

**EXHIBIT "C"**

---

---

**DESIGN REVIEW STANDARDS OF  
THE WOODS OWNERS' ASSOCIATION, INC.**

---

---

## TABLE OF CONTENTS

I.	BACKGROUND .....	1
A.	Purpose .....	1
B.	ARC Authority .....	1
C.	Intention of Standards .....	1
D.	Review by ARC .....	1
E.	Inspection after Modification.....	1
F.	Standards Checklist .....	1
II.	SUBMISSION REQUIREMENTS FOR CONSTRUCTION .....	2
A.	Submission Deadline .....	2
B.	Excavation Prerequisite .....	2
C.	Landscaping Plans.....	3
D.	Contractor Parking Restrictions.....	3
III.	GENERAL BUILDING REQUIREMENTS .....	3
A.	Design Features .....	3
B.	Exteriors Colors .....	3
C.	Chimneys .....	3
D.	Lighting.....	3
E.	Exterior Materials .....	3
F.	Roofs.....	4
G.	Driveways.....	4
H.	Barrier fencing.....	4
IV.	SECTION-SPECIFIC BUILDING REQUIREMENTS .....	4
A.	Lot Numbering.....	4
B.	Living Area .....	4
C.	Driveways and Walkways .....	5
D.	Garages .....	5
E.	Windows.....	5
F.	Exterior Appearance .....	6
V.	LANDSCAPE REQUIREMENTS .....	6
A.	Drainage.....	6
B.	Tree Preservation.....	6
C.	Tree Barriers .....	6
D.	New Trees.....	6
E.	Runoff Mitigation .....	7
F.	Landscape Plan .....	7
VI.	MISCELLANEOUS REQUIREMENTS .....	7
A.	Antennas or Sports Equipment .....	7

B. Existing Fences.....	7
C. New Fences .....	7
D. Storage sheds.....	8
E. Swing sets.....	8

## EXHIBIT "C"

### Design Review Standards

The Woods Design Review Standards Date of Issue: October 8, 1999

Revised May 2005

Revised April 30, 2021 (as part of the Second Amendments to the Covenants)

#### I. BACKGROUND

- A. Purpose: These standards have been prepared by the Woods Owners Association Architectural Review Committee (ARC) and Board of Trustees. They have been prepared to assist builders, architects, engineers, and homeowners in planning the development and maintaining the appearance of each parcel of land.
- B. ARC Authority : The Architectural Review Committee is empowered by the Declaration of Covenants, Conditions and Restrictions for The Woods and the board of trustees to exercise their judgment in applying the building standards. The ARC may grant exceptions to the following requirements in cases it deems appropriate.
- C. Intention of Standards : The Design Review Standards are intended to protect the property values of all residents and to preserve the character and integrity of the Woods as a planned housing development according to the Declaration of Covenants Article XIX. Sect 1. In the same Article, Sect 3 indicates that the Trustees or Architectural Review Committee shall arbitrate any and all disputes that may arise from the terms and provisions of the Declarations.
- D. Review by ARC : Review by the Architectural Review Committee is for exterior aesthetic purposes only. It is in no way intended, and should not be relied upon, as a review or approval of structural integrity, construction quality, government permitting, or any other building safety concern. The ARC in no way warrants that the approved improvements will be built as approved. This action is solely intended as a review of whether the submitted plans comply with the established building standards of the Woods. The builder of the improvements is responsible for all applicable government permits and approvals.
- E. Inspection after Modification : The ARC reserves the right to require the removal of unapproved modifications or modifications that deviates from these standards without prior variance. The ARC may inspect construction during or after completion to ensure compliance.
- F. Standards Checklist : A Design Review Standards checklist has been developed for new construction based on these standards to assist

owners/builders in meeting the requirements. Provide a completed checklist along with an Exterior Modification Form to Planning Alternatives. For modifications or improvements to existing units, provide a completed Exterior Modification Request Form to Planning Alternatives.

## II. SUBMISSION REQUIREMENTS FOR CONSTRUCTION

- A. Submission Deadline : No less than 45 days prior to the beginning of new construction or major structural modification, the builder/owner shall submit an electronic copy (PDF) or two (2) each printed copies of the following items (Items #1 thru #5) listed below for review and approval by the ARC. Printed copies must be 11 × 17 unless noted otherwise. For building requirements, please refer to **Section III. General Building Requirements** and **Section IV. Section-Specific Building Requirements**. The builder/owner shall also provide the ARC with materials and manufacturers color chips (Item #6). Electronic images or PDF submissions of materials and colors are not acceptable. Incomplete submittals (Items #1 thru #6) will be returned as disapproved. Item #7 may be submitted later as indicated in below in Paragraph C.
1. Construction drawings including front, side and rear elevations identifying finish materials and colors. Submitted in PDF or 11 × 17 printed set.
  2. Plot plan (to be submitted prior to lot closing) in 8½ × 11 format.
  3. Drainage plan – to include drainage control during construction. Contractor is to prevent water not currently flowing to adjacent properties from increasing during construction, in 8½ × 11 format.
  4. Grading plan with building ground floor elevation (maybe combined with the drainage plan) in 8½ × 11 format.
  5. control plan – to show how adjacent areas and streets will be protected during construction in 8½ × 11 format.
  6. Samples of all materials for color and texture: a color board with all samples together is the preferred format and will decrease the approval time, alternately, request a meeting with the ARC and bring samples for seeing and approving.
  7. Landscape plans (See Section V for Landscape Requirements) in 8½ × 11 format.
- B. Excavation Prerequisite : The ARC requires that a lot be staked for the purposes of review of **and** approval by the Committee. In such case, excavation shall not commence until the lot has been staked out, and the ARC has toured the lot and issued its approval.

- C. Landscaping Plans : If landscaping plans (Item #7) are not available prior to construction, the builder may submit them as a deferred submittal no less than 60 days prior to installation. The ARC may require that these items be submitted based on a schedule determined prior to any construction commencing. Previously submitted documentation, samples and approval must be resubmitted with the deferred submittal.
- D. Contractor Parking Restrictions : During construction, neither the builder nor contractors will not park vehicles on common areas and will minimize inconveniences to current residents.

### **III. GENERAL BUILDING REQUIREMENTS**

- A. Design Features - The ARC will consider the character, design, style, colors, and location of any proposed home in relation to the surrounding homes as criteria of approval. Houses are expected to have architectural interest as viewed from the street. Examples include three or more gables, "architectural" windows, such as large windows with transoms, palladium, etc., unique porch and or multiple facades. If a proposed home is the same basic model design as an existing home on a nearby lot, the builder must show modifications that make the exterior of the home appear as different as possible. Examples of modifications pertain to foundation elevations, final grading, setbacks, driveway locations, color selections, and other external features.
- B. Exteriors Colors – All exteriors building materials and colors are subject to review and approval. Rich, subtle earth tones (Browns, tans, dusty greens, warm grays, and rusty red will blend well with the natural surroundings). White windows are discouraged. Generally, colors from the Sherwin Williams Timeless Color Collection are acceptable. However, ARC approval is required for all color selections. Although the covenants imply that repainting the unit's exterior with the same color needs no approval, the ARC would like to know the colors in use to maintain a list of exterior colors for the possibility that a future owner may wish to maintain the exact color.
- C. Chimneys - Chimneys extending above the roof lines – All brick or stone, except where other materials would be more aesthetically compatible with house design and material (as determined by the ARC).
- D. Lighting – Wall-mounted porch and garage lights and yard post lights are required. Post, porch, or garage lights shall be activated by a photo cell to automatically come on at dusk and off at dawn for safety and security. Accent landscape lighting is recommended.
- E. Exterior Materials – Cedar wood siding, wood composite siding, brick, stone, or stucco type. No vinyl siding is permitted. Brick or stone on at least part of the front elevation is strongly encouraged.

- F. Roofs – All Roof overhangs (soffits, eaves, etc.) shall have a minimum projection from the House of 12 inches. Shingles on all homes shall be dimensional shingles. The roof pitch must be a minimum of 9/12 on front facing gables and 7/12 on the other gables.
- G. Driveways - All driveways shall be a minimum of sixteen (16) feet wide.
- H. Barrier fencing - The Woods homeowners prefer to be an open community without fences isolating our neighbors. The ARC will permit fences by exception only. The homeowner must provide justification for a fence before the ARC will consider the request and authorized the exemption. Electronic collar (in-ground wire) fences are the expected method for homeowners to contain pets on their property. See **Section VI.C** for further requirements.

#### IV. SECTION-SPECIFIC BUILDING REQUIREMENTS

- A. Lot Numbering: The following requirements vary for separate neighborhoods within The Woods. Section numbers correspond to Lot numbers as follows<sup>1</sup>:
  - Section 1: Lots 1 – 45
  - Section 2: Lots 46 – 71
  - Section 3: Lots 72 - 85
  - Section 4: Lots 136 - 149
  - Section 5: Lots 103 – 134
  - Section 6: Lots 136A – 149A and 150 - 154
  - Section 7: Lots 158 – 173
- B. Living Area - Living area of homes will be calculated exclusive of basements, garages and porches. The ARC may waive the following minimum requirements if the quality of the home exceeds homes of similar size and price in the surrounding area. The minimum finished living area requirements are:
  - 1. Sections 1 – 4
    - Estate Lots<sup>2</sup>
    - Ranch 2100 s.f.
    - 1-1/2 Story 2300 s.f.
    - Two-Story 2500 s.f.
  - 2. Sections 1 – 4
    - Patio Lots
    - Ranch 1600 s.f.
    - Two-Story 1900 s.f.

---

<sup>1</sup> Lot Numbers 136 through 149 in Section 6 have a suffix, e.g., Lot 136A, due to duplicate numbering when Section 4 was replotted.

<sup>2</sup> Note: Lots 1-7 and 39-45 are estate lots

3. Section 5  
Ranch 1800 s.f.  
1-1/2 Story 1900 s.f.  
Two-Story 2200 s.f.:
  4. Sections 6 – 7  
Ranch 1600 s.f.  
1-1/2 Story 1800 s.f.  
Two-Story 2200 s.f.:
- C. Driveways and Walkways - All driveways shall be a minimum of 16 ft. in width. Material Requirements are as follows:
1. Sections 1 – 4: Driveways and walkways of brick pavers are preferred. Driveways with the entire surface of stamped concrete may be considered. A design of pavers and concrete may be considered by the ARC for long driveways. The first 40 feet of driveway from the street must be pavers or colored, stamped concrete. If driveways and walkways are stamped concrete, then the entire surface must be uniformly stamped and colored.
  2. Sections 5 - 7: Driveways and walks may be pavers or the entire surface of colored, stamped concrete. A design of pavers and concrete may be considered by the ARC for long driveways. The first 40 feet of driveway from the street must be pavers or colored, stamped concrete. If driveways and walkways are stamped concrete, then the entire surface must be uniformly stamped and colored.
- D. Garages - All garages shall accommodate a minimum of two cars. Configuration requirements are as follows:
1. Sections 1 – 4: Side entry garages are strongly encouraged. (Unless lot configuration requires front entry, as determined by ARC). Screening may be required for front entry garages.
  2. Section 5: No more than two (2) lots in a row may have a front entry garage.
  3. Sections 6 – 7: A minimum of six (6) garages must be side entry.
- E. Windows
1. Sections 1 – 4: Wood framed windows required, such as Pella, Anderson, Marvin, or equivalent. Wood framed with vinyl, composite or aluminum cladding is acceptable.
  2. Sections 5: High quality windows of all vinyl, wood or aluminum construction are permitted.



3. Section 6 – 7: High quality windows, such as Pella, Anderson Marvin or equivalent, of wood, vinyl or aluminum construction are permitted.

F. Exterior Appearance

1. Sections 1 – 5: No two (2) homes of the same base exterior appearance design shall be built within close sight distance of each other unless the ARC determines that the changes to the house elevations are sufficiently significant enough to consider the homes to be of different appearance in the opinion of the ARC. Close sight distance shall include, but not be limited to, immediately adjacent lots and the lot directly across from the proposed home. In no case shall the ARC approve a home with the same front exterior elevation as a previously built home if the homes are to be located on immediately adjacent lots or on lots directly across a street from each other.
2. Sections 6 – 7:
  - a) No two (2) homes of the same base exterior appearance design shall be built adjacent to or directly across from each other unless the roof design is altered, and the exterior material and colors are different. In no case shall three (3) homes of the same model be built adjacent to each other.
  - b) Annually inflation adjusted final selling price for all new homes and landscaping must be at least \$283,000.00 as of 2018 and adjusted for inflation in each succeeding year.
  - c) The front face of the homes must present a random staggered setback from the roadway.

**V. LANDSCAPE REQUIREMENTS**

- A. Drainage: The ARC will evaluate all drainage, grading, and landscape plans to ensure minimum disturbance of the existing ecological systems and to preserve existing drainage and vegetation.
- B. Tree Preservation: Preservation of all trees more than six (6) inches in diameter is required. A waiver may be granted with documentation of why it is not practical. Replacement plantings may be required by the ARC for any waivers granted. Contractor to provide construction barriers around trees to be preserved to prevent damage.
- C. Tree Barriers: Contractors must provide construction barriers around preserved trees to prevent damage.
- D. New Trees: Each landscape plan must include at least one (1) tree of two (2) inches in trunk diameter.

- E. Runoff Mitigation: Contractor must protect neighboring property from damage. Erosion of material or additional water runoff must be controlled during construction.
- F. Landscape Plan: All homes must have a landscape plan approved by the ARC submitted at least 45 days prior to home construction completion. This plan will include sod in the front yard and the side yard extending to the rear of the house. Rear yard landscaping and screening may be required by the ARC. Retaining walls for steep slope areas are acceptable. Brick/cement/landscape paver walls used for screening purpose only are not permitted. The landscape plans shall include proof of the following minimum expenditures on additional plant and landscape materials converted to current dollars<sup>3</sup>:

Estate Lots (lots 1-7 and 39-45): \$4500

Patio Lots (all other lots): \$2700

## **VI. MISCELLANEOUS REQUIREMENTS**

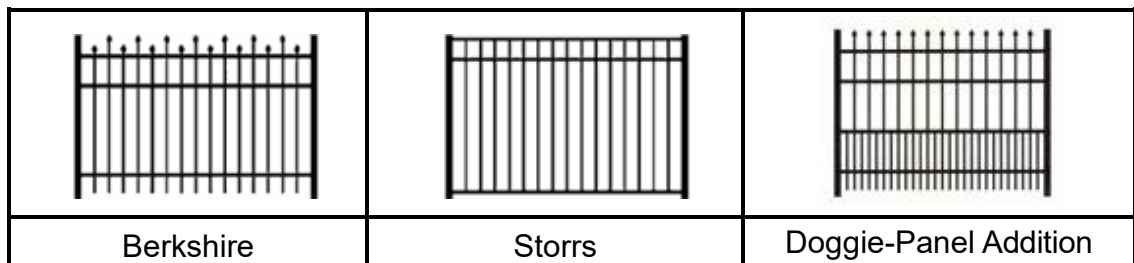
- A. Antennas or Sports Equipment: No antenna or satellite dishes larger than 3-foot diameter are permitted without prior approval of ARC. No basketball poles or backboards of any type are permitted except on Association-owned properties.
- B. Existing Fences – Fences that were permitted by JMD or previously approved by the ARC under previous bylaws are grandfathered from the new standards. However, they must continue to be maintained in good condition, e.g., paint/stain is not peeling, structurally sound. Owners must maintain all approved fence-screening landscape. If the fence or screening landscape is not maintained or not installed in accordance with the ARC's approval, the ARC reserves the right to require that the fence must be removed. Fence replacement must be approved by the ARC prior to installation. A fence project is considered to be a replacement rather than repair when more than 25 linear feet is in need of being replaced.
- C. New Fences : New fence requests must meet all the following criteria of the new standards:
  - 1. All fences shall be visually inconspicuous and aesthetically pleasing.
  - 2. Fencing shall only be allowed in the rear portion of a lot. For example, houses on corner lots do not have a rear portion; in these cases, fenced

---

<sup>3</sup> Note: the above minimum expenditures are for plant and landscape materials in 2018 dollars and are over and above the cost of required sod. The homeowner may participate in the landscaping installation to defer costs; the amount may not exceed \$1000 on Estate Lots or \$750 on Patio Lots

area, fence design, and screening will be thoroughly vetted to assure the fence meets Criteria #1.

3. Fencing shall not extend forward of the rear façade of the house.
4. The fenced area shall not be wider than the house. The fenced area shall not be deeper than the width of the house, nor shall the rear of the fenced area be closer than 5 feet of the property line.
5. Fencing will be no more than 48" tall. The fence height will not vary; gates must be the same height as the fence. The support posts may extend above the fence by no more than 2 inches.
6. Fencing must be of open construction. When looking perpendicular to the fence, the vertical structures will not obstruct sight by more than 25%, with the exception of a Doggie Panel in the lower portion that is designed to keep smaller pets inside the fence. Aluminum fences from the Eads Fence Company website are shown as examples and are not meant to imply company endorsement.



7. Fencing must be inconspicuous and simple design. Black or dark earth-tone aluminum or ornamental steel fences are required.
  8. Fencing must be permanent and professionally installed and maintained by the homeowner.
  9. The homeowner is required to locate all boundary pins to show that the fence does not extend into the common area and to contact Ohio Utilities Protection Service to indicate that the fence does not impact utility lines.
  10. Fencing design must be approved by the ARC before installation.
- D. Storage sheds are not permitted.
- E. Swing sets or playground equipment must be approved by the ARC prior to installation. All play equipment will be placed to be visually inconspicuous from the street and to minimize its impact on the views of the neighbors. Landscaping should be used to minimize this impact. The equipment will be constructed mainly of wood or good quality preferably unpainted wood

products. If not unpainted, the color and finish shall meet the same standards as the home colors. That is, they will be of rich, subtle earth tones (browns, tans, dusty greens, warm grays, and rusty red, which will blend well with the natural surroundings). A minimum of canvas roof material may be used but it must meet these same color standards. The equipment shall be maintained in good condition and removed as soon as it is no longer used. Even if it was approved before installation, the ARC reserves the right to require that it be removed if it is not properly maintained.