

NOTICE

Members of Steeplechase at Whitehouse HOA: In the continued effort to maintain Steeplechase as a highly-desirable, single-family, residential subdivision, while supporting property values for its members, the HOA Directors and Officers of Steeplechase at Whitehouse HOA will continue to enforce the deed restrictions.

DEED RESTRICTIONS & ENFORCEMENT: As per each Plat's Declaration of Restrictions, "[a]ny violation or attempt to violate any of the covenants or restrictions herein shall be unlawful...the Association...may prosecute any proceedings at law, or in equity, against the person or persons violating or attempting to violate any such restrictions to such person(s) from doing so, to cause the removal of any violation, and/or to recover damages for such violations or attempted violations." A copy of each Plat's Declarations of Restrictions can be found on the Lucas County Auditor's website or by visiting www.hoasteepchase.com/documents.

DEED RESTRICTIONS REFERENCE GUIDE: While the HOA Board reserves the right to enforce (or to not enforce) any and all covenants and restrictions contained within the Declaration of Restrictions, the HOA Directors and Officers have drafted a "**DEED RESTRICTIONS QUICK REFERENCE GUIDE**" (hereinafter referred to as the "DR Guide") for your reference. This DR Guide is not intended to replace, eliminate, amend or modify the established Declaration of Restrictions established for each Plat in Steeplechase. Rather, the DR Guide is solely intended to serve as a quick reference for those with questions or concerns related to the established Declaration of Restrictions. Furthermore, the DR Guide sets forth a set of acceptable standards to the deed restrictions that the Directors and Officers will hold as allowable under its definition of the Declaration of Restrictions established for each Plat in Steeplechase as well as specifics actions which will be enforced. The acceptable standards are intended to recognize the feedback that community members have provided over the last year while recognizing the continued need to establish some "norms" to ensure the continued desirability and beautification of our Steeplechase Subdivision.

COMPLAINTS: Complaints for violations of the Declaration or Restrictions may be submitted to the HOA Board of Directors and Officers at the following email address: OhioSteeplechaseHOA@gmail.com.

ENFORCEMENT OF VIOLATIONS: Letters from the HOA will be distributed to the Member(s) (i.e., residents) in violation with a required remediation date. Failure to comply will result in a claim being filed against the Member for remediation and costs.

Respectfully,

HOA Board of Directors

Philip Allan
Bruce Boerst
Kevin Herman

HOA Officers

Tessa Forrester, President
Michael DuShane, Treasurer
Dennis Kennedy, Secretary

DEED RESTRICTIONS QUICK REFERENCE GUIDE

Area of Interest	Deed Restriction Language	Examples of Acceptable Standards (Considered Acceptable)	Examples of Unacceptable Standards (Considered Unacceptable & Will Be Enforced)
Dues	HOA Dues due to HOA by March 15 of each year.	- Dues paid by March 15	- Dues not paid by March 15
Signs	No signs of any character (other than signs of not more than 10 sq. ft. advertising the sale of the residential lot on which such sign is located) shall be erected, placed, posted or otherwise displayed on or about any residential lot without the written permission of the HOA Board.	<ul style="list-style-type: none"> - One "Home For Sale" sign (not greater than 10 sq. ft.) placed in center of yard - Children School/Activity Signs (preferably without sponsorship) placed within landscaping next to house - Small security or Pet electric fence sign(s) placed in landscaping next to house - Holiday or decorative signs on the front patio for the period of the particular season /holiday - Birthday/Graduation Event signage placed on lawn for no more than 24 hours. 	<ul style="list-style-type: none"> - Signs not in the designated areas - Advertisement Signs for business - Advertisement Signs for onsite service providers (i.e., remodeling, landscaping, etc.) - Political Campaign Signs
Trash/Recycle Cans	All rubbish, debris and garbage shall be stored within the garage.	<ul style="list-style-type: none"> - Stored in Garage - Stored behind the house - Bins that are not visible from the front of the house (when standing directly in front of dwelling) 	- Bins that are clearly visible from the front of the house or using privacy fencing to camouflage the containers.
Campers/Boats/Trailer s/RVs	No truck, boat, bus, tent, mobile home, trailer or other similar device shall be stored on any residential lot in the subdivision.	<ul style="list-style-type: none"> - Stored in Garage - Short term presence on property for cleaning, winterizing, season opening, and general maintenance for up to a maximum of 72 hours. 	- Storing on property or street continuously or for more than 72 hours (even if moved daily – it is unacceptable)
Outbuildings/Detached Structures (i.e., sheds)	<p>PLANS MUST FIRST be approved by HOA Board</p> <ul style="list-style-type: none"> - Permanent foundation (min. 4" concrete slab). - Max height of 18 ft., Windows on at least 2 sides, Not larger than 350 sq. ft. of floor area, Wooden structure & painted same color of home, Must generally match the overall design of the home - MAY NOT START CONSTRUCTION UNTIL PLANS HAVE BEEN APPROVED BY THE HOA. 	- A shed that was first approved by HOA Board prior to the commencement of construction. Prior to construction, architectural design plans and detailed design plans were submitted to HOA and HOA gave written approval.	<ul style="list-style-type: none"> - HOA Board intends to strictly enforce this area of interest pursuant to the Declarations of Restrictions and Code of Regulations - Any outbuilding that was not pre-approved by the HOA Bd.

Pets	With the exception of no more than two (2) dogs, two (2) cats, and/or two (2) birds, all of which shall be suitably maintained and housed within a residential dwelling, no animals of any kind may be kept or maintained on any residential lot.	<ul style="list-style-type: none"> - Pets are welcome in Steeplechase provided that all pets are to be indoor pets and are to be managed to ensure a quiet and harmonious community for all. - Dogs kept on leash when walking throughout neighborhood 	<ul style="list-style-type: none"> - Outdoor pets, unattended pets, excessive bark pets after first reported to the Sheriff or local law enforcement. - Quantity of allowable pets will be enforced if the Board receives complaints from different Members or multiple complaints from the same Member. - The Board BEGS its Members to not put the Board in a position to force a Member to remove/relocate one of their pets.
Yard (Lawn & Landscape) Maintenance	Owner shall be responsible for grass mowing and weed cutting not less than one time per month, and clearing of unsightly debris from such lot whenever necessary. NO VEHICLES MAY BE PARKED ON LAWN	<ul style="list-style-type: none"> - Mowed at least once per month-Property maintained & kept in a sightly manner-Yard (lawn & lanscaping) well-kept and free of excessive weed growth and other unsightly debris.-Lawn is irrigated when needed.-Mulch or other landscaping debris neatly staked/piled for the purpose of installation FOR NO MORE THAN 72 HOURS. 	<ul style="list-style-type: none"> - Vehicle(s) parked on lawn-Decayed or dying shrubs that have not been replaced - Mulch/dirt pile kept on property without installation for more than 72 hours - Excessive weeds in lawn/landscaping- Grass that has not been mowed in over 30 days.
Pools	No above-ground pools.All pools (which must be inground) must first be approved by HOA Board prior to commencing construction.	<ul style="list-style-type: none"> - Pools that have been approved by HOA Board prior to installation. - Above-ground Pools are always strictly prohibited. 	<ul style="list-style-type: none"> - Pools not approved prior to construction and/or installation - Any above-ground pool.
Basketball Hoops/Backboards	No basketball backboards on front of dwelling or on garage. Must first be approved by HOA Bd and must have glass backboard with a pole matching the residential dwelling.	<ul style="list-style-type: none"> - Well kept glass backboards mounted on a pole matching the dwelling 	<ul style="list-style-type: none"> - Basketball backboards mounted to garage or house - Temporary/portable basketball hoops
Mailboxes	The owner of a residential lot shall maintain the mailbox and/or paper delivery box and replace them when necessary with a mailbox and/or paper delivery box of similar type, appearance and quality.	<ul style="list-style-type: none"> - A mailbox in working order and quality upkept appearance. (Repaired chipped paint & leaning or broken boxes) 	<ul style="list-style-type: none"> - Rotting, leaning or unpainted mailboxes- Plastic mailboxes
Fencing	No fence, hedge, wall, gazebo, deck or enclosure of any kind shall be erected, placed or suffered to remain upon any lot unless the written approval of the HOA Board is/was first obtained	<ul style="list-style-type: none"> - Split rail, wooden fencing with or without wire fencing attached to split rail fencing that has been approved by the HOA Bd prior to construction/installation. 	<ul style="list-style-type: none"> - Privacy fences <ul style="list-style-type: none"> • Privacy screens near back patio may be acceptable if first approved by HOA Board.