

Supplemental Architectural Restrictions

10/5/21

The following restrictions have been developed and promulgated by the Association in accordance with Article IX, Section 9.2.2 of the Amended and Restated Declaration and are applicable to all new construction and all modifications or improvements. These restrictions are not part of the Declaration and can be amended by the Association without a vote of the Owners.

There is no requirement that these restrictions be recorded or rerecorded if amended or modified. Each builder and Owner is cautioned to request the most current version of the restrictions prior to undertaking any improvement. The most current version shall be on file with the Association and posted on the HOA website.

The following is a list of rules, guidelines, and restrictions for specific types of improvements. Some specifications are mandatory, while others explain options. The Board will consider reasonable alternatives as long as they are consistent with the character and quality of Beckett Ridge, and within the framework of the community's common interest.

Additionally, all improvements to the Properties shall comply with all condominium association regulations, local, state and federal laws, regulations and building codes. In the event that there is a conflict between the provisions of the condominium association regulations, local, state and federal laws, regulations and building codes, the most restrictive provision shall control.

The Board has the right to reject an improvement application if, in the Board's opinion, it is obnoxious or offensive, or might interfere with¹ the quiet enjoyment, comfort or health of any property owner or tenant.

Herein, the term 'grandfathered' refers to exceptions to the Restrictions specified herein, which exceptions are installed and in place as of the effective date of these Supplemental Architectural Restrictions and approved by the Homeowner's Association.

All improvements, external appurtenances, etc. described hereunder must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

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I. BASKETBALL GOALS

Beckett Ridge community basketball courts are located at the Village Centers on Crossbridge Drive and Windbrook Drive.

Basketball goals are permitted on individual Lots subject to the following conditions.

Location of Basketball Goals

The centerline of the vertical pole must be at least 25 feet from the nearest street curb, and at least 5 (five) feet from any property line.

Basketball goals may not be placed in Common Open Space.

Basketball goals shall be erect and substantially vertical as viewed in two perpendicular planes.

Maintenance

Poles, backboards, hoops, and nets must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

Types of Basketball Goals

1. In-Ground Systems

- Backboards may be mounted on metal or wood poles.
- Metal poles shall be coated or painted to prevent visible rust.
- Wood poles must be square and have a minimum nominal width and depth of 6 (six) inches.
- The poles must be installed in poured concrete to a depth of at least 24 (twenty-four) inches.

2. Wall Mounted Systems

- Backboards shall not be mounted to the front of a house.

3. Portable Systems

- These systems generally feature a base that can be filled with sand or water and may include wheels for portability.
- The centerline of the vertical pole must be at least 25 (twenty-five) feet from the nearest street curb, and at least 5 (five) feet from any property line.
- Portable systems may not have visible external ballast, such as sandbags, mulch, dirt, pavers, etc. or external tethers to the ground, etc.
- Portable systems are to be erect and located as described above.

II. DECKS, PATIOS, DRIVEWAYS AND WALKWAYS

These improvements are actually an extension of a house and must be compatible in style, color, and material. Decks must be wood or composite. Patios and walkways may be of concrete, brick, stone, paver stone, tile but not unfinished asphalt. Landscaping should be a part of the design, especially exposed areas under decks. Structures shall not reduce the width of existing side yards when adjacent to other houses. Any portion of a patio or deck that is covered by any type of material or surface will be evaluated as a porch.

Driveways and sidewalks must be made of concrete, brick or paverstone. Decorative paver stones and stamped concrete are allowed so long as they are not more than 12 (twelve) inches on either side of the driveway and are less than 20 percent of the total area of the front yard. Asphalt driveways are only permitted as described in the next paragraph.

Asphalt driveways are prohibited, unless replacing or refurbishing a driveway which is asphalt. Concrete driveways may not be refinished or restored with asphalt.

III. YARD ENCLOSURES

For practical purposes, a yard enclosure is any man-made fence.

The concept is to have housing units arranged in clusters or corridors surrounded by open areas for common use. Any barrier defeats this concept, and the gradual accumulation of individual barriers will diminish this concept.

Yard enclosures are permitted subject to the following conditions.

General Provisions

1. No fence or wall shall extend beyond the front of the house or residence.
2. No enclosure that includes any amount of chain link or structural plastic fencing will be permitted.
3. The Board may grant variances to any property line adjacent to a public right-of-way located outside the Beckett Ridge Development.
4. Any application for fence or other structure which is to be located adjacent to, next to or contiguous with Common Open Space shall be submitted with a survey showing the location of the proposed fence or other structure and that it does not encroach upon, enter into or violate the Common Open Space. The survey shall be signed by an Ohio licensed Professional Surveyor. The survey does not have to include all boundaries of the respective property, but only such boundaries as are necessary to ensure the integrity of the Common Open Space.
5. A fence or other perimeter enclosure is not permitted on a house or residence with abuts or is contiguous with the golf course.

Maintenance

All fences must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

Perimeter Enclosures

1. Perimeter fences must be composed of wood or composite wood in a split-rail or Kentucky-board design or of rust proof architectural metals in a split vertical design are acceptable.
2. Fences must not exceed a height of four feet (48 inches).
3. Fences must be located within one foot (12 inches) of a property line. Corner lots require fences to extend directly off the back corner of the home adjacent to the road and proceed directly back to within one foot of the rear property line.
4. Fences may not be placed on any lot that does not contain at least 10,000 (ten thousand) square feet of land area, with two exceptions;
 - a. A blanket exception has been granted to lots in Saratoga Farms and Rollingwood.
 - b. An exception may be granted to any lot adjacent to a public street, a drainage ditch (creek) with a substantially constant annual flow of water, or a heavily wooded yard.
5. Perimeter enclosures shall be tied into the back corners of the house. The Board may grant a variance to the back corner requirement for good cause shown.

Patio or Swimming Pool Enclosures

The primary distinction between Perimeter Fences and a Patio or Swimming Pool Enclosure is that Patio and Swimming Pool Enclosures may have a solid surface such that they create a visual barrier (opened or closed). Such fences are often referred to as "privacy fences" and the following conditions apply.

1. No enclosure or combination of enclosures around a patio may enclose an area greater than 300 (three hundred) square feet. An enclosed area is defined as any combination of fences that create space. For example, two parallel walls define the space between them, without intermediate walls.
2. No enclosure or combination of enclosures around a swimming pool may enclose an area greater than 3,500 (three thousand five hundred) square feet. An enclosed area is defined as any combination of fences that create space. For example, two

parallel walls define the space between them.

3. If both a swimming pool and patio are enclosed, the area of both must not exceed 3500 (three thousand five hundred) square feet.
4. A patio enclosure must abut a house and extend no more than sixteen (16) feet from the house.
5. No patio or swimming pool enclosure shall exceed six (6) feet in height.
6. No patio or swimming pool enclosure on a lot that abuts the golf course shall exceed four (4) feet in height. An exception may be granted to any portion of such an enclosure that is at least fifty (50) feet from the property line common with the golf course.
7. All swimming pool pumps, filters and similar equipment must be enclosed by a solid fence or landscaping, such that the equipment cannot be seen off the lot.

IV. EXTERIOR FIREPLACES & COOKING AREAS

Permanent Structures such as fireplaces and outdoor kitchens designed for the preparation of food are permitted if they are not a dominate feature of the landscape, the total area does not exceed 24 (twenty four) square feet, they are connected to the patio and comprise a style that matches the exterior of the house.

V. FLAGPOLES

Permanent flagpoles for the display of the flag of the United States of America, the flag of the State of Ohio, the National League of Families POW/MIA flag, and military flags shall be permitted with the prior written approval as provided for in Section 9.2.1 of the Amended and Restated Declaration of Common Open Space for Beckett Ridge Association - 1 provided that the pole and flag size are not out of proportion with the Dwelling Unit and Parcel. No exterior lighting of flagpoles is permitted without the prior approval of the Board. Flags shall be displayed in accordance with 4 USC 1 - 10, 36 USC 174 - 177 and 36 USC 902.

The display of a service flag approved by the United States secretary of defense for display in a window of the residence of a member of the immediate family of an individual serving in the armed forces of the United States is permitted.

All flags and flag poles must be maintained in good condition. One measure of condi-

tion is that they should appear to be relatively new regardless of their actual age and freestanding flagpoles are visually discernible as straight and vertical in two perpendicular planes. Flagpoles and flags shall be free of advertising and political messages.

VI. MAILBOXES

Mailboxes and mailbox foundations must be of a simple design. They may not resemble any object other than a traditional mailbox.

Mailboxes must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

VII. OTHER STRUCTURES, STORAGE, OUTBUILDINGS, PERSONAL PROPERTY

Freestanding structures other than single family houses are not permitted on any lot. Such structures include, but are not limited to, trailers, shacks, barns, animal shelters, dog runs, garages, gazebos, pavilions and boilers.

In addition, attached or freestanding storage sheds or clothes hanging fixtures are not permitted on any lot, unless such sheds are grandfathered, as noted herein.

HVAC units are not permitted at the front of any house.

Window mounted air conditioners which protrude outwardly from a window and other HVAC units which protrude outwardly from a window are prohibited when visible from a road, sidewalk, walking trail or Common Open Space.

Provision for Grandfathered Sheds

Any storage shed which has been both previously approved by the Board and was existing as of March 20, 2012 are grandfathered as set forth herein and may continue to be used and remain on the lot at its current location, provided that such shed is maintained in a like-new condition. If such structure is damaged or destroyed by any cause to the extent of less than 50% (fifty percent) of the structure, then those portions of the structure may be restored to the original approved structure. If such structure is damaged or destroyed by any cause to the extent of more than 50% (fifty percent) of the

structure, then such structure shall not be restored and shall be removed from the lot.

The list of grandfathered storage sheds is included in Appendix A.

Play Equipment

Play apparatus or structures shall be located to the rear of the dwelling and located within all side and rear setback lines as defined by West Chester Township and Butler County. Swings may be suspended from trees only in the back yard and within all side and rear setback lines. Except as set forth below, such structures shall be of wood construction with natural coloring or may be painted or stained brown or gray. Structures that include colored items of equipment, such as a slide or swing set seats, are allowed so long as all such equipment is the same color. Trampolines may be made of metal and fabric.

Any play structures that includes a roof shall be wood matching the rest of the play structure, solid color outdoor grade cloth or shingled in the same color as the roof of the dwelling. All play equipment on any one lot shall be the same color or color scheme.

Approved structures must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

Porches, Covered Patios, Seasonal Rooms, Pergolas and Gazebos

These improvements are an extension of a house and must be compatible with the house in style, color and material. These improvements shall be adjacent to and connected to the house. If enclosed with glass or screens, the window sash must match that of the house windows. Roof materials and designs of porches, covered patios, seasonal rooms and pergolas shall match the roof materials of the house. Pergolas and gazebos are permitted only if they are incorporated into a patio or deck.

All approved structures must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

Swimming Pools

No permanent above ground swimming pools are permitted. Small children's pools are permissible if brought in at night. The minimum in ground swimming pool size is 12 (twelve) feet X 24 (twenty four) feet or 300 (three hundred) square feet if irregularly shaped.

Pools shall be maintained to prevent mold, mildew and not to unduly attract mosquitos or vermin.

All approved pools must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

VIII. GARBAGE CANS AND DUMPING

All garbage cans, rubbish, trash, debris and other unsightly material shall be kept in a container or other enclosure so as to be out of view of nearby owners. Garbage receptacles shall be blocked by landscaping that covers at least 75% (seventy-five percent) of the visible area of the receptacle year round.

IX. PARKING/VEHICLE REPAIRS

No push lawn mowers, riding lawn mowers, four wheelers, recreational vehicles, boats, travel trailers, utility trailers, commercial, trucks, etc. shall be parked or stored on any portion of the Property unless the same are in a garage or other approved vehicle enclosure and out of view; or unless such vehicle is being used in connection with construction activities, and then only for such periods as are reasonable for the construction.

Vehicles shall not be parked or stored on the lawn or grass, except on a temporary basis as may be necessary for loading, unloading and other short term needs.

No junk or derelict vehicle or other vehicle on which current registration plates are not displayed and is not in running condition shall be kept upon any portion of the property.

Vehicles shall not be covered with a tarp, plastic or other removable cover for periods exceeding 48 (forty eight) hours per semi-annual period.

Vehicle repairs and storage of vehicles are permitted on the Property only if in a garage.

Vehicles, as used herein, includes, but is not limited to, push lawn mowers, riding lawn mowers, cars, trucks, motorcycles, trailers, snowmobiles, four wheelers, boats and recreational vehicles.

Recreational vehicles and boats may be parked in the driveways for a period not to ex-

ceed seventy-two (72) hours for the purposes of cleaning, loading or unloading.

X. RADIO AND TELEVISION ANTENNAS

Antennas and satellite dishes are allowed as follows.

A. Prohibited Apparatus. All exterior antennas, except the following, are prohibited:

1. A satellite dish that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or
2. A satellite dish that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that is one meter or less in diameter or diagonal measurement; or
3. A satellite dish that is (1) one meter or less in diameter or diagonal measurement and designed to receive television broadcast signals.
4. A maximum of two (2) satellite dishes are permitted on any Property.

B. Permitted Locations.

An antenna must be located in the rear yard or on the rear of the Dwelling Unit in such a manner so as not to be visible by a person of normal height standing at the edge of the street directly in front of the Dwelling Unit. Other locations are permitted if placement under these guidelines precludes reception of an acceptable quality signal, as demonstrated by the Homeowner. In such case, the owner and the Association shall attempt to find a location with the least visual impact upon the surrounding properties. An "acceptable quality signal" is one that is intended for reception in the viewing area and is consistent with the quality of signals received by others in the immediate vicinity. No location shall be permitted if installation creates a line of sight problem for drivers in the vicinity.

C. Other Requirements.

The Association may require that the antenna be painted in a fashion that will not interfere with reception so that it blends into the background against which it is mounted or that the antenna be screened so as to reduce the visual impact.

D. Continued Maintenance.

Each owner shall maintain any satellite dish in a reasonable manner so as not become unsightly. Each owner shall remove any satellite dish upon cessation of its use.

XI. RETAINING WALLS

The exposed portion of any retaining wall must be completely covered with brick, wood, stone or natural growth. All covered retaining walls must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.

XII. SIGNS

Signs are not permitted on HOA common space without prior approval of the HOA Board with the exception of Open House signs listed under Real Estate Signs. Signs shall not be located in a public right-of-way or applied to trees, utility poles, posts/support structures for street signs or other governmental signs.

General Provisions

1. One (1) sign maximum per lot at any given time.
2. Set back a minimum of fifteen (15) feet from any street right-of-way or adjoining property line, as feasible.
3. No sign shall be directly illuminated in any way.
4. Sign can have a maximum of two (2) display faces.
5. Signs shall be affixed to the ground.

Real Estate Signs

Real estate signs advertising the sale of the lot on which they are maintained are subject to the following provisions.

1. Shall comply with the general provisions listed in Section XII.
2. Shall be of standard trade size.
3. Signs advertising rentals are strictly prohibited.
4. One (1) Open House sign may be placed on Common Open Space from 6:00PM Friday until 6:00PM Sunday on the weekend of an Open House. These are limited to intersections where vehicles and pedestrians may turn, without obstructing a driver's view.

Yard Signs/Garage Sales

Temporary signs announcing yard sales or garage sales are permitted provided they are posted only at the residence of the sale and are displayed for no longer than four (4) days during any calendar month. Signs must comply with the general provisions in Section XII.

Political Signs

Political signs promoting, supporting or opposing candidates for elected offices and other ballot measures are not permitted.

Security Signs

Signs promoting any and all security and safety matters are permitted provided that all such signs are no larger than one (1) square foot. All signs must be removed immediately after they have served their intended purpose. Home security signs under this provision are limited to signs that announce the presence of electronic home security systems and do not announce alternative security measures such as "Beware of Dog", etc.

Other Temporary Signs

Temporary signs advertising a business which has performed services for the parcel on which the sign is placed, charitable events, community events, graduations, birthdays, achievements, non-profit activities or events and public service events are permitted with the following provisions.

1. Shall comply with the general provisions listed in Section XII.
2. A business sign shall advertise performance of a licensed contractor before and after construction on a lot.
3. Permitted for a period of thirty (30) days, and only two such signs per parcel per calendar year are permitted.
4. Shall not exceed a size of 18 (eighteen) inches x 24 (twenty four) inches.

XIII. STORAGE UNITS, CONTAINERS AND DUMPSTERS

A temporary structure is defined as a container, storage unit, dumpster or other portable structure designed and primarily used for the temporary storage or disposal of personal property and which is located outside an enclosed building.

Temporary structures or equipment are permitted in association with construction and Board-approved improvement applications with the following guidelines.

1. A Temporary Storage Container may be located as on property within the Community for a period not exceeding thirty (30) days per calendar year in duration from time of delivery to time of removal.
2. The owner of the property on which the Temporary Storage Container is located, or the agent of such owner using such container, shall notify the Association no later than the first day such container is placed on site.
3. A Temporary Storage Container shall be located on a paved surface.
4. No more than one Temporary Storage Container may be located on a Property at any one time period.
5. A Temporary Storage Container may not exceed eight (8) feet in height, ten (10) feet in width or twenty (20) feet in length.
6. A Temporary Storage Container shall be located a minimum of ten (10) feet from the right-of-way line; minimum of five (5) feet from the side and rear property lines, as is feasible.
7. A Temporary Storage Container shall be secured in a manner that does not endanger the safety of persons or property in the vicinity of the Temporary Storage Container and it shall be secured and enclosed in such a manner as to not permit waste, litter or debris to escape.

Sheets, towels, clothes, rugs and building materials shall not be used as curtains, drapes or window coverings, except on a temporary basis as necessary when remodeling, moving or during construction.

XIV. SOLAR ENERGY PANELS

Solar energy panels may be permitted in certain parts of the Beckett Ridge community if they follow the following guidelines:

1. Solar Panels must be roof-mounted.
2. Solar Panels must be installed on the back roof of a house, unless the solar panels resemble shingles and are consistently applied throughout that roof.
3. Solar Panels cannot face a right of way, be adjacent to a right away (i.e., corner) and are generally not visible from rights of way, unless the solar panels resemble shingles and are consistently applied throughout that roof.
4. Solar panels do not extend more than 10 inches above the roof as measured perpendicular to the roof pitch from the lowest point on the roof to the highest point of the solar panel.
5. The footprint of the solar panels is inside the footprint of the roof.
6. The cells, trim color and sides of the solar panels are black or match the roof color as closely as reasonably possible, with no bare or rusted metal.
7. All inverters, wiring, plumbing and related hardware are hidden from view as much as reasonably practicable, taut and exposed runs of wiring, plumbing and related hardware are minimized.
8. All inverters, wiring, plumbing and related hardware are black or match the roof color as closely as reasonable possible.
9. All solar panels appear to be an integral and harmonious part of the existing architectural design of the residence.
10. All solar panels must be maintained in good condition. One measure of condition is that they should appear to be relatively new regardless of their actual age.
11. Solar panels which resemble shingles shall be consistently applied entirely throughout the roof such solar panels are mounted on and shall resemble other shingles on that house as closely as reasonable possible.

Under this section, rights of way include, but are not limited to, public roadways, private roadways, Common Open Space and established walking paths, but not the golf course.

Ground mounted solar panels and wind turbines are strictly prohibited.

Condominium solar panels are subject to any declarations, conditions, covenants and restrictions imposed by the respective condominium HOA. The most restrictive declarations, conditions, covenants and restrictions between these Supplemental Architectural Restrictions and the conditions, covenants and restrictions imposed by the respective condominium HOA shall control.

Applications for solar panels shall include plans showing footprint, height from roof, roof colors, solar panel/trim colors, locations of wiring, plumbing and related hardware, and the relationship to any nearby rights of way.

XV. HOLIDAY LIGHTS AND DECORATIONS

Outdoor holiday lights may be displayed for holidays occurring in the months of October, November and December. Halloween lights shall not be illuminated before October 1, Thanksgiving lights shall not be illuminated before November 1 and December holiday lights shall not be illuminated before Thanksgiving Day. Holiday decorations shall follow the same schedule as holiday lights.

Lights shall not extend above the highest point of the roof.

Lights shall be removed, and not simply kept dark, by the 4th (fourth) weekend following the respective holiday. Exceptions may be granted for inclement weather.

White/clear lights may be displayed in the backyard, including decks/patios, year round.

XVI. WALKING PATH

The Walking Path extends along the north side of Beckett Ridge Boulevard between Beckett Road and the north-south tree line between Eagle Ridge Drive and Lindfield Drive. The walking path is reserved for pedestrians, dogs and manually powered vehicles such as bicycles, scooters, skateboards and strollers. Manually powered vehicles may be assisted by a single electric motor having rated power less than or equal to 300W/0.4 HP.

Motorized vehicles such as golf carts, go karts, motorized scooters, hoverboards/personal transporters [e.g. Segway, Ninebot] are prohibited on the Walking Path. As used herein, a motorized vehicle is any vehicle having a gasoline engine, diesel engine, hybrid engine or any other engine with more than 300W/0.4 HP rated power or any vehicle which is not intended for manually powered use and mobility.

XVII. TREE AND LAWN MAINTENANCE

All trees, deciduous, coniferous, etc., and large shrubs shall be neatly trimmed to minimize obstruction to vehicular and pedestrian traffic and allow for substantially unobstructed view of traffic.

Trees that are taken down in their entirety shall be removed from the property, minimizing debris. Tree stumps in the front yard or side yards shall be stump ground or dug out, and the ground level and planted with grass or other foliage. Tree stumps in the back yard may be flush cut if the stump is not visible from a street, walking path, Common Open space or sidewalk.

Lawns shall be cut and maintained to no more than 10 (ten) inches height and shall be substantially free of dandelions and other noxious weeds. Tires shall not be used in yards, mulch beds, landscaping, for edging or disposed around mailboxes.

Effective Date

The effective date hereof is November 15, 2021.

APPENDIX A

Grandfathered Sheds:

5358 Crossbridge Drive, West Chester, Ohio

7857 Moatbridge Court, West Chester, Ohio

7863 Moatbridge Court, West Chester, Ohio

7888 Moatbridge Court, West Chester, Ohio

5239 Stirrup Court, West Chester, Ohio