

SECTION 17

REQUIRED ARCHITECTURAL STANDARDS

GENERAL NOTES

Revision Date: 10/18/04

1. An architectural site plan for Section 17 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.
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 in Section 17 are strongly encouraged to meet with an ARC representative ascertain the detailed site and design requirements.** Each lot is unique and is affected by lot conditions and architectural restrictions due to conservation areas, easements, drainage requirements, restricted building areas, golf course proximity, landscape requirements, etc. that will impact the buildable area and overall design. In addition, purchasers of lots 36 thru 39 in Section 17 are required to use an architect with a proven history of meeting the design criteria for estate lots as outlined by the Architectural Guidelines for The New Albany Country Club Communities. **Purchasers should contact the ARC for a current Lambton Park Architect List. The ARC reserves the right to require design meetings with the architect and/or owner as deemed necessary.**
4. 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**.
5. 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**, the following items will be required to be on file with the **ARC**:

- Final **ARC** approved Architectural Drawings
- Exterior Materials Submission Form**, listing all exterior materials used for the home
- Lambton Park Construction Site Guidelines**, a document to be read and signed by the owner or builder, explaining site maintenance requirements during construction
- Application form for the Certificate of Appropriateness**, listing owner, architect, and builder
- Documentation, details, etc. as may be requested by the **ARC**

ARCHITECTURAL STANDARDS

(ARTICLE VII of N.A.C.C. DESIGN GUIDELINES, REVISED 4/19/01)

Section 7.1 Architectural Style. The approved architectural style is derived from American Georgian architecture. Lot owners and designers are encouraged to look at strong examples of this historic style 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 Building symmetry.

Section 7.3 Home Size and Height. The minimum heated and air-conditioned area permitted in a dwelling in Section 17 on lots 3, 4, and 36 through 39 shall be

no less than **3,800 square feet** and shall be **two (2) stories** in height. The minimum heated and air-conditioned area permitted in a dwelling in Section 17 on lots 1, 2, and 5 through 15, 17, 18, 19, 20, 22, 23, and 25 through 35 shall be no less than **3,800 square feet** and shall be **one and one-half (1 1/2) or two (2) stories** in height. The minimum heated and air-conditioned area permitted in a dwelling in Section 17 on lots 16, 21, and 24 shall be no less than **3,200 square feet** and shall be **one and one-half (1 1/2) or two (2) stories** in height. The width of 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.

Section 7.4 Exterior Finish Materials.

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. Dwellings in Section 17 on lots 36, 37, 38 and 39 shall have roofs constructed of an approved non-fading slate. Dwellings in Section 17 on lots 1 thru 35 may have roofs 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. The Owner and/or designer may present alternate manufacturers' sample boards and colors to the **ARC** for approval.

Section 7.4.3 Gutters/Downspouts. Dwellings on all lots shall have copper or aluminum gutters with copper downspouts on all elevations. If aluminum gutters are used, the gutter profile shall be shown on the approved plans and the finish of the aluminum gutter and downspouts shall be painted to match the color of the cornice trim.

Section 7.4.4 Brick.

A. Brick. Dwellings on lots 1 thru 17, 23, 24, 25, and 33 thru 39 shall use handmade bricks in traditional shapes and sizes. Colored mortar is required. The use of Flemish or English bond with jumbo bricks is strongly recommended and may be required for some designs. True jackarches are required above all masonry openings. Field cut jackarches and soldier courses utilizing standard brick are prohibited. Shape brick are required for watertables, sills, treads, corners, arches, chimney details, piers, and garden walls as deemed appropriate by the architect and the **ARC**.

Purchasers of lots should familiarize themselves with the select brick lists that are specified for each subsection of Section 17, and contact the **ARC** for available brick selections and approved colors. Painted brick may be allowed on certain lots in Section 17 subject to specific **ARC** approval.

B. Siding. Dwellings on lots 18 thru 22 and 26 thru 32 may use brick or clapboard siding.

Purchasers of lots should familiarize themselves with the approved siding lists that are specified for each subsection of Section 17, and contact the **ARC** for available siding selections and approved colors.

Section 7.4.5 Brick Chimneys. Dwellings on lots 3, 4, and 36 thru 39 are required 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 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 review and approval.

All basement windows are required to match the windows used on the house. Window wells, where appropriate, are required to be constructed of brick or 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 must be submitted 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. Single panel and flush wood doors are not permitted. 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 are required to be submitted to the architect and to the **ARC** for review and approval.

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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, fascias, cornices, soffits, siding, and other miscellaneous trim. Variations of off-white are typically required for fascias, 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.

MANUFACTURER	COLORS
Sherwin-Williams Paint Co.	"Heritage Colors" "Preservation Palette"
Coronado Paint Company	"Chesapeake Bay" "Restoration Colors" "Supreme Collection"
Benjamin Moore Paints	"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 Community 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 is 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. Garage location is important due to lot conditions and the overall architectural standards for the area. All dwellings shall have garages with a side or rear entry unless a specific variance is granted by the ARC. The ARC reserves the right to specify the garage locations and orientations based on specific neighborhood conditions. Lot purchasers and architects are encouraged to schedule a concept architectural meeting with the ARC prior to commencement of design.

Dwellings with vehicular garage doors facing the front property line, where permitted, shall be set back a minimum of 30'-0" from the Building Face and shall utilize brick walls, piers, hedges, or landscaping to minimize the exposure of the vehicular garage doors. Dwellings with vehicular garage 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 for screening. Dwellings with vehicular garage 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 for screening.

Within the required 5'-0" wide landscape buffer area, there shall be a minimum requirement 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 and may be required to be taller than 6'-0" for certain site conditions. 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 vehicular garage doors by the use of fencing, walls or landscaping regardless of which Property Line the doors face. For some lots, landscape plans indicating appropriate methods of garage screening may be required for final design approval. The use of windows, doors, and recessed panels in the walls of the garages is encouraged and may be required. Sufficient storage space for tools, landscaping supplies, lawn care equipment, trash receptacles, and auto accessories should be allocated for within the total garage area, unless an ancillary structure is planned.

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. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by the ARC. Scale drawings of pedestrian doors are required to be submitted to the architect and to the ARC 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. (Reference Supplemental Exhibits, where applicable, for additional driveway and entrance pier criteria.)

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 driveway 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. (Reference Supplemental Exhibits, where applicable, for additional brick drive apron criteria.)

Section 7.8 Private Walkways and Sidewalks. Lot owners shall provide a 4'-0" wide brick walkway from the front entry to the street if there is not an entry courtyard or motorcourt located in the front area of the home. Supplemental walkways shall be constructed with masonry pavers. A 4'-0" wide poured concrete sidewalk that runs perpendicular to the street may be required by the Village of New Albany. (Lot owners and/or builders should contact the Village Building Department to verify.) All walkway materials and layouts must be approved by the ARC.

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 of 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 a

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. Some sites in Section 17 may not allow for water features of any type.

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.

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 must be approved by the ARC and shall be no more than one-story in height (without specific ARC approval) and shall be constructed of appropriate materials that shall 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. Structures are prohibited on existing mound/screening areas, or in drainage ways. 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 Fencing. Fencing must not delineate property lines and will be restricted by the building setbacks to the building envelope. Fencing shall be prohibited on existing mound/screening areas. Lot purchasers who desire to incorporate fence details into their project shall contact the ARC to arrange a meeting with architect, builder, and landscape contractor to discuss the design intent of the fence, material specification, and proposed location. Fencing, when approved, will be required to be of high quality wood or metal and will require a prerequisite amount of landscape screening. All fence manufacturers and installers are required to meet certain review criteria and to be approved by the ARC. Under no circumstances shall any fencing be installed without prior ARC approval.

Section 7.19 Landscape and Hardscape. Appropriate landscape and hardscape is expected. Lot purchasers are encouraged to incorporate landscape considerations into the overall home site design. For certain home sites and designs, the ARC may require a prerequisite landscape commitment. Lot purchasers are encouraged to interview Landscape Architects who have a proven history of meeting the design and installation requirements of estate lots. Design and construction details may be required for garden walls, hedges, piers, terrace walls, etc. prior to issuance of a Certificate of Appropriateness. Final landscape plans, details, and material lists must be approved by the ARC prior to installation. Any changes or modifications to the landscape or hardscape must be submitted to the ARC for review and approval.

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. ANY EXPRESS OR IMPLIED WARRANTIES THAT MAY HAVE BEEN MADE ARE HEREBY DISCLAIMED, INCLUDING THE WARRANTY OR 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.