

## **EXHIBIT “A”**

### **COUNTRY BROOK DESIGN STANDARDS**

#### **1.0 GENERAL**

- 1.1 The capitalized terms herein, unless otherwise specified, shall mean and be defined as set forth in the Declaration of Covenants, Conditions and Restrictions for Country Brook. Said document is therein defined and hereinafter referred to as the “Declaration.”
- 1.2 The purpose of these Design Standards is twofold. First, to establish certain criteria and guidelines for a Dwelling Unit and other improvements on the Property. Second, to establish a procedure and requirement for the plans and specifications to be submitted to the Design Review Committee.

#### **2.0 DWELLING UNIT REQUIREMENTS**

- 2.1 The living area of a Dwelling Unit constructed on any Lot shall not be less than 2,400 square feet of finished living area for a one-story house and not less than 2,800 square feet of finished living area for a two-story house, excepted as modified by the Design Review Committee. For purposes of computing such minimum square footage, the square footage of the basement (finished or not), garage, attic, porches and decks shall not be considered.
- 2.2 All garages shall be attached to the Dwelling Unit and have space for a minimum of two cars and not more than three cars, without a specific variance from the Design Review Committee. Side entry ingress and egress is required, unless otherwise approved by the Design Review Committee.
- 2.3 All Dwelling Units on a Lot shall have a building setback of at least one hundred (100) feet back from the existing right-of-way and not closer than twenty-five (25) feet from any side property line. Variances from these setback requirements may be approved by the Design Review Committee.

#### **3.0 FOUNDATION**

- 3.1 The foundation walls of such house shall consist of poured concrete and such foundation walls shall be stepped to ground elevation.
- 3.2 All basement walls will be a minimum of nine (9) feet in height.

#### **4.0 WALKWAYS AND ROADWAYS**

- 4.1 All walkways shall be constructed of concrete or brick and be a minimum of three (3) feet wide.
- 4.2 All private drives put in to access lots in the Country Brook Subdivision, regardless of their width, must be constructed to the county standard of full-depth asphalt.
- 4.3 All private drives, now or in the future, put into the Country Brook Subdivision, shall be maintained by the homeowner's association, including snow removal, which shall meet the same standards as required by the township.

#### **5.0 DRIVEWAYS**

- 5.1 All driveways shall be constructed of concrete, asphalt, colored, stamped or brick. The Design Review Committee shall review all colored driveways for blended effect. All driveways shall be at least sixteen (16) feet wide unless a variance is specifically granted from the Design Review Committee because of panhandled lots.
- 5.2 All of the culvert pipes for driveways must be of first-rate concrete culvert pipe and must be recessed so it is not visible, **with the bell end buried so that water can flow naturally through the ditch and set according to the proper grade as approved by the County Engineer. Any later adjustments by the County Engineer are the property owner's responsibility.** All headwalls as depicted in Exhibit A-1 must be made of Latham Limestone and must be even with the grade of the ground. The headwalls must never be higher than the elevation of the ground or the driveway.

#### **6.0 SIDING**

- 6.1 Siding shall be natural wood, brick, stone, dryvit or a combination thereof. No processed wood material, pressed or particleboard materials shall be incorporated into the structure (except as roof sheathing, sub-siding or sub-flooring). Only non-processed wood materials shall be used on the exterior of any house. No composite wood material (i.e., Innerseal) shall be used on the exterior of any house. If cedar is used, only pre-primed cedar shall be used. In no case shall any 4 x 8 sheathing of any kind be used on the exterior. No log cabins are permitted. Fiber cement board, such as "Hardi Plank", is allowed to be used in the development.
- 6.2 No aluminum, vinyl or plastic siding of any nature may be incorporated into the construction. Only ridge vents that have cap shingles over them, such as "Everflo", shall be permitted by the Design Review Committee.

## **7.0 ROOFS**

- 7.1 All roofing material must be medium dark to dark color, or grays and browns. No white. Minimum of 25 year dimensional shingles, wood shakes, slats, or tile are permitted. Standing seam metal may be used if approved by the Design Review Committee.
- 7.2 All roof pitches shall be at a minimum 7/12.
- 7.3 Only low profile skylights are allowed and they cannot be visible from the street. The location and type of skylight shall be approved by the Design Review Committee.

## **8.0 GUTTERS AND DOWNSPOUTS**

- 8.1 No unpainted aluminum gutters are permitted.

## **9.0 FIREPLACE CHIMNEYS**

- 9.1 In all cases, masonry fireplace chimneys are preferred. Wood fireplace chimneys may be approved by the Design Review Committee, depending on their location as they are viewed from the street or by adjacent houses. Majestic Traditional Chase Termination, #TT200C caps or equivalent shall be used (Exhibit B-1).
- 9.2 Painted and galvanized metal chimney caps shall not be used.

## **10.0 WINDOWS**

- 10.1 Wood sash windows are mandatory. Exterior maintenance-free cladding is permitted. Any windows that do not meet these specifications shall be submitted to the Design Review Committee for individual approval.

## **11.0 EXTERIOR DOORS**

- 11.1 All exterior doors shall be natural wood or metal.

## **12.0 GARAGE DOORS**

- 12.1 All garage doors shall be natural wood or metal.

## **13.0 LANDSCAPING**

- 13.1 The Design Review Committee will review minimum requirements for landscaping. Every Owner must submit a landscape plan with its architectural plans to the Design Review Committee, with a fee of \$50.00 to cover the expense of review pursuant to paragraph 11.04.

- 13.2 At a minimum, all Lots will be required to have three (3) two inch (2") caliper trees planted in the front yards and have the front foundations of the home landscaped. In cases where the Lots are totally wooded, the tree planting may be substituted for other types of landscaping, to be approved by the Design Review Committee. All Lots that are not totally wooded must be fully seeded or sodded by a professional landscaping company. When Lots are seeded, at least eight (8) pounds of perennial grass must be used per one thousand (1,000) square feet and the ground fully covered. In addition, all open lots will have 3-3-1/2" caliper trees planted which maintenance and watering shall be the responsibility of the homeowner's association until the Declarant/Developer has sent written notice to the lot owner transferring the responsibility for the proper watering and maintenance of said trees.

Prior to the beginning of any construction activities, the lot owner or the builder is responsible for erecting a minimum of a 5' diameter and 4' tall construction fence with a tree located in the center of the fencing. This fence is to be maintained until completion of construction. No construction traffic or materials are to be stored within this fenced tree protection area. If any tree is damaged during the construction period, the lot owner shall replace any damaged tree with one of the same type and size as at the time it is damaged. The lot owner shall have the right to move any trees that interfere with the driveway location, provided any move be minimal.

- 13.3 Satellite dishes are allowed only in the rear of the Lot. All dishes must be out of view of the public or adjoining properties and sufficiently screened. Any exceptions must be submitted to the Design Review Committee for approval.
- 13.4 All swing sets and other structures such as children's play devices and similar such equipment shall be kept to the rear of the Lot and totally shielded from public view. They should be made of wood or other natural material and must be painted or stained in earth-tone colors.
- 13.5 All the mailboxes in the subdivision shall conform to the details and specifications outlined in Exhibit C-1.

#### **14.0 EXTERIOR LIGHTING**

- 14.1 Every house shall have a carriage light and post at least six (6) feet in height at the right-of-way line. Exceptions for panhandle lots or any other exceptions must be submitted to the Design Review Committee. All post lights shall have a photo cell and remain lit during all hours of darkness.
- 14.2 No post lights of any kind shall be allowed along the narrow flag area; however, ground level lights to illuminate the driveway are allowed but not required. The carriage light shall remain lit during all hours of darkness unless a variance is approved.

## **15.0 SWIMMING POOLS**

- 15.1 In ground swimming pools are permitted in the side or rear yard only. No above ground pools are permitted. All swimming pools must be approved by the Design Review Committee before commencing construction.

## **16.0 FENCING**

- 16.1 Fences may be permitted on the rear yards subject to prior approval by the Design Review Committee. In general, no barricade-type fence over four (4) feet high shall be allowed and all studs for fences must be on the inside of the fence. Fences higher than four (4) feet but no higher than six (6) feet shall be allowed around swimming pools, hot tub areas that need privacy, but have to be approved on a case-by-case basis.
- 16.2 No non-coated chain link fences shall be permitted. Coated chain link fences in extremely limited cases may be approved by the Design Review Committee.

## **17.0 ACCESSORY STRUCTURES**

- 17.1 Any outbuildings must be specifically approved by the Design Review Committee and must be on poured concrete or block foundations that are constructed of the same materials and finished in the same manner as the main structure.
- 17.2 Dog kennels shall be put to the rear of any house and screened from adjoining properties, and must be approved by the Design Review Committee.
- 17.3 No accessory structures requiring footers or concrete floors or excavation for amenities will be allowed without the specific approval of the Warren County Health Department.

## **18.0 SEPTIC SYSTEM/DRAINAGE**

- 18.1 All Lots at Country Brook need a specific house layout approved by the Warren County Health Department for the maximum use of the Lot for building area. Three Hundred (300) feet of leach lines per bedroom is the minimum required.
- 18.2 All drainage pipes of any kind, to include pipes for septic aeration and curtain drains, must be kept below ground level. Where they exit at the surface, **THEY MUST BE CUT OFF BELOW THE SURFACE, CAPPED, AND COVERED WITH STONE** so that the lines will leach properly but will not be visible.
- 18.3 All drainage pipes of any kind must be run all the way to the front of the Lot to the roadside ditch or to the rear of the Lot. No pipes shall be run to the sides of Lots where it can drain onto a neighbor unless there is a marked drainageway on the construction drawings between lots.

18.4 No sprinkler systems are allowed to be installed through or over septic system leach fields.

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## **EXHIBIT “B”**

### **COUNTRY BROOK CONSTRUCTION STANDARDS**

1. All Owners must submit final architectural plans and a to-scale site plan showing the location of the house, driveway, and septic field in relationship to the street and the surrounding Lots. In addition, a to-scale drawing of the landscaping plan must be submitted. A fee of One Hundred Dollars (\$100) for the building plan and Fifty Dollars (\$50) for the landscaping plan must accompany the plan submission. When plans are submitted to the Design Review Committee for review, the Owner must rough stake the Lot and mark any significant trees that have to be removed. The maximum review time for a set of plans after the initial submission shall be ten (10) working days. If written approval is not received within ten (10) working days, builder must send a fax to Atelier Design and to Declarant stating that the plans were not approved on time and he is proceeding with construction.

All submissions for architectural review should go directly to:

Atelier Design  
Attn: Roger Gullickson  
1045 Centerville-Station Road  
Centerville, OH 45459  
937-433-0252

All landscaping design submissions should go directly to:

Envision-Works, Inc.  
Mr. Eric Sauer  
5400 Kentshire Drive #2  
Dayton, OH 45440  
937-396-1134

2. Items precedent to the beginning of construction:
  - A. The Owner/Builder must have obtained prior builder approval and have in his possession a set of signed and approved building plans, landscape plans, and a signed and approved site layout showing the exact location of the house, drive, and all other improvements.
  - B. The house and improvements must be finally staked and the builder must have approved in writing by the Design Review Committee
  - C. A driveway culvert of a size and elevation approved by the County Engineer must be installed in the driveway and parking area, and **MUST BE COVERED WITH**

ENOUGH GRAVEL SO THAT MUD IS NOT TRACKED ONTO THE ROADWAY.

- D. A Port-O-John has to be on site.
- E. A dumpster of sufficient size to handle all of the debris so there is never any overflowing shall be delivered to the site.

After items A thru E are completed, Lot clearing and construction can begin.

- 3. No burning of construction material is permitted. Construction waste must be removed from the building site in a timely manner so as not to create an eyesore or present a hazard to adjacent Lot Owners.
- 4. When the builder or Owner takes title to the Lot, the title holder shall become responsible for all for the roadside ditch, bale blocking, sedimentation problems, etc.
- 5. Owners and/or builders in violation of any regulations, restrictions, design standards or construction standards will be verbally notified. If any situation is not corrected immediately, they will receive written notice by certified mail, personal delivery, or facsimile from the job superintendent of the development pointing out the specific problems. If these are not cured within four (4) working days, the Association shall have the right to fine the owner and/or builder One Thousand Dollars (\$1,000) payable to the Association. If the owner and/or builder fails to pay the fine within ten (10) days of the original written notification, the Association shall have the right to file a lien on the Lot. The owner and/or builder shall be responsible for reimbursing the Association the cost of filing such lien and/or collecting on the lien.
- 6. All construction commenced on any Lot must be completed within eighteen (18) months after the plans and specifications have been approved by the Design Review Committee, subject to delays caused by acts of God, strikes, lock-outs, or labor disputes. The other Owners of the development shall have the right, either individually or collectively, to remove from the Lot any building not completed within the allotted time, provided the Owner of the Lot is not proceeding with diligence to complete construction of same. The owner of the Lot, by acceptance of his or her deed, consents in advance to such removal and to pay on demand the costs thereof, which costs shall be deemed to be a lien on the Lot from the date such removal is commenced.