

EXHIBIT “D”

DESIGN AND REVIEW MANUAL THE WOODLANDS AT CANTERBURY TRAILS *Change 1-Current as of 1 August 2018*

1.0 Building Requirements.

1.1. Living area of the structure constructed as a single family-family detached residence on any lot is exclusive of porches and garages

1.2. Living area will be measured from the exterior wall dimensions of the structure, and adjusted to the common walls in the vicinity of porched and garages.

1.3. Minimum square footage requirements:

Ranch	1,900 square feet
Two-story	2,350 square feet

1.4. The maximum height of structures will not exceed thirty-eight (38) feet, measured from the grade at the main entry to the highest roof ridge.

2.0 Site Preparation

2.1. In furtherance of the goal of protecting and retaining as many trees as possible, lot clearing for building purposes shall be kept to the minimum reasonably necessary. In no case shall an owner remove any tree of a size 8 inches caliper or greater measured at four feet above the base of the tree, unless the Owner specifically requests and receives written permission from the City of Beavercreek Planning Department indicating its express approval of the tree removal. An Owner may remove trees that are diseased, dying, or those considered to be nuisance trees, as agreed to and approved by the City of Beavercreek Planning Department. No trees shall be removed from the non-disturbance areas, as described below.

2.2. Lots with rear yards adjacent to golf course property shall include a non-disturbance area in the rear yard of each lot. This area shall be defined by a line extending from the side property line and running parallel with the rear property line at a distance of twenty-five (25) feet from the rear of the house. In no case shall the non-disturbance zone be less than 25 feet from the property line abutting the golf course. No trees will be removed from these non-disturbance areas. The City may, upon specific request, grant permission for trees to be removed from the non-disturbance areas in cases of dying trees, diseased trees, or nuisance trees.

3.0 Storm drainage

3.1. No storm water may be channeled or piped, and no downspouts are to outfall directly onto golf course property.

4.0 Exterior materials

4.1. Exterior materials shall consist of only natural materials such as a wood, brick, stone or stucco, excepting simulated wood which is the only manmade material which shall be permitted except on fascia and soffit areas.

4.2. Brick should be of natural earth colors and muted red-browns and oak color. The use of brightly colored brick, either glazed or non-glazed, or white or very light gay color bricks, or brightly colored red, yellow, or orange bricks will not be permitted. Bricks may be used in any standard bond pattern, and shall be laid in plumb and true coursing. The use of special decorative brickwork such as coining, roll out, and belt courses and the like are recommended.

4.3. Where stone is used, it shall employ the same pattern throughout the building. Stone shall not be used in more than two adjacent dwellings and it shall be complimented by brick or stucco facades within a building complex.

4.4. If rough stone is used, it shall be complimented with cut and fitted stone at strategic locations including entrances and windows.

4.5. Exposed lower-level walk-outs shall receive the same treatment as other exterior walls on a residence.

5.0 Siding Materials

5.1. Wood siding or wood product sidings materials are permitted on all units and may be used in either vertical or horizontal applications only. Diagonal applications will not be accepted. The use of metal or vinyl sidings including aluminum siding, shall not be permitted except on fascia and soffit areas.

5.2. Lumber siding is the recommended material wherever wood is used.

5.3. For horizontal lumber siding applications, beveled siding shall be used in 4-inch or 6-inch exposures. If vertical lumber siding is used, it shall be of tongue and groove variety and to have a 4-inch groove pattern.

6.0 Exterior colors

6.1. Exterior colors shall be a mixture of earth tones and subdued colors, such as browns, tans, dusty greens, warm grays, or rusty reds. White may be used as an accent color but should not generally be used as the main color of any structure.

6.2 All exterior wood within a single dwelling shall be painted the same color other than trim boards. Within a building, no more than two colors shall be used on all exterior wood.

7.0 Windows.

7.1. No mill finished aluminum windows will be allowed.

7.2. Windows will be of vinyl or wood with either a vinyl or aluminum clad exterior finish.

7.3. Exterior finish color of window will be white, taupe, or bronze in color.

7.4. Windows may be single hung, double hung, or casement type.

8.0 Patio Doors

8.1. No mill finished aluminum doors will be allowed.

8.2. Exterior finish of patio doors will be white, taupe or bronze color.

9.0 Gutters

9.1. Gutters shall be installed on all dwellings. Gutters may be of the surface applied or boxed in type. If surface applied, the gutter shall be painted to match the surrounding fascia board color.

9.2. On units with varying eave configurations, a roof leader (downspout) shall not be used across a roof plane to connect gutters at different locations.

10.0 Garages

10.1. Only panel or flush type garage doors shall be permitted (wood or insulated metal). Garages will accommodate not less than two or more than three vehicles. Four-car garages may be considered by the City with consideration given to the size of the lot, garage location and overall design of the home. The community will include a mixture of front-load and side-load garages.

10.2. Garage doors shall be painted to complement the siding color or stained and treated with a preservative. Where any two garage doors are adjacent to one another, they shall have the same door treatment and color or stain and preservative.

11.0 Roofing

11.1. Roofing shingles (architectural grade/dimensional) must be dimensional, 25 year tab, or semi-dimensional, each of which provide standard long life guarantees. Roofing shingles shall be a dark color, such as black or charcoal gray.

12.0 Roof Forms

12.1. Roof forms shall be either gabled or hipped type, or a combination of the two. Roof pitch may vary from 6:12 to 12:12 (no flat, mansard or gambrel roofs permitted).

12.2. Roof pitches for porches and "sun rooms" may be no less than 4:12. Roof pitches for porches and "sun rooms" must be clearly identified on the architectural plan accompanying a zoning permit application.

12.3. Gable projections shall have a minimum two (2) inch overhang from the vertical wall.

12.4. Minimum roof overhangs of two (2) inches shall be required.

13.0 Storage sheds, recreational vehicles, boats and travel trailers.

13.1. Storage sheds shall not be permitted.

13.2. Outdoor storage of recreational vehicles, boats and travel trailers shall not be permitted.

14.0 Antennas

14.1. Maximum size of the unit will be 3' in diameter dish, or 3' in horizontal length HD Antenna mounted to building or pole mounted in the rear of the house out of sight from the front of the house.

15.0 Walks, Patios and Decks

15.1. Walks, Walkways, patios and deck surfaces may be finished with a variety of treatments, however, the design and treatment should blend well with the house. Decks and enclosed patios must receive a zoning permit from the City prior to construction. No more than 25 percent of a lot, exclusive of the house and garage, shall be used as a patio or deck.

16.0 Lawn and yard maintenance standards

16.1. Benefits of Yard and Lawn Maintenance.

16.1.1. Poorly maintained yards can collectively or individually reduce the resale value of homes proximate to well-maintained properties and the perceived value of the community as a whole. Consequently irresponsible neighbors can adversely impact the property value of responsible property owners.

16.1.2. Poorly maintained yards have the potential to cause ill-will and bad feelings between neighbors, thus poorly maintained yards can detract from neighborhood harmony and community livability.

16.1.3. Poorly maintained yards, particularly tall grass, can attract rodents, snakes and undesirable insects such as ticks and fleas. Thus yard and lawn maintenance contributes to the sanitary condition of the community.

16.1.4. Lawn maintenance that fails to control the height of grasses could obscure potentially dangerous objects such as tools, shears or nails which might be stepped on.

Additionally vegetation growth into sidewalk areas can cause tripping of pedestrians. Therefore yard maintenance also contributes to the safety of the community.

16.2. Definitions

16.2.1. “Yard” is considered to include all areas of an individual property not covered by permanent structure, such as house or mailbox, nor covered by permanent surfacing such as driveway, curb, patio, or sidewalk. This includes all utility easement areas and areas surrounded by curbs and sidewalks. Generally this is all area surrounding a house that would reasonably be considered appropriate for vegetation growth.

16.2.2 “Lawn” is considered to include areas of the yard that are covered with turf or what is generally accepted as decorative grass.

16.2.3 “Weed” is considered to be any of a generally accepted class of vegetation normally considered as undesirable in well maintained lawns. These could be grasses, flowering plants, or broadleaf plants that are unique from decorative grass.

16.2.4 “Landscape shrubbery” is considered decorative trees, bushes, flowers and shrubs of varying heights designed to be displayed at the individual plant’s natural stature and height.

16.2.5 “Bedding areas” are those areas of the yard in which landscape shrubbery is planted and aesthetically designed for beautification of the property.

16.3. Standards: The following are minimally acceptable standards for all residents, including home owners and home renters, within the confines of the community.

16.3.1. Mowing Frequency: During the growing season (May 1 to October 1) lawns must be mowed at least once every 10 days.

16.3.2. Maximum Height of Lawn Vegetation: Year-round, any lawn vegetation should be no more than 6” in height as measured from the top of the soil. This includes the areas of the lawn that adjoin surface structures, or adjoin hardscape, are next to utility boxes and underneath and around fences, therefore residents should take care to trim lawn vegetation that might not easily be cut by a conventional lawn mower.

16.3.3. Grass Encroachment of Permanent Surfacing: Lawn grass should not encroach or extend more than 3” over permanent surfacing such as driveways, curbs and sidewalks. Residents are required to trim or “edge” areas of their lawn adjacent to driveways, curbs and sidewalks to prevent vegetation encroachment of those permanent surfaces. Grass often grows between sidewalk slabs in the seams, so grass growing in the seams of the sidewalk is likewise limited to 3” in any direction from its approximate center.

16.3.4. General Appearance: The appearance of the lawn during the growing season should be predominantly green in color. Residents should water frequently enough to encourage greening of lawns, unless government authorities have issued watering restrictions. “Bald” areas or dry spots must be treated by the resident to facilitate growth of a desirable decorative grass.

16.3.5. Weeds: At no time should a lawn area be more than 10% weeds. Residents must take care to either pull weeds by hand or apply anti-weed treatments to reduce the area of weed coverage. Decorative grass should be the dominant vegetation in a lawn.

16.3.6. Landscape Trimming: Landscape shrubbery, including trees, will be

neatly trimmed so as to be visually appealing, symmetrical and proportionate to the property. At no time should landscape shrubbery be so thick as to prevent lawn areas from growing. Dead landscape shrubbery material must be removed within 10 days of browning. The exception is entire dead trees above 15' in height, dead trees must be removed within 60 days of complete browning.

16.3.7. Bedding Area Maintenance: As bedding areas that are aesthetically designed to be vegetation-free except for landscape shrubbery, the appearance of weeds will greatly depreciate the visual appearance of a yard. At no time should bedding areas have more than 10% coverage of weeds or grasses. Residents should maintain bedding areas by regularly pulling weeds and grasses by hand or treating the areas with anti-weed solutions.

16.3.8. Leaf or Natural Lawn Debris: Dead vegetation matter such as leaves, pine needles, or visible clumps of lawn clippings must be bagged and placed in trash receptacles at least every 10 days.

16.3.9. Artificial Vegetation: No artificial vegetation of any kind is permitted in the resident's yard if visible from the street. This includes but is not limited to artificial turf, imitation flowers, or imitation shrubs and trees.

16.3.10 Tree and Shrubbery Minimums: Landscaping for each lot shall have a minimum of three (3) trees planted in the front yard on the owner's property and a minimum of eight (8) bushes planted in the front yard. Houses with extra small front yards (determined by the perpendicular distance from the corner of the house to the sidewalk being less than 15') may request an exemption to three trees requirement, but must have no less than two trees in front of the house

16.4. Remedies and Penalties for Non-Compliance.

16.4.1. Residents who are out of compliance with the above standards will be subject to enforcement. A yard that has not been maintained to the above standards will be declared "out of compliance".

16.4.1.1. Two members of the HOA Board shall be required to visually inspect a yard and must agree that the yard is out of compliance with the above standards. At the time a yard is declared out of compliance a notice will be sent to the resident whose property includes the offending yard informing them of the declaration by the HOA Board and requesting that the resident take the needed steps to bring the yard into compliance with the standards.

16.4.1.2. After ten calendar days following mailing of the notice, if the resident has failed to bring their yard into compliance with the standards, at the HOA Board's option a yard maintenance crew will be hired to mow, trim and perform other maintenance duties to bring the yard into compliance with the above standards. The resident of the home with the offending yard will be billed at the HOA's cost of completing the maintenance, plus administrative fee, plus a \$20.00 fine.

16.4.1.3. If the resident fails to pay the bill sent by the HOA Board to cover the cost of arranged maintenance plus, plus administrative fee, plus the fine, then at 90 days following the mailing of the bill the HOA may, at its option, place a lien on the property seeking redress for the bill's amount. Removal of the lien will be initiated immediately by the HOA Board following payment in full of the bill, fines, and service fees.

17.0 Fences

17.1. Decorative iron, steel, or aluminum fencing are the only fencing materials to be used along the common property lines of lots fronting the golf course.

17.2. Decorative iron, steel, or wood fences will be allowed.

17.3. Fences may be constructed around private patio areas on the side or rear of the dwelling opposite the pedestrian vehicular courtyard. In this zone, fences and walls may be a maximum of six (6) feet high. Front yard fencing, walls or hedges in front yards shall not exceed three (3) feet in height. Swimming pool fences shall not exceed ten (10) feet in height. Walls should be constructed of brick, stone masonry or stucco. Retaining walls may be constructed of pressure-treated wood.

17.4. Chain link fencing is not permitted.

17.5. Fences in the rear yards of lots abutting golf course property shall be located at least twenty-five (25) feet from the rear property line.

END EXHIBIT "D"

DISCLAIMER:

Pursuant to Article IX Section 1.2.1.2. of the The Woodlands at Canterbury Trails Covenants, the HOA Board has amended Exhibit "D" Design Guidelines section 14.0 and 16.0 to be included and current as of 1 August 2018.

Dennis Slowinski

Date: 23 July 2018

President, The Woodlands at Canterbury Trails HOA

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