Declaration of Covenants, Conditions and Restrictions for parking restrictions in the community.

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 construction. Wood enclosures or exposed metal flues are prohibited.

Windows

Clad, wood windows are required. 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 façade design. In such cases, the color shall blend with exterior materials.

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 to architectural style.

Foundations

All exterior wall materials must be continued down to finished grade, as far as code permits. No more than a two-foot foundation step shall be permitted without approval from the ARB. 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 for individual residences. 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 tree survey may be required by the ARB as part of the concept design submitted. If required, the tree survey shall locate and identify all trees over six-inch caliper, measured one foot from the ground. The tree survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in siting the house, driveway, 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 over the root system, and at least include the area within the drip-line. No grading shall take place within the drip-line of trees to be preserved.

Minimum Landscape Budget

All estate homes shall have a minimum landscape budget of \$15,000; club homes \$10,000; and patio homes \$5,000. The minimum budget reflects solely the cost of permanent plant materials and their installation. It does not include topsoil, sod, irrigation, lighting or Landscape Architect fees. 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 approval. 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 to, or in excess of, the minimum budget.

Street trees, when required, are indicated on the Design Guideline Site Plan for each lot, which will be issued as an attachment with these guidelines. Their initial purchase and installation will be part of the landscape plan and minimum landscape budget requirement for each lot. Maintenance of street trees in the right-of-way will be the responsibility of the Homeowners Association.

Installation

Landscaping, as approved by the ARB, shall be completed no later than 90 days following occupancy, completion of the residence or approval of plans, whichever occurs first. All landscaping shall be installed according to accepted commercial planting procedures with the quality of plant materials as described in this section.

Quality

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

Plant Materials Selection

Proposed plant material should be readily available, disease and drought resistant and cold hardy. No trees from the prohibited trees list, Attachment B, will be acceptable. 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 planted with a variety of evergreen, deciduous and perennial materials to ensure continuity through all seasons.

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

Location

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

On all lots where rear yard landscaping could obstruct views of water features and/or golf course for neighbors, the rear lot corners consisting of 15' legs of site triangles on rear and side lot lines and their diagonals shall designate areas where landscaping cannot exceed a 30" maintained height except for trees with an installed and maintained clear trunk of 8'.

Special consideration should be given to landscaping for the rear and sides of homes that are viewed from golf course areas or from roadways in an effort to screen and buffer views. In no instance shall the rear or side of a house be in full view from the golf course or roadway. Views from homes to golf course should be preserved by planting trees with 8' minimum clear trunk height.

Planting at or near property lines must be coordinated with adjacent property owners, and designed to blend in a natural way as much as possible.

Mounding

Earth mounding is permissible within property lines if it is done in a subtle way with gentle slopes to resemble natural grades and does not alter the flow of surface water and drainage patterns adversely.

Lawns

All lawns must be sodded with Kentucky Bluegrass, or a mixture of Kentucky Bluegrass, Perennial Ryegrass and Creeping Red Fescue, or a mixture of Kentucky Bluegrass and Turf Type Tall Fescue. The builder/owner is responsible for installing sod in lawn areas within the right-of-way. Maintenance of lawn areas within the right-of-way will be by the homeowner.

Irrigation

An irrigation system is required and must be automatic, underground and use city water. No wells will be permitted on any property. Irrigation systems must be submitted for approval with the water source identified. Use of lake water will be prohibited. For front and side yards abutting streets, irrigation coverage shall be to the back of the curb.

Maintenance

No lot or other improvement shall be permitted to become overgrown, unsightly or fall into disrepair. The minimum standard of maintenance for lawns and landscaping shall include: the replacement of all dead plant material; regular pruning of shrubs and perennials; landscape beds that are kept free of weeds and the regular application of a wood mulch product to present and maintain a neat and clean appearance. Lawns must be mowed weekly when actively growing to maintain a well-manicured appearance. Lawn fertilizer and weed control methods must be sufficient to promote healthy turf that is reasonably weed-free. Irrigation should be sufficient to ensure the survival of landscaping and lawns during hot, dry periods of weather unless local watering restrictions are in effect. Owners shall be responsible for maintenance of all landscaping in rights-of-way and easements located on the Owner's property unless the homeowners association clearly assumes this duty. Determinations regarding violations of the minimum standards for maintenance of lawns and landscaping shall be made by the ARB, the Association, and its duly-authorized representatives. In the event that a determination is made that a violation of the minimum standards of maintenance exists, a written notification will be provided to the Owner specifically detailing all conditions that must be corrected and a reasonable period of time in which the Owner must correct the violations prior to the Association taking enforcement and/or actions to remediate the violation as provided in the Declaration.

IV. SIGNAGE

Objective

The objective of the Signage Program is to provide a professional and consistent image to all signs erected on properties in The Estates at Country Club of the North. Uniformity of signage is in keeping with the architectural controls imposed on all Owners and builders and reinforces the appearance of a well-manicured community.

Requirements

All Owners and builders are required to adhere to The Country Club of the North signage procedure as outlined in this manual. Only the signage shown in Attachment D will be permitted on lots.

Restrictions

1. All Owners and builders in The Estates at 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 the Declarant, will be permitted. No subcontractor, landscaper or the like, will be permitted to erect signage of any kind on this property. It is the responsibility of Owners and builders to make this restriction clear to their subcontractors prior to commencement of work. The Homeowners Association reserves the right to remove any signage, which is unauthorized or not in full compliance with the requirements of this manual.

PROCEDURE

Ordering and Payment

All signage will be coordinated with the developer. Diagrams of the available signage are included in Attachment D. Contact the developer's office for ordering procedures.

Installation

The builder is responsible for installation of builder signage in accordance with the enclosed guidelines. Mounting heights are shown on the enclosed diagrams.

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 that 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's signs are required prior to breaking ground. All other signage is optional.

The Builder's 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.

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/owner 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 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

Temporary Toilet:

A temporary toilet in good condition must be provided by the builder/owner for each lot on which a residence is in the process of construction. In some instance, shared use of temporary toilets will be permitted with ARB approval. These portable toilet units shall be maintained in a clean, sanitary and odorless condition.

Trash Removal:

A steel dumpster must be in place on each lot prior to the start of any construction and be maintained on the lot throughout construction. Each builder/owner must ensure that it is dumped on a regular basis and that unpleasant odors do not occur.

Water Service:

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

Electricity:

Electrical service has been provided to a box in the front corner of each lot. For further information, it will be necessary to contact the necessary authorities to arrange for extension of electrical service to the residence.

Natural Gas:

Natural gas service has been provided to each lot. The gas company should be contacted before installing any gas service.

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.

Telephone Service:

A telephone line has been pulled to the corner of each lot. Final hook up to the residence is the responsibility of the builder or owner. Placement of the telephone connection box in the garage is encouraged for security reasons.

Cable Service:

Cable service has been provided for the convenience of each homeowner. All cable service connections shall be underground and hidden from view, and are the responsibility of the builder or owner.

DURING CONSTRUCTION

Conditions of Approval

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

Commencement of Construction

Construction shall commence within 24 months of the lot closing date. This time period shall be used for architectural design, builder selection and pricing, the approval of plans by the ARB and Public Agencies, and the issuance of permits by Greene County and Beavercreek Township. A certificate of occupancy shall be obtained by the owner within twelve (12) 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 without the approval of the ARB.

Storage

All construction materials and equipment must be confined to the lot on which the residence 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 lot builder will provide adequate erosion and dust control during the course of construction. Such control must include silt fencing.

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 the 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 lot 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 lot except construction sheds approved by the ARB.

COMPLETION OF CONSTRUCTION

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

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 building 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 at Country Club of the North Homeowners Association 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 Bylaws, 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. ATTACHMENTS (A-F on the following pages)

Attachment A

Approved Exterior Colors and Materials

The following colors and materials are those 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 and materials must be submitted for approval by the ARB.

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/Historic 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	CW-306
Bracken Tenement Blue Slate	CW-723
Chowning's Tavern Brown	CW-121
Grissel Hay Lodging House Gold	CW-302
Governor's Palace Tan	CW-408
James Moir Shop Fawn	CW-221
Market Square Tavern Gray	CW-807
Market Square Tavern Shell	CW-703
Nicolson Store Red	CW-110
Peyton Randolph Stone	CW-406
Purdie House Gray Slate	CW-810
William Byrd III House Ivory	CW-304

Roof Materials

<u>Manufacturer</u>	<u>Weight</u>	<u>Color</u>
Atlas Roofing	300#	Black Shadow Weathered Wood
Tamko/Heritage	330#	Rustic Slate
Certain Teed/Presidential Shake	360#	Bark Brown Weathered Wood Shadow Gray
Certain Teed/Landmark	300#	Georgetown Gray

Brick

Beldon	Belcrest 560A Meadow Blend A
Cherokee-Sanford	Phoenix 114
Glen-Grey	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.

Stucco

Colors to match the approved paint colors listed below:

Martin-Senour	CW-323	Flat Daphne Room Beige
	CW-701	Flat Chiswell Gray
	CW-222	Flat Brown House Beige

Attachment B

Prohibited Trees

Shade Trees

Acer platanoides *	Norway Maple
Acer rubrum *	Red Maple
Acer saccharum *	Sugar Maple
Acer saccharinum	Silver Maple
Alianthus altissima	Tree of Heaven
Betula paprifera	Paper Birch
Catalpa speciosa	Northern Catalpa
Celtis occidentalis	Common Hackberry
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba (female)	Ginkgo
Gleditsia triacanthos *	Common Honey Locust
Gymnacladus dioicus	Kentucky Coffee Tree
Juglans (all)	Walnut
Populus (all)	Poplar

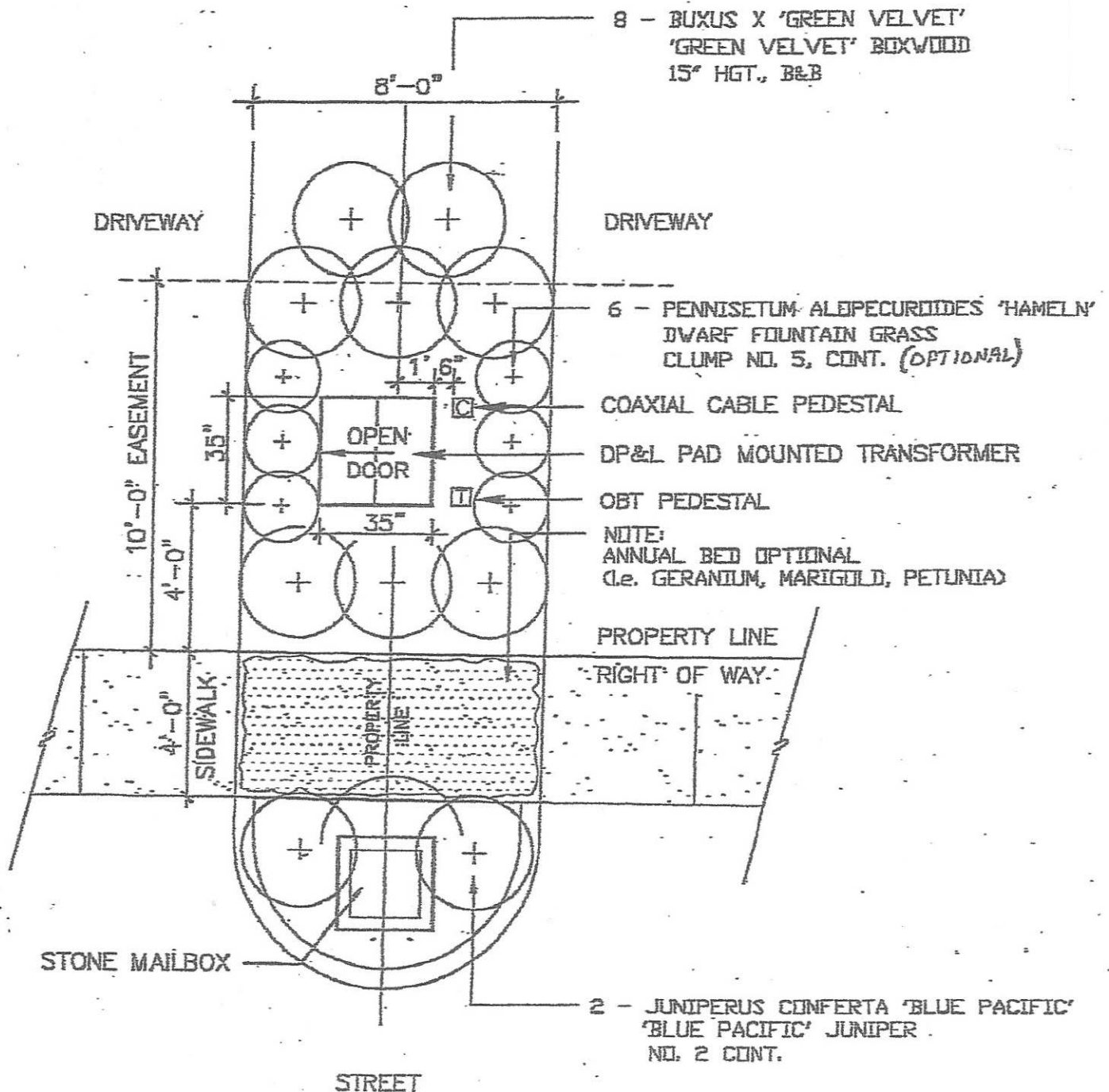
* Improved varieties are acceptable

Ornamental Trees

Acer negundo	Box Elder Maple
Maclura promifera	Osage Orange
Malus pumila	Common Apple
Pyrus calleryana 'Bradford'	Bradford Pear
Salix babylonica	Weeping Willow
Sorbus (species)	Mountain Ash
Eleagnus angustifolia	Russion Olive
Laburnum x watereri	Golden Chain Tree

Attachment C

Approved Mailbox and Utilities Planting



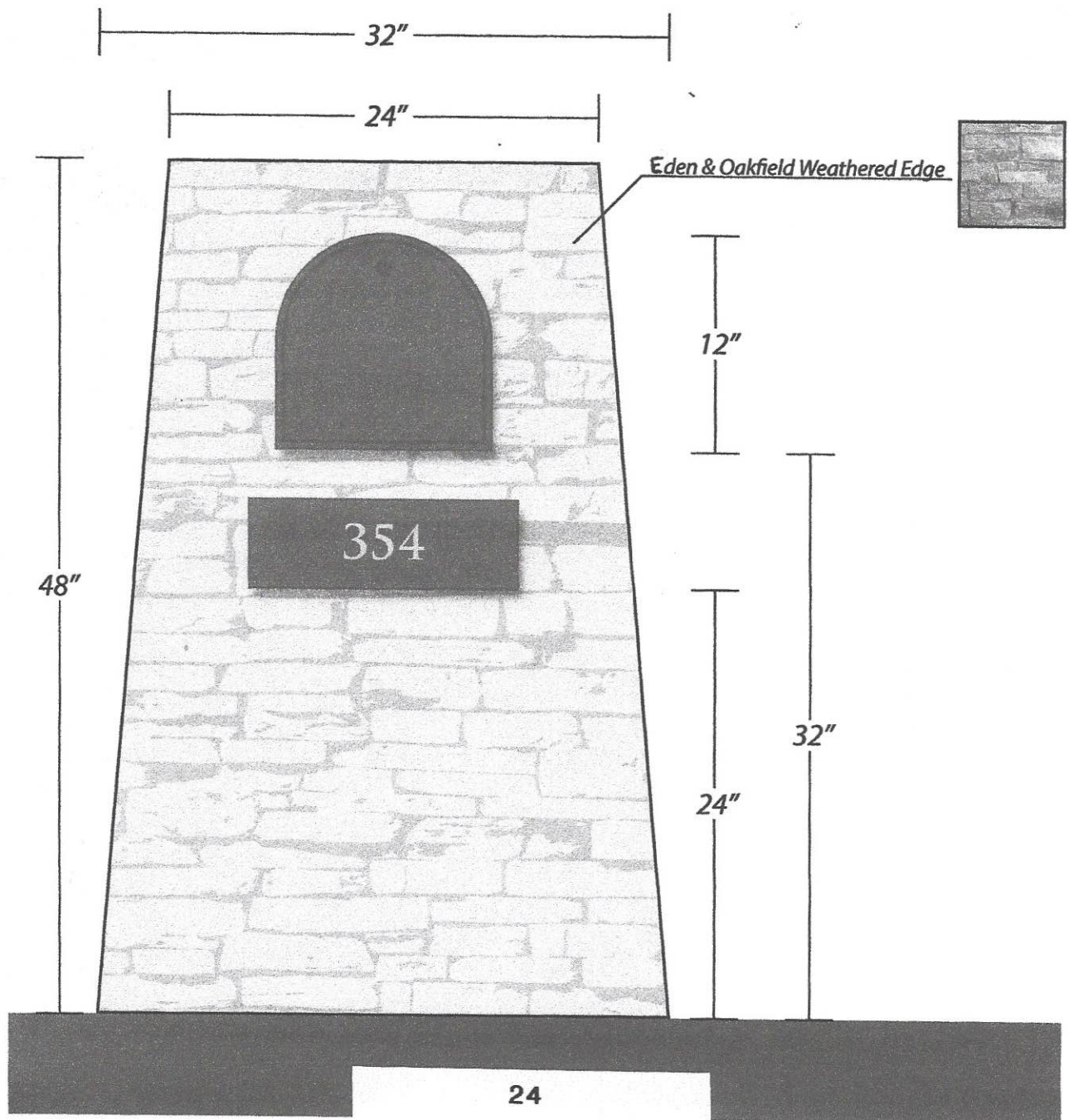
UTILITY TRANSFORMER LOCATION

SCALE: 1/4" = 1'-0"

PLAN

Stone Mailbox

The overall design and selection of materials for mailboxes should remain consistent throughout the community. Measurements are approximate, but the design should be adhered to as closely as possible. Stone is a combination of Eden and Oakfield weathered edge. Contact the ARB Administrator with any questions about approved materials.



Builder Signage

31"

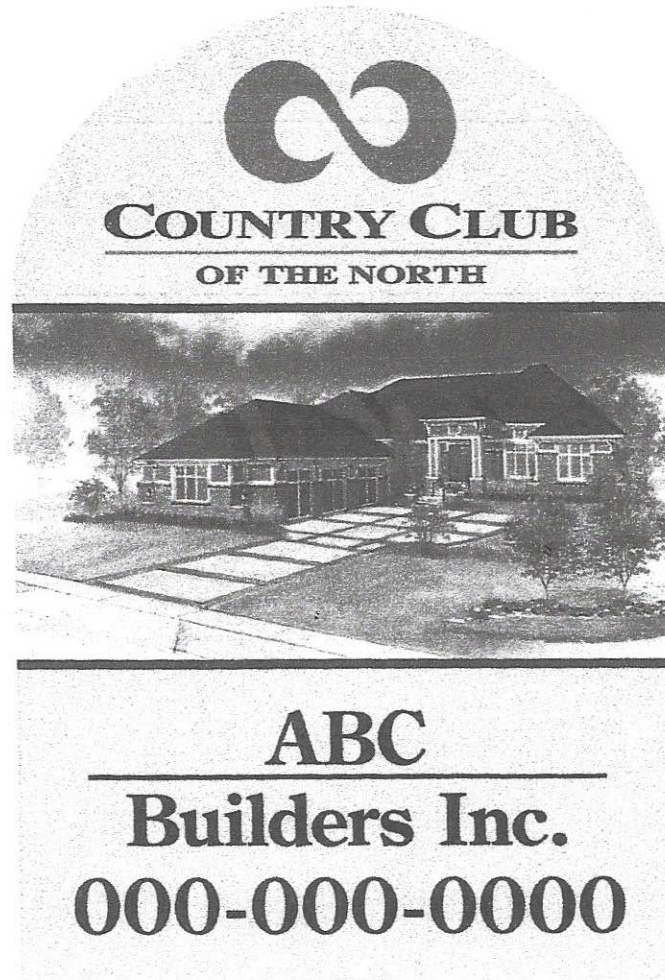
LOGO
METALLIC GOLD

LETTERS
HUNTER GREEN

FULL COLOR
RENDERING

BUILDER
INFORMATION

BACKGROUND
SHERWIN WILLIAMS
NAVAJO WHITE
WITH MATCHING
4" X 4" WOOD POSTS



46"

86"

FOR SALE
LOT #

SOLD

Realtor Signage

SHERWIN WILLIAMS
NAVAJO WHITE
TWEED BACKGROUND

Satin Black Vinyl
Palatino Typeface
Double Sided

