



STONE LAKE

DESIGN STANDARDS

Introduction

In accordance with Article Six of the Declaration of Covenants, Conditions, Restrictions and Assessments for STONE LAKE (the “Declaration”), prior Design Review Board approval is required for all plans and specifications for structures built in the Stone Lake Community. For the Design Review Board (the “Review Board”) to carry out this approval responsibility, Article Six of the Declaration provides for the adoption of written Design Standards which shall control the approval of plans and specifications for structures, and which shall control any matter that affects the exterior appearance of the Community. An Owner’s or Builder’s plan for construction on the owner’s lot is required to be submitted to the Design Review Board for its approval before construction may start.

The Design Standards are applicable to owners, occupants and builders during the period of construction and continuously after construction is completed and after the structure is used or occupied. It is therefore important that all Owners, Occupants and Builders make themselves aware of the restrictions, criteria and procedures contained in these Design Standards.

Terms, which are capitalized herein will, in most instances, such as “Owners,” “Lot,” “Property,” etc., be defined or referred to in the Declaration.

“Structure” is defined as any thing or object, the placement of which upon any Lot, may affect the appearance of such Lot, including, without limitation, any building, garage, porch, greenhouse, patio, deck, swimming pool, driveway, walk, paving, wall, fence or any other temporary or permanent improvement on the Lot.

Purpose

These Design Standards are adopted (and may from time to time be amended) in order to establish and assure a uniform plan for the development and maintenance of the Property, and in furtherance of the following purposes:

- A. The creation on the Property of a community consisting of well-planned residential, recreational, and open-space buildings and facilities.
- B. The promotion of the health, safety and welfare of all Owners and Occupant.
- C. The preservation, beautification and maintenance of the Property and all structures thereon, at a community of high quality.

D. The preservation and promotion of environmental quality.

DESIGN STANDARDS

Adopted by the Design Review Board

Adopted: 10/15, 1990 **FINAL**

ARTICLE I

DESIGN REVIEW STANDARDS

Architectural Features

A. General. A uniform standard of excellence in architectural design is expected. Except for a general traditional theme, there is no preferred style of house in Stone Lake. The only constant is quality. All Owners should be free to choose a home in a style best reflecting their way of living.

B. Elevation Design and Height. Each Dwelling shall have the same consistent basic design and trim considerations on all elevations. The height of Dwellings is expected to vary and should be determined by each Dwelling's citing, relationship to other Dwellings, orientation to the street, and to the overall composition of the community.

C. Materials and Colors. Dwellings shall have a complimentary integrity of materials and colors. Exterior materials and colors should be pre-selected along with Dwelling type to relate to other Structures. Monotony of color, as one Dwelling relates to another, will not be permitted.

D. Specific Architectural Standards.

1. All Dwellings shall have a minimum living space of 2,500 square feet, excluding finished basements and garages.
2. All Dwellings shall have two-car, or larger, attached garage, with room therein for storing trash receptacles.
3. All Dwellings shall have a minimum of 8/12 roof pitch, unless otherwise approved by the Review Board.
4. All roofs shall have Celotex Presidential, Hallmark Shingle, Cedar Shake or a shingle of equal or higher quality that has been specifically approved by the Review Board.
5. No decks or patios will be permitted in the front or side yards of a Lot, or in a portion of a Lot visible to the street. All decks and patios shall be reviewed as part of the house plans.
6. No skylights shall be on any elevation facing, or be visible from, Stone Lake Drive.
7. No above-ground swimming pools shall be permitted.
8. All Dwellings shall include an approved sprinkler/irrigation system (with deduct meter), and the system shall be capable of operating automatically in the absence of rain for 30 minutes at least two times per week in all grassy areas, unless forbidden by governmental authorities.

9. Each Dwelling shall include a driveway post light which shall be subject to approval by the Review Board as to location and design. Each post light shall operate on a direct-wired photocell for illumination during night hours. The post light shall include a mailbox, a newspaper box, and house number, all as an integral or attached part of the design thereof.
10. All chimneys shall be brick on masonry. No chimneys shall have a pre-fab appearance with metal flue exposed.
11. Utility boxes attached to the surface of a Dwelling shall be painted the same color as the elevation to which they are attached, or screened in a manner approved by the Review Board.
12. No outside storage sheds or structures shall be permitted.
13. No fencing shall be permitted, except around approved in-ground swimming pools approved in detail by the Review Board. Such fencing shall adhere to City of Centerville specifications.
14. No driveways or sidewalks shall be constructed of concrete or macadam (blacktop). All driveways and sidewalks shall be constructed with brick pavers having the same color, size and configuration as the brick pavers used in Stone Lake Drive. All driveways and sidewalks, and methods of installation of the same, shall be subject to prior written approval by the Review Board. All pavers shall be installed in accordance with methods recommended by the manufacturer.
15. No basketball goals or backboards shall be permitted.
16. No rear yard play equipment shall be permitted, unless approved by the Review Board as to size, design and location.
17. All projections, such as downspouts, gutters, and vents shall be painted to match the color of the surface from which they project, or be painted a color approved by the Review Board. Storm windows and doors shall be painted an approved color to match other adjacent surfaces.
18. Dwellings shall be designed to relate to existing grade conditions. All exposed basement walls shall be covered with brick, stucco or drivit to grade, subject to approval of the Review Board.
19. All colors and materials shall be approved prior to construction as part of the plans and specifications.
 - a. Earth tone and muted colors shall be used on all painted surfaces.

b. Primary exterior materials shall be stone, brick, stucco or drivit. Solid natural woods shall be used only for accent and variation of design.

20. Minimum set backs of Dwellings shall be 25-30 feet for front yard, 30 feet for rear yard, and 10 feet for side yard, as specified by the Review Board.

21. All houses shall be constructed at the floor elevation set forth on the engineering plans for the applicable lot as recommended by Woolpert Consultants. No change from said floor elevation shall be permitted without the prior written consent of the Review Board after review of recommendations from the applicant's consulting engineer and/or Review Board's consulting engineer.

E. Landscaping Plan. The landscaping plan at a scale of 1"=30' or larger shall be provided by the Builder. This plan shall indicate house citing, driveways, walkways (on-site and adjacent pathways), and other "hard" features. Size, type and locations of all plant material shall be indicated, as well as installation details. The Review Board shall approve this plan prior to installation and as part of the plans and specifications. Criteria for plant location must recognize house type, orientation, maintenance, privacy, relationship to walls, walkways, and visibility impact from streets and open space.

1. Guidelines. The Builder's landscape shall achieve the following objectives:

- a. Shrubs attractive to wildlife as food and cover.
- b. Trees and shrubs that offer interesting color, texture, and form throughout the changing seasons.
- c. Diversity of species. At least 5-6 species of trees and shrubs shall be used on parcels. No planting scheme utilizing one or two species shall be permitted or approved.

2. Builder Planting. Minimum requirements for plant material for unwooded lots will be required in accordance with the requirements listed below:

- a. Overhead canopy trees - major shade trees (high crowns of foliage): Minimum 2-1/2" diameter. One tree per 1,800 square feet of gross lot area or fraction thereof.
- b. Intermediate focus trees - minor trees, evergreen trees (eye level, screen, planting, accent planting): minimum 4' - 8' high flowering trees, 4' - 8' high evergreens. One tree per 1,800 square feet of gross lot area or fraction thereof.
- c. Ground plane planting - shrubs, specimen plants, ground covers; minimum two plants per 1,000 square feet of gross lot area or fraction thereof, but in no case less than 10 plants per dwelling unit.

- d. The landscaping budget for each lot shall be a minimum of \$5,000, and the Review Board reserves the right to verify the same by review of Builder's landscaping invoices.

All material will be installed by acceptable methods and be guaranteed for one year from the date of installation. The Review Board shall have the right to require that the entire lot be sodded.

F. Drainage Plan. The Builder shall submit a drainage plan which shall be subject to prior written approval of the Review Board. This plan shall explain how storm water on all surfaces (including, but not limited to roofs, patios, and other non-porous or semi-porous surfaces) will be drained so as to minimize discharge of water onto driveways, sidewalks, and Stone Lake Drive. Storm water from downspouts and other similar sources, including water from sump pumps in basements, shall discharge so as to drain onto lawn areas and shall not be tiled or otherwise discharged so as to drain onto driveways, sidewalks, and/or Stone Lake Drive. Where possible, such waters shall be discharged to the rear of the house and away from surfaces leading to Stone Lake Drive. Builders will be required, where possible, to tile storm water directly into storm sewers within Stone Lake Drive. All construction shall recognize and maintain the Stone Lake master drainage plan, prepared by Woolpert Consultants. No changes shall be made in such master drainage plan without the prior written consent of the Review Board, after review of the recommendations of the applicant's consulting engineer and/or the Review Board's consulting engineer.

ARTICLE II

PROCEDURES AND REVIEW PROCESS

Plans and Specifications

Before an applicant may start construction or alteration of a "structure," he/she must submit detailed Plans and Specifications to the Review Board for its approval. Approval of Plans and Specifications shall be by three sequential submissions:

- A. Schematic
- B. Preliminary
- C. Final

Submissions must be made in the order indicated, and approval from the Review Board must be obtained on the prior submission before a subsequent submission will be considered; provided, however, that if the level of detail and quality of the submission is such that one or two submissions are unnecessary in the opinion of the Review Board, such submissions may be waived by the chairman (or, if absent, by the vice chairman) of the Review Board. All approvals or disapprovals shall be in writing to the applicant, signed by the chairman or vice chairman of the Review Board.

All submissions must be delivered to the Review Board at least 15 days before its next scheduled meeting. Each submission shall contain two (2) copies of the materials required for review. If the

submission is not found by the Review Board to be deficient, the Review Board may accept the submission for review and act upon it at its next meeting.

The Review Board may (1) approve the submission in the form submitted; (2) approve the submission with modifications as noted; or (3) disapprove the submission. If approved with modifications, the applicant may resubmit the portion with the modifications and such portion may be approved by the chairman of the Review Board at his discretion without a meeting of the other members of the Review Board. The Review Board is not required to render its decision at any particular meeting but shall render its decision within a reasonable time. It may request further information from the applicant prior to its final decision.

Certificate of Compliance

After the final submission has been approved and at such time that the structure is substantially completed (all areas reviewed are completed to the point where they can effectively be inspected), and prior to the use and/or occupancy of the structure, the applicant shall file with the Review Board a request that a Certificate of Compliance be issued with respect thereto. The request should be made at least 15 days prior to the applicant's desired action date.

If the Review Board finds that the work as completed complies with the Plans and Specifications approved by it, it will promptly issue a written letter or Certificate of Compliance to the applicant. If, for reasons beyond control of the applicant, minor items of work have not been completed, the applicant may apply for, and the Review Board for good cause shown, may issue a Conditional Certificate of Compliance conditioned upon the completion of such items within the period stated in such certificate. After the items are completed, the applicant shall proceed as above to obtain an unconditional Certificate of Compliance.

If the Review Board finds that the work as completed does not comply with Plan and Specifications approved by it, it will issue to the applicant a list of deficiencies indicating areas of non-conformance with the approved Plans and Specifications. After the deficiencies have been completed to the satisfaction of the Review Board, the applicant shall proceed as above to request the Certificate of Compliance.

Retention of Records

The Review Board shall maintain and keep on file one complete set of all approved Plans and Specifications and all records pertaining to the issuance of all Certificates of Compliance.

ARTICLE III

SUBMISSION CONTENT

The preceding review procedures demonstrate the method of review of each submission presented by a builder. The following is an outline of what is required in each submission to complete the approval process from the point of original design sketches to the point of construction start.

All submissions, whether they be schematic, preliminary or final, must contain certain basic Title Block information. Title Block information is to include (but not be limited to) the following:

- A. The name and address of the builder.
- B. Lot designation.
- C. Scale
- D. Date of preparation and revisions to include an explanation of the nature of revisions.
- E. Stage of submission; i.e., schematic, preliminary, or final.
- F. Key or legend for all material or line indications
- G. Numbered or lettered sheets with reference to total quantity in complete set (1 or 4, etc).

Schematic Submission

The schematic submission should be a rough layout showing all proposed structures to include, but not be limited to:

- A. Rough site plan layout indicating building areas. The architectural indications at this stage may be in conceptual rough or sketch form.
- B. Photographs of adjacent site and/or building conditions that have a visual or physical relationship to the submitted structure.
- C. Description of type and color of exterior materials (brick, stone, trim, roof, etc).
- D. Architectural elevations and basic exterior material concepts. This material may be in sketch form but should be accurate enough to convey the quality and size of the structure, its location on the lot, and approximate square feet of living area.

Preliminary Submission

This submission should respond to all comments on previous stage submission plus normal, more specific design features, to include, but not be limited to:

- A. Upgraded site plan with hard-line building outline, incorporation of proposed grades (contour lines and spot elevations) with existing topography storm drainage information, or showing proposed changes in grade, indication of natural features to be preserved, driveways, walkways and other paved areas.
- B. Preliminary landscape plan, which shall include a tree inventory showing trees to be retained and to be removed.
- C. Architectural elevations drawn to scale, including exterior details, exterior materials and color concepts, and including location and identification of materials for all structures.
- D. Preliminary drainage plan, which shall explain how storm waters will be discharged so as to avoid drainage of water into driveways, sidewalks and Stone Lake Drive.

Final Submission

This submission should respond to all comments made at the previous stage, and shall include but not be limited to:

- A. The site plan in final contract form with all details and specs for construction.
- B. The architectural plans in final contract form with all details and specs for construction. Architectural elevations should show grading lines corresponding to site plan. Actual living space computations should be included.
- C. Actual color and material samples, including brand names, with application or distribution schemes.
- D. The landscape plan should be a final contract document specifying location, size and type of materials plus hard features, such as walks, driveways, site lighting and graphics.
- E. The drainage plan should fully explain how each surface will be drained, showing all downspouts, underground tiling, and locations to which storm waters will be discharged.
- F. Plans showing temporary construction conditions (office trailer, storage locations and signs).
- G. Any surveys required by the Review Board to locate proposed structures accurately.