



PIONEER RIDGE

Architectural Controls



Design Guidelines

HOA Board Updated & Approved October, 2024

Updates Displayed in Red

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DESIGN GUIDELINES FOR PIONEER RIDGE

INTRODUCTION

Pioneer Ridge by Del Webb is an active adult community that has established the following Design Guidelines to maintain certain standards for the integrity of the architectural and design character of Pioneer Ridge. The Design Guidelines provide an overall framework to allow the community to progress in an orderly, cohesive and attractive manner. To this end, the Design Review Committee (DRC) will review all proposed additions, improvements or alterations on homes in the community for conformity with the following Design Guidelines.

The Design Guidelines have been adopted by the Board of Directors of the Pioneer Ridge Homeowners' Association (HOA) pursuant to the “**The Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of Pioneer Ridge, filed with Lorain County 02-21-2023**”. The Design Guidelines will be enforced by the Board of Directors of the HOA as established under Article VIII - **Architectural Controls** of the Declaration. The Design Review Committee (DRC) is the reviewing entity for this document.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard that is found in the Design Guidelines or the Declaration, the government standards will take precedence. To the extent that the government ordinance is less restrictive than the Design Guidelines or the Declaration, the Design Guidelines and the Declaration shall prevail. Homeowners should contact the City of North Ridgeville Building Department for further information.

Homeowners are advised that the City of North Ridgeville requires certain permits, depending on the proposed change, alteration or addition. It is the Homeowner's responsibility to comply with permit requirements. The Homeowner shall provide the DRC with copies of any such required permits if requested by the DRC.

NOTE: Prior to submittal of a request for a permit to be issued by the City of North Ridgeville, the Homeowner will obtain the approval of the DRC of any plans, changes, alterations or additions to the property or home. Any permit or approval by the City of North Ridgeville shall in no manner whatsoever bind the DRC with respect to approval or denial of any application for items submitted for consideration; the DRC shall be fully independent and will have full authority for approval or denial of any such matters.

RESIDENTIAL PROPERTY OWNER'S REQUIREMENTS

Homeowners are required to submit an application with the Design Review Committee (DRC) prior to the commencement of any work or be subject to a **\$500 Non-Compliance Assessment and the Cost of Enforcement**, including reasonable attorneys' fees and court costs.

Applications shall be complete with appropriate documentation (described below) and receive written approval from the DRC **PRIOR** to performing:

1. Additions, alterations, or modifications to the exterior of the home and/or property lot. Including, but not limited to: exterior painting/siding colors and design, outside stair railings, roofing, doors, windows, gutters, garage doors, brick/concrete work, patios, decks, spas/hot tubs, pergolas, privacy fences/walls, and any and all on-site improvements not listed in the Design Guidelines.
2. Landscaping including but not limited to: removal or addition of plants, trees or shrubs within existing landscape; any additional or extension of landscaping areas on the property.
3. Anything not covered in the design guidelines for exterior home modifications or landscaping must be approved by the Design Review Committee for prior approval before contracts are signed or work performed on the property.

I. APPLICATION FOR APPROVAL TO DRC

The homeowner shall submit for approval an application form as provided in **Appendix K** showing the plans for the proposed improvements as follows:

No exterior alterations, additions, renovations or landscaping shall be allowed on any home or property unless an application has been submitted and approved by the DRC.

1. For changes to or additions to the home, the Homeowner shall submit an application along with a copy of the plot plan with the proposed changes or additions the exterior drawn on the diagram. Photos and any contractor renderings should also be included with the application. The application needs to contain a detailed description of materials to be used, including color and type of material. If the change or addition affects the roof or roofline, a roof plan must be submitted. (See **Appendix A** for approved colors.)
2. For landscaping the Homeowner shall submit a copy of the landscaping plan for the lot, including a description of all varieties and sizes of trees, shrubs and other vegetation used and their location clearly marked on the plan. All deleted landscape materials shall be described as part of the submittal. In the event the Homeowner is installing any hardscape, including but not limited to; brick, masonry, wood, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan with a legend. (See **Appendix E & F** for prohibited materials/plants.)

The Homeowner shall hold harmless the HOA for any and all damage to any party caused by the alteration of the grade by the Homeowner in connection with the design or installation of the Homeowner's landscaping or any damage to the Homeowner's house.

II. REVIEW OF APPLICATION BY DRC

The DRC shall review such submittals based solely on the information contained within each submittal.

Upon completion of review by a letter indicating the DRC's decision shall be rendered in one of the following three forms:

“Approved”: The application is approved as submitted.

“Approved as Noted”: The application is partially approved. A homeowner may proceed with only the work approved by the DRC as noted.

“Not approved”: The application submitted is not approved and no work may commence. A description of why it was not approved will be included.

III. APPEAL PROCESS OF “NOT APPROVED” APPLICATION

If the application submitted by a homeowner is not approved by the DRC, the Homeowner may submit a revised request to the DRC. If the DRC rejects the revised request, the Homeowner has the right to appeal to the HOA board in writing.

The approval by the DRC is not a guarantee of plans submitted that require a City of North Ridgeville permit will be approved by the City. If the City of North Ridgeville requires modification to such plans, such modifications must also be approved by the DRC for the Homeowner to remain in compliance with the Design Guidelines.

IV. ENFORCEMENT OF DESIGN GUIDELINES

The Declarations and By Laws of the HOA describes the scope of authority of the HOA regarding the Design Review Guidelines, including review and determination of alleged violations by Homeowners and Residents, execution of certain remedies, and recommendation to the Board of Directors of the HOA for further action.

V. AUTHORIZATIONS

The Design Guidelines have been prepared by the Design Review Committee and amended by the Board of Directors of the Pioneer Ridge Homeowners Association. They have been approved and adopted by the Board of Directors of the Pioneer Ridge Homeowners Association and may be amended at any time by the Board of Directors.

RESIDENTIAL DESIGN GUIDELINES

ARCHITECTURAL CHARACTER AND MAINTENANCE OF EXTERIORS GUIDELINES

The architectural design of any and all additions, alterations, and renovations to the exterior of any home shall conform to the design of the original home in style, color, detailing and materials, with application approval by the Design Review Committee (DRC) BEFORE performing any changes, repairs or renovations.

The height of any addition to the home shall not be higher than the original ridgeline. The eave line must be the same height of existing eave line. The roof pitch must not vary from the original pitch of the roof. (Roof pitch does not apply to patio covers or enclosures.)

All additions to homes shall be built within the building setback lines originally established by Del Webb and the City of North Ridgeville.

Any additional outbuildings (storage sheds, secondary garages, etc.) on the Homeowner property are prohibited.

It is the Homeowner's responsibility to acquire any permits required by the City of North Ridgeville, all cleanup any debris from construction and repair/restoration any damaged lawns to the original condition in a timely manner.

Any materials used in maintenance, repair, alterations or additions of the exterior of the home must be similar to those used by Del Webb as to style, color, composition type and method of attachment to conform to the original design of the home. (See **Appendix A** for approved colors used by Del Webb in siding, shutters, doors, and roofs.)

All of the following must have prior approval of the DRC before performing any work:

1. Roofing: All roof replacements or repairs of shingles must be of similar style, color and materials as original. A sample of the shingle should be included with the application. Heat tape may be added to roofs to prevent ice damage and must be same color of roof and professionally installed.

NO METAL ROOFS ARE PERMITTED.

2. Windows: Replacement windows must be the same size and similar type as the original installed windows, double hung or single hung. Windows must be vinyl or aluminum clad and in original color. Window grids are allowed on windows, 9 over 9. Diagonal window grids are not permitted.

3. Siding: All siding and trim must strictly conform to the original design of the home in color, style and materials. (See **Appendix A** for approved colors.)

4. Gutters and Sump Pump Drains: Gutters must be continuous aluminum only and in original color. Gutter straps or hangers are not permitted. Downspouts must be aluminum and the same color as gutters. Solid attached leaf guards which are professionally installed are permitted.

Gutters and sump pump drains will discharge water to the ground solely and in the same direction as existing flow lines on the property. Drains cannot be connected directly or indirectly to any public sanitary sewer line or storm sewer line. No discharge of storm water may be closer than 5 feet on any neighboring lot.

Homeowners encountering drainage issues on their property must submit a plan to the DRC for installation of new drainage. Any drain lines that need to tie into a public storm drain must be approved by the DRC and the City of North Ridgeville.

5. Garage Door: Replacement garage doors must be the same size, style, color, configuration as initially installed. Windows are not permitted in garage doors. (See **Appendix A** for approved colors.)

6. Front Entrance Door: Replacement front doors must be the same size and meet the architectural design of the community. Any color change to doors must be DRC approved. (See **Appendix A** for approved colors.)

7. Storm Doors: Storm doors must be full glass or full glass self-store and match the color of door trim, front door or white. Retractable full screen doors are permitted. No bars or security grills are permitted on storm doors. **See Appendix H for Storm Door Modification Form to be submitted to the Property Manager's Office PRIOR to installation.**

8. Garage Service Entrance Door: One service door allowing garage access is permitted. The application submitted for approval must be specific regarding the location, style, size and color of door. Location of door will depend on style of home. A 3-foot square concrete pad must be poured outside the exterior of the door. A walkway from the garage service entrance door to the driveway are only permitted on those homes with a garage service door and must have prior approval from the DRC.

NO walkways leading from the front of the house to the back of the house are permitted.

9. Porch Safety Railings: Railings must be made of either vinyl, aluminum, metal, composite or wrought iron. Color must be black, white, or color of house trim. 2" standard metal post or crossover post can be used with either a flat cap or ball cap design with square spindles. Toprail can be flat or curved. (See **Appendix D** for examples.)

10. Awnings: Awnings are permitted only on the rear elevation of the home and must appear as an integral part of the building elevation and complement the home. Colors and materials must be consistent with the house. Roof mounted installation is prohibited on the Villas. No logos are allowed on awnings. **See Appendix G for Retractable Awnings Modification Form to be submitted to the Property Manager's Office PRIOR to installation.**

11. Mailboxes: All mailboxes must be maintained by the homeowner(s) to maintain quality of the neighborhood. Mailboxes and/or supports must be replaced when they become unsightly, broken or unacceptable to the HOA. Any replacement of mailboxes and posts must be white, same size, design, and shape like the original and made of vinyl. **All mailboxes and posts in need of replacement/repair that are made of wood will be replaced with white vinyl only.** Black house numbers must be placed on the box or support arms. No solar light caps are allowed on the mailbox.

12. Louvers and Shutters: All louvers and shutters must be clean and free of faded or peeling paint. The Homeowner is responsible for upkeep of the louvers and shutters. Any change in color must be approved by the DRC. Shutters installed must be the length of the window and solid in style. No louvered shutters are allowed.

13. Solar Panels, Solar Light Tubes, Skylights: No solar panels are permitted on the property or roof.

Solar light tubes and skylights are only permitted in the rear of the house as not to be seen from the front elevation.

14. Addition of Interior Fireplaces: Any fireplace added to the interior of the home that will affect the exterior of the home will need to be approved by the Design Review Committee.

15. Sunrooms, Screened Porches: Any Sunroom or screened porch cannot extend past 16 feet from the exterior of the home. All sunrooms and screened porches must be attached to the exterior of the home. Color of sunroom additions or screened porches must match either the trim color or the siding color of the home.

***Homeowners are responsible for obtaining all permits required by the City of North Ridgeville.**

16. Driveway Side Extensions: Driveways may be extended in width on both sides not to exceed 2 feet. Concrete is the material of choice but approved brick pavers are permitted for this purpose. (See Appendix I for Driveway Side Extension Modification Form to be submitted PRIOR to installation.)

17. Sidewalks: Sidewalks are the responsibility of the homeowner to maintain and keep level in accordance with the City of North Ridgeville codes.

LANDSCAPING REQUIREMENTS, STRUCTURES AND MAINTENANCE GUIDELINES

The DRC, in its sole discretion, may consider the following criteria when reviewing a request for landscaping improvements hereunder:

- The impact of views on and off the lot.
- The impact of future maintenance of the areas affected by improvement.
- The impact on landscape maintenance costs to the Homeowners' Association.
- The impact of the overall appearance of the community.

All landscaping maintenance, replacement and structures shall comply with the community standards and Design Review requirements. An application must be submitted and approved by the Design Review Committee (DRC) BEFORE performing any changes, repairs or renovations, or additions to the Homeowners' property.

All of the following must be approved by the Design Review Committee PRIOR to performing any work:

1. Plants, Shrubs and Flowers

Any plants used in landscaping must be approved by the DRC. See Appendix for approved types of plants, trees and shrubs to be used. (See **Appendix F** for **PROHIBITED** plantings.)

Deciduous and evergreen shrubs planted by homeowner shall be a minimum of 1 gallon size.

Annual flowers are allowed in planting beds and cannot exceed 36 inches in height and must be maintained and removed by the Homeowner after growth season is over.

No artificial flowers are allowed in planting beds.

2. Trees

If the front bed tree is diseased or dead it is the Homeowners' responsibility to be replaced by one of the following approved types of trees: Autumn Brilliance Serviceberry, **Bloodgood Maple**, Eastern Redbud, Ivory Silk Lilac, Royal Raindrop Crabapple, **White Dogwood**. The replacement tree must be 2" in caliper and 8 foot tall.

Ornamental Deciduous trees and evergreen trees planted by homeowner shall be a minimum of 3 feet tall and planted no closer than 15 feet apart. (See **Appendix E** for **PROHIBITED** Trees and Ornamental Trees.)

All tree pruning, except trees planted by the Homeowner within the beds, will be performed by the HOA in a seasonally appropriate manner.

Tree topping is not permitted.

A homeowner may not cut down or remove any tree without DRC approval.

3. Ground Covers/Mulch/Decorative Stones or Boulders

River rock shall be permitted as ground cover in front beds and must be contained by masonry, stone or plastic edging. River rock must be at least 1/2 inch in diameter. No pea gravel (3/8 inch or smaller) is allowed. Organic brown shredded mulch must be used where river rock is not utilized.

River rock is allowed on side beds and must be contained by masonry, stone or plastic edging. River rock must be at least 1/2 inch in diameter. No pea gravel (3/8 inch or smaller) is allowed. Rear beds must be mulched with organic brown shredded mulch.

Mulched beds must be mulched with brown colored mulch. No synthetic mulch is allowed. Front beds are mulched on a seasonal basis every other year by the Homeowner's Association with brown mulch.

Solid plastic sheeting or polyethylene sheeting is not permitted under the ground cover/mulch. Landscape fabric that allows free flow of water, air and gases from the soil is permitted and must not be visible.

Ground covers CANNOT cover the entire bed(s) to be used as a replacement for organic mulch. (See Appendix F for PROHIBITED ground covers.)

Individual decorative stones/boulders must be located within a mulched bed. The amount of individual decorative stones/boulders are limited in number and size by the DRC in the landscaping.

4. Bed Edging

Bed edging is defined as the area along the grass. Front beds are edged yearly by the HOA. It is the responsibility of the Homeowner to edge other beds on the property yearly.

Bed edging may consist of the following:

- Rocks that are no smaller than 5" in diameter and embedded in a manner to cause the rocks to be stable.
- Brick pavers that are flat to the surface of the grass or on edge to allow at least 3-4" of exposed brick at the edge.
- Molded concrete edging.
- Plastic edging no higher than 4" above grass level and must be installed deep enough to be sturdy and stay in place.

5. Planting beds on sides of homes.

Planting may be used on the sides of the residence as a continuous mulched strip no greater than 3 feet wide running adjacent to the foundation. This includes residences whose side lot faces a street or a common area.

River rock with a minimum size of 1/2 inch is allowed on side beds and must be contained by masonry, stone or plastic edging. Bed can be no more than 3 feet wide.

No storage of any type is allowed on the side beds except a garden hose that is stored off the ground so as to not to impede landscaping maintenance.

6. Screening of Ground Mounted Cable, Electrical, HVAC, Generators and other Utility Boxes

Plantings may only be installed as screening not to exceed 4 feet in height and cannot grow within 12 inches of the unit. Planting must also be contained in an edged bed. Trimming and maintenance will be the responsibility of the homeowner. Please call 811 before you dig to mark cable, gas and electric lines. NOTE: Any company needing access to these units may remove or destroy any landscaping placed by the homeowner for access and work and are not liable for damage.

NO hard screening made of wood, plastic, vinyl, etc. is permitted.

Screening shall not encroach onto a neighboring property (without permission), nor impede landscape maintenance. Adjacent neighbors' written agreement to screening must be included in the DRC application.

7. Fountains and Water Features

Fountains and Water Features are restricted to 4 foot in height above the grade of the lot and permitted only within the rear yard patio or mulched bed. Any fountain or water feature shall be made only of natural material with color and style compatible with the overall architectural features of the home, with continuous flow of water of at least 10 hours per day.

Fountain sounds are to be contained to a minimum so as not to become annoying or offensive to surrounding neighbors.

No ponds are allowed.

8. Flower Boxes, Planters and Pots

Flower boxes installed on the home can be no wider than the window width and shall not exceed 12 inches in depth and 12 inches in height. Boxes are to be supported securely on the house and to be cleaned out at the end of the growing season. Plant height not to exceed 18 inches. No artificial plants are allowed in the boxes during the growing season.

Flower pots and planters cannot exceed 36 inches in height. Flower pots and planters are to be made from traditional garden materials (clay, ceramic, stone, plastic) and conform to the overall architectural style of the home. Flower pots must be cleaned out at the end of the growing season and stored inside if able. No artificial flowers are allowed in flower pots within the mulched beds during the growing season.

9. Landscape Architectural Accents, Patio Furniture and Swings

Landscape architectural accents include the following: Statues, Decorative Outdoor Accents, Benches, Birdbaths, Bird Houses, Flags, Flag Poles, Wind Chimes, etc.

Artifacts and statues may be made of clay, masonry, metal, or composite material and may not exceed 4 feet in height, located in a mulched bed. No glass or sharp objects allowed.

The number of statues and artifacts are limited to 3 in the front mulched area and limited to 4 in the back yard mulched areas.

Bird feeders and houses are limited up to 4 bird feeders or 2 houses and 2 bird feeders in back yard mulched areas only. Location of bird houses is limited to the common areas only.

One hummingbird feeder is permitted located in the front mulched bed.

Wind Chimes are limited to 1 in the front mulched bed **or** 1 in the back yard mulched bed. Chime sounds are to be contained so as not to become offensive or annoying to neighbors.

One flag mount may be affixed to the front face of the house by garage door or on porch post and cannot extend 4 feet beyond any eave of the house. Stand-alone flagpoles are not allowed on residential lots.

Decorative garden flags are limited to 1 in the front mulched area and 1 in the back mulched area.

Special flags, such as Browns, Guardians, Cavaliers, Ohio State, etc., are permitted by the front porch or garage and are to be removed by the following day of the sporting event. No disrespectful flags are permitted that would generate controversy between residents.

Patio furniture and porch swings are limited to the rear of the house on the patio/deck or a mulched bed attached to the house. No patio furniture or porch swings are permitted in the front mulched beds.

10. Fire Pits, Fireplaces, Barbecues, Grills

Built-in and portable barbecue units and grills shall be for cooking only and must be located in the rear of the house with a minimum 5 feet from any real wall of the residence.

Charcoal grills are limited in size to 30 inches of cooking surface.

All outdoor fireplaces and fire pits must be natural gas, propane, or electric. **No wood, wood pellet or charcoal burning fire pits or fireplaces are permitted.**

Fire pits must be located on a concrete patio attached to the house with a minimum of 5 feet from the home or any flammable and located within 16 feet from the original house footprint.

11. Pergolas, Arbors, Sun Shelters, Pavilions

All pergolas, arbors, sun shelters or unattached pavilions are to be located at the rear of the house not to exceed 16 feet from the rear wall of house on a cement/brick patio or deck. (See **Appendix B** for examples of approved Pergolas and Arbors.)

All pergolas, arbors, sun shelters or unattached pavilions must be structurally sound, **attached to cement pad or deck with bolts** and designed in accordance with local building codes. The structure must be constructed of vinyl, wood or other approved materials with a color to match the trim of the home or compliment the color of the house or trim.

Free standing sun shelters with a canvas top are not permitted.

The height of the structure cannot exceed the height of the roof line.

Construction details must be submitted with the application to the DRC for approval.

12. Trellises, Privacy Screens

Trellises are used to support climbing plants that can be securely mounted against a wall or freestanding.

Trellises are not to exceed 8 feet in height and located at the rear of the home within the side lines of the house.

Trellises are to be made of wood, metal, vinyl or other approved material and soundly anchored in the ground in a mulched bed adjacent to the patio area.

Privacy Screens are used to shield a patio or deck in the rear landscape and may not be used as substitutes for fences or patio surrounds.

Privacy screens are not to exceed 6 feet in height and must be secured directly to patio/deck or cemented in the ground. All sections of privacy screens must be structurally sound and anchored in accordance with local building codes, remain plumb, level and structurally secure.

No picket fences are allowed. (See **Appendix C** for examples of approved designs.)

13. Patios and Patio Surrounds

Patios originally installed by Del Webb can be modified with approval of the DRC.

Patios may not extend more than 16 feet from the rear wall of the foundation nor extend beyond the homes' width. A 3 foot mulched bed is permitted around the patio.

Construction of patios that conflict with the established drainage pattern of the lot are not permitted.

A detailed plan of materials, colors and design must be submitted with the DRC application.

Patio surrounds adjacent to rear yard patios are used to provide privacy. A patio deck-style railing with a top rail running the entire length of the structure can be installed around the edge of the patio and must be no greater than 42 inches in height, anchored permanently to the patio or next to patio and have an open design. NO SOLID style panels are permitted.

The patio surround must be made of wood, aluminum, wrought iron, composite or vinyl and finished to match the trim color or complement the trim or home color. NO picket fencing is allowed as a surround. (See **Appendix C and D** for examples of approved designs.)

14. Invisible Pet Control Fencing

Regardless of the method of restraint used, pet owners are responsible for assuring that their pets do not run free. North Ridgeville pet laws are to be followed.

Invisible pet fencing is permitted installed within the 6 inches of the lot line of the property. Invisible fencing is not permitted in the common area adjacent to property line.

Homeowners are responsible for repair, replacing or restoring any landscaping or underground system disturbed while installing or maintaining the invisible fence.

The HOA shall not be responsible for repair to any system that is damaged by normal maintenance of mulched bed or lawn by the HOA or their designee.

15. Satellite Dishes and Antennas

One (1) satellite dish and one (1) digital television antenna are permitted on a residence. No antenna, satellite dish or other device for the transmission or reception of TV or radio (including Amateur or Ham Radios) signals are permitted outside the residence, except those devices whose installation and use is protected under federal law or regulations.

The location of a satellite dish or TV antenna are to be located and mounted to the back half of the house on a rear corner not facing a street and shall not be higher than the peak of the roof.

Satellite dishes exceeding 1 meter in diameter are not permitted. No satellite dish or antenna may be mounted on the ground or a post.

(See Appendix J for Satellite Dishes/Digital Antenna Modification form that must be submitted to the Property Manager's Office PRIOR to installation.)

All unused satellite dishes or antenna must be removed.

16. Landscape Low-Voltage Lighting and Solar Lights, Existing Exterior Mounted Light Fixtures

Low-Voltage, solar and decorative lighting are allowed only in the mulched beds. Homeowners may not add lighting in the common areas.

Low-Voltage and Solar lights are not to exceed 18 inches in height.

Post mounted fixtures, commercial style bollard light fixtures and mailbox post cap lights are not permitted.

Colored bulbs are not permitted in either low-voltage lights, solar lights, or exterior mounted light fixtures.

Building or deck-mounted light fixtures, including spotlights, floodlights, lantern lights and stair lights shall conform to the architectural design of the home.

Solar lights are limited up to 8 in the front mulched beds and 8 in the rear mulched beds.

Low-voltage lighting should be low level and recessed to shield source of the light and designed to conceal the light bulb.

Transformer boxes, timers and other hardware shall be screened by landscape material or placed below grade where applicable.

Tree mounted lights and down lighting in trees are not permitted.

A lighting layout plan for low-voltage/solar fixtures is required when submitting application to the DRC for review and approval.

Replacement light fixtures on the front or rear of the house must be similar in size, shape and color to conform to the architecture of the house.

17. Security Lighting, Security Alarms and Cameras

No security spotlights or floodlights can be installed on the front of the house.

Only one single or dual motion activated light may be installed on the back of the house or under the eaves of the back of the house and activated by a motion detector. No Security lights are to remain on continuously and must be aimed not to shine on neighbors' property.

No light may be installed higher than 10 feet above the grade of a deck.

Exterior audible and visual alarms are not permitted.

Security cameras can be installed on the front and rear of the house and mounted underneath the porch ceiling or eaves and monitor only the Homeowners' property.

18. Seasonal/Holiday Artifacts, Lighting

All seasonal decorating landscape items are allowed within 30 days prior to and 15 days after a holiday season. This period may be extended by the HOA due to extreme weather conditions. During such extended periods, lighting may not be illuminated. Audible decorations are prohibited.

Seasonal lighting and electrical cords shall be located so as to not restrict snowplowing or other landscaping operations. Cords shall never be located over public sidewalks.

19. Hot Tubs (Spas) and Swimming Pools

Swimming pools are prohibited on the Homeowners' property.

Hot tubs are to be located on a deck or patio in the rear of the home and shall not exceed 6 x 6 feet and a depth of 3.5 feet.

Hot tubs and equipment are to be adequately screened from street view and view of any neighboring property, including common areas. Hot tubs need to be screened for safety as required by applicable law and installed and drained according to City of North Ridgeville ordinances.

Chain link fences are not permitted. (See **Appendix C** for examples of permitted screening.)

20. Knee Walls

Knee walls are permitted only within the rear of the yard and only if adjacent to a patio or deck. All knee walls must be of masonry design, constructed of brick, or cultured or natural stone.

Knee walls must be no taller than 30 inches in height and have a flat top. (See **Appendix D** for examples of permitted designs.)

21. Decks

No decks will be permitted on homes without a basement.

Decks may not exceed more than 16 feet from the rear wall of the house nor extend beyond the homes' width, and must meet local building codes.

All handrails, rim joists, stringers, spindles and any other vertical member of the deck shall be primed and painted or be made of vinyl or approved composite materials in the trim color of the home or complement the color of the trim or home.

Deck rails cannot exceed 44 inches in height from decking and must be constructed of a material and color to compliment the trim or color of the home with a smooth top. (See **Appendix D** for examples of approved rail designs.)

Decking, flooring, and understructure may be constructed of treated lumber or approved composite materials. Construction of decks that conflict with established drainage patterns of the lot are not permitted.

22. Trash/Recycle Containers

All trash containers shall be stored in the garage of each unit. Trash containers are to be placed by the curb for pickup on day assigned for pickup. PER CITY ORDINANCE: Trash containers may not be put out before 5:00 pm the day before pickup and must be removed within 12 hours after pickup.

23. Signage

Not more than 1 "For Sale" sign will be permitted in the front window of any individual unit. No post mounted signs are permitted.

The sign must be removed within 3 days following the date of closing of the property or termination of the listing agreement.

An "Open House" sign is only permitted in the front yard during actual open house hours and removed after open house is finished.

Security/Alarm signs are limited to placards or stickers not to exceed 11 x 11 inches in size, placed on the front door or window near the front door or within the mulched bed by the front door.

Any contractor who is working on the property may place a sign in the front yard, but must be REMOVED when the contractor leaves for the day. No signs are to remain once the job is completed.

NO OTHER SIGNS are permitted on any residential lots, in windows or on doors.

24. Clothes Lines

No outdoor clothes lines or clothes poles are permitted.

25. Raised Beds

Raised beds are permitted in the rear of the home within the mulched bed footprint. Beds cannot extend past the width of the house, no deeper than 5 feet and have a mulched area adjacent to the grass line.

APPENDIX A

APPROVED COLORS FOR EXTERIOR OF HOME

*All colors are from Sherwin Williams Paint Colors

Updated 5-1-2024

Garage Door	Entry Door	Shutters	Shutters
Colonnade Gray 7641	Artisan Tan 7540	Fired Brick 6335	Colonial Ivory
Latte 6108	Black Bean 6006	Dark Brown 7520	Maple
Macadamia 6142	Dark Night 6237	In the Navy 9178	Monterey Sand
Netsuke 6134	Hunter Green 0041	Rookwood Red 2801	Cape Cod Gray
Prairie Grass 7546	Mediterranean 7617	Rookwood Dark Green 2816	Adobe Cream
Retreat 6207	Olympic Range 7750	Krypton 6247	Tuscan Clay
Sandy Ridge 7535	Peppercorn 7674	Tawny Tan 7713	Coastal Sage
Steeley Gray 7664	Ripe Olive 6209	Black Emerald 2936	Antique Parchment
Tiki Hut 7509	Rookwood Red 2808	Pure White 7005	Vintage Wicker
Windsor Greige 7528	Rookwood Shutter Green 2809	Wedgewood Blue – by formula	Storm
Pure White 7005	Rustic Red 7593		
	Sommelier 7595		
	Terra Burn 6048		
	Red Theater 7584		
	Thunder Gray 7645		
	Tricorn Black 6258		
	Turkish Coffee 6076		
	Black Emerald 2936		

APPENDIX B

PERGOLAS & ARBORS

PERGOLAS



ARBORS



APPENDIX C

TRELLIS & PRIVACY SCREENS

TRELLIS



PRIVACY SCREENS



APPENDIX D

PORCH/PATIO/DECK RAILINGS & KNEE WALLS

PORCH/PATIO/DECK RAILINGS



KNEE WALLS



APPENDIX E

PROHIBITED TREES & ORNAMENTAL TREES

Common Name:	Botanical Name:
Apple	Malus pumila
Ash (Green & White)	Fraxinus pennsylvanica/americana
Black Locust	Robinia pseudoacacia
Boxelder	Acer negundo
Bradford Pear (Callery Pear)	Pyrus calleryana
Catalpa	Catalpa speciosa
Cleveland Pear (Callery Pear)	Pyrus Calleryana
Common/ European Buckthorn	Rhamnus cathartica species
Cottonwood	Populus deltoides
Elms	Ulmus species
Female Ginkgo	Ginkgo biloba (female)
Glossy Buckthorn	Rhammus frangula
Hawthorn	Crataegus species
Honey Locust	Gledistsia triacanthos
London Plane Tree	Platanus acerifolia
Mulberry	Morus species
Osage Orange	Maclura pomifera
Poplar/Aspen	Populus species
Russian Olive/Autumn Olive	Elaeagnus angustifolia
Silver Maple	Acer saccharinum
Silver White Poplar	Populus alban nives
Tree of Heaven	Ailanthus altissima

APPENDIX F

PROHIBITED SHRUBS, VINES, GRASSES, GROUNDCOVERS

Common Name:	Botanical Name:
Barberry	Berberis species
Bishop's Weed or Goutweed	Aegopodium podagraria
Bittersweet	Celastrus species
Common Reed Grass	Phragmites species
Creeping Jenny	Lysimachia nummularia
Crown Vetch	Coronilla varia
Curly Pondweed	Potamogeton crispus
Fountain Grass (Bunny Grass)	Lagurus ovatus
Honeysuckle *	Lonicera species
Japanese Knotweed	Polygonum cuspidatum
Japanese Stilt Grass	Microstegium vimineum
Leafy Spurge (Wolf's Milk)	Euphorbia esula
Mile-A-Minute Vine	Polygonum perfoliatum
Multiflora Rose	Rosa multiflora
Porcelain Ivy	Ampelopsis brevipedunculata
Purple Loosestrife	Lythrum salicaria
Reed Canary Grass	Phalaris arundinacea
Spotted Knapweed	Centaurea stoebe
Tansy (Golden Buttons)	Tanacetum vulgare
Variegated Yellow Archangel	Lamium galeobdolon
Water Chestnut	Trapa natans
* EXCEPT for Trumpet Honeysuckle	Lonicera sempervirens (non-invasive)

APPENDIX G

RETRACTABLE AWNINGS MODIFICATION FORM

(Please Print for Submission to Property Manager)

Owner's Name: _____ Date: _____

Street Address: _____

Phone: _____

Email: _____

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing this application is submitted to the Property Manager's Office **PRIOR** to installation and the following guidelines are followed:

- Retractable Awnings are permitted only in the rear of the home.
- Retractable Awnings must appear as an integral part of the home elevation and must be made of materials that complement the home and the neighborhood.
- Colors and materials must be consistent with the house and Community-Wide Standard.
- No advertising or logos are allowed on the awning.
-

Modifications outside the scope of the guidelines listed above must be submitted to the DRC prior to approval.

NOTE: Please check North Ridgeville City Hall for any city permits that are required.

This form must be returned to the Property Manager's Office at Pioneer Ridge Lodge prior to installation and will be inspected by a member of the DRC after installation. Should any modification be found to be non-compliant with the above guidelines, the Homeowner is fully responsible for bringing the project into compliance within 30 days, at which time the project will be re-inspected.

Completion Date: _____

Owner Signature(s): _____

Approval by Property Manager or DRC Representative Signature:

_____ Date: _____

Date of Final Inspection: _____

APPENDIX H

STORM DOOR MODIFICATION FORM

(Please Print for Submission to Property Manager)

Owner's Name: _____ Date: _____

Street Address: _____

Phone: _____

Email: _____

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing this application is submitted to the Property Manager's Office **PRIOR** to installation and the following guidelines are followed:

- All storm door additions must be full glass or full glass self-store only.
- Storm doors must be the color of house trim, front door color or white.
- Retractable full-screen doors are permitted.
- If other than clear glass is proposed (i.e.: frosted glass), a photograph of the storm door and the front of the home must be submitted with the application.
- Security doors and grills are not permitted.

Modifications outside the scope of the guidelines listed above must be submitted to the DRC prior to approval.

NOTE: Please check North Ridgeville City Hall for any city permits that are required.

This form must be returned to the Property Manager's Office at Pioneer Ridge Lodge **prior** to installation and will be inspected by a member of the DRC after installation. Should any modification be found to be non-compliant with the above guidelines, the Homeowner is fully responsible for bringing the project into compliance within 30 days, at which time the project will be re-inspected.

Completion Date: _____

Owner Signature(s): _____

Approval by Property Manager or DRC Representative Signature:

_____ Date: _____

Date of Final Inspection: _____

APPENDIX I

DRIVEWAY SIDE EXTENSIONS MODIFICATION FORM

(Please Print for Submission to Property Manager)

Owner's Name: _____ Date: _____

Street Address: _____

Phone: _____

Email: _____

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing this application is submitted to the Property Manager's Office **PRIOR** to installation and the following guidelines are followed:

- Adjacent to and attached to driveway and maximum of 2 feet per side.
- Must extend to front sidewalk and extend to street through grass strip.
- Cannot alter drainage.
- While poured concrete is the material of choice, brick pavers will be permitted for this purpose.

Modifications outside the scope of the guidelines listed above must be submitted to the DRC prior to approval.

This form must be returned to the Property Manager's Office at Pioneer Ridge Lodge **prior** to installation and will be inspected by a member of the DRC after installation. Should any modification be found to be non-compliant with the above guidelines, the Homeowner is fully responsible for bringing the project into compliance within 30 days, at which time the project will be re-inspected.

NOTE: Please call 811 BEFORE YOU DIG and/or check North Ridgeville City Hall for any city permits that are required.

Type of Material Being Used: _____

Completion Date: _____

Owner Signature(s): _____

Approval by Property Manager or DRC Representative Signature:

_____ Date: _____

Date of Final Inspection: _____

APPENDIX J

SATELLITE DISHES / DIGITAL ANTENNA MODIFICATION FORM

(Please Print for Submission to Property Manager)

Owner's Name: _____ Date: _____

Street Address: _____

Phone: _____

Email: _____

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing this application is submitted to the Property Manager's Office **PRIOR** to installation and the following guidelines are followed:

- The placement of the dish or antenna is limited to the back half of the house, preferably rear corner.
- Must be installed directly under the eaves or attached to the roof.
- Dish or Antenna can be no larger than 1 meter in diameter (3.28 feet).
- Dish or antenna cannot be higher than the peak of roof.
- Only 1 dish/antenna is permitted on a residence.
- No satellite dish or TV antenna may be mounted on the ground or on a post.

Modifications outside the scope of the guidelines listed above must be submitted to the DRC prior to approval.

It is the Homeowner's responsibility to give the installing person a copy of the Design Guidelines listed above prior to installation to minimize improper installation.

This form must be returned to the Property Manager's Office at Pioneer Ridge Lodge prior to installation and will be inspected by a member of the DRC after installation. Should any modification be found to be non-compliant with the above guidelines, the Homeowner is fully responsible for bringing the project into compliance within 30 days, at which time the project will be re-inspected.

Completion Date: _____

Owner Signature(s): _____

Approval by Property Manager or DRC Representative Signature:

_____ Date: _____

Date of Final Inspection: _____

APPENDIX K

DESIGN REVIEW APPLICATION

(Please Print for Submission to Property Manager)

Date Submitted: _____

Homeowners Name(s): _____

Street Address: _____

Phone: _____ Other Phone: _____

Email Address: _____

Type of Modification, Addition, Landscaping or Lighting: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Self-Installed: Yes _____ No _____

- If no, company or contractor's name: _____
- Company or contractor's Phone Number: _____

Attach to the application the following:

- Complete description of color, styles and materials used. _____
- Design plan, including all dimensions. (If applicable.) _____
- Samples or Pictures of materials and styles used. _____
- Complete list of landscaping plants, materials and their location. _____
- Any other information that will expedite this application. _____

NOTE: Please call 811 BEFORE YOU DIG and/or check North Ridgeville City Hall for any city permits that are required.

Please return this form with all required documentation to the Property Manager. You will be notified by the Design Review Committee by email of the receipt of your application, any additional information required and the final decision.

Please notify the Property Manager upon completion so that the Design Review Committee can inspect the completed project for compliance.

Homeowner's Signature: _____