

REQUIRED ARCHITECTURAL STANDARDS

SECTION 14 & 14A

GENERAL NOTES

Revision Date: 9/18/00

An architectural site plan for Section 14 & 14A has been prepared for graphic presentation and as an aid to general site location. Any party needing to determine actual commitments should examine the recorded plats, deeds, deed restrictions and covenants.

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.

Purchasers of Lots in Section 14 & 14A are encouraged to meet with an ARC representative to ascertain the detailed site and design requirements prior to purchasing a lot. Many of the lots in Section 14 and 14A are unique and are affected by lot conditions and architectural restrictions due to conservation areas, drainage requirements, restricted building areas, modified Build-to-Lines, golf course proximity, landscape requirements, etc. that will impact the buildable area and overall design. The ARC reserves the right to required design and site meetings prior to ARC review. This service is offered to all lot purchasers, agents, builders, and/or architects who are in good standing with The New Albany Company and the ARC.

All exterior designs, material specifications, colors, landscaping, lighting, etc. are required to be approved, in writing, by the ARC. This requirement applies to new construction as well as any alterations, additions, landscaping, tree removal, play structures, home improvement, etc. that occur on the property. Lot owners are asked to submit drawing to the ARC for review and approval prior to commencement of work. Failure to submit required plans and/or 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.

A Certificate of Appropriateness from the ARC is required 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 Section 14 & 14A, the following items will be required to be on file with the ARC:

- Final ARC approved Architectural Drawings
- Exterior Materials Submission Form, listing materials approved for Lambton Park
- Application for Certificate of Appropriateness, listing a builder, in good standing, who is a current member of The New Albany Country Club Communities Participating Builder Program
- Documentation, details, etc. that may be requested by the ARC

Supplemental guidelines have been developed for Section 14 lots 3, 4, 5 and 6; known as Brandon Crescent. These supplements are in addition to the general Section 14 standards. Lot purchasers should contact the ARC to receive these detailed supplements.

The New Albany Country Club Community Design Guidelines and ARC review policies apply to the Riga parcels denoted as Section 14A lots 4, 5, 6 and 7. All parties should refer to the legal description of these lots when obtaining actual commitments. The lot numbering system used by the ARC was developed for marketing identification purposes only and does not reflect legal commitments. Lot purchasers are responsible for identifying easements and for obtaining any topographic and/or grading information required for these parcels. The Riga parcels denoted as Section 14A lots 1, 2 and 3 are not subject to The New Albany Country Club Community Design Guidelines and ARC review policies.

ARCHITECTURAL STANDARDS

ARTICLE VII of N.A.C.C. DESIGN GUIDELINES, REVISED 11/8/00)

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

Section 7.2 Architectural Massing and Scale. The architectural massing and scale to be achieved by close adherence to the scale and proportions of the Georgian style as viewed in the past 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 placements and proportion, and relationship of each part of the Building to the whole, as well as the Building symmetry.

Section 7.3 Home Size and Height. The minimum heated and air-conditioned area permitted in a dwellings in Section 14 on lots 3, 4, 5 and 6 in Brandon Crescent shall be no less than 3,500 square feet and shall be two (2) stories in height. Refer to the Brandon Crescent Supplemental Guidelines for detailed requirements for these lots. The minimum heated and air-conditioned area permitted in a dwelling in Section 14 on lots 1, 2, 7, 8, 19, 20, 21, 22, 41, 42 and 43; 44 and 45 (unless a barn dwelling), 46, 47, 48 and 49; and in Section 14A on lots 4, 5, 6, and 7 shall be no less than 3,500 square feet and shall be two (2) stories in height. Lots 44 and 45 may be either a barn or a two (2) story dwelling, subject to additional ARC restrictions and requirements. The minimum heated and air-conditioned area permitted in a dwelling in Section 14 on lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40 shall be no less than 2,500 square feet and shall be one and one-half (1-1/2) or two (2) stories in height. The width of the one and one-half (1-1/2) story or the two (2) story portion of any home shall not exceed the greater of (i) 50% of the Lot Width or (ii) 56'-0". 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 in Section 14 on lots 3, 4, 5 and 6 in Brandon Crescent shall be Glen Gery Belgium handmade oversized brick in traditional shapes and sizes, installed in a Flemish bond pattern with grapevine tooled joints and Flamingo C-224 mortar, as specified in the Brandon Crescent Supplemental Guidelines. Dwellings in Section 14 on lots 1, 2, 7, 8, 19, 20, 21, 22, 41, 42, 43; 44 and 45 (unless a barn dwelling); 46, 47, 48 and 49; and Section 14A, lots 4, 5, 6 and 7 shall utilize approved brick in traditional shapes and sizes. Wood siding in appropriate shapes and sizes may be used on certain hyphens subject to ARC approval. Dwellings on lots 44 and 45 (unless it is a two (2) story dwelling) shall be constructed of white wood siding. All other dwelling in Section 14 may be constructed of approved brick or of traditional wood siding, subject to ARC review and approval. All siding shall be painted an approved white. The recommended manufacturer and color is Olympic "Outside White". All proposed paint colors, including those for doors, shutters, and trim are required to be submitted to the ARC for written approval prior to application.

Section 7.4.1 Exterior Materials Submission Form. Each lot owner is required to complete an Exterior Materials Submission Form and submit it to the ARC for approval prior to commencement of construction. Owners and designers should contact the ARC to obtain a current form. Forms and exterior material specifications are updated periodically. It is the lot purchasers' responsibility to familiarize themselves with the current specifications and standards.

Section 7.4.2 Roofing. Roofs for the dwellings in Section 14 on lots 3, 4, 5 and 6 in Brandon Crescent shall be asphalt shingles as specified in the Brandon Crescent Supplemental Guidelines. Roofs on barn dwellings in Section 14 may be of approved slate or standing seam metal roofing material. Samples of metal roofing material shall be provided to the ARC for review and approval. Roofs on all other dwellings in Section 14 and Section 14A shall be constructed of an approved Architectural Grade asphalt shingle with a minimum of a 40 year Limited Warranty. Purchasers should contact the ARC to obtain a current Pre-approved Shingle List. This list is not intended to be exclusive. Alternate manufacturers' sample boards and/or colors may be submitted to the ARC for review and approval.

Section 7.4.3 Gutters/Downspouts. Gutters for the dwellings in Section 14 on lots 3, 4, 5 and 6 in Brandon Crescent shall be incorporated into the cornice design as 6" aluminum ogee style gutters with 4" copper round downspouts, as approved by the ARC. Dwellings in Section 14 on lots 1, 2, 7, 8, 19, 20, 21, 22, 41, 42, 43; 44 and 45 (unless a barn dwelling); 46, 47, 48 and 49 shall have aluminum gutters and copper downspouts on all elevations. Dwellings on all other lots in Section 14 and Section 14A shall have aluminum gutters and aluminum or copper downspouts. The pre-finished color of all aluminum gutter and downspout shall be painted to match the color of the cornice-trim.

Section 7.4.4 Brick. All dwellings which utilize brick shall use jumbo brick approved by the ARC. Colored mortar is required in Brandon Crescent on lots 3, 4, 5 and 6 and is required by the ARC for most brick selections. The use of special bond patterns such as Flemish or English bond are encouraged, as well as the use of water table brick, bullnose sills and treads, and shaped brick as deemed appropriate for the design. A limited number of painted brick homes may be allowed in Section 14 subject to specific ARC approval. Painted brick will not be allowed in Section 14 on lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 22, 41, 42, 43, 44, 45, 46, 47, 48 and 49; or in Section 14A on lots 4, 5, 6 and 7. Jackarches are required for all lots and may be required to be factory made on a radius for some designs and some locations. Unless specifically approved by the ARC, jackarches 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 jackarches for adjacent dwellings. If brick keystones are approved, they must be used on all jackarches. If limestone keystones are approved, they may be used on all jackarches, or on selected jackarches as indicated on the approved drawings. The combination of limestone and brick keystones is not permitted on the same house. Cut sheets for all shape brick and jackarches may be required to be submitted to the ARC for review and approval.

Lot purchasers and designers are encouraged to contact the ARC or consult with representatives of Columbus Builder Supply, Columbus Coal and Lime, and / or Hamilton Parker for available brick selections.



PPER BRANDON

A New Albany Country Club Community



MANUFACTURER
Sherwin-Williams 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 7.4.10 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 with 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 some designs. 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 ARC will define a consistent location for the standard yard light and mailbox at the time of preliminary design submittal. Some designs and drive layouts may require two (2) standard yard lights.

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 prohibited unless approved in writing by the ARC. 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. Special care shall be exercised to minimize the exposure of 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 may be required. Designers are encouraged to consider sufficient storage space for tools, landscaping supplies, lawn care equipment, trash receptacles, and auto accessories within the total garage area.

Vehicular garage doors are required to face the rear Property Line for all dwellings on corner lots. 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.

Garages with vehicular doors facing the front Property Line are not permitted without specific ARC approval. When permitted, garages shall be set back a minimum of 10'-0" from the main house Building Face and the doors shall be screened from adjoining views. Garages with more than two vehicular doors facing the front Property Line are not permitted.

Within the minimum 5'-0" wide 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.

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) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL), where permitted. 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 constructed of wood with traditional panels in a style appropriate to the architectural theme of the dwelling. The use of glass 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.

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 such as brick or asphalt. Poured concrete driveways are not permitted. Railroad tie or other edging of driveways is not permitted. Driveways shall be limited to a one lane width (12 feet) between the street and the 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 brick walls, piers, hedge and/or appropriate plantings as deemed appropriate by the ARC. The recommended paving materials include brick, stone aggregate topped bituminous pavement, or asphalt. All drive and courtyard materials must be submitted for ARC review and approval.

Section 7.4.5 Brick Chimneys. Dwellings in Section 14 on lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 19, 20, 21, 22, 41, 42, 43, 44 and 45 (unless a barn dwelling); 46, 47, 48 and 49; and Section 14A lots 4, 5, 6 and 7 shall have brick chimneys symmetrically positioned around the main center axis within the forward two-thirds of the main house block. Brick chimneys are strongly encouraged on all other dwellings and may be required for some designs.

Section 7.4.6 Windows. Approved windows constructed of wood with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL) with muntins measuring a minimum of 1.125" in width are required. 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 architect and to the ARC for approval.

All basement windows are required to match the windows used on the house. Window wells, where appropriate, are required to be of an ARC approved material. Metal window wells are never appropriate. Special care should be used to minimize the exposure of any window well by the use of approved architectural details, walls, and landscaping. It is the responsibility of the lot purchaser, architect, and builder to meet the safety standards required for window wells. If a guardrail or grill is required, a drawing shall be submitted to the architect and to the ARC for design approval.

Section 7.4.7 Doors.

A. Front Doors. Front doors shall be traditional paneled doors (Colonial in style). Metal or fiberglass front doors are not permitted on dwellings in Section 14 on lots 1, 2, 7, 8, 19, 20, 21, 22, 41, 42, 43, 44, 45, 46, 47, 48 and 49; and Section 14A lots 4, 5, 6 and 7. Single panel and flush wood doors are not permitted on any lot. Hardware should be a polished brass or natural bronze finish. Transoms above the door are typical. Sidelights may be used in conjunction with transoms. Scaled drawings of front entry systems showing the door panel, transom, and sidelights shall be submitted to the architect and to the ARC 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 1.125". All variations of the "French Door" style shall be constructed of wood with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited without specific ARC approval. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by the ARC. Drawings of secondary doors are required to be submitted to the architect and to the ARC for review and approval.

Section 7.4.8 Skylights and Accent Elements. Skylights are not permitted unless 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 or window bays are permitted, provided they are consistent with the architectural theme and approved by the ARC.

Section 7.4.9 Paint Colors. The following paint manufacturers and color lines are recommended for doors, shutters, facias, cornices, soffits, siding, and other miscellaneous rim. Variations of white and off-white are typically required for facias, cornices, soffits, and siding. Dark stains and 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.

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 and Sidewalks. Private walkways shall be constructed of pavers such as brick or bluestone. Railroad tie edging of walks and steps is not permitted. Each lot owner is required to provide a 4'-0" wide walkway from the front entry to the street if there is not an entry courtyard or guest parking area. All private walkway locations, designs, and paver materials are required with the Landscape Submittal.

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

Section 7.9 Screened Porches. Screened porches are permitted 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. Roof lines of screen porches shall conform to the architectural style of the house and compliment the massing of the main house block. Porches are required to have a brick base matching the main house block.

Section 7.10 Front Porches, Balconies and Platforms. 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 7.11 Utilities. All utilities shall be installed underground whenever possible. Screening for above ground utility structures, meters, and heat and cooling units is required, and is the responsibility of the lot purchaser. Screening must be shown on the Landscape Plan and is subject to ARC approval.

Section 7.12 Pools/Spas, Fountains/Ponds. All water features shall be located in the Rear Yard within the Building setbacks, completely enclosed by appropriate fencing, and screened from the street and adjoining properties. All water features shall be of in-ground construction. The pool/spa/fountain equipment shall be located within an enclosure and completely screened from the street and adjoining properties. Exterior spas shall be integrated with the architecture and landscape incorporating terraces, walls and structures. Spas shall be screened from adjoining properties by fencing or landscaping. "Above-ground" spas are typically prohibited. All proposed water features, screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 7.13 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, and other utilities. All such facilities shall be enclosed within a service court which is attached to the house and entirely enclosed by evergreen landscaping, privacy walls, and/or a landscaped enclosure that is a minimum of 4'-0" high. Service courts shall be located away from adjacent 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 prior to installation.

Section 7.14 Ancillary Structures. All exterior structures shall be either free standing or attached to the main structure of the house or garage. These ancillary structures are required to be approved by the ARC and shall be no more than one-story in height, without specific ARC approval. All structures shall be constructed of appropriate materials to be reviewed and approved by the ARC.

Section 7.15 Equipment Storage. Storage of all trash receptacles and maintenance equipment shall be within garages, garden walls or ancillary structures. Such items should not be visible from streets, common open spaces or adjacent lots.

Section 7.16 Vehicle Storage. All campers, off-road vehicles, pickup trucks and/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 courtyards and/or driveways. Under no circumstances are vehicles allowed to be parked on the lawn or in landscaped areas.

Section 7.17 Sport and Recreational Equipment. Basketball backboards and supports, swing sets and other children's play facilities shall be free-standing and are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from the street and adjoining properties. Appropriate methods of screening are required for all sport and recreational equipment. Sketches indicating types of structures, locations within the site, materials and colors to be used, and methods of screening must be submitted to the ARC for approval prior to installation.

Section 7.18 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.