

ARCHITECTURAL GUIDELINES

Edgemont

1. **Architectural Style:** The approved architectural style for Edgemont is derived from Georgian architecture. Designers are encouraged to look at strong examples of this historic style as they interpret a design for a particular home.

2. **Architectural Massing and Scale:** The architectural massing and scale can be best achieved by close adherence to the scale and proportions of the Georgian style as viewed in a whole or as detailed in numerous books and studies produced over the years. Particular attention should be given to the basic massing elements, the roof forms, the floor to ceiling heights, the window arrangements and proportion, and relationship of each part of the Building to the whole, as well as the general Building symmetry. All dwellings are required to have chimneys symmetrically positioned around the main center axis within the forward two-thirds of the main house block.

3. **Home Size and Height:** The minimum heated and air-conditioned area permitted in a dwelling shall be not less than 4,000 square feet and shall be two (2) stories in height.

4. **Exterior Finished Materials:**

A. **Roofing:** All dwellings shall have sloped roofs of natural non-fading slates as approved by the ARC. The roofs of detached buildings may be of the same roof materials as the primary dwellings or may be standing seam oxidized copper, lead covered copper or terne metal.

B. **Gutters/Downspouts:** Dwellings with slate roofs shall have copper gutters, copper collection boxes and round copper downspouts on all facades.

C. **Brick:** Houses shall utilize one of the following varieties of handmade, over sized brick in traditional shapes and sizes, installed in a Flemish or English bond pattern:

Brick A_Cushwa "Rose Full Range" H.M.O.S in Flemish Bond only with Lafarge "Lite Buff" trowel point grapevine, joint & Shelly/ Reese sand.

Brick B_Glen- Gery "Belgium Toasted" H.M.O.S. in Flemish Common Bond only (Flemish Bond every sixth course) with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick C_ Old Carolina "Williamstowne # 750" H.M.O.S.-Running Bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick D-Old Carolina "Tyron #750" H.M.O.S.-Running bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Jack arches are required to be factory made on a radius and shall be three to five courses in height.

D. **Stone:** Due to the unique characteristics of these parcels, some opportunity exists for the use of natural stone. Traditional patterns and methods of application shall be reviewed by the ARC for their appropriateness. The limitations for stone should occur below the line of the first floor.

E. **Mortar:** Mortar in a buff range of color are required and shall be submitted with the brick and/or stone selection to the ARC for approval.

F. **Windows:** All windows shall be constructed of wood and shall have consistent themes on all elevations. ARC approved True Divided Lite or Simulated Divided Lite windows are required. Vertically oriented light patterns are to be used.

G. **Paint Colors:** The following paint manufacturers are pre approved for doors, shutters, facias, cornices, soffits, and other miscellaneous trim, subject to color selection approval by the ARC. The owner may present alternate manufacturer's color samples to the ARC for approval.

Manufacturer	Color Lines
Sherwin Williams Paint Co.	Heritage Colors
Coronado Paint Co.	Chesapeake Bay
Benjamin Moore Paints	Historical Color Collection

H. **Shutters:** Exterior shutters shall be painted wood and may be raised panel or louvered. All shutters shall be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be consistent on all elevations and size to fully cover the adjacent window.

I. **Exterior House Door:** Exterior house doors shall be traditional wood doors with stiles and rails with raised panels or divided lites. Flush wood, metal insulated doors or sliding doors are not permitted.

J. **Skylights and Accent Elements:** Skylights in the roof are not permitted unless screened from off-site views. Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the architectural theme.

K. **Exterior Lighting:** Lighting the front entry court and Rear Yard area for the safety and convenience for the homeowner is permitted. This can be best accomplished by:

- (a.) wall mounted light by the entry
- (b.) traditional post mounted lights near the driveway and road intersections

Site lighting shall be limited and underrated. The lighting of the driveways within the Agricultural Preserve is strictly prohibited. Comprehensive site lighting plans and specifications are subject to ARC review and approval.

5. **Garage:** Garages shall be front, side, or rear loaded. Garages that face the front of the lot must be a minimum of 30'-0" behind the Building Face. Garages facing the side Property Line shall be set back a minimum of 50'-0" from the side Property Line. Garage doors shall be screened from adjoining properties with a 6'-0" tall evergreen landscape buffer.

Windows are encouraged in the walls of garages. Sufficient storage area should be planned for tools, auto accessories and trash storage in the total garage space. Special care shall be exercised to minimize the exposure of all garage doors by the use of fencing, walls or landscaping, regardless of which Property Line the garage doors face.

- A. **Garage Doors (Pedestrian).** All such doors shall be paneled.
- B. **Garage Doors (Vehicular).** All such doors shall be paneled. No glazing shall be permitted on garage doors unless it is consistent with the architectural theme of the dwelling. Eight (8) or (9) feet wide individual bay doors are required. Double wide garage doors are not permitted.

6. **Driveways and Entry Courts:** The appearance of driveways shall remain rural through open fields woodlands. These rural driveways shall be gravel, asphalt/ bituminous pavement, or stone aggregated topped bituminous pavement and shall incorporate roadside swales. Paved concrete drive surfaces, wood timber edging, or any type of curb is prohibited. Driveways shall not exceed 14'-0" in width through the fields and woodlands, but may increase in width as they approach the domesticated building site.

Entry courtyards shall be designed to provide a comfortable turn-around area with a space for guest parking. Entry court material shall be one of the following: gravel, asphalt/bituminous pavement, stone aggregated topped bituminous pavement, brick or belgian block. Poured concrete is not permitted.

7. **Private Walkway and Sidewalks:** Walkways shall be constructed of brick used on the dwelling of bluestone. Railroad tie edging of walks is not permitted.

8. **Screened Porches:** Screened porches are encouraged on the rear or sides of homes, but are not permitted on the front. Detailing shall be traditional wood with a break in screening at the rail height. Columns of full height vertical wood members shall be in proper proportion to the height of the space. All screened porch trim shall be painted. Roof lines of screened porches shall conform to the architectural style of the home and blend into the massing of the home.

9. **Balconies, Porches and Platforms:** Balconies or other constructed platforms above the grade are discouraged. All such structures must be submitted to the ARC for approval.

10. **Utilities:** All utilities shall be underground.

11. **Pool/Spas:** Fountains/Ponds: All water features shall be located in the Rear Yard, within the Building Line of the Site, completely enclosed by appropriate fencing and screened from adjoining properties. All water features shall be in-ground construction. The pool/spa/fountain equipment shall be within the enclosure and completely screened from adjoining properties. Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

12. **Service Courts:** Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including: air conditioners/heat pumps, approved satellite dishes, trash receptacles and carts, irrigation controllers and meters. All such facilities on a Site shall be enclosed within a service court which is attached to the house, entirely enclosed by a privacy wall or landscaped fence being a minimum of 4'-0" high. Service courts shall be located away from the bedrooms of adjoining residences where possible. They may be located in Side or Rear Yards, but not in the Front Yard.

13. **Ancillary Structures:** All ancillary structures are subject to ARC review and approval. New ancillary structures that are built near the main house shall be constructed of the same wall and roof material as the house. Any structures that occur within the area designated

[ARCHITECTURAL GUIDELINES] Edgemont

PROVISION FOR UTILITY EASEMENTS

The Agricultural Preserve within Parcel 'A' shall be constructed with brick or natural wood siding and shall be designed in an Ohio barn vernacular. All new structures, improvements, alterations or renovations of any existing buildings are subject to ARC review and approval and the exterior materials used in any such renovations shall be consistent with these Architectural Standards.

14. Equipment Storage: Storage of all maintenance equipment shall be within garages or storage structures or be well screened. Such items should not be visible from streets, common open spaces or adjacent properties.

15. Vehicle Storage: All campers, off-road vehicles, pick-up trucks must be parked within an enclosed garage. No undriveable vehicles or parts of vehicles may be stored outside. Owner or guest vehicles which cannot be accommodated in garages must be parked within screened, paved areas of Rear or Side Yards.

16. Sport and Recreational Equipment: Basketball backboards are prohibited. Swing sets and other children's play facilities shall be reviewed by the ARC after being provided with appropriate sketches indicating location, material, types and color. The applicant shall consider view from adjoining properties and indicate appropriate methods of screening.

[DEVELOPMENT STANDARDS]

NEW ALBANY COUNTRY CLUB ENTITLEMENTS & REQUIREMENTS

The properties depicted on this Plan (Lots 1, 2 and 3) shall be included within the New Albany Communities Master Association. The entitlements and requirements of the property owners will be consistent with the standard elements associated with said status. These will include, but are not limited, to the following:

A. Adherence to the Declaration of Covenants, Conditions, Restrictions and Easements for the New Albany Communities.

B. Incorporation into the following associations:

1. New Albany Communities Authority (NACA) District, which is a special assessment to repay infrastructure bonds for improvements to the community such as roads, schools fire stations, etc.

2. New Albany Community Master Association (NAMA), which is a quarterly association due paid by each homeowner is the country club community for the improvements and maintenance of the community common areas such as parks and green space.

3. Edgemont Association "EA" which is a quarterly association due paid by each homeowner of Edgemont for the improvement and maintenance of the shared private drive, if desired by the board of the EA, the agricultural preserves and the woodland preserves.

C. Adherence to the Edgemont Association Architectural Review Committee (ARC) criteria.

It is anticipated that local utility services will require dedication of easements to accommodate future servicing needs.

JURISDICTIONAL DEVELOPMENT APPROVALS & USE LIMITATIONS

A. APPROVALS-No jurisdictional approvals for the development of Parcel A or Lots 1, 2, and 3 have been sought by The New Albany Company at the time of the creation of this document.

B. Density Limitations-Not more than three single family residential dwellings shall be permitted within the buildable area described on Parcel A. Not more than one (1) single family residential dwelling shall be permitted within the buildable area of Lots, 1, 2 and 3. No new residences shall be built within any of the described preserves or building setbacks.

C. No portions of Parcel a, or Lots, 1, 2, or 3 may be used for any commercial or construction related purposes, other than for construction or residential dwellings and ancillary buildings as permitted under these Design Guidelines for Edgemont. No portion of Parcel A, or Lots 1, 2, or 3 may be used for the staging of public events or exhibitions other than charitable functions.

GENERAL NOTES

1. The architectural site plan for Edgemont that accompanies these standards has been prepared for graphic presentation and as an aid to generate site location. Any party needing to determine actual commitments should examine the recorded plats, deeds, deed restrictions and covenants.

2. The following architectural guidelines have been developed for improvements and construction on the parcels known as Edgemont.

3. These guidelines, while general in nature, establish fundamental criteria in the following areas:

I.) Agricultural Preserve Requirements, II.) Woodland Preservation Areas
III.) Building and Paving Setbacks IV.) Utility availability, and
V.) Architectural Building Standards

WOODLAND AND CREEK WAY PRESERVATION

III. SETBACKS

IV. UTILITIES

At the time of the production of this document (March 2012) utility information exists as follows:

A. Sanitary Sewer- Parcel A, Lots 1, 2, and 3 shall be serviced by private septic systems installed at the expense of the lot purchasers.

B. Water- A private well and filtration system, provided by the individual parcel owners, is required at this time for both Parcel A and Lots 1, 2, and 3.

C. Electric, Telephone, Gas will be provided by ----- Road for each lot owners access and private routing.

D. Storm water Management- A comprehensive storm water management plan has been prepared for the site. It is the responsibility of each lot owner to reference the criteria specified for their respective lot.

Important Note: Verification of relevant easements, site engineering, platting and storm water management has not been undertaken by the developer at the time of production of this document. All utility information is preliminary and subject to change.

Section 7.7 Driveways, Entry Courts, and Drive Aprons. The appearance of driveways and entry courts should be consistent throughout the neighborhood. Driveways shall be made of a durable material. Suggested materials are brick or asphalt. Poured concrete driveways are not permitted. Railroad tie edging of driveways is not permitted. Driveways shall be limited to one lane width (12 feet) between the street and the Building Line, but may then be widened to provide a turnaround area with adequate space for guest parking.

Entry courtyards shall be limited to the Front Yard area of the Site. Courtyards shall be screened from the street and adjoining views by walls and/or appropriate plantings. The recommended paving materials include brick, stone aggregate topped bituminous pavement, or asphalt. All drive and courtyard materials must be submitted for ARC approval.

The drive apron material shall be determined by the presence or absence of a public concrete sidewalk. Where public concrete sidewalks occur, the drive apron shall be poured concrete from the curb to the public sidewalk. Where there is no public concrete sidewalk, the driveway surface shall extend to the roadway curb.

Section 7.8 Private Walkways. Private walkways shall be constructed of pavers such as brick or bluestone. Lot owners on lots 1 through 6 and 12 through 18 are required to provide a 4'-0" wide walkway from the front entry to the street unless a front auto court exists. Railroad tie edging of walks and/or steps is not permitted. All private walkway locations, designs, and paver materials must be submitted for ARC approval prior to or at the time of landscape submission.

Section 7.9 Public Sidewalks. Public sidewalks, where required, shall be constructed of concrete and shall be 4'-0" wide with approved ramps and terminations.

Section 7.10 Screened Porches. Screened porches are encouraged on the rear or sides of the dwelling but are not permitted on the front. Detailing shall be traditional wood with a break in screening at the rail height. Columns or full height vertical wood members shall be in proper proportion to the height of the space. All screen porch trim shall be painted to match the trim color of the dwelling. Rooflines of screen porches shall conform to the architectural style of the house and compliment the massing of the main house block. Porches on the sides of the house are required to have a brick base to match the main house block. Porches on the rear of the house, depending on their location, may be required to have a brick or stone base.

Section 7.11 Front Porches, Balconies and Platforms. Extended front porches, balconies or other constructed platforms above grade are discouraged. All such structures must be submitted to the ARC for specific variance approval. Antebellum style porticos with two story columns are prohibited.

Section 7.12 Utilities. All utilities shall be installed underground where possible. Screening for above ground utility structures, meters, and heat and cooling units is required, and is the responsibility of the lot purchaser. Utility screening must be shown on the landscape submission and is subject to ARC approval.

Section 7.13 Pools/Spas, Fountains/Ponds. All water features shall be of inground construction. The pool/spa/fountain equipment shall be located within an enclosure and completely screened from adjoining properties. Exterior spas shall be integrated with the architecture and landscape incorporating terraces, walls and structures. Swimming pools and spas shall be screened from adjoining properties by fencing or landscaping. "Aboveground" spas are typically prohibited. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 7.14 Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including air conditioners/heat pumps, approved miniature satellite dishes, trash receptacles and carts, irrigation controllers and meters, and other utilities. All such facilities on a Site shall be enclosed within a service court which is attached to the house and entirely enclosed by a privacy wall or landscaped fence that is a minimum of 4' 0" high. Service courts shall be located away from adjoining residences where possible. They may be located in Side or Rear Yards, but not in the Front Yard. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

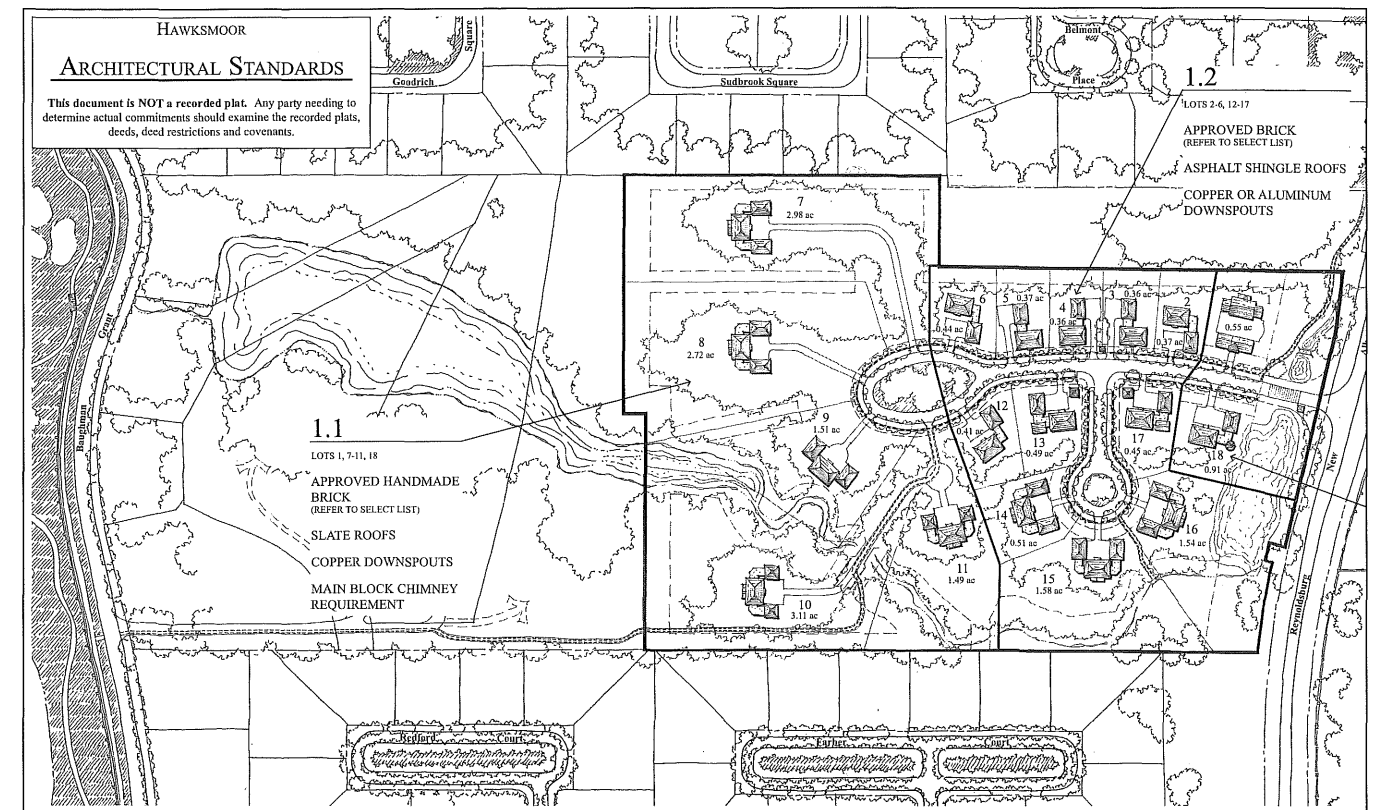
Section 7.15 Ancillary Structures. All exterior structures shall be either free standing or attached to the main structure of the house or garage. These ancillary structures must be specifically approved by the ARC and shall be constructed of the same materials as the house. The colors, walls, roof and trim shall match those used on the house and shall be reviewed and approved by the ARC prior to installation.

Section 7.16 Equipment Storage. Storage of all trash receptacles and maintenance equipment shall be within garages, garden walls or storage structures. Such items should not be visible from streets, common open spaces or adjacent Lots.

Section 7.17 Vehicle Storage. All campers, offroad vehicles, pickup trucks or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside. Owner or guest vehicles which cannot be accommodated in garages must be parked on designated court-yards and/or driveways. Under no circumstances are vehicles allowed to be parked on lawn or landscaped areas.

Section 7.18 Sport and Recreational Equipment. Basketball backboards and supports, swing sets and other children's play facilities are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from adjoining properties and provide adequate screening. Sketches indicating types of structures, locations within the site, materials and colors to be used, and methods of screening are required to be submitted to the ARC for approval prior to installation.

Section 7.19 Warranty Disclaimer. Neither the Declarant nor the Master Association, by establishing architectural standards and establishing covenants, conditions, and restrictions, in any way warrant or guarantee the quality, merchantability, or fitness for a particular purpose of any items, products, goods, or materials that have been approved or are from time to time approved pursuant to architectural standards established under the Declaration of Covenants, Conditions, Restrictions, and Easements, dated December 3, 1990. ANY EXPRESS OR IMPLIED WARRANTIES THAT MAY HAVE BEEN MADE ARE HEREBY DISCLAIMED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER THE DECLARANT NOR THE MASTER ASSOCIATION SHALL BE LIABLE FOR ANY LATENT, HIDDEN OR PATENT DEFECT THEREIN OR THE FAILURE OF ANY ITEMS, PRODUCTS, GOODS, OR MATERIALS THAT HAVE BEEN APPROVED OR MAY FROM TIME TO TIME BE APPROVED PURSUANT TO THE DECLARATION.



REQUIRED ARCHITECTURAL STANDARDS HAWKSMOOR

GENERAL NOTES

Revision Date: 12/14/04

1. An architectural site plan for **Hawksmoor** has been prepared for graphic presentation and as an aid to general site location. Any party needing to determine actual commitments, lot dimensions, easements, restrictions, etc. should examine the recorded plats, deeds, grading plans, deed restrictions and covenants.
2. The following **Architectural Guidelines, Article VII of The New Albany Country Club Community Design Guidelines** are provided for reference. **Articles I through IX of the Design Guidelines** must also be thoroughly referenced for additional information. The **Architectural Review Committee (ARC)** has the express right to provide variances and to modify the content of these requirements at any time. It is the purchasers' responsibility to familiarize themselves with the current required architectural standards and lot requirements.
3. Purchasers of lots are encouraged to meet with an ARC representative to ascertain the detailed design requirements prior to starting the design of a house. This is a service offered to all purchasers of lots, builders, and architects. Each lot in **The New Albany Country Club Communities** is unique and may have unique architectural restrictions and guidelines. The ARC reserves the right to require a concept meeting for any lot as deemed necessary. The **Hawksmoor** section has unique criteria regarding the submittal process. Prior to any submittal being made to **The New Albany Country Club Communities ARC**, the applicant must obtain a **Letter of Compliance (LOC)** from the **Subdivision Developer Representative (SDR)**.
4. Upon request of a **Letter of Compliance** from the SDR, purchasers of lots are required to obtain a **Certificate of Appropriateness** from the ARC in order to obtain a **Building Permit** from **The Village of New Albany** for construction and/or alterations in **The New Albany Country Club Communities**. In order to obtain a **Certificate of Appropriateness** for **Hawksmoor**, purchasers will be required to submit a final Architectural plan approved by the ARC, an **Application for Certificate of Appropriateness** (listing a builder, in good standing, who is a member of **The New Albany Country Club Communities Participating Builder Program**), and an **Exterior Materials Submission Form**, as well as other documentation that may be requested by the ARC.
5. Final architectural and landscape plans, as well as a completed **Exterior Materials Submission Form** are required to be reviewed and approved by the ARC prior to commencement of construction and installation of materials. Failure to submit required plans and forms is a violation of the **Design Guidelines** and could result in the issuance of a **Stop Work Order**, legal action, and other measures as deemed necessary by the ARC.

ARCHITECTURAL STANDARDS

(ARTICLE VII of N.A.C.C. DESIGN GUIDELINES, REVISED 5/19/00)

Section 7.1 Architectural Style. The approved architectural style is derived from Classical American and English Georgian architecture. Lot owners and designers are encouraged to look at strong examples of these historic styles as they develop a design for a particular home site.

Section 7.2 Architectural Massing and Scale. The architectural massing and scale can best be achieved by close adherence to the scale and proportions of the Georgian style as viewed in whole or as detailed in numerous books and studies produced over the years. Particular attention should be given to the basic massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements and proportion, and relationship of each part of the Building to the whole, as well as the general relationship of the Building to its context.

Section 7.3 Home Size and Height. The minimum heated and airconditioned area permitted in a dwelling on lots 1 through 18 shall be no less than 3,200 square feet and shall be one and one-half (1 1/2) to two (2) stories in height.

The Architectural Review Committee (ARC) shall have the right to modify these requirements to accommodate unusual shaped Sites and the ARC shall have the express right to provide appropriate Variances. All purchasers are strongly encouraged to meet with the ARC to ascertain the detailed design requirements prior to starting the design of a house.

Section 7.4 Exterior Finish Materials. Dwellings on lots 1, 7 through 11, and 18 shall be constructed primarily of approved brick, which may be painted. Wood paneling or wood siding, in appropriate styles, may be used on certain hyphens subject to ARC approval. All other dwellings may be constructed of approved brick, painted brick (subject to ARC approval) or traditional wood siding; and may have hyphens with appropriate wood paneling or siding so long as the surface is dominated by an appropriate paint finish. All proposed paint colors, including those for doors, shutters, and trim must be submitted to the ARC for written approval prior to application.

Each residence is required to construct a minimum 4'-0" wide x 4'-0" tall brick sample wall with accurate depictions of the wall materials. An integral cornice and sloping roof section that depict the proposed colors, material, and roof material are required.

Section 7.4.1 Exterior Materials Submission Form. Each lot owner is required to complete the required Exterior Materials Submission Form and submit it to the Architectural Review Committee (ARC) for approval prior to construction. Owners and designers may contact the ARC to obtain current information. Forms and exterior material specifications required by the ARC are updated periodically. It is the lot purchasers' responsibility to familiarize themselves with the current specifications and standards.

This section has identified a specific palette of exterior materials selected by the SDR that must be thoroughly referenced by the purchaser.

Section 7.4.2 Roofing. Dwellings on lots 1, 7 through 11, and 18 shall have slate roofs. All other dwelling roofs shall be constructed of ARC approved Architectural Grade asphalt shingle or slate with a minimum of a 40 year Limited Warranty. Purchasers should contact the ARC for a current Pre-approved Slate and Shingle List. This list is not intended to be exclusive. The Owner and/or designer may present alternate manufacturers' sample boards and colors to the ARC for approval. Standing seam metal roofs in copper and galvanized metal will be considered on a case by case basis for all lots.

Section 7.4.3 Gutters/Downspouts. Dwellings on lots 1, 7 through 11, and 18 shall have copper or aluminum gutters and copper downspouts on all elevations. All other dwellings may have aluminum gutters and aluminum or copper downspouts. The pre-finished color of the aluminum gutters and downspouts should match the trim color of the dwelling.

Section 7.4.4 Brick. All dwellings which utilize brick shall use oversize bricks in the traditional shapes and sizes as approved by the SDR/ARC. Colored mortar is required. The use of special bond patterns such as Flemish or English bond is encouraged, as well as the use of water table brick, bullnose sills and treads, and other shaped brick as deemed appropriate for the design.

Jack arches are encouraged to be factory made on a radius and shall be four or five courses in height with the use of optional brick or limestone keystones. Optional brick or limestone keystones may not be permitted on some dwellings relative to the design approval of jack arches for adjacent dwellings. If brick keystones are approved, they must be used on all jack arches. If limestone keystones are approved, they may be used on all jack arches, or on selected jack arches as indicated on the approved drawings.

Section 7.4.5 Brick Chimneys. Dwellings on all lots are encouraged to have brick chimneys symmetrically positioned around the main center axis within the forward two-thirds of the main house block.

Section 7.4.6 Stone. Natural stone with colored mortar laid in traditional patterns is permitted below the line of the first floor of residences, on minor ancillary structures, and on selective site elements (piers, walls, bridges) when approved by the ARC. A sample wall must be constructed by the lot owner and approved by the SDR/ARC.

Section 7.4.7 Windows. Approved windows constructed of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL) with muntins measuring a minimum of 0.875" in width are required for dwellings on all lots in Hawksmoor.

Mixing of window type and/or manufacturer on the same dwelling is prohibited. Window manufacturers and distributors are required to meet certain criteria and are required to be approved by the ARC. Purchasers should contact the ARC for a current Approved Window Manufacturer and Distributor List. Computer generated window drawings are required to be submitted to the ARC for review and approval for each lot.

All windows are required to have a minimum 3" brickmold with traditional profiles.

All basement windows are required to match the other windows used on the house. Window wells, where appropriate, are required to be of an ARC approved material. Metal window wells are prohibited. Special care should be used to minimize the exposure of any window well by the use of approved fencing, walls, and landscaping. It is the responsibility of the lot purchaser or builder to meet the safety standards required for window wells. If a guardrail or grill is required, a drawing must be submitted to the ARC for design approval.

Section 7.4.8 Doors.

A. Front Doors. Front doors shall be traditionally styled and shall be consistent with the architectural character of the residence. Metal insulated doors are not appropriate for front doors in Hawksmoor. Single panel and flush wood doors are not permitted. Hardware should be a subtle natural finish. Scaled drawings of front entry system showing the door panel, transom, and sidelights are required to be submitted to the ARC along with the window drawings for review and approval.

B. Secondary Doors. Secondary doors shall be traditional paneled doors or "French Door" style doors with muntins measuring a minimum of 0.875". All variations of the "French Door" style must be constructed of wood with "TRUE DIVIDED LITES" (TDL). Metal or fiber glass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by the ARC. Scaled drawings of secondary doors are required to be submitted to the ARC along with the window drawings for review and approval.

Section 7.4.9 Skylights and Accent Elements. Skylights are not permitted unless properly screened from offsite views. Detailed drawings of the proposed skylight and screening are required to be submitted and approved by the ARC for all skylight applications. Cupolas, dormers, lanterns, belvederes, window bays, and traditional glass conservatories are permitted, provided they are consistent with the architectural theme and approved by the ARC.

Section 7.4.10 Paint Colors. The following paint manufacturers and color lines are recommended for doors, shutters, fascias, cornices, soffits, siding, and other miscellaneous trim. Variations of white and off-white are typically required for facias, cornices, soffits, and siding. However, comprehensive color palettes for exterior trim that utilize dark color schemes will be permitted. Final color selections must be approved by the ARC. Application for approval shall be made on the Exterior Materials Submission Form. The owner may present alternate manufacturers' color samples to the ARC for review and approval.

MANUFACTURER

SherwinWilliams Paint Co.

Coronado Paint Company

Benjamin Moore Paints

COLORS

"Heritage Colors"

"Preservation Palette"

"Chesapeake Bay"

"Restoration Colors"

"Supreme Collection"

"Historical Color Collection"

"Exterior Expressions"

Section 7.4.11 Shutters. Exterior shutters shall be painted wood or an approved composite material and may be raised panel or louvered. All shutters shall be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be used consistently and be sized to fully cover the adjacent windows. (Each shutter should equal one-half the width of the window frame in wood walls or one-half the width of the masonry opening in masonry walls.) Shutters may be required for homes with wood siding or painted brick. Shutter design and location must be approved by the ARC.

Section 7.5 Exterior Lighting and Mailbox. A standard New Albany Country Club Communities yard light and mailbox is required for each lot. The SDR will define a consistent location for the yard light and mailbox at the time of preliminary design submittal.

Lighting of the Front Entry Court and Rear Yard area for the safety and convenience of the homeowner may be permitted upon review and approval of a lighting plan by the ARC. Spotlights that accent the architecture are prohibited. Decorative accent low voltage style lighting of any type is prohibited. The location of any security lighting must be indicated on the final design submittal or the landscape submittal for review and approved by the ARC. If any additional ground lighting is desired, a lighting plan is required to be submitted to the ARC for specific review and approval.

Section 7.6 Garages. Garages with vehicular doors facing the street shall be 30'-0" behind the front Building face. Garages with vehicular doors facing the rear Property Line shall be set back a minimum of 30'-0" from the rear Property Line and shall have a minimum of a 5'-0" wide landscape buffer area. Garages with vehicular doors facing the side Property Line shall be set back a minimum of 30'-0" from the side Property Line and shall have a minimum of a 5'-0" wide landscape buffer area.

Within the required landscape buffer area, there shall be a minimum of a 6'-0" tall evergreen hedge or ARC approved evergreen tree row that screens the vehicular doors from adjacent properties. Plant material is required to be touching at the time of installation. It is the responsibility of the property owner to maintain proper drainage per the master grading plan. Drain tile may be required, at the expense of the property owner, for certain site conditions.

Special care shall be exercised to minimize the exposure of any garage doors by the use of fencing, walls or landscaping regardless of which Property Line the doors face. The use of windows, doors, and recessed panels in the walls of the garages is encouraged and, in some cases, may be required. Designers are encouraged to consider dedicating sufficient storage space for tools, landscaping supplies, lawn care equipment, trash receptacles, and auto accessories within the total garage area.

Section 7.6.1 Garage Doors (Pedestrian). All pedestrian garage doors shall meet the secondary door requirements and be consistent with the architectural theme of the dwelling. Secondary doors shall be traditional paneled doors or "French Door" style doors with muntins measuring a minimum of 1.125". All variations of the "French Door" style shall be constructed of wood with "TRUE DIVIDED LITES" (TDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet review certain criteria and are required to be approved by the ARC. Scaled drawings of pedestrian doors are required to be submitted to the ARC with the window drawings for review and approval.

Section 7.6.2 Garage Doors (Vehicular). All vehicular garage doors shall be traditional paneled doors in a style appropriate to the architectural theme of the dwelling. The use of glass panels in vehicular doors must be specifically approved by the ARC. Eight (8) or nine (9) feet wide individual bay doors are permitted. Double wide garage doors are not permitted.

ARCHITECTURAL - Highgrove Farms - STANDARDS

GENERAL NOTES

1. An Architectural site plan for Section 26, Highgrove Farms, has been prepared for graphic presentation and as an aid to general site location. Any party needing to determine actual commitments, lot dimensions, easements, restrictions, etc, should examine the recorded plats, deeds, grading plans, deed restrictions, and covenants.

2. The following Architectural Guidelines, Article VII of the New Albany Country Club Community Design Guidelines, are provided for reference. Articles I through IX of the Design Guidelines must also be thoroughly referenced for additional information. The Architectural Review Committee (ARC) has the express right to provide variances and to modify the content of these requirements at any time. It is the purchasers' responsibility to familiarize themselves with the current required architectural standards and lot requirements.

3. Purchasers of lots are encouraged to meet with an ARC representative to ascertain the detailed design requirements prior to starting the design of a house. This is a service offered to all purchasers of lots, builders, and architects. Each lot in Highgrove is unique and may have unique architectural restrictions and guidelines. The ARC reserves the right to require a concept meeting for any lot as deemed necessary.

4. Purchasers of lots are required to obtain a Certificate of Appropriateness from the ARC. In order to obtain a Certificate of Appropriateness, the purchaser will be required to submit a final architectural plan approved by ARC, an Application for a Certificate of Appropriateness (listing a builder, in good standing, who is a member of The New Albany Country Club Communities Participating Builder Program) with appropriate fee payment, and an Exterior Materials Submission Form, as well as other documentation that may be requested by the ARC.

5. Final architectural and landscape plans, as well as a completed Exterior Materials Submission Form, are required to be reviewed and approved by the ARC prior to commencement of construction and installation of materials related to the home's construction. Failure to submit required plans and forms is a violation of the Design Guidelines and could result in the issuance of a Stop Work Order, legal action, and other measures as deemed necessary by the ARC.

ARCHITECTURAL STANDARDS

Section 7.1 Architectural Style. The approved architectural style for Highgrove Farms is derived from Classical American architecture, including Federal and American Georgian styles. Lot owners and designers are encouraged to look at strong examples of these historic styles as they develop a design for a particular home site.

Section 7.2 Architectural Massing and Scale. The architectural massing and scale can best be achieved by close adherence to the scale and proportions of the Georgian style as viewed in whole or as detailed in numerous books and studies produced over the years. Particular attention should be given to the window arrangements and proportions and relationship of each part of the Building to a whole, as well as the general Building symmetry.

A strong hierarchy of the primary dwelling with secondary ancillary hyphens and dependencies will be stressed. The height, form, and scale of elements should follow the traditional references of the existing architectural context of the Country Club Community.

A "primary dwelling form" that establishes consistent massing and scale shall be utilized. This massing shall be brick. Ancillary forms, hyphens, dependencies, pavilions, garages, follies, etc, shall be generally diminutive in nature and rendered with brick as the predominant building material. A minimum roof pitch of 7:12 are permitted only on minor roofs, i.e. entry porches, dormers, etc.

Section 7.3 Home Size and Height. Residence in this section shall be one and one-half (1-1/2) to two and one-half (2-1/2) stories in height.

The Architectural Review Committee (ARC) shall have the right to modify these requirements to accommodate unusually shaped Sites and the ARC shall have the express right to provide the appropriate variances. All purchasers are strongly encouraged to meet with the ARC to ascertain the detailed design requirements prior to starting the design of a house.

Section 7.4 Exterior Finish Materials. Homes shall be constructed of handmade brick. (See Supplemental Exhibits for specific material selection). Wood paneling or clapboard siding, in appropriate styles, may be used on certain hyphens or dependencies subject to ARC approval. All proposed paint colors, including those for doors, shutters, and trim must be submitted to the ARC for written approval prior to applications.

The construction of a brick sample wall shall be required. If construction is necessary, the sample wall shall measure a minimum of 4'-0" wide x 4'-0" tall and shall accurately depict the wall materials. An integral cornice and sloping roof section that depict the proposed colors, material and roof material are required.

Section 7.4.1 Exterior Materials for Submission Form. Each lot owner is required to complete the required Exterior Materials Submission Form and submit it to the Architectural Review Committee (ARC) for approval prior to construction. Owners and designers may contact the ARC to obtain current information. Forms and exterior material specifications required by the ARC are updated periodically. It is the purchasers' responsibility to familiarize themselves with the current specifications and standards.

Section 7.4.2 Roofing. All dwelling roofs shall be constructed of an ARC approved Natural Slate Shingle Roof. The owner and / or designer may present alternate slate roof types to the ARC for approval. Standing seam metal roofs in copper and galvanized metal are appropriate for hyphens and dependencies only.

Section 7.4.3 Gutters / Downspouts. All dwellings shall have traditional half-round or ogee gutters and downspouts. All gutters and downspouts are required to be copper, unless otherwise noted.

Section 7.4.4 Brick. All dwellings shall utilize oversize handmade brick in traditional shapes and sizes as approved by the ARC (See List Below). The use of standard sized bricks shall be permitted only when reviewed and approved by the ARC. Colored mortar is required (See List Below). The use of special bond patterns such as Flemish or English bond is encouraged. The use of waterable brick is required while bullnose sills and treads, and other shaped brick are recommended, but not required.

Brick and Mortar Specification

Brick A. Cushman "Rose Full Range" H.M.O.S. In Flemish Bond only with Lafarge Lite Buff trowel point grapevine joint & Shelly/Reese sand.

Brick B. Glen - Gery "Belgium Toasted" H.M.O.S. In Flemish Common Bond only (Flemish Bond every sixth course) with Lafarge Lite Buff trowel point grapevine joint & Shelly/Reese sand.

Brick C. Old Carolina "Williamstowne # 700" H.M.O.S. - Running Bond acceptable with Lafarge Lite Buff trowel point grapevine joint & Shelly/Reese sand.

Brick D. Old Carolina "Tryon #750" H.M.O.S. - Running bond acceptable with Lafarge Lite Buff trowel point grapevine joint & Shelly/Reese sand.

Jack arches are required to be factory made on a radius and shall be three to five courses in height.

Section 7.4.5 Brick Chimneys. Symmetrically placed brick chimneys are required for all lots (exceptions will be considered on a case by case basis).

Section 7.4.6 Siding and Wood Trim. The use of wood siding and fiber-cement product is permitted on dependencies only. Traditional patterns of clapboard siding and trim shall be utilized. Trim materials shall be wood or fiber-cement product, provided that it exceeds a minimum thickness of .625". Traditional profiles that utilize 'Azek' or equivalent may be considered on a case by case basis. All exterior trim is to be painted an approved off-white.

Section 7.4.7 Windows. Approved windows constructed either of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL) or aluminum-clad windows with "SIMULATED DIVIDED LITES".

Mixing of window types and / or manufacturer on the same dwelling is prohibited. Window manufacturers and distributors are required to meet certain criteria and are required to be approved by the ARC. Purchasers should contact the ARC for a current Approved Window Manufacturer and Distributor List. Computer generated window drawings are required to be submitted to the ARC for review and approval for each lot prior to the ordering of windows.

All basement windows are required to match the other windows used on the house. Window wells, where appropriate, are required to be of an ARC approved material. Masonry window wells are required on all elevations that are visible from the street and sidewalk. Metal window wells are prohibited. Special care should be used to minimize the exposure of any window well by the use of approved fencing, walls, and landscaping. It is the responsibility of the purchaser or builder to meet the safety standards required for window wells. If a guardrail or grill is required, a drawing must be submitted to the ARC for design approval.

Section 7.4.8 Doors.

A. Front Doors. Front doors are encouraged to be traditional paneled wood of a durable species (Colonial in style). Composite doors shall be considered on a case by case basis and must be approved by the ARC. Single panel and flush wood doors are not permitted. Side-lights may be used in conjunction with transoms. Scaled drawings of the front entry system showing the door panel, transom, and sidelights are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

B. Secondary Doors. Secondary doors shall be traditional paneled doors of "French Door" style doors. All variations of the "French Door" style must be constructed of wood or an ARC approved composite with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet certain review criteria and be approved by the ARC. Scaled drawings of secondary doors are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

Section 7.4.9 Skylights and Accent Elements. Skylights must be properly screened from off-site views. Detailed drawings of the proposed skylight and screening are required to be submitted and approved by the ARC for all skylight applications. Cupolas, dormers, lanterns, belvederes, window bays, and traditional glass conservatories are permitted, provided they are consistent with the architectural theme and approved by the ARC.

Section 7.4.10 Paint Colors. The following paint manufacturers and color lines are recommended for doors, shutters, fascias, cornices, soffits, siding, and other miscellaneous trim. All exterior trim, including fascias, cornices, and soffits, is required to be an approved off-white. Variations of off-white are typically required for siding. Dark stains or dark colors such as black, dark green, dark blue, and burgundy are typically required for doors and shutters. Final color selections must be approved by the ARC. Application for approval shall be made on the Exterior Materials Submission Form. The owner may present alternate manufacturers' color samples to the ARC for review and approval.

MANUFACTURER

COLOR

Sherwin-Williams Paint Co.

"Heritage Colors"
"Preservation Palette"

Coronado Paint Company

"Chesapeake Bay"
"Restoration Colors"

Benjamin Moore Paints

"Historical Color Collections"
"Exterior Expressions"

Section 7.4.11 Shutters. Exterior shutters may be raised panel or louvered. All shutters shall appear to be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be used consistently and be sized to fully cover the adjacent windows. (Each shutter should equal one-half the width of the window frame). Shutters may be required for homes with clapboard siding or painted brick. Shutter design, material, and location must be approved by the ARC.

Section 7.5 Exterior Lighting and Mailbox. A standard New Albany Country Club Communities yard light and mailbox is required for each lot. The ARC will define a consistent location for the yard light and mailbox at the time of preliminary design submittal.

Lighting of the Front Entry Court and Rear Yard area for the safety and convenience of the homeowner may be permitted upon review and approval of a lighting plan by the ARC. Spotlights that accent the architecture and up lighting or down lighting that washes the building facade are prohibited. Decorative accent low voltage style lighting of any type is permitted for covered porches and entryways only, provided that the lights are not located any higher than 15 feet above ground level. The location of any security lighting must be indicated on the final design submittal or the landscape submittal for review and approved by the ARC. If any additional ground lighting is desired, a lighting plan is required to be submitted to the ARC for specific review and approval.

Section 7.6 Garages. Garages with vehicular doors facing the street shall be set back a minimum of 30'-0" behind the front building face. Garages with vehicular doors facing the rear Property Line shall be set back a minimum of 30'-0" from the rear Property Line and shall have a minimum of a 5'-0" wide landscape buffer area. Garages with vehicular doors facing the side Property Line shall be set back a minimum of 30'-0" and shall have a minimum of a 5'-0" wide landscape buffer area. Garages with more than two vehicular doors facing the front Property Line are strongly discouraged and may be prohibited.

Within the required landscape buffer area, there shall be a minimum of 6'-0" tall evergreen hedge or ARC approved evergreen tree row that screens the vehicular doors from adjacent properties. Plant material is required to be touching at the time of installation. It is the responsibility of the property owner to maintain proper drainage per the master grading plan. Drain tile may be required, at the expense of the property owner, for certain site conditions.

Special care shall be exercised to minimize the exposure of any garage exhibit doors by the use of fencing, walls, or landscaping, regardless of which property line the doors face. The use of windows, doors, and recessed panels in the walls of the garages is encouraged and, in some cases, may be required. Designers are encouraged to consider dedicating sufficient storage space for tools, landscaping supplies, lawn care equipment, trash receptacles, and auto accessories within the total garage area.

Section 7.6.1 Garage Doors (Pedestrian). All pedestrian garage doors shall meet the secondary door requirements and be consistent with the architectural theme of the dwelling. Secondary doors shall be traditional paneled doors or "French Door" style door shall be constructed of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by ARC. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by ARC. Scaled drawings of pedestrian doors are required to be submitted to the ARC with the window drawings for review and approval prior to the ordering of doors.

Section 7.6.2 Garage Doors (Vehicular). All vehicular garage doors shall be traditional paneled doors in a style appropriate to the architectural theme of the dwelling. The use of glass panels in vehicular doors must be specifically approved by the ARC. Eight (8) or Nine (9) feet wide individual bay doors are permitted. Double bay garage doors are not permitted.

Section 7.7 Driveways, Entry Courts and Drive Aprons. The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Suggested materials include brick or asphalt. Poured concrete driveways are not permitted. Railroad tie edging of driveways is not permitted. Driveways shall be limited to one lane width (12 feet) between the street and Building Line but may then be widened to provide a turn-around area with adequate space for guest parking.

Entry courtyards shall be limited to the Front Yard area of the Site. Courtyards shall be screened from the street and adjoining views by walls and / or appropriate plantings. The recommended paving materials include brick, stone aggregate topped bituminous pavement, bluestone, natural cobblestones, or asphalt. All drive and courtyard materials must be submitted for ARC approval. A supplemental exhibit has been developed that outlines site development criteria. Please reference this exhibit for specific criteria pertaining to specific lots.

Section 7.9 Private Walkways. Private walkways shall be constructed of pavers such as brick or bluestone. Purchasers of lots are required to provide a 4'-0" wide walkway from the front entry to the street unless a front auto court exists. Railroad tie edging of walks and / or steps is not permitted. All private walkway locations, designs, and paver materials must be submitted for ARC approval prior to the time of landscape submission.

Section 7.10 Public Sidewalks. Public sidewalks shall be installed in accordance with the supplemental exhibit.

Section 7.11 Screened Porches. Detailing shall be traditional wood with a break in screening at the rail height. Columns or full height vertical members shall be in proper proportion to the height of the space. All screened porch trim shall be painted to match the trim color of the dwelling. Rooflines of screened porches shall conform to the architectural style of the house and compliment the massing of the main house block. Porches on the rear of the house, depending on location, may be required to have a brick base.

Section 7.12 Front Porches, Balconies, and Platforms. Extended front porches, balconies, or other constructed platforms above grade are discouraged. All such structures must be submitted to the ARC for specific variance approval. Antebellum style porticos with 2-story columns are prohibited.

Section 7.12 Front Porches, Balconies, and Platforms. Extended front porches, balconies, or other constructed platforms above grade are discouraged. All such structures must be submitted to the ARC for specific variance approval. Antebellum style porticos with two story columns are prohibited.

Section 7.13 Utilities. All utilities shall be installed underground where possible. Screening for above ground utility structures, meters, and heat and cooling units is required and is the responsibility of the purchaser. Utility screening must be shown on the landscape submission and is subject to ARC approval.

Section 7.14 Pools / Spas, Fountains / Ponds. All water features shall be of in-ground construction. The pool / spa / fountain equipment shall be located within an enclosure and completely screened from adjoining properties. Exterior spas shall be integrated with the architecture and landscape incorporating terraces, walls, and structures. Swimming pools and spas shall be screened from adjoining properties by fencing or landscaping. "Above-ground" spas are typically prohibited. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 7.15 Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including air conditioners / heat pumps, approved miniature satellite dishes, trash receptacles and carts, irrigation controllers and meters and other utilities. All such facilities of a Site shall be enclosed within a service court which is attached to the house and entirely enclosed by a privacy wall or landscaped fence that is a minimum of 4'-0" high. Service courts shall be located away from adjoining residences where possible. They may be located in side or rear yards but not in the Front Yard. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 7.16 Ancillary Structures. All ancillary structures shall be either free standing or attached to the main structure of the house or garage by garden walls, and/or fences. By definition, ancillary structures are considered to be any building form that is independent in nature from the primary residence that exceeds 6 ft. in height (i.e. Pavilions, garages, Pergolas, outdoor fireplaces, detached garages and misc. garden structures, etc.). These ancillary structures must be specifically approved by the ARC. The colors, walls, roof, and trim materials shall match those used on the house. These structures shall be designed by an approved architect and be reviewed and approved by the ARC prior to installation.

Section 7.17 Equipment Storage. Storage of all trash receptacles and maintenance equipment shall be within garages, garden walls, or storage structures. Such items should not be visible from streets, common open spaces, or adjacent lots.

Section 7.18 Vehicle Storage. All campers, off-road vehicles, pickup trucks, or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside. Guest vehicles that cannot be accommodated in garages must be parked in designated courtyards and / or driveways. Under no circumstances are vehicles allowed to be parked on lawn or landscaped areas.

Section 7.19 Sport and Recreational Equipment. Basketball backboards and supports, swing sets, and other children's play facilities are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from adjoining properties and provide adequate screening. Sketches indicating types of structures, locations within the site, materials, and colors to be used, and methods of screening are required to be submitted to the ARC for approval prior to installation.

Section 7.20 Warranty Disclaimer. Neither the Declarant nor the Master Association, by establishing architectural standards and establishing covenants, conditions and restrictions, in any way warrant or guarantee the quality, merchantability, or fitness for a particular purpose of any items, products, goods, or materials that have been approved or are from time to time approved pursuant to architectural standards established under the Declaration of Covenants, Conditions, Restrictions, and Easements, dated December 3, 1990.

This document is not a recorded plat. Any party needing to determine actual commitments should examine the recorded plats, deeds, deed restrictions and covenants.

DRAFT REVIEW - JUNE 7, 2013

ANY EXPRESS OR IMPLIED WARRANTIES THAT MAY HAVE BEEN MADE ARE HEREBY DISCLAIMED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER THE DECLARANT NOR THE MASTER ASSOCIATION SHALL BE LIABLE FOR ANY LATENT, HIDDEN, OR PATENT DEFECT THEREIN OR THE FAILURE OF ANY ITEMS, PRODUCTS, GOODS, OR MATERIALS THAT HAVE BEEN APPROVED OR MAY FROM TIME TO TIME BE APPROVED PURSUANT TO THE DECLARATION.

ARCHITECTURAL - Highgrove - STANDARDS

GENERAL NOTES

1. An Architectural site plan for Section 25, Highgrove, has been prepared for graphic presentation and as an aid to general site location. Any party needing to determine actual commitments, lot dimensions, easements, restrictions, etc, should examine the recorded plats, deeds, grading plans, deed restrictions, and covenants.
2. The following Architectural Guidelines, Article VII of the New Albany Country Club Community Design Guidelines, are provided for reference. Articles I through IX of the Design Guidelines must also be thoroughly referenced for additional information. The Architectural Review Committee (ARC) has the express right to provide variances and to modify the content of these requirements at any time. It is the purchasers' responsibility to familiarize themselves with the current required architectural standards and lot requirements.
3. Purchasers of lots are encouraged to meet with an ARC representative to ascertain the detailed design requirements prior to starting the design of a house. This is a service offered to all purchasers of lots, builders, and architects. Each lot in Highgrove is unique and may have unique architectural restrictions and guidelines. The ARC reserves the right to require a concept meeting for any lot as deemed necessary.
4. Purchasers of lots are required to obtain a Certificate of Appropriateness from the ARC. In order to obtain a Certificate of Appropriateness, the purchaser will be required to submit a final architectural plan approved by ARC, an Application for a Certificate of Appropriateness (listing a builder, in good standing, who is a member of The New Albany Country Club Communities Participating Builder Program) with appropriate fee payment, and an Exterior Materials Submission Form, as well as other documentation that may be requested by the ARC.
5. Final architectural and landscape plans, as well as a completed Exterior Materials Submission Form, are required to be reviewed and approved by the ARC prior to commencement of construction and installation of materials related to the home's construction. Failure to submit required plans and forms is a violation of the Design Guidelines and could result in the issuance of a Stop Work Order, legal action, and other measures as deemed necessary by the ARC.

ARCHITECTURAL STANDARDS

Section 7.1 Architectural Style. The approved architectural style for Highgrove is derived from Classical American architecture, including Federal and American Georgian styles. Lot owners and designers are encouraged to look at strong examples of these historic styles as they develop a design for a particular home site.

Section 7.2 Architectural Massing and Scale. The architectural massing and scale can best be achieved by close adherence to the scale and proportions of the Georgian style as viewed in whole or as detailed in numerous books and studies produced over the years. Particular attention should be given to the window arrangements and proportions and relationship of each part of the building to a whole, as well as the general building symmetry.

A strong hierarchy of the primary dwelling with secondary ancillary hyphens and dependencies will be stressed. The height, form, and scale of elements should follow the traditional references of the existing architectural context of the Country Club Community.

A "primary dwelling form" that establishes consistent massing and scale shall be utilized. This massing shall be brick. Ancillary forms, hyphens, dependencies, pavilions, garages, follies, etc, shall be generally diminutive in nature and rendered with brick as the predominant building material. A minimum roof pitch of 7:12 are permitted only on minor roofs, i.e. entry porches, dormers, etc. Flat roofs or roofs with pitches less than 7:12 are permitted but must integrate strong cornice lines.

Section 7.3 Home Size and Height. Residence in this section shall be two (2) to two and one-half (2-1/2) stories in height.

The Architectural Review Committee (ARC) shall have the right to modify these requirements to accommodate unusually shaped sites and the ARC shall have the express right to provide the appropriate variances. All purchasers are strongly encouraged to meet with the ARC to ascertain the detailed design requirements prior to starting the design of a house.

Section 7.4 Exterior Finish Materials. Homes shall be constructed of handmade brick. (See Supplemental Exhibits for specific material selection). Wood paneling or clapboard siding, in appropriate styles, may be used on certain hyphens or dependencies subject to ARC approval. All proposed paint colors, including those for doors, shutters, and trim must be submitted to the ARC for written approval prior to applications.

The construction of a brick sample wall shall be required. If construction is necessary, the sample wall shall measure a minimum of 4'-0" wide x 4'-0" tall and shall accurately depict the wall materials. An integral cornice and sloping roof section that depict the proposed colors, material and roof material are required.

Section 7.4.1 Exterior Materials for Submission Form. Each lot owner is required to complete the required Exterior Materials Submission Form and submit it to the Architectural Review Committee (ARC) for approval prior to construction. Owners and designers may contact the ARC to obtain current information. Forms and exterior material specifications required by the ARC are updated periodically. It is the purchasers' responsibility to familiarize themselves with the current specifications and standards.

Section 7.4.2 Roofing. All dwelling roofs shall be constructed of an ARC approved Natural Slate Shingle Roof. The owner and / or designer may present alternate slate roof types to the ARC for approval. Standing seam metal roofs in copper and galvanized metal are appropriate for hyphens and dependencies only.

Section 7.4.3 Gutters / Downspouts. All dwellings shall have traditional half-round or ogee gutters and downspouts. All gutters and downspouts are required to be copper, unless otherwise noted.

Section 7.4.4 Brick. All dwellings shall utilize oversize handmade brick in traditional shapes and sizes as approved by the ARC (See List Below). The use of standard sized bricks shall be permitted only when reviewed and approved by the ARC. Colored mortars are required (See List Below). The use of special bond patterns such as Flemish or English bond is encouraged. The use of waterable brick is required while bullnose sills and treads, and other shaped brick are recommended.

Brick and Mortar Specification

Brick A_Cushwa "Rose Full Range" H.M.O.S. in Flemish Bond only with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick B_Glen - Gery "Belgium Toasted" H.M.O.S. in Flemish Common Bond only (Flemish Bond every sixth course) with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick C_Old Carolina "Williamstowne # 700" H.M.O.S. - Running Bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick D_Old Carolina "Tryon #750" H.M.O.S. - Running bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Jack arches are required to be factory made on a radius and shall be three to five courses in height.

Section 7.4.5 Brick Chimneys. Symmetrically placed brick chimneys are required for all lots (exceptions will be considered on a case by case basis).

Section 7.4.6 Siding and Wood Trim. The use of wood siding and fiber-cement product is permitted on dependencies only. Traditional patterns of clapboard siding and trim shall be utilized. Trim materials shall be wood or fiber-cement product, provided that it exceeds a minimum thickness of .625". Traditional profiles that utilize 'Azek' or equivalent may be considered on a case by case basis. All exterior trim is to be painted an approved off-white.

Section 7.4.7 Windows. Approved windows constructed either of wood with "TRUE DIVIDED LITES" (TDL) or SIMULATED DIVIDED LITES" (SDL) or aluminum-clad windows with "SIMULATED DIVIDED LITES".

Mixing of window types and / or manufacturer on the same dwelling is prohibited. Window manufacturers and distributors are required to meet certain criteria and are required to be approved by the ARC. Purchasers should contact the ARC for a current Approved Window Manufacturer and Distributor List. Computer generated window drawings are required to be submitted to the ARC for review and approval for each lot prior to the ordering of windows.

All basement windows are required to match the other windows used on the house. Window wells, where appropriate, are required to be of an ARC approved material. Masonry window wells are required on all elevations that are visible from the street and sidewalk. Metal window wells are prohibited. Special care should be used to minimize the exposure of any window well by the use of approved fencing, walls, and landscaping. It is the responsibility of the purchaser or builder to meet the safety standards required for window wells. If a guardrail or grill is required, a drawing must be submitted to the ARC for design approval.

Section 7.4.8 Doors.

A. Front Doors. Front doors are encouraged to be traditional paneled wood of a durable species (Colonial in style). Composite doors shall be considered on a case by case basis and must be approved by the ARC. Single panel and flush wood doors are not permitted. Sidelights may be used in conjunction with transoms. Scaled drawings of the front entry system showing the door panel, transom, and sidelights are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

B. Secondary Doors. Secondary doors shall be traditional paneled doors of "French Door" style doors. All variations of the "French Door" style must be constructed of wood or an ARC approved composite with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet certain review criteria and be approved by the ARC. Scaled drawings of secondary doors are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

Section 7.4.9 Skylights and Accent Elements. Skylights must be properly screened from off-site views. Detailed drawings of the proposed skylight and screening are required to be submitted and approved by the ARC for all skylight applications. Cupolas, dormers, lanterns, belvederes, window bays, and traditional glass conservatories are permitted, provided they are consistent with the architectural theme and approved by the ARC.

Section 7.4.10 Paint Colors. The following paint manufacturers and color lines are recommended for doors, shutters, fascias, cornices, soffits, siding, and other miscellaneous trim. All exterior trim, including fascias, cornices, and soffits, is required to be an approved off-white. Variations of off-white are typically required for siding. Dark stains or dark colors such as black, dark green, dark blue, and burgundy are typically required for doors and shutters. Final color selections must be approved by the ARC. Application for approval shall be made on the Exterior Materials Submission Form. The owner may present alternate

manufacturers' color samples to the ARC for review and approval.

MANUFACTURER	COLOR
Sherwin-Williams Paint Co.	"Heritage Colors" "Preservation Palette"
Coronado Paint Company	"Chesapeake Bay" "Restoration Colors"
Benjamin Moore Paints	"Historical Color Collections" "Exterior Expressions"

Section 7.4.11 Shutters. Exterior shutters may be raised panel or louvered. All shutters shall appear to be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be used consistently and be sized to fully cover the adjacent windows. (Each shutter should equal one-half the width of the window frame). Shutters may be required for homes with clapboard siding or painted brick. Shutter design, material, and location must be approved by the ARC.

Section 7.5 Exterior Lighting and Mailbox. Standard New Albany Country Club Communities mailbox is required for each lot. The ARC will define a consistent location for the mailbox at the time of preliminary design submittal.

Lighting of the Front Entry Court and Rear Yard area for the safety and convenience of the homeowner may be permitted upon review and approval of a lighting plan by the ARC. Spotlights that accent the architecture and up lighting or down lighting that washes the building facade are prohibited. Decorative accent low voltage style lighting of any type is permitted for covered porches and entryways only, provided that the lights are not located any higher than 15 feet above ground level. The location of any security lighting must be indicated on the final design submittal or the landscape submittal for review and approved by the ARC. If any additional ground lighting is desired, a lighting plan is required to be submitted to the ARC for specific review and approval.

Section 7.6 Garages. Garages with vehicular doors facing the street shall be set back a minimum of 30'-0" behind the front building face. Garages with vehicular doors facing the rear Property Line shall be set back a minimum of 30'-0" from the rear Property Line and shall have a minimum of a 5'-0" wide landscape buffer area. Garages with vehicular doors facing the side Property Line shall be set back a minimum of 30'-0" and shall have a minimum of a 5'-0" wide landscape buffer area. Garages with more than two vehicular doors facing the front Property Line are strongly discouraged and may be prohibited.

Within the required landscape buffer area, there shall be a minimum of 6'-0" tall evergreen hedge or ARC approved evergreen tree row that screens the vehicular doors from adjacent properties. Plant material is required to be touching at the time of installation. It is the responsibility of the property owner to maintain proper drainage per the master grading plan. Drain tile may be required, at the expense of the property owner, for certain site conditions.

Special care shall be exercised to minimize the exposure of any garage exhibit doors by the use of fencing, walls, or landscaping, regardless of which property line the doors face. The use of windows, doors, and recessed panels in the walls of the garages is encouraged and, in some cases, may be required. Designers are encouraged to consider dedicating sufficient storage space for tools, landscaping supplies, lawn care equipment, trash receptacles, and auto accessories within the total garage area.

Section 7.6.1 Garage Doors (Pedestrian). All pedestrian garage doors shall meet the secondary door requirements and be consistent with the architectural theme of the dwelling. Secondary doors shall be traditional paneled doors or "French Door" style door shall be constructed of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by ARC. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by ARC. Scaled drawings of pedestrian doors are required to be submitted to the ARC with the window drawings for review and approval prior to the ordering of doors.

Section 7.6.2 Garage Doors (Vehicular). All vehicular garage doors shall be traditional paneled doors in a style appropriate to the architectural theme of the dwelling. The use of glass panels in vehicular doors must be specifically approved by the ARC. Eight (8) or Nine (9) feet wide individual bay doors are permitted. Double bay garage doors are not permitted.

Section 7.7 Driveways, Entry Courts, and Drive Aprons. The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Suggested materials include brick or asphalt. Poured concrete driveways are not permitted. Railroad edging of driveways is not permitted. Driveways shall be limited to one lane width (12 feet) between the street and Building Line but may then be widened to provide a turn-around area with adequate space for guest parking.

Entry courtyards shall be limited to the Front Yard area of the Site. Courtyards shall be screened from the street and adjoining views by walls and / or appropriate plantings. The recommended paving materials include brick, stone aggregate topped bituminous pavement, bluestone, natural cobblestones, or asphalt. All drive and courtyard materials must be submitted for ARC approval. A supplemental exhibit has been developed that outlines site development criteria. Please reference this exhibit for specific criteria pertaining to specific lots.

Section 7.8 Private Walkways. Private walkways shall be constructed of pavers such as brick or bluestone. Purchasers of lots are required to provide a 4'-0" wide walkway from the front entry to the street unless a front auto court exists. Railroad edging of walks and / or steps is not permitted. All private walkway locations, designs, and paver materials must be submitted for ARC approval prior to the time of landscape submission.

Section 7.9 Public Brick Sidewalks. Public sidewalks shall be installed in accordance with the supplemental exhibit.

Section 8.0 Screened Porches. Detailing shall be traditional wood with a break in screening at the rail height. Columns or full height vertical members shall be in proper proportion to the height of the space. All screened porch trim shall be painted to match the trim color of the dwelling. Rooflines of screened porches shall conform to the architectural style of the house and compliment the massing of the main house block. Porches on the rear of the house, depending on location, may be required to have a brick base.

Section 8.1 Front Porches, Balconies, and Platforms. Extended front porches, balconies, or other constructed platforms above grade are discouraged. All such structures must be submitted to the ARC for specific variance approval. Antebellum style porticos with 2-story columns are prohibited.

Section 8.2 Utilities. All utilities shall be installed underground where possible. Screening for above ground utility structures, meters, and heat and cooling units is required and is the responsibility of the purchaser. Utility screening must be shown on the landscape submission and is subject to ARC approval.

Section 8.3 Pools / Spas, Fountains / Ponds. All water features shall be of in-ground construction. The pool / spa / fountain equipment shall be located within an enclosure and completely screened from adjoining properties. Exterior spas must be integrated with the architecture and landscape incorporating terraces, walls, and structures. Swimming pools and spas shall be screened from adjoining properties by fencing or landscaping. "Above-ground" spas prohibited. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 8.4 Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including air conditioners / heat pumps, approved miniature satellite dishes, trash receptacles and carts, irrigation controllers and meters and other utilities. All such facilities of a Site shall be enclosed within a service court which is attached to the house and entirely enclosed by a privacy wall or landscaped fence that is a minimum of 4'-0" high. Service courts shall be located away from adjoining residences where possible. They may be located in side or rear yards but not in the Front Yard. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 8.5 Ancillary Structures. All ancillary structures shall be either free standing or attached to the main structure of the house or garage by garden walls, and / or fences. By definition, ancillary structures are considered to be any building form that is independent in nature from the primary residence that exceeds 6 ft. in height (i.e. Pavilions, garages, Pergolas, outdoor fireplaces, detached garages and misc. garden structures, etc.) These ancillary structures must be specifically approved by the ARC. The colors, walls, roof, and trim materials shall match those used on the house. These structures shall be designed by an approved architect and be reviewed and approved by the ARC prior to installation.

Section 8.6 Equipment Storage. Storage of all trash receptacles and maintenance equipment shall be within garages, garden walls, or storage structures. Such items should not be visible from streets, common open spaces, or adjacent lots.

Section 8.7 Vehicle Storage. All campers, off-road vehicles, pickup trucks, or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside. Guest vehicles that cannot be accommodated in garages must be parked in designated courtyards and / or driveways. Under no circumstances are vehicles allowed to be parked on lawn or landscaped areas.

Section 8.8 Sport and Recreational Equipment. Basketball backboards and supports, swing sets, and other children's play facilities are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from adjoining properties and provide adequate screening. Sketches indicating types of structures, locations within the site, materials, and colors to be used, and methods of screening are required to be submitted to the ARC for approval prior to installation.

Section 8.9 Warranty Disclaimer. Neither the Declarant nor the Master Association, by establishing architectural standards and establishing covenants, conditions and restrictions, in any way warrant or guarantee the quality, merchantability, or fitness for a particular purpose of any items, products, goods, or materials that have been approved or are from time to time approved pursuant to architectural standards established under the Declaration of Covenants, Conditions, Restrictions, and Easements, dated December 3, 1990.

ANY EXPRESS OF IMPLIED WARRANTIES THAT MAY HAVE BEEN MADE ARE HEREBY DISCLAIMED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER THE DECLARANT NOR THE MASTER ASSOCIATION SHALL BE LIABLE FOR ANY LATENT, HIDDEN, OR PATENT DEFECT THEREIN OR THE FAILURE OF ANY ITEMS, PRODUCTS, GOODS, OR MATERIALS THAT HAVE BEEN APPROVED OR MAY FROM TIME TO TIME BE APPROVED PURSUANT TO THE DECLARATION.

REVISED - AUGUST 2, 2013