

**NEIGHBORHOOD
DESIGN REVIEW STANDARDS
FOR
WHITE BARN TRAILS
AT STONEHILL VILLAGE**

Located At

**STONEHILL VILLAGE
BEAVERCREEK TOWNSHIP, GREENE COUNTY, OHIO**

This Document Prepared By

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Neighborhood Design Review Standards For White Barn Trails at Stonehill Village

The following Neighborhood Design Review Standards are adopted pursuant to Part Four of the Master Declaration of Covenants, Conditions and Restrictions for Stonehill Village.

Article One Overview

Section 1.01 Purpose of Neighborhood Design Review Standards

The purpose of this Neighborhood Design Review Standards (“Neighborhood DRS”) is to establish the particular standards, specifications and requirements that will give the White Barn Trails at Stonehill Village Neighborhood its unique character and appeal. This Neighborhood DRS provides specific requirements and restrictions that apply to all Improvements in this Neighborhood.

Section 1.02 Relationship to Community Design Review Standards

This Neighborhood DRS supplements the Community Design Review Standards for the Stonehill Village Community (“Community DRS”). It also modifies certain requirements in the Community DRS, as those particular provisions relate to this particular Neighborhood. As a supplement, this Neighborhood DRS is subordinate to the Community DRS. But, the Community DRS and this Neighborhood DRS are to be read together as compatible documents addressing different aspects of the design and construction of Improvements in this Neighborhood. This Neighborhood DRS further refines the standards applicable to this Neighborhood, but does not create any lower standards than apply to the Community as a whole through the Community DRS.

Section 1.03 Relationship to Other Governing Documents

This Neighborhood DRS is one of the Governing Documents for the Community. It must be read and interpreted in conjunction with the purpose and scope of the other Governing Documents, and not as an independent document. But its application is limited to issues relating only to this particular Neighborhood. It does not have any impact upon other Neighborhoods in the Community, or upon other Governing Documents that do not apply to this Neighborhood.

Section 1.04 Identification of Developer

For purposes of this Neighborhood DRS, Nutter Enterprises, Ltd., is the Developer of this Neighborhood.

Section 1.05 Interpretation

This Neighborhood DRS must be liberally construed in a manner that will best achieve the purpose, intent, goals and objectives of the Declaration. During the Development Period, the Developer will have the exclusive power and discretion to resolve any questions concerning the proper interpretation of this Neighborhood DRS. After the Development Period, the Board of the Association will have the exclusive power and discretion concerning these interpretations. All interpretative decisions of the Developer and the Board will be final and binding on all Persons. If there is a conflict between the terms of the Declaration and this Neighborhood DRS, the terms of the Declaration will control. If there is a conflict between the terms of this Neighborhood DRS and the Community DRS, the terms of the Community DRS will control, except as specifically modified in this Neighborhood DRS..

Article Two Adoption and Administration

Section 2.01 Adoption of Neighborhood Design Review Standards

Attachment 1 contains the standards, specifications and requirements applicable to all Improvements in this Neighborhood. That Attachment is incorporated by reference into, and made a material part of, this Neighborhood DRS. The Developer adopts the standards, specifications and requirements described in Attachment 1 as the Neighborhood Design Review Standards for this Neighborhood. All Owners of Lots in this Neighborhood are subject to this Neighborhood DRS. No Owner will begin or continue any Work on any Improvements on any Lot in this Neighborhood unless and until the Owner has complied with all terms, conditions and requirements in the Declaration, the Community DRS, and this Neighborhood DRS.

Section 2.02 Administration of Neighborhood Design Review Standards

The Design Review Board has exclusive jurisdiction over, and all rights, powers and authority relating to, all aspects of the administration and enforcement of this Neighborhood DRS, as well as related provisions of the Declaration and the Community DRS. However, all powers and authority of the DRB are subordinate and subject to the rights of the Developer during the Development Period, and to the continuing supervision and control of the Board at all times.

Section 2.03 Applicable Law

All procedures described in this document are separate and distinct from, and subject to, all Applicable Laws. In addition to the approvals required in the Neighborhood DRS, all Owners will be required to obtain from the appropriate Government Entities all necessary zoning permits, building permits and other permits and inspections required by Applicable Law. Further, all Owners and their Builders will be required to comply with all Applicable Laws regarding construction standards, disposal of waste, use of public roadways and other aspects pertaining to the performance of Work in the Neighborhood. To the extent that this Neighborhood DRS, the Neighborhood DRS, the Declaration, or any of the other Governing Documents impose greater restrictions, standards or requirements than Applicable Law, the Owner and Builder must comply with those more stringent restrictions, standards and requirements. Compliance with Applicable Law will be at the sole cost and expense of the Owner.

Article Three Amendment to Community DRS

Section 3.01 Neighborhood Builder Group

For purposes of this Neighborhood only, the approved Builder Group for this Neighborhood will consist of G.A. White Homes, Inc., as the sole and exclusive approved Builder for all Improvements in this Neighborhood. This amendment to the Community DRS will remain in effect as long as G.A. White Homes, Inc., is in compliance with all Governing Documents and is performing without default under the terms of the Real Estate Purchase and Development Agreement between the Developer and G.A. White Development Co., LLC.

Section 3.02 Design Review Board

For purposes of this Neighborhood only, Gordon A. White, Jr. is appointed as a special additional member of the Design Review Board, with all of the rights and responsibilities applicable to other DRB members. This appointment is applicable only to Gordon A. White, Jr., and may not be delegated to any other person or entity without the Developer's prior written consent. This amendment to the Community DRS will remain in effect as long as G.A. White Homes, Inc., is the sole approved Builder in this Neighborhood, is in compliance with all Governing Documents and is performing without default under the terms of the Real Estate Purchase and Development Agreement between the Developer and G.A. White Development Co., LLC.

Section 3.03 Effect of Amendment

The amendments to the Community DRS in this Article apply only to this Neighborhood. Except as specifically amended in this Article, the Community DRS remain in full force and effect, and are applicable to this Neighborhood, as amended.

Article Four General Terms and Conditions

Section 4.01 Enforcement and Remedies

The DRB will have full power and authority to enforce this Neighborhood DRS in the manner and to the extent provided in the Declaration and the Community DRS. In those instances where the DRB does not have specific enforcement authority under the Declaration, the Community DRS or the other Governing Documents, the DRB may refer the matter to the Developer or to the Board of the Association for enforcement. The DRB, the Developer and the Board of the Association will have the right to pursue all remedies provided in the Declaration, the Community DRS and the other Governing Documents if any violation of this Neighborhood DRS occurs.

Section 4.02 Binding Effect

All terms, covenants, conditions, restrictions, reservations, obligations, rights, benefits and privileges in this Neighborhood DRS are binding upon all Persons who now own or in the future acquire any rights, title or interest in any Lot, Common Area or other portion of this Neighborhood, and their respective heirs, beneficiaries, administrators, executors, guardians, conservators, custodians, attorneys-in-fact, legal representatives, successors and assigns.

Section 4.03 Constructive Notice and Acceptance

Every Person who now or in the future owns or acquires any rights, title or interest in any Lot, Common Area or other portion of this Neighborhood will be conclusively deemed to have notice of this Neighborhood DRS by virtue of references to this instrument in the Master Declaration for Stonehill Village recorded in the office of the Greene County Recorder. By acceptance of a deed, mortgage or other instrument conveying any right, title or interest in any Lot, Common Area or other portion of this Neighborhood, the Person holding such interest will also be deemed to have consented and agreed to every term, covenant, condition, restriction, reservation, obligation, right, benefit and privilege in this Neighborhood DRS as being reasonable, necessary and fully enforceable, whether or not the instrument by which the Person acquired the interest specifically referred to the Declaration, the Community DRS or this Neighborhood DRS.

Section 4.04 Amendment

During the Development Period, only the Developer may amend this Neighborhood DRS. Any amendment by the Developer will not require any notice to, or consent, approval or signature of, the Association, Board, DRB, any Neighborhood Society or Council, any Owner, Qualified Mortgagee, or any other Person. After the Development Period, only the Board of the Association may amend this Neighborhood DRS by the affirmative majority vote of the Board members.

Section 4.05 Prior Non-Conforming Improvements

If as a result of any amendment to this Neighborhood DRS, an Improvement that existed or that the DRB had approved prior to the effective date of the amendment would no longer be deemed to comply with this Neighborhood DRS, that prior non-conforming Improvement will be permitted to remain, and will not be deemed to be in violation of the Neighborhood DRS, as amended. However, all prior non-conforming Improvements must be brought into full compliance with this Neighborhood DRS as then in effect if that Improvement is materially damaged, destroyed, removed, repaired or replaced.

Section 4.06 Partial Invalidity

If a court of proper jurisdiction determines that any provision of this Neighborhood DRS, or its application to any Person, is to any extent void or invalid, then the remainder of this Neighborhood DRS will not be affected, and each remaining provision will be valid and enforced to the fullest extent permitted by Applicable Law.

Section 4.07 Governing Law

This Neighborhood DRS will be governed by and construed and enforced in accordance with the laws of the State of Ohio, and other Applicable Laws of any appropriate Government Entity.

This Neighborhood DRS has been adopted by the Developer and unanimously approved by the Council of the White Barn Trails Neighborhood Society, Inc., on the 10th day of October, 2018.

DEVELOPER:

NUTTER ENTERPRISES, LTD.,
An Ohio Limited Liability Company

By: 
Robert W. Nutter, Authorized Member

APPROVED BY COUNCIL OF SOCIETY:


Robert W. Nutter, Director


Gordon A. White, Jr., Director

Attachment 1

NEIGHBORHOOD DESIGN REVIEW STANDARDS

STANDARDS, SPECIFICATIONS, AND REQUIREMENTS FOR WHITE BARN TRAILS AT STONEHILL VILLAGE

White Barn Trails Standards, Specifications and Requirements

Introduction:

The following are the design standards for building a home in White Barn Trails at Stonehill Village. The developer and the community association understand that each home, and each neighborhood of the community, is unique and will have different density, architectural, topographical, and landscape issues. This document describes the core goals and objectives for the design of the neighborhood. Materials and technology evolve over time and unique situations can arise that may require updates or changes to these standards. Consequently, the Stonehill Village Design Review Board keeps an open mind to suggestion and change. Each submission will be considered on a case-by-case basis. No prior approval or denial shall be considered as precedent for subsequent approval or denials.

Neighborhood Setup:

White Barn Trails at Stonehill Village will be a new neighborhood in Stonehill Village. Neighborhood representatives will be elected from the neighborhood pursuant to the Governing Documents for Stonehill Village and White Barn Trails at Stonehill Village.

All lots and residents at White Barn Trails will be under and belong to the Stonehill Village Community Association ("HOA") and the White Barn Trails Neighborhood Society ("Neighborhood Society").

Architectural Style:

The approved architectural style at White Barn Trails is derived from American traditional architecture styles, which include: the Arts & Crafts movement, colonial, craftsmans style, and American farmhouse style architecture.

Architectural Massing and Scale:

The architectural massing and scale for White Barn Trails can best be achieved by close adherence to the scale and proportions of the American traditional styles. White Barn Trails neighborhood will include five or more separate base models, with other custom plans and exterior elevations available. The goal of the neighborhood is to have a mix of home plans and elevations to give a custom feel of the neighborhood, similar to Spindletop. Particular attention should be given to the basic massing of elements, the roof forms, the floor to ceiling heights, the window arrangements and proportion and relationship of each part of the home as a whole, as well as general improvement symmetry.

Construction Envelopes:

Construction envelopes will be established by the builder in conjunction with Beaver Creek Township zoning ordinance for each lot indicating the area designated for construction of the improvements.

Home Size and Height:

The minimum heated and air-conditioned area, exclusive of basements, permitted in a dwelling shall be between 1,850 and 5,000 living square feet (S.F.) with an attached two, three, or four car garage. Houses with front entry garages may only have a total of two garage doors and up to three total garage spaces (e.g. a maximum of one double garage door and one single garage door). Any second floor living area is included in the overall square footage. Garages, basements and rooms over garages are not considered in square foot calculation. The DRB shall have the right to modify these requirements to accommodate unusual-shaped lots.

Exterior Finished Materials:

Any change to products due to unavailability must be approved by the DRB prior to installation. All variances will be noted on DRB application.

1. Roofing: Roofs on dwellings in White Barn Trails shall be constructed of approved dimensional shingles. Several colors will be allowed that match the overall appearance of the neighborhood green and red roofs will not be allowed.
2. Gutters and Downspouts: Gutters and Downspouts shall be constructed of aluminum and painted according to the color selection package chosen. Placement of gutters and downspouts will not interrupt the front elevation wall space.
3. Brick: Bricks shall be oversized. Mortar joints should be traditional grapevine or concave as selected for the project. The mortar color should complement the brick color. Brick selection from the various manufactures will be allowed in the washed or tumbled series. Color chosen will complement the overall color selection package of this house. Traditional brick detailing is encouraged, such as English and Flemish bonds, water table capes, sills, jack arches, segmental arches and soldier courses.
4. Stone: Stone will be architectural grade natural or manmade stone. Stone may be either stick-on stone or bearing. Stone colors will match the exterior color scheme and complement the overall look of the neighborhood.
5. Siding: No vinyl siding will be allowed on exterior of residences. Cement or composite wood looking siding will be used on some elevations instead.
6. Windows: Windows utilizing traditional themes with mullions will be required on the front elevations. The rear and side elevations may have windows with or without partial grids as shown on the blueprints submitted for approval. However, on the rear and/or side elevations, the use of grids must be consistent. Exterior mullion colors must match color palate of house. The approved manufacturer is Anderson Silverline, 100, 200, or 400 series or

similar vinyl clad windows. Windows may be either double hung or casement windows. All windows above grade will be casement windows. Window boxes will not be allowed at White Barn Trails.

7. Paint Colors: Doors, fascia, cornices, soffits and other miscellaneous trim are subject to color selection approval by the DRB. Colors are chosen with the color package of the home in mind to ensure a consistent look across the neighborhood.
8. Shutters: Shutters may be used in the White Barn Trails neighborhood.
9. Front Doors: Front doors shall be fiberglass, steel, or wood doors that are designed and stained to give the look of natural wood. Doors may also be painted a matching paint color or be finished to match the window package of the home. The front door stain color will match the overall color palate of the house. Front door hardware will be provided by Schlage or similar manufacturer to compliment the look of the door. Doors may include sidelights and or transoms.
10. Secondary Doors: Shall be thermo pane units to match the exterior elevation of the house and will be manufactured to match the look of the window package. The use of grids on secondary doors will be consistent with the use of window grids in the elevation.
11. Utility Doors/Pedestrian Garage Doors: Shall be paneled and color matched to the exterior color of windows and other secondary doors.
12. Skylights: Skylights are permitted, however not on the front elevation and must be consistent with the architectural theme.
13. Garages and Garage Doors: Garages shall be front, courtyard or side entry attached. Nine or eight foot wide and seven or eight foot high individual bay doors or 16 or 18 wide and seven or eight foot high double bay doors by Clopay, Overhead Door or similar. The garage door color will match the exterior paint and trim colors. Windows are encouraged in the walls of garages. Sufficient storage area should be planned for tools, auto accessories and trash storage in the total garage space. Houses with front entry garages may only have a total of two garage doors and up to three total garage spaces (e.g. a maximum of one double garage door and one single garage door).
14. Driveways: The appearance of driveways and entry courts should be consistent throughout the neighborhood. Driveways shall be made of concrete. Driveway to be flared at street to allow easy access. The courtyard area of the driveway may be concrete, pavers or stamped concrete in a complimentary color to the house with prior approval by the DRB. Driveways can be up to 20' wide.
15. Screen Porches: Screen porches are allowed only on the rear of homes and are not permitted on the sides or front. All screen porch trim shall be painted or stained to blend with the exterior of the home.
16. Balconies, Porches, Platforms and Decks: All constructed platforms at grade shall be located within the construction envelope and of concrete unless otherwise approved by the DRB. All constructed platforms above grade shall be located within the construction envelope and appropriate decking material. The dimensions of all decks and patios must be submitted to the DRB for approval.

17. House Numbers: House numbers shall be standard for all houses and be provided by the builder and integrated into the mailbox. House numbers will not be located on the houses themselves.
18. Solar Collectors: Solar collectors are not permitted.
19. Storm and Screen Doors: Storm and screen doors shall not detract from or adversely alter any entryway's appearance. Storm and screen doors are not permitted on the front door facing the street. All storm and screen doors must be approved by the DRB.
20. Trellis: A trellis should harmonize and integrate with the architectural style, design, and visual scale of the building to which it is attached. A free standing trellis is generally not permitted because it is awkward and visually disjointed.
21. All homes in the White Barn Trails neighborhood will have a matching lamp post. The lamp post will be consistent with the architectural styles of the neighborhood. Each lamp post to be equipped with a photo sensor to ensure the light remains on from dawn to dusk. The style of the lamp post should be consistent with the styles throughout Stonehill Village. Lamp post must be positioned to shine light on the front sidewalk of the home. Corner lots may require additional lamp posts to light additional areas of sidewalk.
22. Lots that have backyards which share the property line with the Common Areas surrounding the ponds will have monument markers at the back property corners. These markers will be made of the same fencing material that is required at White Barn Trails (e.g. a corner post in dark bronze). There will be one post at each property corner.
23. Street trees will be selected for the neighborhood in line with the overall guidelines of Stonehill Village. The species of tree will be consistent throughout the entire neighborhood. Maintenance of the street trees will be the responsibility of each property owner.

Site Details:

1. Landscape Plan Review: The landscape plan will be a standard full house plan that contains a variety of plant species to compliment the exterior elevation. All landscape plans shall be drawn at a scale of 1/8" or 1/4" = 1'0" and shall emphasize the foundation planting. Design restraint shall be used in the space between the curb and to within ten feet of any structure in order to maintain a uniform street scene. Landscaping requirements will be stringent for all exposed foundations, especially walk-out elevations. A complete listing of all plant materials designated in the landscape plan is required. A partial plant list approved for use at Stonehill Village is available from the DRB. A series of example landscape plan packages will be pre-approved (approved prior to construction of walls for the first home in the neighborhood) by the Developer and DRB. Builder may submit additional "standard" landscape plans to Developer for approval during the construction phase of White Barn Trails. All landscaping in White Barn Trails will follow the guidelines established by the Governing Documents for Stonehill Village. After the initial approval by the DRB, these pre-approved landscape plans will not need the approval of the DRB before being installed on any homes that use the standard packages. Any substantial deviation from the pre-approved plans will require submission of

landscape plans to the DRB for each home (according to the standard requirements).

2. Fencing Guidelines: Fencing will be permitted on all lots within White Barn Trails with the approval of the DRB. A layout of the fence placement must be submitted, with only perimeter fencing allowed. The approved fencing material is to be Jerith Residential #200 in fade resistant dark bronze and 48 inches in height, or an underground electronic pet containment system.
 - a. Restricted lots: No lots are currently restricted from having a fence. If lot restrictions are added, no fencing will be allowed to be installed. This would be mainly due to the lot size and/or location. Below ground electronic pet containment systems will be considered on these lots with prior approval by the DRB.
 - b. A fence is not to be out of scale or otherwise inappropriate to the settings.
 - c. A fence is not to be visually incompatible with the site or destroy site patterns, vistas, or streetscapes.
 - d. Fences will be 48" in height unless higher required for in-ground pool by local government.
 - e. Fences must be constructed of powder coated or anodized bronze aluminum.
 - f. No unfinished pressure treated lumber fencing or chain link fencing will be accepted.
 - g. Lot owner is responsible for maintaining fence and vegetation on both sides of fence. Landscape beds against fence are not to be mulched higher than the bottom of the fence. No vegetation is to grow into fence.
 - h. Fencing on lots adjoining Common Area fencing will not attach to the Common Area fence. Any plastic wire or mesh fencing that is attached to the Common Area fencing to contain small pets must be the same color as the Common Area fence.
 - i. All gates placed to allow access to leisure trail and/or Common Areas are to have all hardware inside of fence not visible from Common Area. All hardware is to be the same color as the Common Area fence or painted to match the Common Area fence. Residents with lots adjoining Common Areas with Common Area fencing may elect to request a gate in the Common Area fencing for access to the leisure trail and or Common Area from the DRB prior to installation. Materials and installation will be at resident's expense with no expectations of reimbursement from the Developer, Builder, or the HOA.
 - j. No part of fence may straddle the property line or protrude over the property line.
 - k. Fences that impede "clear vision" at intersections sacrifice safety and will not be allowed.
 - l. Fences and landscape hedges are not to be in the front yard of the main house structure.
 - m. The use of barbed wire or electrically charged above-ground fence is prohibited on all land used for residential purposes.
 - n. Accessories or graffiti are prohibited: Banners and signs of any size are prohibited on all residential fences.
 - o. The DRB maintains the right to require additional landscaping in conjunction with the installation of the new fence.

- p. Fences must be maintained including, but not limited to replacing rotted, defective, loose and aged posts and boards, and regularly cleaning mildew, mold, algae, dirt and other residue off the fence. In addition to the maintenance of all sides of any non-Common Area fence, homeowner is also responsible for the regular cleaning of the sides of the Common Area fencing which face the homeowner's property.
 - q. All removal, painting, or staining of existing fencing must be approved.
 - r. No dog runs are permitted. A puppy style lower portion of the fence shall be permissible.
 - s. The fencing should generally run parallel or perpendicular to the rear wall of the building. The DRB will consider approved site elements such as patios or decks in determining the fence layout.
 - t. All underground pet containment systems permitted are subject to all applicable fencing guidelines.
 - u. As with all changes to the exterior of homes within Stonehill Village, the introduction of fencing (above ground or any electronic pet containment system) or changes to approved existing fencing must be reviewed by the DRB prior to installation.
 - v. Fence Construction:
 - i. It is highly recommended that all fencing to be installed by a professional.
 - ii. All posts not to exceed 8' apart.
 - iii. All finished sides of fencing must face out.
 - iv. In all cases, zoning, and any other applicable governing agencies must be consulted by the applicant for other requirements prior to installation.
3. Tree Preservation: Fencing around street trees (if applicable) must be installed prior to any clearing or construction and must be maintained in good condition until construction is completed. Care should be taken on lots adjoining wooded areas so that no trees are harmed. Any existing trees greater than 2 inches in diameter on the lot will not be removed without the express approval of the DRB.
4. Exterior Lighting: Must be submitted to the DRB for approval prior to installation. A plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed. Indicate whether the lighting plan will be operated by a switch or photo cell. Landscape lighting shall be designed to blend with existing architectural elements of the home. To prevent light pollution, any up lit areas of the front elevation should specify the maximum height which will not exceed the height of the front elevation of the residence. Up lit areas will be permitted on the front elevation only. Avoidance of light pollution should also be considered in the selection of the fixtures and lumens selected. Additionally, the lighting plan must be designed so that the light produced does not exceed the boundaries of the property on which it is located. Exterior

lighting and landscape lighting shall be consistent with the style used in the Liberty Hill neighborhoods.

5. Satellite Dishes: Refer to the Stonehill Village satellite dish guidelines prior to installation.
6. Wiring: An integrated system is to be included in all homes in White Barn Trails. The standard integrated system will include phone lines, Ethernet cables, and TV. The system will enter into a central location and distribute throughout the home.
7. Prohibited Items: no homeowner is permitted to keep a trampoline, soccer goal, or temporary swimming pool of any kind in their yard. All temporary recreational items must be moved indoors or into a closed storage every night and when not in use. A hot tub with dimensions of 12'x12' or smaller is permitted only with proper landscape screening or installation into a structure, subject to DRB approval. In ground pools are allowed with DRB approval.

Design Review Board (DRB) Process:

All homes in White Barn Trails will be submitted to the overall Stonehill Village design review board (DRB). The DRB will review the individual home selections and plans against the design standards defined above. The DRB will then either approve the home or ask for changes to bring the home within the guidelines. DRB review needs to be completed within 30 business days from submission of complete application and all required attachments to the DRB.

Each new home needs to complete an Application for Approval of Improvements. Copies of this can be obtained from the Stonehill Village DRB. In general the DRB application includes the following:

1. Completed building plans
2. Site plans
3. Landscape plan
4. Completed application:
 - a. Demographic information
 - b. Exterior color and material selection
 - c. Any accessory structure information

Special Neighborhood Requirements from USPS:

1. Cluster Mailboxes must be used in the neighborhood (and all new neighborhoods within Greene County moving forward) that are specifically approved by the USPS Postmaster.
2. Cluster Mailbox keys shall be managed by G.A. White Homes during the development phase. Once all lots are sold, the management of mailbox keys shall be managed by the overall Stonehill Village HOA.
3. When the cluster mailboxes need replaced, a special assessment shall be made to only the owners at White Barn Trails section of Stonehill Village to pay for new cluster mailboxes.