



North Ridgeville, Ohio

# Design Guidelines

Approved by HOA, May 2017

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## I. INTRODUCTION

Pioneer Ridge by Del Webb is an active adult community and has established these Design Guidelines to maintain certain standards by which the community may grow and develop.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly, cohesive and attractive manner. They also establish a process for judicious review and approval of proposed new developments and changes within the Community.

The Design Guidelines have been adopted by the Board of Directors of the Pioneer Ridge Homeowners' Association (the "HOA") pursuant to the "Pioneer Ridge Declaration of Covenants, Conditions, Restrictions and Easements", (the "Declaration") which have been recorded with the Lorain County Recorder's Office. The Design Guidelines will be enforced by the Board of Directors of the HOA as established under Article VIII of the Declaration. The "Reviewing Entity" for this document is the Design Review Committee (DRC).

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Guidelines, and any standard contained therein, or the Declaration, these Design Guidelines and the Declaration shall prevail.

Unless specified, these Design Guidelines pertain to all homes in Pioneer Ridge by Del Webb.

## II. RESIDENTIAL DESIGN GUIDELINES

### A. Architectural Character

1. No exterior alteration, addition or renovation shall be allowed on any home or sub lot unless application for and written approval has been received from the DRC.
2. The architectural design of any and all additions, alterations, and renovations to the exterior of any existing home shall conform to the design of the original home in style, detailing, and materials.
3. The height of any addition to an existing home shall not be higher than the original ridge-line, and the proposed eave-line must be at the same height of the existing eave-line. No alterations or improvements shall be made which provide a roof pitch that varies from the roof originally constructed. The roof pitch restriction does not apply to patio covers or enclosures.
4. All additions to homes shall be built within the building setback lines originally established for Pioneer Ridge by Del Webb or as modified by Del Webb with the requisite approval of the City of North Ridgeville, regardless of any more lenient requirements of any local governmental authority.
5. Outbuildings e.g., secondary garages, storage buildings, and sheds, are prohibited.
6. All materials used in maintenance, repair, additions and alterations shall be similar to those used by Del Webb as to color, composition, type, and method of attachment. The DRC may allow substitute materials if such materials are deemed by the DRC in its sole discretion to be compatible with the home and the community.

7. It will be the Homeowner's responsibility to pay for any damages caused to the common area or neighboring properties at the completion of any addition, alteration or renovation.
8. No additions, alterations or renovations shall be permitted if it is determined to have a material adverse impact upon neighboring properties and/or the community.
9. When any additions, alterations, or renovations are performed to an existing single-family home, the established lot drainage shall not be altered without the prior written consent of the HOA. All modifications must be in compliance with the laws, ordinances, and codes of any governmental authority having jurisdiction.
  - a. Any Homeowner or Resident who changes the existing grading or drainages shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
  - b. All roofs and sump pump ejector lines shall drain to the ground solely within the deeded lot area. Any project, including sump pump hoses and down spouts that materially increase the drainage of storm water onto adjacent property, must receive prior consent from the owner of the adjacent property. Drain lines, which direct roof drainage or sump pump water, must be approved by the HOA and will comply with the following standards:
    - 1) A drain line plan with pipe sizes, discharge locations, emitters, and existing drainage patterns must be submitted on a plot plan of the property to the DRC for consideration.
    - 2) No discharges of storm water may be closer than five feet (5') of any neighboring property.
    - 3) Air gaps must be provided between downspouts and sump pump ejector lines and drain line extensions. Slip-on corrugated plastic downspout extensions are allowed.
    - 4) Drain line alignments shall be set so that discharge water flows in the same basic direction as existing flow-lines on the lot. Emitters, water disbursement, and/or erosion control measures must be provided to eliminate erosion of the soil on the lot.
    - 5) Roof drain downspouts, sump pump ejector lines, or any other surface runoff or groundwater may never be connected directly or indirectly to any public sanitary sewer system.
    - 6) Gutters and downspouts shall match those originally installed in color and composition.
10. All front porch safety railings must be made of either treated wood, metal or composite material, vinyl, aluminum or wrought iron. The color of front railings must be black, white, or the color of the house trim. Two inch (2") standard metal post or crossover post can be used with either a flat cap or ball cap design with square spindles. The top rail can be flat or curved.

#### B. Landscaping Requirements and Guidelines

1. Certain areas have been designated as common area, open space, wetland or preserve on neighborhood plats and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration.
  - a. No Homeowner or resident may mow, fertilize, apply pesticides to, maintain, plant, alter or modify any area not owned by the Homeowner, including areas set aside as open space, common space, wetland or preserve.
  - b. Each lot has defined setbacks as shown on the homeowner's plot plan. This also includes all portions of the lot within three feet (3') of the front service walk as originally installed by Del Webb, regardless of whether these areas are within the setback boundaries. On lots where the rear-most foundation wall of the home as originally constructed by Del Webb is less than ten feet (10') from the rear setback line, the rear line of the Private Area will be a line ten feet (10') from and running parallel to such rear-most original foundation wall. No plantings, additions, or alterations will be permitted within the backyard other than the kidney bed installed by Del Webb or three foot (3') planting bed surrounding the patio.
  - c. The HOA will provide mowing and landscape (but not watering) maintenance on the areas of the residential lots.
2. To preserve attractive view corridors and promote efficient landscape maintenance, no installation of landscape, hardscape materials or other improvements other than underground sprinkler systems by Homeowners shall be approved for any portion of the lot except in the following limited circumstances:
  - a. Side yards that face a street
  - b. Original planting beds installed by Del Webb
  - c. Plans for any such installation must be in conformance with the provisions of the Design Guidelines and be approved by the DRC
- C. The DRC, in its sole discretion, may consider the following criteria when reviewing a request hereunder:
  1. The impact the improvements will have on views, both on and off the subject lot
  2. The impact the improvements will have for purposes of future maintenance of the areas affected by said improvements
  3. The impact the improvements will have on landscape maintenance costs to the Homeowners' Association; and
  4. Whether the improvements will enhance the overall appearance of the community. The Reviewing Entity shall have the express right to specify the location of any such improvements proposed to be located in side yards that face a street.
- D. Del Webb has installed on each residential lot a landscape package. Included in the landscape package is a front yard Flowering Pear tree. Each home is required to maintain the tree. This tree must be replaced by the homeowner if the HOA or their designee in their sole judgment determines that the tree is either in violation of the current Design Guidelines, dead, diseased or does not meet community standards and that this tree must be replaced by the

homeowner. Replacement of the tree is limited to the same variety as originally planted and at least two inches (2") caliper and at least eight feet (8') in height.

- E. Landscaping maintenance and replacement shall be in accordance with the maintenance standards comprising the community-wide standard described in Section II B above and in conformity with the following requirements:
1. Prohibited plantings for Pioneer Ridge by Del Webb were selected after consideration of many factors. A list of the prohibited plantings is set forth in Appendix I. Minimum size information for approved plantings is defined in Appendix I.
  2. Individual plantings of annuals which are seasonal in nature, are permitted within the original front planting bed and rear kidney bed installed by Del Webb, and do not exceed thirty six inches (36") in height do not require the approval of the DRC.
  3. Any areas that are planted with annuals and seasonal plants must be maintained by the Homeowner in accordance with the maintenance standards comprising the Community-Wide Standard.
  4. Plantings of trees, shrubs, ground covers, perennials, grasses and vines within the original planting beds installed by Del Webb shall take into account future growth, be at a reasonable distance from foundation walls and be properly maintained in accordance with community standards.
  5. All tree pruning will be performed by the HOA except for trees planted by the Homeowner within the beds installed by Del Webb.
    - a. Pruning of trees will be conducted in a seasonally appropriate manner
    - b. Tree topping, which leaves limbs and branches greater than one-half inch (1/2") in diameter exposed will not be allowed.
    - c. A homeowner may not cut down or remove any tree without the approval of the HOA.
- F. The ground surfaces of all portions of the lot outside the planting beds shall be covered with turf.
1. No rock or other inert material shall be permitted as mulch or ground cover.
  2. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams' slogan, emblems, geometric patterns or any other communication.
  3. Solid plastic sheeting or polyethylene used over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air and gases to and from the soil. It may not be visible.
- G. Bed-edging is defined as the area along the grass. Only natural non-decorative stones or boulders are allowed to be used as a bed edging.
1. Stones used as bed edging should be no smaller than 5 inches (5") in diameter and embedded in a manner to cause the rocks to be stable.
  2. Decorative boulders can be used in areas not touching grass (non-bed edging areas).

- H. Stones or boulders are not permitted in turf areas. The DRC reserves the right to limit the number and size of decorative stones and boulders in the landscaping.

The approved materials are shown in Appendix H.

- I. Concrete or pavers may not be located in driveway areas other than that which is initially included with the home; however, additional walking area(s) adjacent to the driveway which extends the overall driveway width not more than two feet (2') per side are permitted, provided the additional walking areas do not extend past the overall width of the garage, are attached to the driveway, and do not alter drainage. While poured concrete is the material of choice, brick pavers will be permitted for this purpose. See Appendix N for DRC approval form.
- J. Homeowners are responsible for all clean-up of all projects. All debris, sod, soil, etc. is to be removed and hauled to the proper waste sites, outside of the community.
  - 1. Dumping waste in common areas or in any other area of the community is prohibited.
  - 2. If the project causes any damage to a neighboring property or common area, the Homeowner is responsible for all repairs and restoration to the original condition in a timely manner.
- K. Plantings may be used on the sides of the residence inside a continuous mulched strip no greater than three feet (3') wide running adjacent to the foundation and dependent on lot size. This includes residences whose side lot faces a street or a common area. DRC application and approval is required.

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

- L. Screening of ground-mounted equipment
  - 1. Plantings only may be installed as screening of cable boxes, electrical transformers and other utility objects permanently positioned in front or side yards. DRC application and approval is required.
    - a. Remember to call 811 before you dig.
    - b. Note that any companies needing access to these units may remove and or destroy any landscaping placed there by the homeowner for their access and work. They will not be liable for any damage.
    - c. Adequate airflow and cooling must be considered for the utility boxes and planting cannot exceed four feet (4') in height and cannot grow within twelve inches (12") of the unit. Trimming and maintenance will be the responsibility of the respective homeowner.
    - d. Plantings must not impede landscape maintenance.
    - e. Adjacent neighbors' written agreement to screening must be included in the DRC application.

**NOTE: Fire Hydrants Cannot Be Screened**

- 2. Screening of HVAC equipment and generators shall be limited to landscape plants only in mulched beds. No hard screening made of wood, plastic, vinyl, etc. is permitted.

Screening shall not encroach onto a neighboring property nor impede landscape maintenance. Generators must sit in a mulched bed.

M. Statues, Artifacts and Landscape Components

Landscape architectural features may include such items as statues, artifacts, benches, planters, etc. as an integral part of a landscape.

Landscape architectural features shall be located only in the planting beds originally installed by Del Webb or in additional landscaping beds approved by the DRC.

Drawings must be provided to the DRC, which clearly show the location, size, and materials planned for these features.

1. Artifacts and statues shall include the following:

Clay, masonry, metal, composite or wooden objects such as birdbaths, animals, religious figures, human figurines, gnomes, cutout objects, flower pots, flower boxes, wind chimes, flags, water features, etc. The following restrictions apply:

- a. Not to exceed four feet (4') in height.
- b. Plastic, sharp metal, and glass are prohibited.
- c. The number of statues and artifacts in the front mulched area is limited to three (3).
- d. The number of statues and artifacts in the rear mulched area is limited to four (4).
- e. Flower pots made from traditional garden materials are encouraged. Plastic and glazed pots compatible with the overall architectural theme of the home will be permitted.
- f. Flower pots should be removed from the landscape when the growing season ends and stored inside.

2. Flower boxes

- a. Boxes must be no wider than the window.
- b. Plant height shall not exceed 18 inches (18").
- c. Boxes are to be cleaned out at the end of the growing season.

3. Bird feeders/houses

- a. Up to four (4) bird feeders or two (2) feeders and two (2) bird houses are permitted in the back yard in a mulched bed.
- b. Location in the common area is limited to bird houses.
- c. One (1) hummingbird feeder is permitted in the front mulched bed.

4. Wind chimes are limited to one (1) in the front mulched bed and one (1) in the back yard. Chime sounds are to be contained so as not to become offensive or annoying to surrounding neighbors.

5. Flags

- a. Stand-alone flagpoles are not allowed on residential lots.

- b. One (1) flag mount may be affixed to the eaves of the house or to the face of the residential structure.
  - c. No part of the flag may extend four feet (4') beyond any eave.
  - d. Decorative garden flags are limited to one in the front mulched area and one in the back mulched area.
  - e. The DRC does not need to approve the location of such flag mount.
6. Fountains and water features shall be limited in height to four feet (4') above the natural grade of the lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural theme of Pioneer Ridge by Del Webb.
- a. Fountains and water features shall be permitted only within the rear yard patio or mulched bed.
  - b. Design of these features shall discourage creation of stagnant pools of water.
  - c. Fountain sounds are to be contained so as not to become offensive or annoying to surrounding neighbors.
7. Seasonal statues, artifacts, lighting and other decorative landscaping items are allowed within thirty (30) days prior to, and ten (10) days after a holiday season. This period may be extended by the DRC, in its sole discretion, due to extreme weather conditions. During such extended periods, lighting may not be illuminated. Audible decorations are prohibited.

#### N. Ancillary Equipment

- 1. All additional ground mounted mechanical equipment (e.g. generators) must be approved by the DRC prior to installment. Generator pads must sit in a mulched bed for ease of landscaping.
- 2. Power vents for attic fans, sun tubes, and lightning protection devices may be installed on the roof subject to DRC approval and must not be visible from the street. No other roof-mounted or window-mounted equipment will be allowed.
- 3. Solar panels are not allowed.
- 4. Devices for the transmission or reception of amateur or ham radios will NOT be allowed on exterior property.

#### O. Satellite Dish and Digital Television Antenna

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 television or radio (including amateur or ham radios) signals is permitted outside the residence, except those devices whose installation and use is protected under federal law or regulations.

If you plan on installing a Satellite Dish or Digital Television Antenna, the following guidelines must be adhered to.

- 1. Prior to installation the attached Satellite Dish and Digital Television Antenna Installation Form should be reviewed by the Homeowner. The EZ form is to be completed and forwarded to the DRC. See Appendix L.

2. The HOA limits the location of a satellite dish or digital television antenna to the back half of the house preferred location: rear corner) directly under the eaves or attached to the rear roof. No satellite dish or digital television antenna shall be higher than the peak of the house. See Appendix L for the DRC approval form.
3. Satellite dishes exceeding one meter in diameter are not permitted.
4. No satellite dish or digital television antenna may be mounted on the ground or on a post. Refer to Section 7.13 of the Declarations.
5. An additional dish may be permitted if necessary to receive desired service with the approval of the HOA.
6. All unused satellite dishes must be removed.

P. Invisible Pet Control Fencing

Invisible pet control fencing may be installed in a yard. Supervision which allows the animal to leave the premises is not considered adequate supervision.

1. All wiring must be buried no less than six inches (6") inside the lot line.
2. Homeowners shall be solely and immediately responsible for repairing, replacing or restoring any landscaping or underground system disturbed while installing or maintaining the invisible fence.
3. No alterations of the yard grade shall be permitted from the installation of such system.
4. The HOA shall not be responsible for repair to any system that is damaged by normal maintenance of the yard by the HOA or their designee.
5. 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.
6. DRC application and approval is required prior to installation.

Q. Landscape Lighting

1. Low-voltage, solar and decorative lighting are allowed only within the homeowners' mulched beds. Homeowners may not add lighting in the common areas. Application to the DRC and approval is required.
  - a. Fixtures are not to exceed 18 inches (18") in height.
  - b. Post-mount light fixtures are not permitted.
  - c. Commercial style bollard light fixtures are not permitted.
  - d. Mailbox post cap lights are not permitted.
  - e. Building or deck-mounted light fixtures, including spotlights, floodlights, lantern lights and stair lights shall conform to the architecture of the home.
  - f. Colored bulbs are not permitted.
2. Solar lights are only permitted in the mulched area.
  - a. Solar lights should be spaced 3 feet (3') or more apart.

- b. Solar lights are not to exceed eight (8) in the front mulched area or eight (8) in the rear mulched area.
  - c. Colored bulbs are not permitted.
- 3. All lighting installed on lots should be low level and recessed to shield the source of the light.
  - a. Low voltage fixtures shall be located and aimed carefully.
  - b. No lighting shall be permitted that constitutes a nuisance or hazard to any homeowner or neighboring resident.
- 4. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
- 5. Tree mounted lights are not permitted. Down lighting in trees is not permitted.
- 6. Junction boxes, timers and other lighting hardware shall be placed below grade or screened by landscape material to minimize visibility and not impede landscape maintenance.
- 7. A lighting layout plan for low-voltage/solar fixtures shall be submitted to the DRC for review and approval. The submittal shall include a plan of the existing landscaping and hard surface locations, proposed light fixture locations, light fixture type and manufacturer.
- 8. Replacement light fixtures on the front of the house must be similar in size, design and color to the installed lights and conform to the architecture of the house.
  - a. Bulbs shall be incandescent, LED or CFL.
  - b. Colored bulbs are not permitted.
  - c. Garage door side lights are designed with a dusk to dawn sensor.
- 9. Seasonal lighting is permitted for illumination during a thirty (30) day period prior to and ten (10) day period after the holiday. Should extreme weather conditions become a factor in removal of seasonal lights within the designated time frame, the HOA may grant an extension of the allowable period for removal.
  - a. Seasonal lighting and electrical cords shall be located so as to not restrict snowplowing or landscaping operations.
  - b. Cords shall never be located over public sidewalks.

#### R. Security Lighting

- 1. Homeowners may not install security spotlights or floodlights on the front of the house unless mounted underneath the porch ceiling and must not be visible from the street.
- 2. Only one single or dual motion activated light may be installed on the back of the house or under the eaves.
  - a. No light may be installed higher than 10 feet above grade of a deck.
  - b. Only corner lots may have one security light on the side of the house that faces the street.

3. Security lights must be activated by a motion detector. No lights are to remain on continuously.
4. Lights must be aimed so that they do not shine on neighbors' property.
5. Colored bulbs are not permitted.
6. A lighting plan for security lighting fixtures shall be submitted to the DRC for review and approval. The submitted plan shall include a plan of the existing home and proposed location of the security lighting, manufacturer and light type.

S. Security Cameras

Homeowners may install security cameras in the front and rear of the house.

1. Security cameras must be mounted underneath the porch ceiling or eaves and must be inconspicuous.
2. Security cameras must monitor only the homeowner's property.

T. Security Alarms

Exterior audible and visual alarms are not permitted.

U. Awnings

Awnings are permitted and must appear as an integral part of the building elevation and complement the home and neighborhood. Awnings are only permitted on the rear elevation of the home.

1. Colors and materials must be consistent with the house.
2. No advertising or logos are allowed on awnings.
3. Roof-mounted installation is prohibited on the Villas.
4. See Appendix M for DRC approval form.

V. Storm Doors

All storm doors must be full glass or full glass self-store and must match the color of the doorframe trim, the color of the front door, or be white. Retractable full-screen doors are permitted. No bars or dividers are permitted. Examples of approved and prohibited storm doors are shown in Appendix J.

See Appendix K for DRC approval form.

W. Installation of Garage Service Entrance Door to exiting home.

1. Homeowners are permitted to install one service entrance door allowing garage access. Before any door is installed, a Design Review Application must be submitted and approved. The application should be specific regarding the location of the door, its style, size and color. The approved location of the door will depend on the style of home.
2. Regardless of whether the door is installed at ground level, or will be installed requiring a step-over threshold; a three-foot square concrete pad must be poured outside the exterior of the door.

3. The installation of a sidewalk leading from the door to the driveway is optional. All walks must be a least twenty-four inches (24") in width and cannot extend more than three feet (3') from the foundation.
4. An outside light must also be installed, with an interior switch in reach of the doorway when exiting to the outside. This is not to be a security light.

The installation of a light and switch are requirements of the City of North Ridgeville, as well as Pioneer Ridge.

5. The exterior portion of the door frame must be constructed to match that installed by the builder.
  - a. All trim surrounding the door must match existing trim or be white in color.
  - b. The door hardware must be of the same finish and color as the front door hardware.
  - c. All garage service entrance doors are to be painted white or match the color of the siding.
  - d. The Homeowner is responsible for contacting the city to ensure any and all permits are obtained.

#### X. Swimming Pools and Hot Tubs (Spas)

1. Swimming pools are prohibited.
2. Hot tubs shall be located on a deck or patio, in the rear of the home and shall not exceed 30 square feet of surface area and a depth of three and one-half feet (3.5').
  - a. Such hot tub must be adequately screened from street view and the view of any neighboring property, including lots and Common Areas.
  - b. All hot tub equipment shall be screened from street view and view from neighboring property with plant materials of adequate density.
3. Hot tubs shall be fenced for safety as required by applicable law and must be installed and drained according to City of North Ridgeville ordinances. Chain link fencing is not permitted.
4. DRC application and approval is required. During their approval process, the DRC may require additional plant materials to be planted to screen the hot tub from neighboring properties. Please refer to Ancillary Equipment, Section II N with regard to equipment screening.
5. The homeowner is solely and immediately responsible for any damage caused by the installation, maintenance, repair, operation or removal of a hot tub.
6. Please refer to Article VII. Section 7.14. of the Declarations.

#### Y. Barbecues and Fire Pits

1. Built-in and portable barbecue units shall be for cooking only and must be located within the rear elevation.
  - a. When in use, all barbecues should be located at least four feet (4') from any wall of the residence.

- b. All outdoor barbecues must be natural gas, propane, electric or charcoal.
2. Fire pits must be located on a concrete patio or within a patio constructed of other nonflammable material.

Fire pits must be located a minimum of 5 feet (5') from the home or any flammable material and must have a screen or top for spark arresting safety.

3. Open recreational fires (e.g. bonfires) are not permitted.

#### Z. Mailboxes

1. All mailboxes must be maintained by the Homeowners to maintain the quality of the neighborhood.
2. Mailboxes and/or supports must be replaced when they become unsightly, broken or unacceptable to the Postal Workers and/or the HOA.
  - a. The replacements must be the same size as the originals and be as similar as possible. They must be all white, including the post, supports and mailboxes.
  - b. Replacement mailboxes should be in the same location as the original boxes.
3. All mailboxes will be located in the area between the sidewalks and curb.
4. The support arm must have a box for each of the two houses that share the post unless the original installation was single.
5. Black house numbers must be placed on the box or support arms.
6. Mail tubes or slots should be included below the mailbox as were originally installed.
7. Top cap solar lights are not permitted.
8. No mail box wraps are permitted.
9. DRC application and approval is required.

#### AA. Trash and Recycle Containers

All trash containers shall be covered containers and shall be stored in the garage of each unit. Trash containers must be placed by the curb for pickup per city ordinance on any day that a pick-up is to be made, thereby providing access to persons making such pick-up. (Per city ordinance trash containers may not be put out before 5:00 p.m. the day before pickup and must be removed within twelve (12) hours of pickup.)

#### BB. Signage

Unless further restricted by City of North Ridgeville, the following rules will apply:

1. No more than one (1) "For Sale" sign will be permitted in the front window of any individual unit within the community. No post mounted signs are permitted.
  - a. The sign must be removed within two (2) working days following the closing of the property or termination of the listing agreement.
  - b. One (1) "Open House" or "For Sale" sign will be permitted in the front yard of a unit during the actual hours of an "Open House." Such sign shall be located wholly within the lot being advertised "for sale."

- c. "Open House" directional signs, which provide directions to a house which is for sale or for lease to which the public is invited for a walk-in inspection, are permitted the day of the open house.
2. Security/alarm notifications shall be limited to placards or stickers not to exceed eleven by eleven inches (11" x 11") in size placed on the front door, doorframe or in a window near the front door or within the mulch bed nearest to the front door of the residence.
3. A contractor who is working on-site, may place a sign in the front yard, **BUT** the sign must be removed when the contractor leaves for the day. If work is not being performed, the sign must be removed. No signs are to remain once the job has been completed.
4. In accordance with the Declaration 7.1, no other signs are permitted on any residential lot.
5. Un-garaged vehicles with signage are not permitted on any residential lot.

#### CC. Shingle/Roof Replacement

All roof replacements within Pioneer Ridge must be approved prior to any work being performed. A Design Review application must be filled out and submitted to the DRC along with a sample of the shingle. Approval of the DRC is necessary.

The Homeowner is responsible for insuring all necessary permits are obtained by the contractor and all North Ridgeville Building Codes are followed during installation.

#### DD. Siding and Trim Specifications

As set forth in the Residential Design Guidelines "Section A. Architectural Character - Any and all alteration, additions, or renovations to the exterior of any existing home shall strictly conform to the design of the original home in style, detailing, materials, and color". If, because of damage or other reasons, that new siding is needed or changes in color is warranted, then the above will apply and DRC approval is required.

#### EE. Replacement Windows

Replacement windows must be the same size and type as the original windows, except that double-hung windows may be used to replace the original single-hung windows.

1. Muntin divider bars may be used on windows.
2. Diagonal muntin bars are prohibited.
3. Windows must be vinyl clad or aluminum clad and in the original color.

#### FF. Replacement Gutters

1. Gutters must be continuous aluminum in the original color.
2. Galvanized or vinyl gutters are prohibited.
3. Gutter straps or hangers are not permitted.
4. Downspouts must be aluminum and the same color as the gutters.
5. DRC application and approval is required.

#### GG. Replacement Garage Door

Replacement garage doors must be the same size, style, configuration, color or white as initially installed. Windows are not permitted.

DRC application and approval is required.

#### HH. Replacement Front Entrance Door

Replacement front doors must be the same size and meet the architectural design of the community.

Doors must be a solid color consistent with the architectural design of the community.

DRC application and approval is required.

#### II. Pergolas, trellises, and arbors are permitted subject to the following:

1. Plants growing on pergolas, trellises, and arbors will be maintained and are not allowed to obscure windows, doorways, or address numbers.
2. Pergolas, trellises, and arbors must not encroach on the rear or side setbacks.
3. Pergolas, trellises, and arbors must be constructed of vinyl, wood or approved materials and must be painted white or finished to either match the trim color of the home or compliment the color of the trim or house.
4. They must be structurally sound, anchored and designed in accordance with local building codes.
5. Construction drawings, elevations and details must be submitted to the DRC for approval.
  - a. Pergolas are used to form a shaded sitting area.
    - 1) Limit one (1) per lot.
    - 2) Only located in the rear of the home within the fifteen foot (15') patio area.
    - 3) When framed, the highest point of a pergola may not exceed the lowest eave height of the home.
    - 4) Knee bracing or cross-bracing shall not be utilized on the structure.
    - 5) Please see Appendix B for examples of a pergola.
  - b. Trellises are used to support climbing plants and can either be securely mounted against a wall or freestanding.
    - 1) Cannot exceed a height of eight feet (8').
    - 2) Must be installed to support plants or vine growth and be maintained with plants or vines growing on it.
    - 3) Must be installed within a mulched landscaping bed.
    - 4) Please see Appendix C for examples of a trellis.
  - c. Arbors are used to form a shaded sitting area.
    - 1) Limit one (1) per lot.
    - 2) Only placed in the rear of the home.

- 3) Must be installed within a mulched landscaping bed adjacent to the patio area.
  - 4) May not be attached to the home or exceed eight feet (8') in height, four feet (4') in width or four feet (4') in depth.
  - 5) As all arbors are different, approval will rest with the DRC.
  - 6) Please see Appendix D for an example of an arbor.
- d. Privacy Screens are used to shield a patio or deck in the rear landscape.
- 1) May not be used as substitutes for fences or patio surrounds.
  - 2) Must be structurally sound and anchored in accordance with local codes.
  - 3) Design and construction must meet local building codes.
  - 4) Construction drawings, elevations and details must be submitted to the DRC.
  - 5) Height not to exceed eight feet (8'), or exceed the lowest eave height and may have a maximum width no greater than eight feet (8').
  - 6) Each section of screening must be separated by a gap so as not to be continuous.
  - 7) Screening must remain plumb, level and structurally sound.
  - 8) Yard, deck, patio, or privacy fences of any type are not allowed unless as required adjacent to a hot tub.
  - 9) Please see Appendix E for examples of screening.
- e. Patios originally installed by Del Webb may be modified with approval of the DRC.
- 1) The DRC reserves the right to limit the size of patios.
  - 2) Patios should be designed in harmony with the architecture of the home.
  - 3) No extension or modification shall be approved if it is determined to have an adverse impact upon neighboring properties or the community.
  - 4) Patios may not extend more than fifteen feet (15') from the rear wall of the foundation nor extend beyond the home's width. A three foot (3') mulched bed will be permitted around the patio.
  - 5) Material, color and design must be submitted to the DRC for approval.
  - 6) The homeowner is responsible to obtain permits from the city if necessary.
- f. Patio Surrounds adjacent to the rear yard patios are used to provide privacy.
- 1) A patio deck-style railing with a top rail running the entire length of the structure may be installed around the edge of the patio and must be no greater than forty-two inches (42") in height and anchored to the patio.
  - 2) The surround must be made of wood, aluminum, wrought iron, or composite material and finished to match the trim color of the home or compliment the color of the trim or house.
  - 3) The style must have an open design. No solid style panels will be permitted.

- 4) No pickets will be permitted.
  - 5) Surround structures must have an exit into the rear yard.
  - 6) All surrounds must be of sound quality and not interfere with the community's established view corridors.
  - 7) Please see Appendix F for examples of surrounds.
  - 8) Construction drawing, elevations, and details must be submitted to the DRC for approval.
- g. Knee Walls are used to line the perimeter of a patio.
- 1) Knee walls will be allowed only within the rear yard portion of the yard and only if adjacent to a patio or deck.
  - 2) No knee walls shall be allowed in the front or side yard areas.
  - 3) Knee walls may not extend past the sides of the house.
  - 4) All knee walls must be of approved masonry design, constructed of brick, cultured or natural stone, or masonry block.
  - 5) Knee walls must be no taller than thirty inches (30") in height and have a flat top.
  - 6) Construction drawing, elevations, and details must be submitted to the DRC.
  - 7) Please see Appendix G for examples of knee walls.
- h. Decks should be designed in harmony with the architecture of the home. Material and color must be approved by the DRC.
- 1) The DRC reserves the right to limit the size and location of decks. No decks will be permitted on homes without a basement.
  - 2) No deck shall be approved if it is determined to have an adverse impact upon neighboring properties to the community.
  - 3) Decks may not extend more than fifteen feet (15') from the rear wall of the house nor extend beyond the homes width.
  - 4) Decks must be constructed in such a manner as to meet local and national building codes.
  - 5) All handrails, rim joists, stringers, spindles and any other vertical member shall be primed and painted to compliment the trim color of the home or be made of vinyl or approved composite materials.
  - 6) Deck rails cannot exceed forty-two to forty-four inches (42-44") in height from decking and must be constructed and of a color to compliment the trim or siding color of the home.
  - 7) All rails must be constructed with a smooth top so as to be able to serve as a handrail.

- 8) Decking, flooring, and understructure may be constructed of treated lumber or approved composite materials.
- 9) Construction of decks and patios that conflict with the drainage pattern established for the lot will not be allowed.
- 10) The homeowner is responsible to obtain permits from the city if necessary.

#### JJ. Prohibited Structures

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use in Pioneer Ridge by Del Webb:

1. Stand-alone flagpoles
2. Clothes lines or clothes poles
3. Stand-alone garages and secondary garages
4. Tents of a permanent nature, including screened in pergolas
5. Swimming pools
6. Fencing, except as required by the City of North Ridgeville in connection with the installation of a hot tub
7. Artificial vegetation
8. Accessory buildings, including gazebos, greenhouses and guest houses unless constructed by Del Webb
9. Children's play equipment
10. Horseshoe pits
11. Rain barrels unless immediately behind house
12. Swing sets and non-portable play sets are not permitted

All portable play equipment (including portable swimming pools), garden equipment (including hoses), and lawn furniture must be stored nightly within the Private Area and shall not be left on other portions of the lot so as to not impede mowing and maintenance activities.

All intended structures must receive written approval by the DRC before installation will be permitted.

### III. HOMEOWNERS' ASSOCIATION COMMON AREA AND RECREATIONAL FACILITY DESIGN GUIDELINES

The following Design Guidelines govern the maintenance and operation of the Common Area (including Limited Common Area), Neighborhood Facilities, and Recreational Facilities, including the Recreation Center.

#### A. Architectural Character

The physical structures constructed by Del Webb and conveyed to the Homeowners' Association shall be maintained and/or replaced by the Homeowners' Association utilizing the same or similar design, size, location, style, structure, materials, color and architecture.

## B. Landscaping

The Homeowners' Association shall be responsible for the maintenance of the landscape corridors, medians, and other common area. The Homeowners' Association shall maintain the landscaping required to be maintained by the Homeowners' Association under any Supplemental Declaration which may be adopted by the Board of Directors of the Homeowners' Association creating a Limited Common Area Expense or Neighborhood Expense without materially changing from the original design.

1. The minimum density of plant material shall depend upon the size of the site and the extent of the landscaped area. Ground shall be covered with a combination of inert and living materials. Inert materials shall include the materials described in Appendix H of these Design Guidelines.
2. All areas paved for pedestrian traffic such as walkways, plazas, and courts shall be a hard surface material with limited vertical irregularities.
3. The plantings allowed in Pioneer Ridge by Del Webb were selected after consideration of several factors. A list of the prohibited plantings is set forth in Appendix I.
4. All landscaping shall be designed and maintained so as not to interfere with the view of any ground signs on the site or adjacent properties, and not obstruct the view of traffic entering, exiting, or passing by the site.
5. Heating, ventilation, and air conditioning equipment, ancillary mechanical equipment, radio, television, computer signal transmitting and receiving antennas, trash receptacles, and similar appurtenances (as approved by the DRC and in compliance with the Declaration) shall be screened from general view from neighboring properties, all residential areas, pathways, open areas, parks, and streets. Roof-mounted units are permitted on roofs with screening where the screen is integral with the building forms and materials. The placement of any such equipment must receive written approval from the DRC.

## C. Site Development

1. Fences and Walls: Fences or walls up to six feet (6') in height (or higher if required by the City of North Ridgeville or a utility) may be used by the Developer to screen and create privacy between commercial or institutional developments, streetscape and the residential areas of the Community.
2. Building Setbacks: All building setbacks shall conform to the established criteria.
3. Drainage: Site drainage will conform to the drainage analysis performed for the platted property.
4. Lighting: All lighting installed by Del Webb on Common Area, or installed by the Homeowners' Association, shall comply with any applicable local, state or federal law. No lighting will be permitted which causes unreasonable glare to neighboring Owners, neighborhoods or the Common Area; provided, however, the Homeowners' Association may maintain lighting on, in or around tennis courts, bocce courts, parking lots, Recreation Centers, Common Areas, Limited Common Areas, Neighborhood Areas and other areas

where such lighting is necessary or appropriate for the use and enjoyment of the community or for health and safety reasons.

5. Temporary Facilities: Temporary buildings shall be allowed to be placed on Common Areas by the Homeowners' Association. Such uses shall be for temporary buildings during construction by the Homeowners' Association and temporary buildings used for Homeowners' Association purposes. There shall be no other temporary private facilities on Common Area.
6. Flagpoles: The Homeowners' Association may install flagpoles and flags at the Recreation Center, the entrance to the project, and on any other Common Area.

#### IV. ARCHITECTURAL REVIEW AND RESIDENTIAL PROPERTY OWNER REQUIREMENTS

The architectural review process has been established to maintain the integrity of the architectural and design character of Pioneer Ridge by Del Webb. To this end, the DRC will review all proposed additions, improvements or alterations on homes for conformity with the Design Guidelines. Articles VII and VIII of the Declaration set forth provisions with respect to the review process.

##### A. Residential Property Owners

Homeowners are required to submit plans (described below) to, and receive written approval from, the DRC prior to performing (1) additions, alterations, or modifications to existing homes and/or sub lots, (2) exterior painting, (3) landscaping, (4) the installing of spas, Jacuzzis, walls, stair railings, skylights, sun tunnels, (5) any exception to or deviation from the Design Guidelines, (6) roofing, siding, windows, gutters, garage doors or (7) any brick/concrete work, ancillary equipment, signage, and any and all other such on- site improvements not listed in the Design Guidelines. However, it shall be the responsibility of all Homeowners to comply with all standards and guidelines of Article II of these Design Guidelines, as well as all requirements of the Declaration.

##### B. Submittals for Changes and Additions.

1. The Homeowner shall submit an application form as provided in Appendix A showing the plans for the proposed improvement as follows:
  - a. For landscaping plan approval, or amendments to an approved landscaping plan, the Homeowner shall submit a copy of the landscaping plan for the lot, including a description of all varieties and sizes of trees and shrubs, with the location of each tree and shrub clearly delineated on the plan. To the extent the Homeowner can color code the trees and shrubs and provide a legend, it will facilitate review. If the submittal is for an amendment to a previously approved landscape plan, the existing trees and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All deleted landscape materials shall be described as part of the submittal. All irrigation systems shall have an automatic timer. In the event the Homeowner desires to install any hardscape, including but not limited to brick, masonry, railroad ties, wood trim, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the reviewer can easily determine the location and type of material. Lots have been designed and graded to

provide positive drainage from the lot and to protect environmental resources; in the event Homeowner's plan proposes to alter the grade of the lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan. Homeowner shall hold harmless the Homeowners' Association 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, including damage to the Homeowner's house. Homeowners will be responsible for any damage caused by any change to drainage by them or hired landscapers.

- b. For changes to or additions to the home, the Homeowner shall submit a copy of the plot plan and a copy of the floor plan for the model and elevation. On such plans, the Homeowner shall draw the proposed changes or additions to the exterior elevation. If the Homeowner has a photograph of another house, or picture out of a magazine, which will assist the reviewer, such photo should be submitted. The application should contain a description of the materials the Homeowner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan must also be submitted. A building section may be requested depending on the complexity of the change or addition.
- c. 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 Reviewing Entity with copies of any such required permits if so requested. Homeowners should contact the City of North Ridgeville Building Department, 7307 Avon Belden Road, North Ridgeville, Ohio 44039, (440) 353-0822 for further information.
- d. 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 inclusive of, but not limited to, those items outlined above.
- e. Any permit or approval issued 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.

The DRC shall review such submittals without a hearing and based solely on the information contained within each submittal.

Upon completion of review by the DRC a letter indicating the Reviewing Entity's decision shall be rendered in one (1) of the following three (3) forms:

“Approved” - The entire document submitted is approved in total.

“Approved as Noted” - The document submitted is partially approved. A Homeowner may proceed with the work to be performed as modified, but must comply with any and all notations on the submittal.

“Not approved” - The entire document submitted is not approved and no work may commence.

### C. Appeal Process

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 second request the homeowner has the right to appeal the second decision to the Board.

### D. Effect of Building Permit.

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

## V. ENFORCEMENT OF INSTRUMENTS

Article VIII of the Declaration describes the scope of authority of the Homeowners' Association regarding Design Review, including the review and determination of alleged violations by Homeowners and Residents, execution of certain remedies, and recommendations to the Board of Directors of the Homeowners' Association for further action. The Homeowners' Association may execute certain remedies as provided for in Article VIII of the Declaration.

Section 7.24 and Section 8.4 of the Declaration describes the Homeowners' Association's right to require the Homeowner to remedy any non-compliance.

After notice of the violation, the Homeowner shall have fifteen (15) days to complete the remedy. If the remedy cannot be performed within fifteen (15) days, the Homeowners' Association shall take the time estimated for taking the remedial action into consideration. If Homeowner has not complied within fifteen (15) days, or the time period otherwise designated by the Homeowners' Association if applicable, a duly authorized representative of the Homeowners' Association shall have the right to enter the home and lot to perform the necessary work to bring the home and lot into compliance.

All costs incurred by the Association to bring the noncompliant Homeowner into compliance, including the cost of the work and interest, shall be charged to the Homeowner. Any amounts invoiced to the Homeowner pursuant to this paragraph or pursuant to the Declaration shall be due and payable within ten (10) days of receipt of such invoice by Homeowner.

The failure of the Homeowner to pay such costs levied against Homeowner is a delinquency and could subject Homeowner to suspension of his voting rights and rights to use the Common Area(s) and the Recreation Center and such additional remedies as provided in the Declaration. The decision to suspend a Homeowner/Member's rights to use such facilities will be made by the Board of Directors of the Homeowners' Association.

## VI. DECLARANT'S IMPROVEMENTS

As part of the planning and development of Pioneer Ridge by Del Webb, Del Webb has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, streets, model home packages, a sales pavilion, and recreation center. Market conditions, styles, marketing strategies, or other factors may cause Del Webb to change the type of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the Common Area. Notwithstanding the current provisions of these Design Guidelines, the terms of the Design Guidelines may be amended in the future by the Board of Directors.

## VII. AUTHORIZATIONS

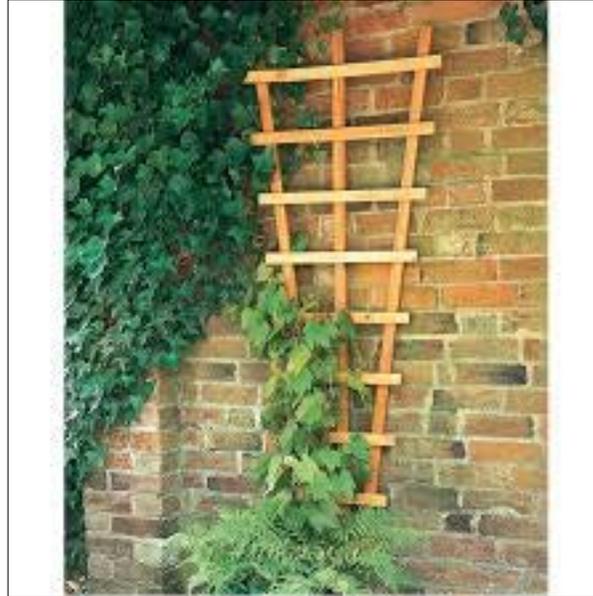
These Design Guidelines have been prepared by the Design Review Committee of the Pioneer Ridge HOA for use at Pioneer Ridge by Del Webb. They have been approved and adopted by the Board of Directors of the Pioneer Ridge by Del Webb Homeowners' Association and may be amended from time to time by the Board of Directors.



**APPENDIX B  
PERGOLAS**



**APPENDIX C**  
**TRELLISES**



**APPENDIX D**  
**ARBORS**



**APPENDIX E**  
**PRIVACY SCREENS**





**APPENDIX F**  
**PATIO SURROUNDS**



**APPENDIX G**  
**KNEE WALLS**



## **APPENDIX H**

### **APPROVED INERT MATERIALS**

Approved inert materials shall include those described below and other materials as may be approved by the HOA from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the HOA and shall be in writing. Currently approved materials are as follows:

#### **MULCH/BARK**

Only hardwood double shredded mulch the same color as applied by the HOA is approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Stone, brick, rubber or other mulch may not be used.

#### **DECORATIVE BOULDERS**

Categories of decorative boulders which may be approved within the Mulched Beds are as follows:

1. Moss Rock
2. Tan Limestone
3. Tan Sandstone
4. Granite
5. Fieldstone

**NO ARTIFICIAL ROCK OR MULCH MAY BE USED**

**APPENDIX I**  
**LIST OF PROHIBITED PLANTINGS**

**TREES AND ORNAMENTALS**

<b><u>Common Name:</u></b>	<b><u>Botanic Name:</u></b>
Apple	Malus pumila
Ash (Green & White)	Fraxinus pennsylvanica/americana
Black Locust	Robinia pseudoacacia
Black Walnut	Juglans nigra
Boxelder	Acer negundo
Catalpa	Catalpa speciosa
Common Buckthorn	Rhamnus cathartica
Cottonwood	Populus deltoides
Elms*	Ulmus species
Female Ginkgo	Ginkgo biloba (female)
Glossy Buckthorn	Rhamnus frangula
London Plane Tree	Platanus acerifolia
Mulberry	Morus species
Osage Orange	Maclura pomifera
Poplar/Aspen	Populus species
Russian Olive	Elaeagnus angustifolia
Silver Maple	Acer saccharinum
Silver White Poplar	Populus alba nives
Tree-of-Heaven	Ailanthus altissima

\*While the elms are a prohibited family of trees, several species and varieties will be permitted. These are:

Lacebark Elm	Ulmus parvifolia
Smoothleaf Elm	Ulmus carpinifolia - varieties: Homestead, Pioneer, Horizon, Regal

**SHRUBS, VINES, GROUNDCOVERS & GRASSES**

<b><u>Common Name:</u></b>	<b><u>Botanic Name:</u></b>
American Bittersweet	Celastrus scandens
Amur Honeysuckle	Lonicera maackii
Asiatic (Oriental) Bittersweet	Celastrus orbiculatus
Bishop's Goutweed	Aegopodium podagraria
Creeping Jenny	Lysimachia nummularia
Crown Vetch	Coronilla varia
Curly Pondweed	Potamogeton crispus
Japanese Honeysuckle	Lonicera japonica
Japanese Knotweed	Polygonum cuspidatum
Japanese Stilt Grass	Microstegium vimineum
Korean Barberry	Berberis koreana
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
Spotted Knapweed (Bachelors Buttons)	Centaurea aculosa
Tansy (Golden Buttons)	Tanacetum vulgare
Tatarian Honeysuckle	Lonicera tatarica
Variiegated Yellow Archangel	Lamiastrum galeobdolon
Water Chestnut	Trapa ratans

Landscape materials that are planted by the Homeowner shall meet the following minimum size requirements when planted.

Shade Trees	2" Caliper Minimum
Flowering/Ornamental Deciduous Trees	3' Height Minimum
Evergreen Trees	3' Height minimum
Deciduous and Evergreen Shrubs	1 Gallon Minimum

There are no minimum sizes required for ground cover, vines and grasses.

**APPENDIX J  
STORM DOORS**



Above are examples of “full view” storm doors



Above are examples of prohibited, not full view, storm doors

**APPENDIX K**  
**EZ MODIFICATION FORM**  
**STORM DOORS**

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Model Style: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing the following guidelines are followed.

**Modifications outside the scope of these guidelines must be submitted to the DRC for prior approval.**

- All storm door additions must be full glass or full glass self-store. See Appendix J for examples of acceptable and prohibited designs.
- Must match the color of the doorframe trim, color of the front door, or be white.
- Retractable full-screen doors are permitted.
- If other than clear glass is proposed, a photograph of the front of the home must be submitted with the application, as well as, sample of glass color proposed.
- Security doors are prohibited.

This form must be returned to the Property Manager's office at Pioneer Ridge Lodge within ten (10) days of completion of the modification, which will then be inspected by a member of the DRC. Should the 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 project will be re-inspected.

Owner Signature: \_\_\_\_\_  
DRC Representative Signature: \_\_\_\_\_  
Date of Final Inspection: \_\_\_\_\_

**APPENDIX L**

**Homeowner Association Design Guidelines  
for  
Satellite Dish and Digital Television Antenna Installation**

If you plan on installing a Satellite Dish or Digital Television Antenna, the following guidelines must be adhered to as shown in the Design Guidelines (section II; E2):

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing the following guidelines are followed.

**Modifications outside the scope of these guidelines must be submitted to the DRC for prior approval.**

- The placement of the Satellite Dish or Digital Television Antenna is limited to the back half of the house (preferred location: rear corner)
- Installed directly under the eaves or attached to the roof.
- Satellite Dishes larger than one (1) meter in diameter will not be approved.
- No Satellite Dish or Digital Television Antenna shall be installed higher than the peak of the house.
- Only one domestic Satellite Dish and one Digital Television Antenna is allowed on a residence.
- No Satellite Dish or Digital Television Antenna may be mounted on the ground or on a post.
- **It is the Homeowner's responsibility to give the installing person a copy of the Design Guidelines. This will minimize the need to reposition due to improper installation.**

**All Satellite Dish or Digital Television Antenna installations require the Homeowner to complete form “EZ Modification Form / Satellite Dishes and Digital Television Antenna” (attached).**

**EZ MODIFICATION FORM**

**SATELLITE DISHES AND DIGITAL TELEVISION ANTENNA**

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Model Style: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

This modification will be completed according to the installation guidelines. (Return this form to the Property Manager's office at Pioneer Ridge Lodge within ten (10) days of completion of the modification.)

**Modifications outside the scope of the installation guidelines must be submitted to the DRC for prior approval.**

\_\_\_ The Satellite Dish or Digital Television Antenna will NOT be installed per the Design Guidelines and will be installed as follows:


Explain what is obstructing or compromising reception and why the installation must be in a non-approved location.


Planned modifications outside of the guidelines require this form to be returned to the Property Manager's office at Pioneer Ridge Lodge prior to completion of the modification for approval by the DRC. Should the modification be found to be installed without approval, the Homeowner is fully responsible for bringing the project into compliance within 30 days, at which time project will be inspected for compliance.

Owner Signature: \_\_\_\_\_  
DRC Representative Signature: \_\_\_\_\_  
Date of Final Inspection: \_\_\_\_\_

## Acceptable Installations



Roof Mounted, Rear of Home



Mounted Under Eaves, Rear of Home

## Improper Installations



Low Mount, Side of House



Side Mount, Front of House

**APPENDIX M**  
**EZ MODIFICATION FORM**  
**RETRACTABLE AWNINGS**

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Model Style: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing the following guidelines are followed.

**Modifications outside the scope of these guidelines must be submitted to the DRC for prior approval.**

- 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 awnings.

This form must be returned to the Property Manager's office at Pioneer Ridge Lodge within ten (10) days of completion of the modification, which will then be inspected by a member of the DRC. Should the 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 project will be re-inspected.

Owner Signature: \_\_\_\_\_  
DRC Representative Signature: \_\_\_\_\_  
Date of Final Inspection: \_\_\_\_\_

**APPENDIX N**  
**EZ MODIFICATION FORM**  
**DRIVEWAY SIDE EXTENSIONS / RIBBONS**

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Model Style: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

This modification may be completed WITHOUT PRIOR DESIGN REVIEW COMMITTEE (DRC) APPROVAL providing the following guidelines are followed.

**Modifications outside the scope of these guidelines must be submitted to the DRC for prior approval.**

- Adjacent to and attached to driveway and maximum of two feet (2') per side.
- Cannot extend beyond overall width of garage.
- Must extend to front sidewalk. May 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.

This form must be returned to the Property Manager's office at Pioneer Ridge Lodge within ten (10) days of completion of the modification, which will then be inspected by a member of the DRC. Should the 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 project will be re-inspected.

Owner Signature: \_\_\_\_\_  
DRC Representative Signature: \_\_\_\_\_  
Date of Final Inspection: \_\_\_\_\_