



A Great Traditions Development
3650 Park 42 Drive, Cincinnati, OH 45241 (513-563-4070 Fax (513) 563-7331

Design Review Guidelines

Declaration of Covenants, Conditions & Restrictions

Reservation of Easements

December 1993



Section I.

Design Review Guidelines

Section II.

Declaration of Covenants,
Conditions and Restrictions
and Reservation of Easements

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
INTRODUCTION	1
DESIGN REVIEW PROCESS	
Concept	2
Design Review Committee	2
Preliminary Plans	3
Final Approval	3
Site Inspections	4
DESIGN CRITERIA AND MATERIALS	
Building Setbacks.....	5
Exterior Materials.....	5
Walls and Fences.....	6
Mailboxes.....	6
Exterior Lighting.....	7
Pools and Tennis Courts	7
Heights and Size Restrictions	7
LANDSCAPING	
Vacant Homesites.....	8
Natural Features	8
Grading and Excavating.....	8
Landscape Plan.....	9
Landscaping Deposit.....	9
GENERAL COMMUNITY STANDARDS	
Temporary Improvements.....	10
Refuse and Storage Areas	10
Site Cleanliness	10
Signs	10
Remodeling and Additions.....	10

INTRODUCTION

Design Review Guidelines

Stonebridge Farm is a beautifully wooded 89-acre community located in Symmes Township. The natural beauty of the land in this location combined with top notch land planning and landscaping will establish Stonebridge Farm as one of Cincinnati's premier new home communities.

Great care has been taken in the planning, design and construction phases of the community to ensure that Stonebridge Farm's natural beauty and value is retained and enhanced over the years to come. To this end, the housing designs will be closely reviewed to create homes in Stonebridge Farm that are indeed special and aesthetically pleasing.

The following guidelines are applicable to Lots 73 through 130 of The Woods of Stonebridge Farm.

DESIGN REVIEW PROCESS

CONCEPT

To accomplish the Design Review Committee's goal of architectural integrity and balance with the existing environment, all building designs, site plans, landscaping plans and color combinations must be considered and approved by this group prior to construction.

Neither the Design Review Committee, nor the design criteria that it will utilize, seek to make judgements as to what is beautiful or not beautiful. The objective is not to discourage creativity nor infringe upon the freedom of individual expression. Indeed, design creativity is not only welcomed but encouraged.

The Design Review Committee and design criteria seek only to coordinate the many directions of all residents, to create harmony with the natural environment, and to protect the mutual interests and individual investments of all Stonebridge Farm residents.

DESIGN REVIEW COMMITTEE

The Stonebridge Farm Design Review Committee will consist of three to five members who will be Architects, Planners, Engineers or Developers by profession. The developer shall appoint the Board's members until it becomes a committee of residents.

The Board will review plans at the schematic design stage and at the completion of working drawings. Original members of the Committee shall be:

James Kiefer, Professional Engineer
Great Traditions Development Group, Inc.

Edward H. Rogerson, Developer
Great Traditions Development Group, Inc.

Laura Turton, Development Administrator
Great Traditions Development Group, Inc.

The address for the office of the committee is the office of the Developer. Meetings of the Design Review Committee shall be on an as needed basis. The Committee shall exercise diligence in acting upon building plans promptly so as not to delay planning, design or construction progress.

Plans will be reviewed according to the guidelines hereinafter included. No construction, tree removal, or site alteration shall commence on any lot without the written approval of the Design Review Committee. No exterior alteration or addition, including exterior staining involving a color change shall commence without written approval of the Design Review Committee.

The basis for approvals shall be the approved plans as submitted and on record. Proposed changes in plans following approvals must be resubmitted in writing to the Design Review Committee.

The Committee Chairperson shall have the authority to determine if such change is sufficiently minor as to be inconsequential to the character and quality of the development, in which case the Chairperson may approve the change without full Committee review and approval. The developer may, in accordance with the Declaration, replace any existing members of the Design Review Committee or appoint additional Design Review Committee members.

PRELIMINARY PLANS

Prior to commencing preparation of working drawings (final engineering and architectural), the builder or homeowner shall submit to the Design Review Committee preliminary plans to assure conceptual acceptability; two copies of the plans shall be submitted to the office of the Homeowners Association. Preliminary plans shall include:

1. A site development plan showing proposed building location, and driveway location, any proposed change in existing topography, existing trees of 4" or greater in caliper and proposed retaining walls;
2. Sketches of building elevations showing exterior appearance of all sides;
3. Sketch of building floor plan.

The Design Review Committee will review the sketch plans and promptly return them to the builder or homeowner with comments, enabling the builder or homeowner to proceed with detail design and preparation of final working drawings.

FINAL APPROVAL

Prior to commencement of any construction activity, two copies of complete site development and buildings plans to scale shall be submitted to the Design Review Committee. These plans must include:

1. Grading plan showing finished contours and conforming to the approved subdivision drainage plans;
2. Existing environment features (e.g. ravines, creeks, significant tree stands, and the like);
3. Proposed building pad with dimensions and type of surface materials;
4. Proposed retaining walls;
5. Driveway location with dimensions and type of surface materials;
6. Complete architectural plans and specifications including structural details, floor plans, decks or balconies and elevations clearly depicting the design and exterior appearance including types of materials, color trim and detail for each side of the structure;
7. Landscape plan.

SITE INSPECTIONS

The Design Review Committee shall have the right to enter upon and inspect any property at any time before, during and upon the completion of work for which approval is necessary. Upon completion of construction, the builder or property owner shall provide the Design Review Committee a final "as built" survey and a copy of the certificate of occupancy; if applicable. If the improvements to include landscaping are considered substantially complete and no expansion affecting adjacent areas has occurred then the Performance and Erosion Control Deposit (PECD)* will be released. If improvements are not satisfactorily made, then the PECD shall be used to complete said improvements.

Builder and Property Owners are forewarned that the Declaration provides for the remedy or removal of any non-complying improvements. The cost of the remedy or removal shall be borne by the Builder and/or the Property Owner.

*See Performance Deposit

BUILDING SETBACKS

The Design Review Committee has provided setback requirements to insure that the community will be pleasing in appearance from views not only from the street but also from the entrance and common areas. Each Architect and Designer should carefully consider the natural characteristics of the site and work within the review process to achieve the long-term aesthetic goal of the community.

INTERIOR HOMESITE*

Front:	50'
Side:	15'
Rear:	35'

CORNER HOMESITE*

2 Front	50' each
Side:	15'
Rear:	35'

*Minimum lot width at building line is 100'. All setback dimensions are from right-of-way.

The Design Review Committee will review and may modify a site plan due to unique site characteristics that dictate such change to preserve the aesthetic integrity of the particular site or the community as a whole.

“Outdoor” elements of the house which are attached to the home, (such as decks, porches, wing walls and such) are considered to be part of the house proper and will not be allowed to encroach into side or rear yard setbacks, except as variations in the case of unique site characteristics, which the Committee may consider on a case-by-case basis. Patios, driveways, walks, etc., may usually encroach into setback areas.

EXTERIOR MATERIALS

The exterior of each residence should be consistent with the high quality of the overall community, to this end it is required that all exterior finish materials be consistently applied to all sides of the building. Recommended materials include brick, stone, stucco, Dryvit or wood. Aluminum siding may not be used. High quality vinyl siding may be used if it is installed from full trim detail and if the Committee gives its prior written approval as to the quality of siding used.

The composition of all pitched roofs is to be cedar shake shingles, slate or dimensional asphalt type. Other varieties of his quality shingles having a dimensional appearance maybe used upon the Committee’s prior written approval.

Any exposed portion of a chimney must be constructed solely of brick, stone, stucco or wood unless the Committee has pre-approved the use of high quality vinyl siding, in which case the pre-approved high quality vinyl siding may be used. If the firebox is a prefabricated metal type with a metal spark arrestor, this arrestor must have a cowling or surround of a material approved in advance by the Committee.

The garage doors of each home should have a side or rear entry type access unless the Design Review Committee grants an exception where the size or shape of the homesite requires a frontal approach to the garage.

All exterior mechanical equipment including, but not limited to, transformers, vents, air conditioning compressors, pool pumps, meters, etc., must be concealed from view by walls of the same material and color as the home or by an opaque landscaping screen. No antennae of any kind shall be erected, used or maintained where they are visible from the street or an adjoining property.

WALLS AND FENCES

Walls and fences should be considered as an extension of the architecture of the residence. They shall serve to make a transition between the mass of the architecture and natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Walls and fences will not be allowed to serve as perimeter fencing. If the homeowner desires some screening of his boundary, he shall use natural bushes or shrubs.

All walls and fences must be approved by the Committee prior to their installation. It is recommended that walls be made of solid masonry or ornamental wrought iron with columns. Prefab wood fencing or chain link will not be permitted within the community. Maximum height for walls and fences is 6' and must be installed in compliance with Hamilton County Zoning Code. The Committee will review requests for height increases and material usage variance on a case-by-case basis.

Retaining walls which attach to the residence should utilize the same materials that the wall comes in contact with. All retaining walls built anywhere on the lot should be made from stone, brick, landscape ties or other approved materials. Final design and materials must be approved by the Committee.

MAILBOXES

The Design Review Committee will require the installation of a mailbox prior to its final site inspection and release of the Performance and Erosion Control Deposit (PECD). The mailbox will be of similar design throughout the community. A vendor for the acquisition of the mailbox will be provided by the Design Review Committee. The payment for the mailbox and its installation will be the responsibility of the property owner.

EXTERIOR LIGHTING

As with all exterior design work, lighting should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe upon adjacent neighbors; therefore, glare shields are requested to eliminate bright spots and glare sources. Exterior lighting should utilize low-voltage or similar non-glare direct task type fixtures and they should be as close to grade as possible. As no bare light bulbs are permitted to be shown, these shields also help in bulb concealment. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day if lights are above grade level. Exterior lighting must meet National and Local codes and must be approved by the Architectural Review Committee prior to installation.

POOLS AND TENNIS COURTS

The construction of swimming pools and tennis courts is permissible; however, their location, design and use of materials must be approved by the Design Review Committee. In addition to the restrictions of the Committee, builders and property owners are subject to the requirements of the local building authorities.

HEIGHT AND SIZE RESTRICTIONS

The height of any dwelling unit shall not exceed 35', measured from the main entry floor level to the highest roof ridge. More stringent restrictions may be imposed on given homesites where it is deemed necessary by the Design Review Committee to protect the aesthetic integrity of the community.

There are no minimum or maximum square foot sizes for the homes in Stonebridge Farms. Each home will be evaluated based on its individual impact on the homesite, the homes in close proximity and the community as a whole.

LANDSCAPING

VACANT HOMESITES

Some property owners may not elect to start their home for up to two years after the purchase of the homesite. In this instance, the property owner will be responsible for the periodic maintenance of the homesite. No stocking of material, firewood or temporary shelters will be permitted on any vacant homesite without prior approval by the Design Review Committee. The Homeowners Association will maintain the site for a fee that will be established based on the amount of maintenance required.

NATURAL FEATURES

Throughout Stonebridge Farms many fine mature trees exist. Many are located in prominent view from our streets and road, giving them special significance. The community has taken a positive step toward the recognition and protection of such trees by requiring approval by the Design Review Committee to remove any tree, on any building lot, with a trunk diameter over four (4) inches at four (4) feet above natural grade.

In addition to the already established vegetation many other plant types will be acceptable for use within the community. The Design Review Committee will take into consideration all elements of the individual landscape plan and plan materials selected during the approval process.

Fundamental to the design criteria is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the community. Owners will be encouraged by the committee to landscape their homesites with plant material which is indigenous to the existing area.

GRADING AND EXCAVATING

The design and development concepts of the Community call for the maintenance of the existing grades in as much as the original condition as possible. The Committee is particularly conscious of the site utilization and desires not to disrupt the natural terrain in most cases. The Design Review Committee is keenly aware that, whenever possible, structures should be designed around the specific homesite. It is important to remember that the beauty of our development is the land and its natural features and that the architecture should compliment and enhance rather than compete with or destroy its beauty.

In order to help insure compliance with this philosophy, as part of the final design submittal, a grading plan will be required. This plan must conform to the approved subdivision drainage plan. Grading approval must be obtained from the Committee before earth is moved or removed from a specific homesite. Absolutely not grading whatsoever shall be permitted without first obtaining this authorization.

All grading reviews shall be subject to the jurisdiction of the Committee and shall be considered individually for each lot. Recommendations or demands will be based upon individual homesite

locations, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the committee feels impact upon the site grading design.

LANDSCAPING PLAN

A strong emphasis is placed on landscaping in the architectural review process. Quality landscaping is important to both the appearance of each individual home and the overall continuity of the community.

To insure the overall beauty of the community is preserved and enhanced, the Design Review Committee has the authority to approve or disapprove landscaping plans for individual residences. It is for these reasons that the Committee requests a landscaping plan to be submitted with the site plan. For corner lots the Design Review Committee will require the side and rear yards to be landscaped.

Stonebridge Farms has been designed utilizing the natural elements as much as possible. Various hardwoods and other trees are prolific within the community and it is the intent of the Design Review Committee to maintain this landscape integrity.

The determining factor of good landscape design should always be the architectural and location of the residence. The Design Review Committee will take into account the various relationships between the home, the site, adjacent homes and views, in making decisions regarding specific landscape plans.

Landscape plans should be fully detailed and accurately drawn to an appropriate scale on a full-sized site plan. The plans should show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate outline of the building with doors, windows, stoops, decks and other features accurately located and drawn. The particulars of outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc., should also be specified. If spas or retaining or head walls are to be installed, architectural drawings of installations should be provided with an articulation of the materials to be used.

PERFORMANCE DEPOSIT

A Performance and Erosion Control Deposit (PECD) must be submitted to the Design Review Committee prior to approval of any permanent improvement. This deposit will ensure that all homes in the community receive a minimum landscape package and will also serve to repair any damages to community property or site cleanings that were directed by the Design Review Committee. The full amount of the deposit is refundable, less any justifiable expenses, within thirty (30) days of the final site inspection so long as no significant discrepancies are discovered at this time. Any discrepancies identified at the final inspection will cause the return of the deposit to be delayed until such time as the discrepancies are remedied.

GENERAL COMMUNITY STANDARDS

TEMPORARY IMPROVEMENTS

No temporary building or structure shall be permitted except for those trailers, barricades, trash receptacles or portable toilets that may be approved or required by the Design Review Committee. The existence of these structures will only be during the construction of a permanent improvement and will be approved or required on a case-by-case basis by the Committee.

REFUSE AND STORAGE AREAS

Garbage and refuse shall be placed in containers and shall be capped or contained in such a manner that they are inaccessible to animals. These containers shall be concealed within buildings or screened by landscaping to an extent that they are not visible from the street or adjoining homesites.

SITE CLEANLINESS

All sites must be kept free of any loose debris and other nonindigenous materials. During the construction process, the builder will be required to maintain a trash receptacle sufficient in size to contain all debris from the project. This receptacle must be emptied on a frequency that avoids the receptacle from becoming overloaded to the point that the debris projects above the top rim of the receptacle.

During the construction process it is critical that all loose debris be contained on a daily basis and that no debris is allowed to blow into adjacent homesites.

SIGNS

The installation of any signs is strictly prohibited except for those generic community signs that benefit the Developer or approved builders this prohibition includes signs by subcontractors, realtors, lenders, etc.

REMODELING AND ADDITIONS

It is required that all plans for remodeling or additions that alter the exterior appearance of any permanent structure or homesite be approved by the Design Review Committee. All of the requirements and guidelines set forth in this document apply to these types of improvements.