

SECTION 20

REQUIRED ARCHITECTURAL STANDARDS

GENERAL NOTES

Revision Date: 11/23/04

1. An architectural site plan for Section 20 has been prepared for graphic presentation and as an aid to general site location. Any party needing to determine actual commitments, lot dimensions, easements, restrictions, etc., should examine the recorded plats, deeds, grading plans, deed restrictions, and covenants.
 2. The following **Architectural Guidelines, Article VII of The New Albany Country Club Design Guidelines** are provided for reference. **Articles I through IX** of the **Design Guidelines** must also be thoroughly referenced for additional information. The **Architectural Review Committee (ARC)** has the express right to provide variances and to modify the content of these requirements at any time. It is the lot owners' responsibility to familiarize themselves with the current required architectural standards and lot requirements.
 3. Lot owners are encouraged to meet with an **ARC** representative to ascertain the detailed design requirements prior to starting the design of a house. This is a service offered to all lot owners, builders, and architects. Each lot in the **New Albany Country Club Communities** is unique and may have unique architectural restrictions and guidelines. The **ARC** reserves the right to require a concept meeting for any lot as deemed necessary.
- Final architectural and landscape plans, as well as a completed **Exterior Materials Submission Form** are required to be reviewed and approved by the **ARC** prior to commencement of construction and installation of materials. Failure to submit required plans and forms is a violation of the **Design Guidelines** and could result in the issuance of a **Stop Work Order**, legal action, and other measures as deemed necessary by the **ARC**.

ARCHITECTURAL STANDARDS (ARTICLE VII of N.A.C.C. DESIGN GUIDELINES)

Section 7.1 Architectural Style. The approved architectural style is derived from American Georgian architecture. Lot owners and designers are encouraged to look at strong examples of this historic style as they develop a design for a particular site.

Section 7.2 Architectural Massing and Scale. The architectural massing and scale can be best achieved by close adherence to the scale and proportions of the Georgian style as viewed in whole or as detailed in numerous books and studies produced over the years. Particular attention should be given to the basic massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements and proportions, and relationship of each part of the Building to the whole, as well as the general building symmetry. In **Section 20**, particular attention should be given to the height of the eaves. There is an architectural emphasis on lowered garage roofs. This could result in bonus rooms (if applicable) with interior knee walls, height changes from the main house to the bonus room, and/or the use of dormers.

Section 7.3 Home Size and Height. Dwellings on all lots shall be (2) stories in height. The **Architectural Review Committee (ARC)** shall have the right to modify these requirements to accommodate unusual shaped sites and the **ARC** shall have the express right to modify these requirements to provide appropriate variances. **Lot owners are strongly encouraged to meet with the ARC to ascertain the detailed design requirements prior to starting the design of a home.**

Section 7.4 Exterior Finish Materials. Dwellings on lots 1, 23, 24, 25, 26, 27, 28, 36, 37, 38, 39, 40, 41, 42, and 43 shall be constructed of handmade brick. Wood siding in appropriate styles may be used on certain hyphens subject to **ARC** approval. **In addition, dwellings on all lots are required to have brick chimneys within the front two-thirds of the main house block.** All other dwellings may be constructed of approved brick, painted brick (subject to **ARC** approval) or of traditional wood siding. All exterior surfaces shall be painted; and may have hyphens with appropriate wood paneling or siding so long as the surface is dominated by an appropriate paint finish. **ALL SIDING SHALL BE PAINTED AN APPROVED WHITE.** The recommended manufacturer and color shall be Olympic "OUTSIDE WHITE". All proposed paint colors, including those for doors, windows, and trim must be submitted to the **ARC** for written approval prior to application.

Section 7.4.1 Exterior Materials Submission Form. Each lot owner is required to complete the required **Exterior Materials Submission Form** and submit it to the **Architectural Review Committee (ARC)** for approval prior to construction. Owners and designers may contact the **ARC** to obtain current information. Forms and exterior material specifications required by the **ARC** are updated periodically. It is the lot owners' responsibility to familiarize themselves with the current specifications and standards.

Section 7.4.2 Roofing. All dwelling roofs shall be constructed of **ARC** approved Architectural Grade asphalt shingle with a minimum of a 40-year Limited Warranty. **Lot owners should contact the ARC for a current Pre-Approved Shingle List.** This list is not intended to be exclusive. The Owner and/or designer may present alternate manufacturers' sample boards and colors to the **ARC** for approval.

Section 7.4.3 Gutters/Downspouts. Dwellings on lots 1, 23, 24, 25, 26, 27, 28, 36, 37, 38, 39, 40, 41, 42, and 43 shall have aluminum gutters and copper downspouts on all elevations of the main house block. All other dwellings may have aluminum gutters and aluminum or copper downspouts. The pre-finished color of the aluminum gutters and downspouts should match the trim color of the dwelling.

Section 7.4.4 Brick. Not less than 85% of the lots, or 81 lots, in **Section 20** must have dwellings of which the main block of the house is brick. Dwellings on lots 1, 23, 24, 25, 26, 27, 28, 36, 37, 38, 39, 40, 41, 42, and 43 shall use handmade bricks in the traditional shapes and sizes as approved by the **ARC**. Dwellings on lots 2 through 11, 21, 22, 29, 31, 44 through 48, 60 through 65, 76 through 79, and 87 through 95 may use approved brick. The remaining brick lots shall be located within the balance of the subdivision. Fifteen percent of the total lots, or 14 lots, may be clapboard provided that in no event shall there be more than two clapboard homes in a row. All dwellings which utilize brick shall use jumbo brick as approved by the **ARC**. Colored mortar may be required by the **ARC** for certain brick selections. The use of special bond patterns such as Flemish and English bond is encouraged, as well as the use of water table brick, bullnose sills and treads, and other shaped brick as deemed appropriate for the design. (Note: A limited number of painted brick homes may be allowed in **Section 20** subject to specific **ARC** approval. Painted brick will not be allowed on lots 1, 23 through 28, and 36 through 43.)

Jack arches are required to be factory made on a radius for **Section 20**. Unless specifically approved by the **ARC**, jack arches shall be four or five courses in height with the use of optional brick or limestone keystones. Optional brick or limestone keystones may not be permitted on some dwellings relative to the design approval of jack arches for adjacent dwellings. The combination of limestone and brick keystones is not permitted on the same house. **Cut sheets for all shape brick and jack arches are encouraged.**

Lot owners are encouraged to contact the **ARC** or consult with representatives of Columbus Builder Supply, Columbus Coal and Lime, and/or Hamilton Parker for available brick selections.

Section 7.4.5 Brick Chimneys. Dwellings on all lots are required to have brick chimneys within the front two-thirds of the main house block.

Section 7.4.6 Windows. Approved windows constructed of wood, including aluminum clad exterior wood windows, with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL) with muntins measuring a minimum of 0.875" in width are required. Mixing of window type and/or manufacturer on the same dwelling is prohibited. Window manufacturers and distributors are required to meet certain criteria and are required to be approved by the **ARC**. **Lot owners should contact the ARC for a current Approved Window Manufacturer and Distributor List.** Computer generated window drawings shall be submitted to the **ARC** for review and approval.

All basement windows are required to match the other windows used on the house. Window wells, where appropriate, are required to be of an **ARC** approved material. Masonry window wells are required on all elevations that are visible from the street and/or sidewalk. Metal window wells are prohibited. Special care should be used to minimize the exposure of any window well by the use of approved fencing, walls, or landscaping. It is the responsibility of the lot owner or builder to meet the safety standards required for window wells. If a guardrail or grill is required, a drawing must be submitted to the architect and to the **ARC** for design approval.

Section 7.4.7 Doors.

A. Front Doors. Front doors shall be traditional paneled doors (Colonial in style). Single panel and flush wood doors are not permitted on any lot. Hardware should be a polished brass or natural bronze finish. Transoms above the door are typical. Sidelights may be used in conjunction with transoms. **Scaled drawings of front entry systems showing the door panel, transom, and sidelights are required to be submitted to the architect and the ARC for review and approval.**

B. Secondary Doors. Secondary doors shall be traditional paneled doors or "French Door" style doors with muntins measuring a minimum of 0.875". All variations of the "French Door" style shall be constructed of wood with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the **ARC**. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by the **ARC**. **Scaled drawings of secondary doors are required to be submitted to the architect and the ARC for review and approval.**

Section 7.4.8 Skylights and Accent Elements. Skylights are not permitted unless properly screened from off-site views. **Detailed drawings of the proposed skylight and screening are required to be submitted and approved by the ARC for all skylight applications.** Cupolas, dormers, lanterns, belvederes, or window bays are permitted, provided they are consistent with the architectural theme and approved by the **ARC**.



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Section 7.4.9 Paint Colors. The following paint manufacturers and color lines are recommended for doors, shutters, fascias, cornices, soffits, siding, and other miscellaneous trim. Variations of white and off-white are typically required for fascias, cornices, soffits, and siding. Dark stains and/or dark colors such as black, dark green, dark blue and burgundy are typically required for doors and shutters. Final color selections must be approved by the ARC. Application for approval shall be made on the Exterior Materials Submission Form. The lot owner may present alternate manufacturers' color samples to the ARC for review and approval.

<u>MANUFACTURER</u>	<u>COLORS</u>
Sherwin-Williams Paint Co.	"Heritage Colors" "Preservation Palette"
Coronado Paint Company	"Chesapeake Bay" "Restoration Colors" "Supreme Collection"
Benjamin Moore Paints	"Historical Color Collection" "Exterior Expressions"

Section 7.4.10 Shutters. Exterior shutters shall be approved by the ARC and may be raised panel or louvered. All shutters shall be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be used consistently and be sized to fully cover the adjacent windows. (Each shutter should equal one-half the width of the window frame.) Shutters may be required for homes with wood siding or painted brick. Shutter design and location must be approved by the ARC.

Section 7.5 Exterior Lighting and Mailbox. A standard New Albany Country Club Communities yard light and mailbox is required for each lot. The ARC will define a consistent location for the yard light and mailbox at the time of preliminary design submittal.

Lighting of the Front Entry Court and Rear Yard area for the safety and convenience of the homeowner may be permitted upon review and approval of a lighting plan by the ARC. Spotlights that accent the architecture are prohibited. Decorative accent low voltage style lighting of any type is prohibited. The location of any security lighting must be indicated on the final design submittal or the landscape submittal for review and approval by the ARC. If any additional ground lighting is desired, a lighting plan is required to be submitted to the ARC for specific review and approval.

Section 7.6 Garages. Particular attention should be given to the location, access, and screening of garage vehicular doors. Garages with vehicular doors facing the front Property Line shall be set back a minimum of 10'-0" from the main house Building Face and shall be screened, if possible, from adjoining views.

Garages with vehicular doors facing the rear Property Line shall be set back a minimum of 30'-0" from the rear Property Line and shall have a minimum of a 5'-0" wide landscape buffer area. Vehicular garage doors on corner lots are required to face the rear Property Line.

Garages with vehicular doors facing the side Property Line shall be set back a minimum of 30'-0" from the side Property Line and shall have a minimum of a 5'-0" wide landscape buffer area. Within the required landscape buffer area, there shall be a minimum of a 6'-0" tall evergreen hedge or ARC approved evergreen tree row that screens the vehicular doors from adjacent properties. Plant material is required to be touching at the time of installation. It is the responsibility of the property owner to maintain proper drainage per the master grading plan. Drain tile may be required, at the expense of the property owner, for certain site conditions.

Special care shall be exercised to minimize the exposure of any garage doors by the use of fencing, walls, or landscaping regardless of which Property Line the doors face. The use of windows, doors, and recessed panels in the walls of the garage is encouraged and, in some cases, may be required. Designers are encouraged to consider dedicating sufficient storage space for tools, landscaping supplies, lawn care equipment, trash receptacles, and auto accessories within the total garage area.

Section 7.6.1 Garage Doors (Pedestrian). All pedestrian garage doors shall meet the secondary door requirements and be consistent with the architectural theme of the dwelling. Secondary doors shall be traditional paneled doors or "French Door" style doors with muntins measuring a minimum of 0.875". All variations of the "French Door" style shall be constructed of wood with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by the ARC. Scaled drawings of pedestrian doors are required to be submitted to the ARC with the window drawings for review and approval.

Section 7.6.2 Garage Doors (Vehicular). All vehicular garage doors shall be traditional paneled doors in a style appropriate to the architectural theme of the dwelling. The use of glass panels in vehicular doors must be specifically approved by the ARC. Eight (8) or nine (9) feet wide individual bay doors are permitted. Double wide garage doors are not permitted.

Section 7.7 Driveways. The appearance of driveways should be consistent throughout the neighborhood. Driveways shall be made of a durable material. Suggested materials are brick or asphalt. Poured concrete driveways are not permitted. Railroad tie edging of driveways is not permitted. If a driveway is 25 feet in length or less, the driveway width does not need to taper down in width at the alley. If a driveway is greater than 25 feet in length, the driveway shall be a maximum of 12 to 15 feet in width at the alley.

Section 7.8 Private Walkways. Private walkways shall be constructed of pavers such as brick or bluestone. Each lot owner is required to provide a 4'-0" wide walkway from the front entry to the street. Railroad tie edging of walk and/or steps is not permitted. All private walkway locations, designs, and paver materials must be submitted for ARC approval prior to or at the time of landscape submission.

Section 7.9 Public Sidewalks. Public sidewalks, where required, shall be constructed of concrete and shall be 4'-0" wide with approved ramps and terminations.

Section 7.10 Screened Porches. Screened porches are encouraged on the rear or sides of the dwelling but are not permitted on the front. Detailing shall be traditional wood with a break in screening at the rail height. Columns or full height vertical wood members shall be in proper proportion to the height of the space. All screened porch trim shall be painted to match the trim color of the dwelling. Roof lines of screened porches shall conform to the architectural style of the house and compliment the massing of the main house block. Porches on the sides of the house are required to have a brick base to match the main house block. Porches on the rear of the house, depending on their location, may be required to have a brick base.

Section 7.11 Front Porches, Balconies, and Platforms. Balconies or other constructed platforms above grade are discouraged. All such structures must be submitted to the ARC for specific variance approval. Antebellum style porticos with two-story columns are prohibited.

Section 7.12 Utilities. All utilities shall be installed underground where possible. Screening for above ground utility structures, meters, and heat and cooling units is required and is the responsibility of the lot owner. Utility screening must be shown on the landscape submission and is subject to ARC approval.

Section 7.13 Pools/Spas, Fountains/Ponds. All water features shall be located in the Rear Yard within the Building setbacks, completely enclosed by appropriate fencing and screened from adjoining properties. All water features shall be of in-ground construction. The pool/spa/fountain equipment shall be located within an enclosure and completely screened from adjoining properties. Exterior spas shall be integrated with the architecture and landscape incorporating terraces, walls, and structures. Spas shall be screened from adjoining properties by fencing or landscaping. "Above-ground" spas are typically prohibited. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 7.14 Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including air conditioners/heat pumps, approved miniature satellite dishes, trash receptacles and carts, irrigation controllers and meters, and other utilities. All such facilities on a Site shall be enclosed within a service court which is attached to the house and entirely enclosed by a privacy wall or landscaped fence that is a minimum of 4'-0" high. Service courts shall be located away from adjoining residences where possible. They may be located in Side or Rear Yards, but not in the Front Yard. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 7.15 Ancillary Structures. All exterior structures shall be either free standing or attached to the main structure of the house or garage. These ancillary structures must be specifically approved by the ARC and shall be no more than one story in height and shall be constructed of the same materials as the house. The colors, walls, roof, and trim shall match those used on the house and shall be reviewed and approved by the ARC prior to installation.

Section 7.16 Equipment Storage. Storage of all trash receptacles and maintenance equipment shall be within garages, garden walls, or storage structures. Such items should not be visible from streets, common open spaces, or adjacent Lots.

Section 7.17 Vehicle Storage. All campers, off-road vehicles, pickup trucks or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside. Owner or guest vehicles which cannot be accommodated in garages must be parked on designated courtyards and/or driveways. Under no circumstances are vehicles allowed to be parked on lawn or landscaped areas.

Section 7.18 Sport and Recreational Equipment. Basketball backboards and supports, swing sets and other children's play facilities are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from adjoining properties and provide adequate screening. Sketches indicating types of structures, locations within the site, materials and colors to be used, and methods of screening are required to be submitted to the ARC for approval prior to installation.

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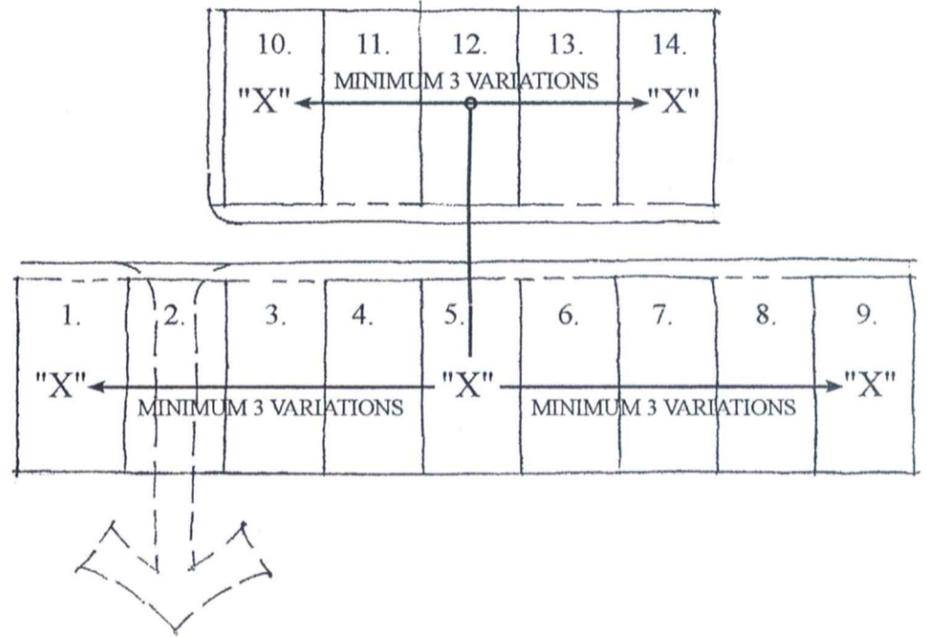
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Section 7.18 Sport and Recreational Equipment. Basketball hoops and supports, swing sets and other children's play facilities are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from adjoining properties and provide adequate screening. Sketches showing types of structures, locations within the site, materials and colors to be used, and methods of screening are required to be submitted to the ARC for approval prior to installation.

Section 7.19 Landscape and Hardscape. An evergreen privacy hedge or fence is required to be installed on all lots in Section 20 between the main house block and the garage along the side Property Line. The hedge or fence may extend a maximum of 6'-0" beyond the face of the garage. A minimum of one deciduous tree is required along the rear Property Line for each lot. Additional screening is required along the Building Line of lots 1, 2, 22, 25, 26, 28, 29, 39, 43, 44, 62, 63, 75, 76, 79, 80, 86, 87, 91, and 92 to provide closure between the road and the alley. Refer to the supplemental exhibit for further information.

Section 7.20 Warranty Disclaimer. Neither the Declarant nor the Master Association, by establishing architectural standards and establishing covenants, conditions, and restrictions, in any way warrant or guarantee the quality, merchantability, or fitness for a particular purpose of any items, products, goods, or materials that have been approved or are from time to time approved pursuant to architectural standards established under the Declaration of Covenants, Conditions, Restrictions, and Easements dated December 3, 1990. ANY EXPRESS OR IMPLIED WARRANTIES THAT MAY HAVE BEEN MADE ARE HEREBY DISCLAIMED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER THE DECLARANT NOR THE MASTER ASSOCIATION SHALL BE LIABLE FOR ANY LATENT, HIDDEN, OR PATENT DEFECT THEREIN OF THE FAILURE OF ANY ITEMS, PRODUCTS, GOODS, OR MATERIALS THAT HAVE BEEN APPROVED OR MAY FROM TIME TO TIME BE APPROVED PURSUANT TO THE DECLARATION.

DIVERSITY MATRIX



There are several model homes to choose from in Section 20, each with a specific floor plan design. In order to create diversity in terms of the overall community layout, there is a limit to the number of times that the same home may occur along the street. This limit is defined in the following matrix. When unit type "x" is built on a lot, then that same unit type may not be built on the three lots adjacent to it on the same side of the street or on the three adjacent lots on the opposite side of the street. Using the diagram as an example, if unit "x" is built on lot 5, then it may not be built on lots 2, 3, 4, 6, 7, 8, 11, 12, or 13.

In order to satisfactorily address the diversity of exteriors that can occur on a single unit, the following rules shall be applied. A residence type is defined as a specific residence design that can occur as an individual house design or as a variation of a standard model. A standard model that exists with multiple elevations, i.e., three elevation alternates, constitutes multiple residence types, i.e., three distinct residence types. Additionally, any individual house design that changes the primary exterior material of the main house block, i.e., brick to clapboard and vice versa, will be considered a new residence type for the purposes of this matrix. Color and material variations, i.e., differing brick types, siding profiles, shutter and door colors, etc., do not qualify as defining a residence type.

The Architectural Review Committee (ARC) has the sole authority of determining compliance of residence types. It is acknowledged that model types may be refined or new models may be created or deleted during the course of constructing this neighborhood. Some models that in fact function as a different residence type due to variation in plan may not qualify as a new residence type if the exterior elevation is substantially that of a pre-existing residence type.