

RULES AND REGULATIONS

to Supplement the

COMMUNITY DESIGN REVIEW STANDARDS FOR STONEHILL VILLAGE

Promulgated by the Design Review Board

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RULES AND REGULATIONS

To Supplement the Community DRS For Stonehill Village

The following Rules and Regulations to supplement the Community Design Review Standards (“Community DRS”) for Stonehill Village are adopted by the Design Review Board (“DRB”) pursuant to Part Four of the Master Declaration of Covenants, Conditions and Restrictions for Stonehill Village.

Section One: OVERVIEW

Part 1.01 Purpose of Community DRS Rules and Regulations

Under Section 2.04 of the Community DRS, the DRB is authorized to develop and adopt Rules and Regulations relating to the administration of the DRS for Stonehill Village. The purpose of the Community DRS Rules and Regulations is to further clarify the policies, procedures and standards that Owners and Builders are expected to follow, in order to more efficiently administer the DRS. The Community DRS Rules and Regulations provide more detail into the Community DRS, making it easier for Owners and Builders to understand what needs to be done in order to remain in compliance with the Community DRS.

Part 1.02 Amendment and Maintenance of Community DRS Rules and Regulations

The DRB has the authority to amend the Community DRS Rules and Regulations in order to reflect changes and improvements the DRB may deem necessary or beneficial in the performance of its duties. The most current version of the Rules and Regulations of the DRB will be incorporated into, and made a material part of, the Community DRS and all Neighborhood DRS to the same extent as if they were completely rewritten in each of those documents. The DRB will make the Rules and Regulations available to all Owners and Builders upon request.

Section Two: PLAN CONTENTS & REVIEW PROCEDURES

Part 2.01 General

No Work on any Improvements on any Lot in the Community can commence until the DRB has approved the Plans for those Improvements. This requirement applies to all Improvements of every nature or description, including without limitation all Primary Structures, all Accessory Structures and all Landscaping. All Improvements must comply with the terms and conditions of the Declaration, and the Community and Neighborhood DRS.

Part 2.02 DRB Agent

The DRB has hired Springhouse Architects to serve as its agent for the purpose of receiving and reviewing all Plans and applications submitted for Improvements. Springhouse Architects can be reached for questions at (937) 314-1689 or stonehillHOA@springhousearchitects.com. Complete applications can be submitted in the following manner:

(a) Email Submission

Complete applications and all supporting attachments can be submitted by email to Springhouse Architects at stonehillHOA@springhousearchitects.com.

(b) Mail Submission

Complete applications and all supporting attachments can be submitted by regular mail to Springhouse Architects at:

205 East Street Street
Springboro, Ohio 45066

Part 2.03 Application Contents – New Construction

Every Owner or Builder who desires to construct a new Primary Structure on an undeveloped Lot must first submit to the application process described in this Part. Conditional approvals may be given upon successful completion of each phase of this application process, but no application will be considered “complete” until all phases of the application process have been completed to the DRB’s satisfaction, and a written decision of the DRB issued indicating that status.

A. New Construction Application

The New Construction Application must be signed by the Owner. If the Lot has not yet been sold to an Owner and the Lot is owned by the Builder, the New Construction Application may be signed by the Builder. See Schedule 1.

B. Meetings

For each new construction project, a representative of the DRB must meet with the Builder (and the Owner, at the discretion of the Owner and the DRB) as follows:

1) Pre-Construction Meeting

Prior to the commencement of any Work on a Lot, and after the submission of the Preliminary Design Review application as described below, the DRB requires a meeting to discuss the contents of the Preliminary Design Review application. The DRB will contact the Builder to arrange the time and location of the Pre-Construction Meeting. The DRB will inform the Builder in advance if any additional information needs to be prepared and provided at the Pre-Construction Meeting.

2) Site Inspection Meeting

Prior to the commencement of construction of the Primary Structure on a Lot, and after the submission of the Final Design Review application as described below, the DRB requires a Site Inspection Meeting. The DRB will contact the Builder to arrange the time of the Site Inspection Meeting. The DRB will inform the Builder in advance if any additional information needs to be prepared and provided at the Site Inspection Meeting.

3) Final Inspection Meeting

Prior to the issuance of any certificate of completion or final written approval of the application for Improvement of a Lot, the DRB requires a Final

Inspection Meeting, to be held at the site of the Improvement when Work is substantially complete. The Builder and/or Owner must contact the DRB at least 30 days in advance of anticipated completion of the Work, to arrange the time of the Final Inspection Meeting. The DRB will inform the Builder in advance if any additional information needs to be prepared and provided at the Final Inspection Meeting.

C. Preliminary Design Review

Prior to the commencement of any Work on a Lot, the Preliminary Design Review process must be completed. The purpose of the Preliminary Design Review is to evaluate the proposed project to ensure conformance with the DRS and to provide design guidance as necessary.

1) Fee

See Schedule 3 for information regarding fees. The full Preliminary Design Review Fee must be paid with the submission of the complete application package before the DRB will begin to review the application. If the application package requires revision and resubmission, an additional fee in the amount of 50% of the Preliminary Design Review Fee must be paid along with the resubmission, to compensate for the additional time required.

2) Documentation

a) Site Plan (drawn at 1/4"=1' or 1/8"=1'; or no smaller than 1:20)

The site plan must clearly display the following information:

- Property boundaries, setbacks, easements, existing utilities
- Proposed building footprints
- All other proposed Improvements (Accessory Structures, etc.)
- Existing natural amenities (mounds, ravines, large trees)
- Arrow indicating North
- Graphic scale (a box with a line inside the box that measures the equivalent of 8-feet if using a 1/8" scale, or a line that measures the equivalent of 4-feet if using a 1/4" scale, etc.)

b) Grading Plan

The grading plan may be shown on the site plan at the same scale, if preferred.

- Proposed topography changes
- Proposed floor elevations for all structures
- Proposed fence and wall locations and dimensions

c) Architectural Plans (drawn at 1/4"=1' or 1/8"=1')

- Floor plans showing overall dimensions of all levels of Primary Structure and all Accessory Structures
- Electronic architectural plan, incorporated into and clearly marked on the building plan or attached as separate plan drawn to same scale noted above; must also contain written specifications of all features of proposed electronic architecture
- Square footage of all structures
- All major elevations (front, rear, both sides) with building materials indicated
- Overall heights and roof pitches

D. Final Design Review

Prior to issuance of a certificate of completion, which must be obtained from the DRB prior to move-in, the Final Design Review process must be completed. The purpose of the Final Design Review is to ensure that the project is in actual compliance with the approved Preliminary Design Review application and the DRS.

1) Fee

See Schedule 3 for information regarding fees. The full Final Design Review Fee must be paid with the submission of the complete application package before the DRB will begin to review the application. If the application package requires revision and resubmission, an additional fee in the amount of 50% of the Final Design Review Fee must be paid along with the resubmission, to compensate for the additional time required

2) Documentation

a) Copies of Relevant Permits

The application must include copies of all permits required for the proposed Work, issued by the relevant governmental authorities.

b) Site Plan (drawn at 1/4"=1' or 1/8"=1')

The site plan must clearly display the following information:

- Property boundaries, setbacks, easements, all utilities
- Building footprints of the Primary Structure and all other Improvements
- Location, construction methods, materials, dimensions and colors for all other Improvements (driveways, sidewalks, Accessory Structures, fences, etc.)
- Arrow indicating North

- Scale box (a box with a line inside the box that measures the equivalent of 8-feet if using a 1/8" scale, or a line that measures the equivalent of 4-feet if using a 1/4" scale)

c) Grading Plan

The grading plan may be shown on the site plan at the same scale, if preferred.

- Proposed finished grading, at 1' intervals
- Proposed floor elevations for all structures
- Proposed drainage plan (downspouts, sump discharge)
- Permanent and temporary construction period storm water control
- Arrow indicating North
- Scale box (a box with a line inside the box that measures the equivalent of 8-feet if using a 1/8" scale, or a line that measures the equivalent of 4-feet if using a 1/4" scale)

d) Architectural Plans (drawn at 1/4"=1' or 1/8"=1')

- Floor plans for all floors of Primary Structure and all Accessory Structures
- All major elevations (front, rear, both sides) with dimensions, building materials and colors indicated.
- Electronic architectural plan, incorporated into and clearly marked on the building plan or attached as separate plan drawn to same scale noted above; must also contain written specifications of all features of proposed electronic architecture
- Overall heights and roof pitches
- Arrow indicating North
- Scale box (a box with a line inside the box that measures the equivalent of 8-feet if using a 1/8" scale, or a line that measures the equivalent of 4-feet if using a 1/4" scale)

e) Landscape Plan (drawn at 1/4"=1' or 1/8"=1')

Landscape drawings and specifications must be submitted to the DRB at least 30 days prior to anticipated installation. The Landscape Plan must depict the entire Lot, for scale. Additional detail drawings may be attached if needed for complex plans.

- Existing and proposed trees, shrubs, groundcovers, grasses and all other vegetation (indicating species of each)

- Proposed removal of existing trees and other vegetation (if Lot contains existing trees and other woody vegetation, Landscape Plan must detail size and location of existing trees and woody vegetation and plan for preservation, to extent possible)
- Location and dimensions of Primary Structure, Accessory Structures and all other Improvements
- Screening plan for Accessory Structures and other Improvements that require screening
- Screening plan for air conditioning units, irrigation equipment, utility meters, etc.
- Landscape lighting plan, if applicable, indicating fixture and transformer types and locations
- Arrow indicating North
- Scale box (a box with a line inside the box that measures the equivalent of 8-feet if using a 1/8" scale, or a line that measures the equivalent of 4-feet if using a 1/4" scale)
- Separate cut sheet for each proposed plant, using the form attached to the end of the application in Schedule 1, or a table depicting the same information. The cut sheet must indicate plant type, quantity, size at installation and size at maturity. If size range is given, the cut sheet is to indicate the largest possible size. The purpose is to ensure that, at maturity, the plant will not encroach on neighboring Lots, Common Areas, or any existing Improvements located on the Lot.

f) Home Site Staking

The Builder is required to prepare staking of the Primary Structure and all Accessory Structures prior to the Site Inspection Meeting.

Part 2.04 Application Contents – Post-Construction Improvements

Every Owner who desires to construct Improvements on his or her Lot *after* the Owner has completed construction of the Primary Structure and commenced occupancy must first submit an application on the Post-Construction Improvement Application attached as Schedule 2.

Note: any significant alterations or additions to the Primary Structure shall be treated in the same manner as new construction, and the Owner must use the process described in Part 2.03 for such Improvements.

The submission for post-construction Improvements must contain all of the following:

A. Post-Construction Improvement Application

The Post-Construction Improvement Application must be signed by the Owner. See Schedule 2.

B. Fee

See Schedule 3 for information regarding fees. The full fee must be paid with the submission of the complete application package before the DRB will begin to review the application. If the application package requires revision and resubmission, the DRB reserves the right to require that an additional fee in the amount of 50% of the original fee be paid along with the resubmission, to compensate for the additional time required.

C. Copies of Relevant Permits

Before beginning any Work, the applicant must submit copies of all required permits, issued by the relevant governmental authorities. The applicant may obtain these permits after receiving conditional approval of the project from the DRB.

D. Applications for Landscaping Only

If the proposed Improvements consist only of the addition, removal or relocation of Landscaping, the Owner must provide the following along with the application and fee:

1) Landscape Plan (drawn at 1/4"=1' or 1/8"=1')

Landscape drawings and specifications must be submitted to the DRB at least 30 days prior to anticipated installation. The Landscape Plan must depict the entire Lot, for scale. Hand-drawn scaled drawings are permitted for Landscape Plan applications, but hand-drawn plans will not be accepted for any other type of application. Additional detail drawings may be attached if needed for complex plans.

- Property boundaries (entire Lot); can be satisfied by recorded property survey or Greene County GIS map
- Position and dimensions of existing and proposed trees, shrubs, groundcovers, grasses and all other vegetation (indicating species of each)
- Proposed removal of existing trees and other vegetation
- Location and dimensions of Primary Structure, Accessory Structures and all other Improvements
- Screening plan for Accessory Structures and other Improvements that require screening
- Screening plan for air conditioning units, irrigation equipment, utility meters, etc.
- Landscape lighting plan, if applicable, indicating fixture and transformer types and locations
- Arrow indicating North
- Scale box (a box with a line inside the box that measures the equivalent of 8-feet if using a 1/8" scale, or a line that measures the equivalent of 4-feet if using a 1/4" scale)

- Contact information for contractor who prepared the scaled drawings, and contact information for contractor who will perform the Work (if applicable)

2) Cut Sheets

A cut sheet must be completed for each type of plant to be installed, using the form attached to the application in Schedule 2. The cut sheet must indicate the plant type, quantity, size at installation and size at maturity. If a size range is given, the cut sheet is to indicate the largest possible size. The purpose of this is to ensure that, at maturity, the proposed plant will not encroach on neighboring Lots, Common Areas, or any existing Improvements located on the Lot.

3) Photos and Samples

Applications must include photos of the materials to be used (marketing photos of prototypes from manufacturer are sufficient, if actual materials have not yet been purchased). Further, the application must include photos of the existing status of the Primary Structure and all Accessory Structures, Landscape Features, etc., so that the DRB can understand the proposed project in relation to the existing features of the Lot, neighboring Lots and Common Areas.

E. Applications for Non-Landscaping Improvements (*Landscaping Elements Required*)

If the proposed Improvements consist of the construction, installation or alteration of Accessory Structures, Play Equipment, fences, hardscape features or any other item, the Improvement Plans must include a Landscape Plan, unless expressly waived in writing, in advance, by the DRB. If existing Landscaping is sufficient to screen and soften the proposed Improvements, then the DRB may, in its sole and absolute discretion, waive the additional Landscaping requirement. Along with the application and fee, the Owner must provide the following:

1) Site Plans (drawn at 1/4"=1' or 1/8"=1')

Hand-drawn scaled drawings will not be accepted; a professionally generated scaled drawing is required. The site plans must clearly display the following information:

- Property boundaries (entire Lot)
- Location and exact dimensions of all existing Improvements on the Lot (Primary Structure, Accessory Structures, driveways, sidewalks, fences, etc.)
- Location, exact dimensions, materials and colors of all proposed Improvements; relation to existing Improvements and property boundaries
- Building footprints of the Primary Structure and all other Improvements

- Location, construction methods, materials, dimensions and colors for all other Improvements (driveways, sidewalks, Accessory Structures, fences, etc.)
- Arrow indicating North
- Scale box (a box with a line inside the box that measures the equivalent of 8-feet if using a 1/8" scale, or a line that measures the equivalent of 4-feet if using a 1/4" scale)
- A separate site plan / scaled drawing must be provided an aerial view of the project, a rear elevation of the project and a side view of the project
- Contact information for contractor who prepared the scaled drawings, and contact information for contractor who will perform the Work

2) Photos and Samples and Specifications

Applications must include photos or examples of the materials to be used (marketing photos of prototypes from manufacturer are sufficient, if actual materials have not yet been purchased), as well as information regarding the manufacturer, product name, dimensions of product and color codes. Further, the application must include photos of the existing status of the Primary Structure and all Accessory Structures, Landscape Features, etc., so that the DRB can understand the proposed project in relation to the existing features of the Lot.

3) Landscape Plan and Cut Sheets

Unless waived by the DRB in the manner provided above, a Landscape Plan is a required element of all Improvement applications. The Landscape Plan can be included on the site plan if desired, as long as all information is clearly legible. Additional detail drawings may be attached if needed for complex plans. All Landscape Plans must conform to the requirements stated in Part 2.04(D), above.

F. Notice of Completion

After the DRB has notified the Owner of the approval or conditional approval of the Improvement application, the Owner may commence work on the Improvement. When the Improvement is complete, the Owner must send notice to the DRB of the completion of the project, including photos of the completed Improvement. If the Owner does not provide the required notice to the DRB, the Owner will not receive final approval of the Work and a certificate of compliance will not be issued upon sale of the Lot.

Section Three: DESIGN STANDARDS

Part 3.01 General

The design standards provided in this Section are intended to give a broad overview of expectations that the DRB has for different types of Improvements. The unique characteristics of each Lot in the Community, coupled with the inherently subjective nature of design in general, requires that

these standards be applied on a case by case basis. The DRB seeks to create as much uniformity in application of the DRS as possible. Novel design issues will continue to arise, and it is impractical to address each and every potential issue in this document. The intent of this Section is to address the most common and most significant issues, and as additional significant issues arise, the DRB will update this Section as needed.

The DRB is not in the design business, and its role is not to help Owners prepare designs for the Improvements on their Lot. For that reason, the DRB encourages Owners to seek professional help in the preparation of designs. The primary function of the DRB is to review Plans and compare the proposed design with the intent of the Governing Documents for the Community.

Part 3.02 Landscaping Standards

Installation of Landscape Features is required in the Front Yard and Rear Yard of every Lot, as well as in the Side Yard(s) of Lots that share borders with streets or Common Areas. Additionally, the installation of Landscape Features is required to provide screening to certain Accessory Structures and other Improvements, to soften the views and provide a more harmonious blending of natural and manmade features. The DRB may, in its sole and absolute discretion, require that additional Landscape Features be added to a Landscape Plan in conjunction with an application for other Improvements.

A) Gardens

Owners may establish and maintain One (1) vegetable and/or flower garden plot on their Lot, unless specifically prohibited in that Neighborhood under the terms of a Supplemental Declaration or Neighborhood DRS. All gardens must be located in the Rear Yard of the Lot. The DRB has the authority to regulate the size, location, setbacks, screening, and all other aspects of permitted gardens. Applications for approval to install a garden must specify the dimensions, materials, material colors and precise location of the proposed garden. All such gardens must be approved in advance by the DRB. If no size restriction is provided, no garden may exceed a maximum area of One Percent (1%) of the total square footage of the Lot without the prior written approval of the DRB. This is not intended to regulate those areas containing annual or perennial flowers as part of the Landscape Features on a Landscape Plan approved by the DRB.

B) Landscape Filler Material

Owners must spread landscape filler in all flower beds, gardens and around street trees. Landscape Plans must indicate the type and color of landscape filler to be used. The standard landscape filler material for all Neighborhoods in the Community is black or dark brown mulch. Pine needles are permitted as landscape filler in beds surrounding pine trees, but are not permitted as landscape filler around other trees.

Naturally-colored, rounded rocks may be approved as limited features in the Landscape Plan (covering up to 15% of the total landscaped areas), at the discretion of the DRB, but rocks are not permitted to be the primary landscape filler material in any landscape bed. Please note: Your Landscape Plan must show the proposed location of all rocks and it must include the calculation of the percentage of the rock coverage in the landscaped area. No rock is permitted to be used as landscape filler around any trees, as it may weaken and kill the tree.

C) Trees

The planting, removal and replacement of all trees must be approved by the DRB in advance. An application to plant a tree will be denied if the proposed species is prohibited by the detailed guides attached as Schedule 4, updated from time to time as required to address changing ecosystems and disease patterns. All trees must be planted so that the mature crown is maintained within the confines of the Lot and branches do not encroach upon any sidewalks. Careful attention should be paid to the potential of the root system damaging walls, structures and sidewalks when determining placement of trees. The Owner is responsible for the care and good maintenance of all trees located on the Lot, even those that existed on the Lot prior to the Owner's purchase and those street trees located in the Right-of-Way of the Lot.

D) Plant Materials Selection

In developing Landscape Plans, Owners must select high-quality plant materials that complement native species and are compatible with existing environmental and ecological conditions. To the greatest extent possible, Landscape Plans should be developed with a variety of evergreen, deciduous and perennial materials to ensure continuity and appeal through all seasons. The DRB may, in its sole discretion, require that initial plantings be of a certain size, to promote the likelihood of a healthy transplant.

E) Irrigation Systems

Irrigation systems must be approved in advance by the DRB. Irrigation systems are encouraged, but not required, and the Owner must perform regular maintenance and weatherproofing of the system.

F) Landscape Maintenance

Owners are required to maintain all Landscape Features, including the lawn, in good repair. Lawns must be mowed at least weekly during high-growth months, and in all other months lawns must not exceed 6" in length. Owners are required to take appropriate measures to prevent excessive weed growth in lawns and flower beds, as well as appropriate measures to prevent or remediate infestation of insects or diseases. The focus of this requirement is the proactive prevention of the spread of disease or other infestation throughout the Community. Shrubs, bushes, trees and other plants must be trimmed and shaped regularly, to prevent overgrowth and encroachment.

G) Composting

No composting of organic material will be permitted on any Lot at any time without the prior written approval of the DRB. Such consent may be denied by the DRB for any reason whatsoever. To the extent that composting is permitted, the Owner must comply with all screening, setback, maintenance and other requirements imposed by the DRB as a condition of the approval

Part 3.03 Structure Standards

A) Temporary Structures

No Improvements or other items that are intended to be temporary, or by their nature are normally not incorporated as permanent improvements to real property, will be permitted on any Lot without the prior written approval of the DRB. This includes,

without limitation, any type of tents, canopies, tarpaulins, trailers and outdoor storage containers or facilities. However, the DRB may grant a temporary exception to this restriction to a Builder during the course of constructing Improvements on a Lot, but not to exceed Five (5) days after completion of constructing the Improvements

B) Roofs

Roofing material must be high-end (or layered) architectural composition materials that provide a three-dimensional sculpted appearance through the use of varying thickness and shadowing. The materials must have a minimum of a 30 year warranty. The minimum permissible roof pitch is five (5) inches rise in twelve (12) inches horizontal projection. The application must contain detailed information regarding the color of the roofing material, including a representative sample or the color code associated with the brand being used.

C) Antennas and Satellite Dishes

All temporary or permanent antennas, aerials, or other similar apparatus directly or indirectly used in connection with the transmission or reception of radio, satellite or other signals of any kind which are located above ground and outside of any Building on a Lot are prohibited in the Community. However, the DRB may allow satellite dishes for the reception of television signals, and may regulate their location, height, size, style and screening. Generally, such satellite dishes must be in the Rear Yard of the Lot, not located on any roof, and must incorporate significant screening. The DRB may approve further types of such Accessory Structures only to the extent required by Applicable Law.

D) Exposed Foundation

No Primary Structures or Accessory Structures will be permitted to have exposed foundation in excess of 12-inches above the grade of the Lot. The Owner shall install Landscaping to soften the view of any exposed foundation on all sides of the Primary Structure and Accessory Structures. The Owner shall be permitted to paint or otherwise finish the exposed foundation on any Primary Structure or Accessory Structures, in a manner that maintains an appearance and design consistent with the exterior of the Primary Structure. Alteration of the exposed foundation must be approved in advance by the DRB, and the application must contain detailed information regarding the color of the materials that will be used, including a representative sample or the color codes associated with the brands being used, to ensure that the colors are compatible with the colors and trim of the Primary Structure.

E) Porches, Decks and Patios

All porches, decks and patios must be approved in advance. Alterations to the structure or color of a porch, deck or patio must also be approved in advance. They shall have an appearance and design consistent with the Primary Structure. No porch, deck or patio in the Rear Yard shall extend closer than four (4) feet from any boundary line of the Lot. No porch in the Front Yard shall extend closer than sixteen (16) feet from the face of a curb. Porches or decks that are constructed above grade must be finished to the ground with materials compatible with the Primary Structure (e.g. in a manner that would provide for additional storage, where home design permits), and/or screened

with appropriate Landscaping. The application must contain detailed information regarding the color of the materials that will be used, including a representative sample or the color codes associated with the brands being used, to ensure that the colors are compatible with the colors and trim of the Primary Structure. Raw treated lumber may be allowed to season no more than 6 months before stain or paint must be applied. An Owner who purchases a Lot with existing porches, decks and patios that do not already have appropriate staining and screening will be required to install appropriate staining and screening promptly.

F) Doors and Windows

No temporary or permanent "burglar bars," steel or wrought iron bars, operable shutters, or similar fixtures, whether designed for decorative, security, or other purposes, may be installed on the exterior of any windows or doors of any Improvement on any Lot in the Community. All windows of an occupied Residence or Business Facility that are visible from any Lot, Common Area or street in the Community must have draperies, curtains, blinds or other permanent interior window treatments, and all portions of such window treatments that are visible from the outside will be white or off-white in color, unless otherwise approved in writing by the DRB. Further, no temporary window coverings or opaque treatments, including without limitation sheets, tarpaulins, canvas, plywood or similar materials, will be permitted to remain over any window more than Thirty (30) days after the date of issuance of the certificate of occupancy for the Improvement.

Part 3.04 Other Standards

A) Fences and Walls

All fences, walls, hedges, outdoor pet enclosures (visible and invisible) and similar types of Improvements must be approved in advance by the DRB as part of the approval of the Plans. The installation of fencing also requires certain governmental approval and permits, all of which must also be secured in advance. Each home and each Neighborhood of the Community is unique and will have different density, architectural, topographical, and landscape issues, so this document is not intended to convey the final word on acceptable fences. Some properties will be more conducive to specific styles and materials. Likewise, materials and technology evolve over time. Consequently, the DRB 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. The DRB has complete authority to designate and control the materials, design, style, height, location and all other aspects of any such Improvements that are approved. No such approved Improvements will be permitted anywhere except in the Rear Yard of the Lot. No "chain-link" fencing will be permitted under any circumstances. The application must contain detailed information regarding the color of the fencing material, including a representative sample or the color code associated with the brand being used.

- If an application is received for a fence that is to be located between two Lots, the DRB will consider the style of fence which was installed first as the precedent for any new fence which will adjoin or extend from the existing fence. If an adjoining Owner already maintains a fence that will connect to a

proposed fence on an Improvement Application, this should be noted on the Plan when submitted.

- A fence must be visually compatible with the site, so as not to destroy site patterns, vistas, or streetscapes.
- Fences must be 42” to 48” in height, unless a taller fence is required by law for a pool. In the event that a taller fence is required for this or any other reason, the DRB will require that the taller fence be set in from all sides of the Property Lines to an extent that will allow for substantial screening on the exterior of the fence, to soften the appearance of the tall fence from all vistas. The set-in must be sufficient to allow the Owner to gain easy access for the care and maintenance of such Landscaping, without having to traverse over a neighboring Lot.
- Fences may be constructed of vinyl or aluminum. No unfinished pressure treated lumber fencing or chain link fencing will be accepted.
- Coated or anodized aluminum fences may be black, dark green (hunter green) or bronze.
- Fence posts are to be installed no more than six (6) feet apart.
- Finished sides of the fencing must face away from the Lot.
- The Owner is responsible for maintaining the fence and the vegetation on both sides of fence in good repair.
- Fencing on Lots that adjoin Common Area is to be given special DRB consideration, taking into account the appearance and integrity of the affected Common Area fencing. Fencing on private Lots adjoining Common Area fencing shall not be permanently attached to the Common Area fencing.
- Owners with Lots adjoining Common Areas with Common Area fencing may apply to the DRB for permission to have a gate installed in the Common Area fencing. If approved, materials and installation will be at the Owner’s expense with no expectations of reimbursement from the DRB, the Developer or the Association. All gates installed to allow access to Common Areas are to have all hardware installed on the inside of the gate so that it is not visible from the Common Area.
- Owners with Lots adjoining Common Areas with Common Area fencing may apply to the DRB for permission to install white vinyl-coated wire mesh along the side of the Common Area fencing facing the Owner’s Lot. If approved, the mesh must be attached to the Common Area fencing using a minimal number of rust-proof fasteners, and the Owner is responsible for replacing the mesh and fasteners promptly at the first sign of rust. The mesh cannot be installed higher than the top fence board of the Common Area fencing, and it must be installed in a manner that allows for trimming of the grass on both sides of the Common Area fence. The Owner is responsible for the cost of the repair or replacement

of the Common Area fence, to the extent that the mesh damages the Common Area fence.

- Fences must be located on the Property Line of the Lot, or within 6 inches inside of the Property Line of the Lot. No part of the fence may straddle the Property Line or protrude over the Property Line. Owners are highly encouraged to obtain a professional survey of the Lot prior to installing fencing, as any fencing installed outside of the defined parameters will be required to be moved, at the Owner's expense.
- Courtyard fencing and perimeter fencing, as detailed on Schedule 5, are permitted with DRB approval.
- Fences must not impede "clear vision" at intersections, in the interest of safety.
- Fences and landscape hedges are not permitted in the Front Yard of the Lot, except for invisible electronic pet containment systems, for which the DRB may make exceptions, as appropriate.
- The use of barbed wire or electrically charged fencing is prohibited.
- Accessories and graffiti is prohibited: Banners and signs of any size on fencing are prohibited.
- The DRB maintains the right to require additional landscaping in conjunction with the installation of a new fence.
- Fences must be maintained in a manner that includes, but is not limited to, the following: replacing rotted, defective, loose and aged posts and boards; and regularly scrubbing and/or power washing all sides of the fencing that faces the Owner's Lot.
- All removal, painting or staining of existing fencing must be approved in advance by the DRB.
- Dog runs are not permitted.
- Fencing should generally run parallel or perpendicular to the rear wall of the Primary Structure. The DRB will consider approved site elements, such as patios or decks, in determining the appropriate fence layout.

B) Exterior Lighting

All temporary or permanent lighting illuminating any portion of a Lot outside of any enclosed structure must be approved in advance as part of approval of the Plans. This includes, without limitation, all exterior lighting for safety or security purposes, as well as any aesthetic lighting for Landscape Features, highlighting other Improvements on the Lot, or illuminating walkways, driveways, decks, patios, and other portions of the Lot. The DRB has the authority to regulate the height, direction, type, style, location, power of illumination and all other aspects of exterior lighting to minimize or eliminate casting of light beyond the Property Lines of the Lot, or any unreasonable interference with the use and enjoyment of any neighboring Lot, Common Area or street. The

Owner is responsible for maintaining the approved lighting in working order for as long as the lighting exists on the Lot, and failure to do so is a violation of the DRS.

C) Security Systems

Private burglar alarm systems, fire detection and alarm or suppression systems, and any other types of security systems are encouraged in the Community, but must be approved in advance by the DRB as part of the approval of the Plans. The DRB has the authority to regulate any aspect of such security systems to the extent they may produce noise or light that is likely to be audible and/or visible from outside of the Building in which it is located.

D) Play Equipment

If not prohibited under the terms of a Supplemental Declaration for a Neighborhood, all types of permanent and semi-portable play or recreational equipment or structures, including but not limited to play sets, swings, slides, trampolines, soccer goals, sandboxes, wading pools, and basketball goals, must be approved in advance by the DRB. The DRB has complete authority to regulate, by Rules and Regulations or on a case by case basis (due to characteristics of a certain Lot or circumstances), the height, type, style, location, screening and all other aspects of such Accessory Structures. All such Accessory Structures must be located only in the Rear Yard of the Lot. Applications for the installation of play equipment must incorporate a Landscape Plan that provides substantial, year-round screening of the proposed equipment.

1) Permanent Equipment

Permanent Equipment encompasses all items that, due to size and/or installation method, will not normally be moved once installed. All Permanent Equipment must be approved in advance by the DRB. Colors for all materials used in the structure and surrounding features of the Permanent Equipment must be types that will blend in with the existing environment, such as wood tones, greens, browns and blacks. Permanent Equipment must be installed in a professional manner, located where it will have a minimal visual impact from the streets, adjacent Lots and Common Areas, and be orientated so that all activity is confined to the Owner's Lot. Substantial landscape screening of the Permanent Equipment is required. All aspects of the Permanent Equipment and surrounding features must remain well-maintained and free of broken pieces, torn pieces, rust, weeds and other signs of deterioration.

2) Portable Equipment

Portable Equipment encompasses play items that are stored when not in use. When stored, all Portable Equipment shall be located where it will normally be out of view from the streets, adjacent Lots or Common Areas. These and similar items may be used during the day in any area of the Lot, but must be removed and stored by sunset. Habitual failure to appropriately store Portable Equipment will result in notices of violation and potential fines and suspension of privileges.

3) Semi-Portable Equipment

Semi-Portable Equipment encompasses items that, once erected, are not normally moved to a different location for storage (such as some types of soccer goals). All Semi-Portable Equipment must be approved in advance by the DRB. Colors for all materials used in the structure and surrounding features of the Semi-Portable Equipment must be types that will blend in with the existing environment, such as wood tones, greens, browns and blacks. Semi-Portable Equipment must be installed in a professional manner, located where it will have a minimal visual impact from the streets, adjacent Lots and Common Areas, and be orientated so that all activity is confined to the Owner's Lot. Landscape screening of the Semi-Portable Equipment is required. All aspects of the Semi-Portable Equipment and surrounding features must remain well-maintained and free of broken pieces, torn pieces, rust, weeds and other signs of deterioration.

4) Trampolines

In addition to being large and aesthetically unattractive, trampolines carry unique safety concerns that warrant specific regulation. Trampolines pose a significant risk of injury to users, they stand as attractive nuisances that may entice children to enter the Lot containing the trampoline, and they pose a significant risk of property damage during high winds. The DRB strongly discourages Owners from installing trampolines for these reasons, but understands that some Owners may wish to assume these significant risks. In order to mitigate the risks involved, all trampolines must be approved in advance by the DRB. All of the requirements of this subsection must be met before an application for the installation of a trampoline may be approved.

- Trampolines may be installed only on Lots that have sufficient level ground in the Rear Yard to accommodate the trampoline and any required Landscaping, in the DRB's sole and absolute discretion. Corner Lots are not permitted to have trampolines.
- A trampoline may only be installed on a Lot that has a perimeter fence completely encasing the Rear Yard. If perimeter fences are not permitted in a particular Neighborhood, then trampolines are likewise not permitted in that Neighborhood. All gates to the perimeter fence must be secured with locks, sufficient to prevent people from entering the Rear Yard and potentially being injured by the trampoline.
- The trampoline must be installed in-ground, with appropriate drainage installed to prevent the pooling of water under the trampoline. If netting or other components of the trampoline extend above ground level, then the trampoline must be landscaped on three sides to screen the view of the trampoline (with the open, un-landscaped side facing the rear of the Primary Structure on that Lot). Such Landscaping must consist of plants that maintain foliage year-round and the Landscaping must provide solid screening on all sides facing neighboring Lots and Common Areas, at the same height as the trampoline components (upon

installation, not just maturity). No component of the trampoline may extend more than 84-inches above the ground.

E) Swimming Pools and Spas

All swimming pools and outdoor spas must be approved in advance by the DRB, and must be located only in the Rear Yard of the Lot. All swimming pools must be constructed below grade. No above ground swimming pools will be permitted under any circumstances. The DRB requires that Plans for all swimming pools and outdoor spas address five main elements: fencing, Landscaping, pool features, lighting and sound.

1) Pool Location

The pool, measured from the edge of the water on all sides, must be installed a minimum of 20-feet inside the property line(s) for the Lot.

2) Fencing

All swimming pools and outdoor spas must be adequately and securely fenced for safety, in compliance with all building codes and local ordinances. In order to provide a safe perimeter, fencing around pools and outdoor spas is permitted to exceed the normal 48” maximum fence height. Fencing above 48” must be installed a minimum of 15-feet inside the property line for the Lot. The exterior of the fencing, between the fence and the property line for the Lot, must be landscaped as provided below. The installation of secure maintenance gates from the pool or spa area into the exterior yard may be advisable. No towels, pool toys or other items are permitted to be hung on the pool or spa fencing.

3) Landscaping

Substantial screening of the pool or spa itself, as well as of any pumps or other equipment associated with the pool or spa, is required. The purpose of the screening is to soften the visual impact of the pool, equipment, fencing and pool features, but also to provide a buffer for sound and lighting purposes and to provide additional privacy for the Owner. The Landscaping is required to be installed on the exterior of the fencing, between the fence and the property line for the Lot, in a manner that allows the Owner to gain easy access for the care and maintenance of such Landscaping, without having to traverse over a neighboring Lot.

4) Pool Features

Diving boards, slides or decorative enhancements to pools shall not be visible from neighboring Lot. Slides must be located a minimum of five (5) feet from all perimeter fencing. Pool filters, heaters, and related equipment must be screened and located in close proximity to the Primary Structure, and may not be close to the perimeter fence or property line. Equipment rooms may be constructed or attached to the rear wall of the Primary Structure, provided the design blends with the aesthetics of the home. Separate equipment structures may not exceed 60” above the pool deck or the height of the pool fence (whichever is shorter). Equipment structures must be limited to a size adequate

to house the equipment necessary to operate the pool or spa, and are not to be built to accommodate storage of pool furniture, toys or other items. Equipment structures must be landscaped and camouflaged so as to blend with the natural environment. These equipment structures must be of the same or similar material and color as the Primary Structure. Architectural aesthetics and attention to detail are crucial to the overall design.

5) Lighting

Pools and spas must be designed and installed so that lighting features do not adversely impact neighboring Lots. Please refer to Part 3.04(B).

6) Sound

Pools and spas must be designed and installed so that sound features do not adversely impact neighboring Lots. The sound of the pool filter motor must not be audible to adjacent Lots.

F) Flag Poles, Artificial Vegetation, Sculptures and Lawn Art

If not prohibited under a Supplemental Declaration, flag poles and all types of artificial vegetation, sculptures, fountains, birdhouses, birdbaths, feeders, decorative figures, embellishments and similar items must be approved in advance by the DRB. The DRB has complete authority to regulate, in its discretion, the height, type, style, location, screening and all other aspects of such Accessory Structures. All such Accessory Structures, except flag poles, must be located only in the Rear Yard. Planters located at the front door entrance area are allowed as long as the planter is of a neutral earth tone color and as long as they contain live plants at all times. Flag poles must use nylon straps or rubber coating to prevent metallic clanging of pole elements.

G) Signs

No temporary or permanent signs of any type or description will be permitted to be placed or maintained on any portion of any Lot in the Community for any purpose, except as specifically authorized in the Declaration, or as approved in writing in advance by either the DRB or the Association. The DRB may, upon written request, grant temporary sign permits for Builders during the course of constructing Improvements on a Lot to identify the Builder and/or to advertise the Lot for sale. Signs are not permitted to be attached, hung or located on any wall. Signs associated with a governmental election (limited to one sign per candidate or issue) may be erected forty-five (45) days prior to an election, and must be removed within forty-eight (48) hours following the close of the election.

H) Driveway Extensions

All extensions of approved driveways must first be approved by the DRB. Extensions must be located in the Side Yard of the Lot, and a minimum of two (2) feet must be left between the extension and the Property Line. Extensions must be constructed using appropriate materials such as concrete, brick pavers, stone or other solid substances, in the discretion of the DRB. Loose gravel is not permitted.

I) Waste Disposal

All trash, garbage, debris, rubbish, refuse and other waste must be promptly deposited in appropriate containers designed for that purpose. All such containers must be stored out of public view in the location or in the manner required by the DRB, except on the night before and the actual day of normal trash collection. No portion of any Lot, Common Area or publicly dedicated areas within the Community, may at any time be used for the accumulation and prolonged storage of, or as a dumping ground for, any trash, garbage, debris, rubbish, refuse or other waste.

J) Clotheslines, Equipment, Etc.

No outdoor clotheslines may be erected or installed on any Lot at any time, and no clothing, linens or other material may be aired or dried outside of any Residence at any time. All garbage cans, storage containers, mechanical equipment, lawn and garden equipment and tools, woodpiles, and other similar moveable items on any Lot, when not actively being used, must be located or screened in a manner to conceal them from view from any other Lot, Common Area or street.

K) Sidewalks

All Owners are obligated, at their own expense, to install and maintain a common sidewalk across the entire width of the Front Yard of their Lot, as well as across the Side Yard of their Lot that borders a street, whether or not the sidewalk is to be located in the Right-of-Way. The location, size, design and construction specifications for the common sidewalks will either be specified on the Plat, described in a Supplemental Declaration or Neighborhood DRS, or determined and approved by the DRB as part of the Plan approval. All other sidewalks on the Lot must comply with the applicable Neighborhood DRS, and be approved by the DRB as part of the Plan approval.

Part 3.05 Alteration of Improvements

No Improvements may be remodeled, removed, modified or altered, in any way which materially change the exterior appearance or color of the Improvements as originally approved, unless the Plans for such remodeling, removal, modification or alteration have been submitted to and approved in advance by the DRB.

Part 3.06 Encroachments

No Person may intentionally, knowingly or negligently cause or permit any Improvement on a Lot to encroach upon any other Lot, Common Area or publicly dedicated area within the Community. To the extent that any such encroachment occurs, the Owner of the Lot on which the encroaching Improvement originated will be responsible for all costs and expenses associated with the correction or extinguishment of such encroachment.

Section Four: ENFORCEMENT

Part 4.01 Violations

An Owner who is in noncompliance with the Community DRS, Neighborhood DRS or the DRS Rules and Regulations are subject to fines and penalties as part of the enforcement process. Owners can report any perceived violations to the Association, through the Property Manager. If an Owner is found to be in violation of the Governing Documents due to non-compliance with the

Community DRS, Neighborhood DRS or the DRS Rules and Regulations, then the Association will initiate the enforcement process.

Part 4.02 Notice and Cure Process

A) First Notice

Upon learning of a violation by an Owner, the Association will promptly send written notice to the violation to the Owner by certified mail. The notice will clearly state: 1) the nature of the violation; 2) the date that the violation was reported; 3) the steps the Owner must take in order to cure the violation; and 4) the deadline for the Owner to complete the curative steps.

B) Second Notice

If no satisfactory response is received from the Owner within fourteen (14) calendar days after the first notice letter, a second notice letter will be sent to the Owner by certified mail. The second notice letter will reiterate the information contained in the first notice letter, and will inform the Owner that a fine of fifty dollars (\$50.00) has been levied against their account with the Association, payable within seven (7) days of the mailing date of the second notice letter. An additional \$50.00 fine will be imposed for every thirty (30) days that passes from the mailing date of the second notice letter, until the violation is cured. The Owner's account with the Association will remain subject to the rules stated in the Declaration regarding unpaid fines and the associated penalties.

C) Referral to Legal Counsel

If no satisfactory response is received from the Owner within fourteen (14) calendar days after the second notice letter, the matter will be referred to legal counsel for the Association. The Association's legal counsel will send a third notice to the Owner by certified mail, reiterating the information contained in the first two letters. The third notice letter will further inform the Owner that all privileges in the Community are suspended for the Owner and all of the Owner's household and guests until the violation is cured (including, but not limited to, access to the recreation facilities). Further, the third notice letter will inform the Owner what, if any, steps the Association will take with respect to any unpaid fines on the Owner's account (including but not limited to interest, additional fines, compliance orders, compliance assessment liens, right to abate and foreclosure). The Association's legal counsel will take whatever steps are appropriate from that point to secure the cure of the violation, as permitted under the Declaration. All fees and expenses associated with the Association's legal counsel's services in pursuing the cure of a violation will be charged to the Owner's account with the Association.

Part 4.03 When Notice Not Required

No notice of a violation, whether by issuance of a Compliance Order or otherwise, will be required if the DRB, or the Developer or Board of the Association, deems that the violation poses an imminent threat to the safety of any Person, or danger of damage or destruction of any property, or other form of emergency.

Part 4.04 Habitual Violations

An Owner who has violated the Community DRS, Neighborhood DRS and/or the DRS Rules and Regulations more than three (3) times within the previous twelve (12) months, or who has violated the Community DRS, Neighborhood DRS and/or the DRS Rules and Regulations more than six (6) times in the Owner's tenure as a resident of the Community is a Habitual Violator. If an Owner is determined to be a Habitual Violator, the Owner will not receive the first written notice outlined in Part 4.02. Instead, a Habitual Violator will receive immediate notice of the assessment of a fifty dollar (\$50.00) fine against the Owner's account with the Association, along with the other information that is required to be included in the second written notice, as outlined in Part 4.02.

Section Five: GENERAL

Part 5.01 Binding Effect

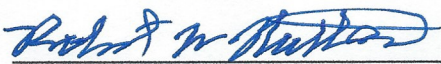
All terms, covenants, conditions, restrictions, reservations, obligations, rights, benefits and privileges in these Rules and Regulations are binding upon all Persons who now own or in the future acquire any rights, title or interest in any Lot, Common Area or other portion of the Property, and their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

Part 5.02 Amendment

During the Development Period, only the Developer may amend these Rules and Regulations. 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 DRB may amend these Rules and Regulations, with the affirmative majority vote of approval of the Board of the Association.

These Rules and Regulations to Supplement the Community Design Review Standards have been adopted by the Developer and the Board effective as of the 1st day of August, 2022.

DEVELOPER:
NUTTER ENTERPRISES, LTD.,
An Ohio Limited Liability Company

By: 
Robert W. Nutter, Authorized Member

Schedule 1

**NEW CONSTRUCTION APPLICATION
FOR
STONEHILL VILLAGE**

STONEHILL VILLAGE – NEW CONSTRUCTION APPLICATION

Prior to submitting this Application, please thoroughly review the Community Design Review Standards, the Rules & Regulations for the Community Design Review Standards, and the Neighborhood Design Review Standards. The specific process for New Construction Applications, as well as the documentation that must accompany this Application, is detailed in Part 2.03 of the Rules & Regulations for the Community Design Review Standards.

Status of Application: See Part 2.03 of Rules & Regulations for Community Design Review Standards

- Preliminary Design Review Application
- Final Design Review Application

I. Lot Information

Stonehill Village Neighborhood: _____

Lot Number: _____

Section: _____

Street: _____

Type Of Lot: Interior Lot Corner Lot

Lot Category: Cornerstone Lot Regency Lot
 Manor Lot Classic Lot

House Style: Adam Georgian
 French Colonial Greek Revival
 Neoclassical Colonial Revival
 French Eclectic

II. Identification of Parties

OWNER(S): _____
(Builder is Owner of Model or Spec Home)

Address: _____

Phone: _____

Email: _____

BUILDER: _____

Address: _____

Phone: _____

Email: _____

LISTING REALTOR: _____

Address: _____

Phone: _____

Email: _____

SELLING REALTOR: _____

Address: _____

Phone: _____

Email: _____

ARCHITECT: _____

Address: _____

Phone: _____

Email: _____

ENGINEER: _____

Address: _____

Phone: _____

Email: _____

LANDSCAPE DESIGNER: _____

Address: _____

Phone: _____

Email: _____

III. Proposed Primary Structure

Building Style: Ranch 1 ½ Story
 2 Story

Foundation: Slab Crawl Space
 Basement
 Full
 Partial
 Walk-Out

Square Footage *(finished living space only)*

First Floor: _____

Second Floor: _____

Total: _____

Finished First Floor Elevation: _____

Total Building Height: _____

Framing Materials: Wood Studs Metal Studs

Exterior Materials:

Type: Brick Stone
 Stone Facing Wood
 Hardiplank Other: _____

Primary Color: _____

Secondary Color: _____

Pattern: _____

Trim Materials:

Type: Wood Aluminum
 Other: _____

Primary Color: _____

Secondary Color: _____

Windows:

Type: Wood Vinyl Clad
 Aluminum Clad Other: _____

Primary Color: _____

Secondary Color: _____

Shutters: Yes No

Roof:

Pitch: _____

Shingles: 3 Tab Asphalt / Fiberglass (25 year minimum)
 Architectural Grade (Dimensional)
 Other: _____

Shingle Color: _____

Skylights: Yes No

Roof Vents: Box Vents Ridge Vents
 Power Vents

Other Specifications:

Describe other specifications that are not clearly shown on the Plans (manufacturers, colors, sizes, etc.) on separate sheet(s) attached to this Application. Disclosure of pertinent specifications will assist the DRB in reviewing the Application without delay caused by the need to request additional information.

STORY BOARD
Affix Material Color Details
Attach Additional Pages if Necessary

ROOFING MATERIALS:

SIDING:

BRICK:

STONE:

SHUTTERS:

WINDOWS:

GUTTERS/DOWNSPOUTS:

PAVERS:

IV. Proposed Accessory Structure(s) & Landscaping

Type: Swimming Pool Spa / Hot Tub
 Play Structure Fence / Walls
 Other: _____

Description: Describe the height, size, materials, color and proposed location on separate sheet(s) attached to this Application. Plans for each Accessory Structure (pursuant to requirements contained in the Rules and Regulations for the Community Design Review Standards) must also accompany Application.

Landscape Plan: As part of the Final Design Review Application, please submit full Landscape Plan, as described in Part 2.03(D)(2)(a), taking into consideration the other Landscaping Standards described Part 3.02 of that document and standards described in the other Governing Documents. A sample Landscape Cut Sheet is attached to this Application form.

V. Certification of Owner(s)

The Owner(s), or prospective Owner(s), of the Lot, together with the Builder, certify all of the following to the Design Review Board:

- 1. I / We are the legal owner(s) of the lot, or have a binding contract to purchase the Lot.
- 2. I / We have read the Application and reviewed its attachments, and hereby verify that the information provided is accurate and complete.
- 3. I / We have reviewed and approved the Plans that accompany the Application, and hereby verify that the information provided in the Plans is accurate and complete.
- 4. I / We have received and reviewed the Governing Documents for Stonehill Village, and hereby verify that I / We understand the information contained therein and agree to be bound by them.

OWNER(S):

Date Signed: _____

(Type or Print Name)

(Type or Print Name)

BUILDER:

Date Signed: _____

By: _____
(Type or Print Name)

DRB LANDSCAPE CUT SHEET
REQUIRED FOR EACH PLANT VARIETY

COMMON NAME _____

BOTANICAL NAME _____

HARDINESS ZONE (USDA) _____

STONEHILL IS **ZONE #5b**

MATURE HEIGHT _____

MATURE WIDTH _____

NOTE: PLANTS MUST BE LOCATED ONE HALF OF MATURE WIDTH, PLUS 3 FT.
AWAY FROM PROPERTY LINE.

SUN OR SHADE REQUIRED _____

ACTUAL SIZE BEING PLANTED _____

FIND YOUR ZONE BY VISITING <https://www.usna.usda.gov/science/plant-hardiness-zone-map/>
STONEHILL IS **ZONE #5B**

*

HERE ARE A COUPLE OF USEFUL/HELPFUL SITES:

<http://www.missouribotanicalgarden.org/plantfinder/plantfindersearch.aspx>

<https://www.siebenthaler.com/?s=plant+search>

<http://www.beavercreeklandscaping.com/home/>

*

PLEASE USE AS MANY SHEETS AS NEEDED TO COMPLETE YOUR REQUEST

Schedule 2

**POST-CONSTRUCTION IMPROVEMENT APPLICATION
FOR
STONEHILL VILLAGE**

STONEHILL VILLAGE – POST-CONSTRUCTION IMPROVEMENT APPLICATION

I. Owner Information

Association & Neighborhood: _____

Owner Name: _____

Property Address & Lot #: _____

Email Address: _____

Phone Number: _____

Date Submitted: ____/____/____

II. Requested Change

**If you are submitting a request for more than one improvement, each request must be submitted on a separate form so the DRB can make a determination on your requests independently (exception: landscape elements of a hardscape improvement can be on the same application)*

Type of Improvement: (check)

**Please review the DRB policy for landscaping, as structural improvements do require additional plans/documents to be submitted related to landscaping around the structural improvement.*

- | | |
|--|--|
| <input type="checkbox"/> Driveway/Concrete | <input type="checkbox"/> Playsets/Sports Equipment |
| <input type="checkbox"/> Porch | <input type="checkbox"/> Exterior Paint |
| <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Satellite Antenna | <input type="checkbox"/> Roof Replacement |
| <input type="checkbox"/> Pool | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Hot Tub / Spa | <input type="checkbox"/> Other: _____ |

III. Specific Description of Improvement:

Location (on property): _____

Size/Dimensions: _____

Color: _____

Materials: _____

Contractor Name & Number (if applicable): _____

Estimated Installment/Work Date: ____/____/____ ____/____/____

*Start date must be at least 30 days after submitting application to allow adequate time for review (Start) (Completion)

IV. Required Attachments

DOCUMENTS BELOW **MUST** BE ATTACHED TO APPLICATION, AND THE RELEVANT APPLICATION FEE MUST BE PAID UPON SUBMISSION OF APPLICATION, IN ORDER FOR APPLICATION TO BE CONSIDERED COMPLETE. APPLICATION WILL NOT BE PROCESSED UNTIL COMPLETE.

Applications for Landscaping Only:

- See requirements listed in **Part 2.04** and **Part 3.02** of the Rules and Regulations for the Community Design Review Standards for Stonehill Village

Applications for Non-Landscaping Improvements:

- See requirements listed in **Part 2.04** and **Part 3.03** of the Rules and Regulations for the Community Design Review Standards for Stonehill Village

V. Owner Certification

I understand the rules concerning the proposed improvement. This improvement in no way encroaches on a neighbor's property or HOA's common area. I agree to abide by the rules established by the Association and will be solely liable for any upkeep required by the construction of this improvement.

I further understand that I must obtain all licenses and/or building permits prior to applying, and I agree to meet all legal requirements for building codes.

DATE _____ OWNER SIGNATURE _____

You may submit your completed application via:

US MAIL: Springhouse Architects _____ **OR** **EMAIL:** stonehillHOA@springhousearchitects.com
 676 N. Main Street
 Springboro, Ohio 45066

Please allow 15 days for a review after all required information is submitted. Questions, concerns, submissions and follow-ups can be sent to stonehillHOA@springhousearchitects.com.

FOR ASSOCIATION USE

Date Received _____ Received By _____

Date Determined Complete _____ Date Approved _____

Date Disapproved _____ Letter Sent _____

Special Details or Provisions for Approval _____

Notice of Completion Received _____ Date Req. for Proof Sent: _____

Date Received _____ Cert. of Completion _____

DRB LANDSCAPE CUT SHEET
REQUIRED FOR EACH PLANT VARIETY

COMMON NAME _____

BOTANICAL NAME _____

HARDINESS ZONE (USDA) _____

STONEHILL IS **ZONE #5b**

MATURE HEIGHT _____

MATURE WIDTH _____

NOTE: **PLANTS MUST BE LOCATED ONE HALF OF MATURE WIDTH, PLUS 3 FT. AWAY FROM PROPERTY LINE.**

SUN OR SHADE REQUIRED _____

ACTUAL SIZE BEING PLANTED _____

FIND YOUR ZONE BY VISITING <https://www.usna.usda.gov/science/plant-hardiness-zone-map/>

STONEHILL IS ZONE #5B

*

HERE ARE A COUPLE OF USEFUL/HELPFUL SITES:

<http://www.missouribotanicalgarden.org/plantfinder/plantfindersearch.aspx>

<https://www.siebenthaler.com/?s=plant+search>

<http://www.beavercreeklandscaping.com/home/>

*

PLEASE USE AS MANY SHEETS AS NEEDED TO COMPLETE YOUR REQUEST

DRB NON-LANDSCAPE SPECIFICATIONS SHEET
REQUIRED FOR EACH PRODUCT BEING USED

PROJECT TYPE _____

PRODUCTS USED _____

MANUFACTURER _____

SPECIFICATIONS OF PRODUCTS _____

DIMENSIONS OF PROJECT --- HEIGHT _____ WIDTH _____ LENGTH _____

COLOR OR PHOTO EXAMPLE ENCLOSED _____

Schedule 3

FEE SCHEDULE FOR DESIGN REVIEW APPLICATIONS FOR STONEHILL VILLAGE

PROCESS	FEE
Preliminary Design Review Application <i>(New Construction Only)</i>	\$200.00
Final Design Review Application <i>(New Construction Only)</i>	\$200.00
Landscape Application ONLY	
Application to replace plant(s) with new species	\$15.00
Application to add plantings to existing bed <u>or</u> to add new tree(s) to yard	\$35.00
Application to add new landscape bed or other landscape feature	\$50.00
Exterior Color Change Application ONLY <i>(e.g. deck staining, change of shutters, etc.)</i>	\$25.00
Fence Application ONLY	\$75.00
Patio Application ONLY <i>(If <u>no</u> additional landscaping required by DRS)</i>	\$75.00
Roof Application ONLY	\$75.00
Deck / Patio AND Landscape Application <i>(This applies if hot tub is included in plan, too)</i>	\$150.00
Pool AND Landscape AND Fence Application <i>(All are required elements)</i>	\$200.00
Miscellaneous Post-Construction Improvement <u>AND</u> Landscape Application <i>(Play equipment, trampoline, etc.; must include Landscaping)</i>	\$150.00
Miscellaneous Post-Construction Improvement with <u>NO</u> Landscaping <i>(Awnings, basketball hoops, etc. NOTE: This category includes generators, even though some landscape screening will be required.)</i>	\$75.00
Addition to Primary Structure – Preliminary Design Review Application	\$200.00
Addition to Primary Structure –Final Design Review Application	\$200.00
Certificate of Completion <i>(New Construction & Post-Construction)</i>	\$0.00

Variance Application	\$50.00
Non-Financial Compliance Certificate <i>(Required at closing, upon sale of any Lot)</i>	\$75.00

Application fee is NON-REFUNDABLE

Schedule 4

**“DO NOT PLANT” LIST AND LIST OF APPROVED STREET TREES
FOR
STONEHILL VILLAGE**

PROHIBITED PLANTS***Prohibited Shade Trees***

Botanical Name	Common Name
Acer ginnala	Amur Maple
Acer negundo	Boxelder
Acer platanoides	Norway Maple
Acer saccharinum	Silver Maple
Aesculus glabra	Ohio Buckeye
Ailanthus altissima	Tree of Heaven
Albizia julibrissin	Mimosa
Alnus glutinosa	Black Alder
Ampelopsis glandulosa	Porcelain Berry
Betula species	Birch
Carya species	Hickory
Castanea mollissima	Chinese Chestnut
Catalpa species	Catalpa
Celtis occidentalis	Hackberry
Crataegus phaenopyrum	Washington Hawthorn
Elaeagnus species	Olive
Fraxinus species	Ash

Prohibited Fruit Trees

Botanical Name	Common Name
Malus	Apples
Prunus	Cherry Apricot Peach
Pyrus	Pear
Ginkgo biloba (Female)	Ginkgo male cultivars OK
Gymnocladus dioicus (Female)	Kentucky Coffeetree Male Cultivars OK
Juglans species	Walnut
Liquidambar straciflua	Sweet gum
Maclura pomifera	Osage Orange (Sterile form Okay)
Morus species	Mulberry
Paulownia species	Princess tree
Phellodendron amurense	Corktree
Platanus occidentalis	Sycamore
Populus species	Cottonwoods and Poplars
Prunus species	Flowering Cherries(Weeping forms Okay)
Prunus species	ornamental plums

<i>Pyrus calleryana</i>	Flowering Pears
<i>Quercus acutissima</i>	Sawtooth Oak
<i>Quercus palustris</i>	Pin Oak
<i>Robinia species</i>	Black Locust
<i>Salix species</i>	willow
<i>Sorbus species</i>	Mountain ash
<i>Styphnolobium japonicum</i>	Scholar tree
<i>Ulmus seedlings</i>	NON cultivar Elms

Prohibited Shrubs

Botanical Name	Common Name
<i>Ampelopsis glandulosa</i>	Porcelain Berry
<i>Aralia species</i>	Aralia
<i>Cornus alba</i>	Red twig Dogwood
<i>Cornus sericea</i>	Red twig Dogwood
<i>Cornus stolonifera</i>	Red twig Dogwood
<i>Celastrus orbiculatus</i>	Oriental Bittersweet
<i>Elaeagnus species</i>	Olive
<i>Euonymus fortunei</i>	Wintercreeper
<i>Euonymus alatus</i>	Standard Burning bush
<i>Euonymus alatus 'Compacta'</i>	Dwarf Burning bush
<i>Euonymus kiautschovicus</i>	Spreading Euonymus
<i>Hedera helix</i>	English Ivy
<i>Ilex opaca</i>	American Holly
<i>Ilex crenata</i>	Japanese Holly
<i>Ilex x Nellie R Stevens</i>	Nellie Stevens Holy
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privet
<i>Lonicera species</i>	Honeysuckle (native species okay)
<i>Lythrum species</i>	Loosestrife
<i>Physocarpus species</i>	Nine bark
<i>Pyracantha species</i>	Firethorn
<i>Rhamnus species</i>	Buckthorn (seedless forms okay)
<i>Viburnum sieboldi</i>	Sieboldi Viburnum
<i>Yucca filamentosa</i>	Yucca

Prohibited Evergreens

Botanical Name	Common Name
<i>Juniperus virginiana</i>	Eastern Red Cedar

Juniper scopularum	Rocky Mountain Juniper
Picea glauca 'Densata'	Black Hills Spruce/White spruce
Picea omorika	Serbian spruce
Picea pungens	Colorado Spruce
Pinus sylvestris	Scotch Pine
Pinus nigra	Austrian Pine
Pinus Mugho	Mugho Pine
Pseudotsuga species	Douglas Fir
Yucca filamentosa	Yucca

Prohibited Running Bamboos

Botanical Name	Common Name
Hibanobambusa species	Running Bamboo
Indocalamus species	Running Bamboo
Phyllostachys species	Running Bamboo
Pleioblastus species	Running Bamboo
Pseudosasa species	Running Bamboo
Sasa species	Running Bamboo
Sasaella species	Running Bamboo
Semiarundinaria species	Running Bamboo
Shibataea species	Running Bamboo

Prohibited Ground Covers

Botanical Name	Common Name
Euonymus fortunei	Wintercreeper
Hedera helix	English Ivy
Pachysandra terminalis	Pachysandra
Yucca filamentosa	Yucca

Prohibited Grasses

Botanical Name	Common Name
Miscanthus sinensis	Maiden Grass

RECOMMENDED Shade Street Trees (Not an inclusive list)

Botanical Name	Common Name
Acer miyabei 'State Street	State street Maple
Acer trunc. x platanoides	Urban Sunset Maple
Acer trunc. x platanoides	Crimson Sunset Maple
Acer trunc. x platanoides	Pacific Sunset Maple
Ginkgo Biloba Male cultivars	Autumn Gold or Maygar

Liriodendron tulipifera Emerald City	Emerald City Tulip Poplar
Nyssa sylvatica cultivars	Green Gable;Wildfire;Afterburner;
Syringa reticulata	Japanese tree Lilac
Tilia americana	American Linden
Tilia cordata	Little leaf Linden
Tilia tomentosa	Silver Linden
Ulmus Hybrids and cultivars	American: Princeton ;Jefferson
Ulmus Hybrids and cultivars	Lace Bark:Dynasty;Allee;Bosque;Athena
Ulmus Hybrids and cultivars	Hybrid: Frontier;New Horizon;Triumph
Zelkova serrata	Zelkova

PROHIBITED Shade Street Trees

Botanical Name	Common Name
Acer rubrum	Red maples
Carpinus betulus	Hornbeam
Diospyros virginiana	Persimmon
Fagus	Beech
Gleditsia	Locust
Liquidambar	Sweet Gum
Maackia	Amur maackie
Maclura	Osage orange
Magnolia	Magnolia
Malus	Crabapples
Pyrus	Pears
Quercus	Oaks

STREET TREE SPECIFICATIONS

The street trees that are located near your property are the responsibility of each resident. This includes the overall general care of those trees which includes watering and proper pruning, to maintain a healthy and viable tree.

If a tree dies or is in such decline (as determined by the DRB or by a certified Arborist), the tree will need to be replaced at the homeowner’s cost.

Specifications for acceptable street trees are as follows:

- The tree must meet a minimum of 2-inch caliper, measured at 6-inches above the ground level
- The tree must be certified nursery grown
- The tree must be limbed at 6-feet at planting time, or can be pruned to a 6-foot height
- Please Note: As a tree matures and limbs grow over the sidewalk and street, the homeowner must prune the tree to a 7-foot height, to allow adequate clearance for people on the sidewalk and vehicles on the street.

- Acceptable street trees are as follows:

Acer freemanii cultivars

Acer rubrum cultivars

Acer saccharum cultivars

Aesculus cultivars

Carpinus caroliniana

Gleditsia tricanthos Cultivars

Gymnocladus dioicus male cultivars

Liquidambar sterile cultivars

Ostrya virginiana

Platanus X 'Exclamation'

Tilia cultivars

Ulmus cultivars

Any trees planted as street trees that were not previously approved by the DRB will need to be replaced with an approved size and species from this list. Undersized or unapproved trees will need to be replaced at an appropriate planting time.

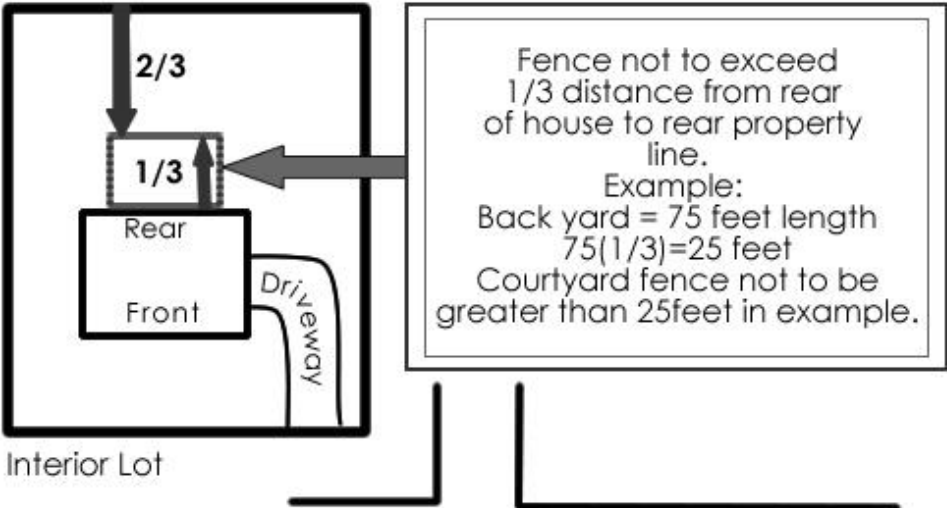
Schedule 5

**ILLUSTRATION OF
COURTYARD FENCING AND
PERIMETER FENCING
FOR
STONEHILL VILLAGE**

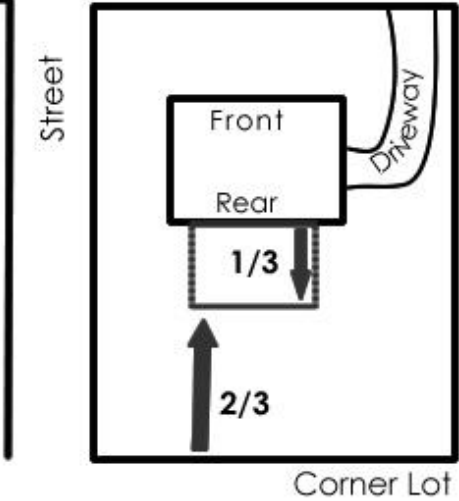
Courtyard Fencing

Courtyard or small area rear fences will be considered by the DRB subject to the general guidelines and the illustrations below.

1.



2.



Perimeter Fence Examples

1.

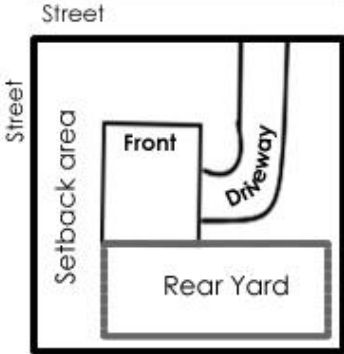
Interior Lots



Fence must not be further than 6" from the property line.

2.

Corner Lots



Fence Layout Intro

The proposed location of the fence is important. We hope these illustrations will assist homeowners in understanding how placement of their fence will compliment the neighborhood and not detract from streetscape or natural areas. No part of the fence may straddle the proerty line or protrude over the property line. Placement of fences that the fence is visible from the street warrants additional scrutiny for appropriateness. Hights designs of fences play an important role.

3.



Corner Lots- Fence may not be constructed within the building sideyard setbacks adjacent to the road.

The Fences on corner properties must not be closer to the street than the side or rear of the house.

DOCUMENT CHANGE RECORD

DATE	SECTIONS IMPACTED
August 2022	<ul style="list-style-type: none">• Part 2.02• Part 3.02(B)• Schedule 1 (links)• Schedule 2 (links)• Schedule 3• Schedule 4 (previously Schedule 5)• Schedule 5 (previously Schedule 6)