

REQUIRED ARCHITECTURAL STANDARDS EALY CROSSING

GENERAL NOTES

Revised: 1 July 2008

1. 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.
2. Purchasers of lots shall 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 **Ealy Crossing** is unique and may have unique architectural restrictions and guidelines. A concept meeting with the **ARC** shall be required for all lots within the **Ealy Crossing** subdivision prior to any submittal.
3. **Ealy Crossing** has unique criteria with regard to 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)**. Upon receipt of a **Letter of Compliance**, 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 the **ARC**, an **Application for a Certificate of Appropriateness** with appropriate fee payment, and an **Exterior Materials Submission Form**, as well as other documentation that may be requested by the **ARC**.
4. Final architectural and preliminary landscape plans 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. Final landscape plans must be submitted a minimum of 30 days prior to installation and approved prior to installation of any related 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**.
5. Brian Kent Jones Architects, Inc. is the sole architect for **Ealy Crossing**. Please refer to **Supplemental Exhibit A** for the established approved builder's list for this neighborhood.

ARCHITECTURAL STANDARDS

REVISION: 1 July 2008

Section 7.1 Architectural Style. The approved architectural style for **Ealy Crossing** is derived from Classical American architecture, including Federal, Georgian, and Vernacular 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. 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 simplest traditional references of the existing architectural context of the Country Club Community as well as the Ealy House and other late 19th century references in the Village Center.

A “primary dwelling form” that establishes consistent massing and scale shall be utilized. This massing shall typically be brick. Ancillary forms, hyphens, dependencies, pavilions, garages, follies, etc, shall be generally diminutive in nature and rendered with brick and/or clapboard siding. A minimum roof pitch of 7:12 rise over run is required. Roof pitches with rise over run less than 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. Extreme roof pitches (15:12) and flared eaves that typify more European antecedents will not be permitted. Garage eaves will be limited to 14 feet in height, gutter to ground, and ridges will be required to be less than 25 feet in height.

Section 7.3 Home Size and Height. The minimum heated and air-conditioned space permitted in a dwelling on lots 1 through 32 shall be no less than **2800 square feet**, exclusive of ancillary structures, and shall be **one and one-half (1-1/2) to two (2)** stories in height.

Due to the lot size in this subdivision, lot coverage restrictions are required to ensure the success of the neighborhood.

Section 7.3.1 House (Building Cover). Dwellings on lots 1 through 13, 17, 18, and 26 through 28 in **Ealy Crossing** shall cover no more than 30% of the Total Land Area of the lot. For lots 14 through 16, 19 through 25, and 29 through 32, Building Cover shall not exceed 40% of the Total Land Area of the lot.

Section 7.3.2 House and Hardscape (Development Cover). The total lot coverage of the dwelling structure, all ancillary structures, and hardscape, including all porches, terraces, driveways and auto-courts, on lots 1 through 13, 17, 18, and 26 through 28 shall not exceed 45% of the Total Land Area of the lot. For lots 14 through 16, 19 through 25, and 29 through 32, Development Cover shall not exceed 55% of the Total Land Area of the lot.

Please refer to **Supplemental Exhibit B** for more detailed information regarding coverage requirements.

The **Architectural Review Committee** and the **Subdivision Developer Representative** shall have the right to modify these requirements to accommodate unusual shaped sites and the **ARC** and **SDR** shall have the express right to provide the appropriate variances. The approval of both the **ARC** and **SDR** is required to grant a variance. **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 primarily of brick, which may be painted (please see **Section 7.4.4** for approved sites). Wood paneling or clapboard siding, in appropriate styles, may be used on certain hyphens or dependencies subject to **ARC** approval. All other dwellings may be constructed of an approved brick, painted brick (subject to **ARC** approval), or painted clapboard siding. All proposed paint colors, including those for doors, shutters, and trim, must be submitted to the **ARC** for written approval prior to application. Refer to **Section 7.4.10** for a list of pre-approved paint colors.

The construction of a brick sample wall is required only if the builder and/or owner requests the use of materials and/or colors not approved in the remainder of **Section 7.4**. 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 Submission Form. Each lot owner is required to complete the required **Exterior Materials Submission Form** and submit it to the **Subdivision Developer Representative (SDR)** and 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.

This section has identified a specific palette of exterior materials selected by the **SDR** that must be thoroughly referenced by the purchaser. Please refer to **Supplemental Exhibit C** for more detailed information.

Section 7.4.2 Roofing. Dwellings on all lots, including those fronting on Keswick Drive, shall have an **ARC** approved Architectural Grade asphalt shingle similar to that used on Keswick. Purchasers should contact the **ARC** for 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. Roofs constructed of slate or wood shake and wood shingle may be acceptable alternatives for certain lots and shall be approved on a case by case basis. Standing seam metal roofs in copper and galvanized metal are appropriate for dependencies only.

Section 7.4.3 Gutters/Downspouts. Half-round gutters and round downspouts shall be utilized. Dwellings on all lots shall have copper, painted galvanized, or aluminum gutters and downspouts on all elevations. The finished color of the galvanized or aluminum gutters shall match the trim color of the dwelling.

Section 7.4.4 Brick. Not less than 80% of the single family lots, or 25 lots, in **Ealy Crossing** must have dwellings of which the main block of the house is brick. Dwellings on lots 3-6, 10, 13-18, 21-27, 29, and 30 shall use handmade bricks in traditional shapes and sizes as approved by the **SDR/ARC**. The remaining brick lots shall be located within the balance of the subdivision. Twenty percent of the total single family lots, or 7 lots, may be painted brick or clapboard siding (provided that in no event shall there be more than two clapboard homes in a row).

All dwellings which utilize brick shall use oversize bricks in traditional shapes and sizes as approved by the **SDR/ARC**. The use of standard bricks shall be permitted only when reviewed and approved by the **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 watertable brick, bullnose sills and treads, and other shaped brick as deemed appropriate for the design.

MANUFACTURER

Glen-Gery Brick Company
Cushwa
Belden Brick Company

COLOR

Belgium
Rose Full Range
Rosewood Blend (pending)

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. The combination of limestone and brick keystones is not permitted on the same house.

Section 7.4.5 Brick Chimneys. Inbound chimneys are required on two story residences and shall be symmetrically positioned around the main center axis within the forward two-thirds of the main house block. Outbound chimneys are acceptable only on story-and-a-half residences. Brick chimneys are encouraged for all lots and may be required for some designs.

Section 7.4.6 Siding and Wood Trim. Traditional patterns of clapboard siding and trim shall be utilized. The use of wood siding and fiber-cement product is permitted. Trim materials shall be wood or fiber-cement product, provided that it exceeds a minimum thickness of 0.625". 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 white or 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" (SDL) with muntins measuring a minimum of 0.875" are required for dwellings on all lots in Ealy Crossing.

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 prior to the ordering of windows.

All windows eight square feet or greater in area are required to have a minimum 3" wood or composite brick mould with traditional profiles. Windows less than eight square feet in area are permitted to have a 2-1/4" inch wood or composite brick mould.

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.

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 **SDR/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. Dwellings on all lots shall utilize a limited, pre-determined selection of hanging and wall-mounted copper or brass light fixtures by a specified manufacturer.

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 set back a minimum of 10'-0" behind the front building face. Garages with vehicular doors facing the rear property line shall be set back a minimum of 25'-0" from the rear property line. Garages with vehicular doors facing the side property line shall be set back a minimum of 25'-0".

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 0.875". All variations of the "French Door" style 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 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 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 overhead doors that mimic hinged carriage house doors (refer to **Supplemental Exhibit E** for additional information). The use of glass panels in vehicular doors must be specifically

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. Composite doors shall be considered on a case by case basis and must be approved by the **SDR/ARC**. Metal insulated doors are not appropriate for front doors in **Ealy Crossing**. Single panel and flush wood doors are not permitted. Hardware should be a subtle, natural finish. 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 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 or an **SDR/ARC** approved composite material using “**TRUE DIVIDED LITES**” (**TDL**) or “**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 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, 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 white or off-white. Variations of white and off-white are typically required for siding. Front doors, garage doors, and shutters are required to utilize colors from a selective palette. Garage doors that occur in brick shall have a dark value while garage doors that occur in clapboard are required to match the siding color. 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
Sherwin-Williams Paint Co.

Coronado Paint Company

Benjamin Moore Paints

COLOR
“Heritage Colors”
“Preservation Palette”
“Chesapeake Bay”
“Restoration Colors”
“Supreme Collection”
“Historical Color Collection”
“Exterior Expressions”

approved by the **ARC**. Eight (8) or Nine (9) feet wide individual bay doors are permitted. Double wide garage doors shall be considered on a case by case basis and permitted only with approval from the **SDR/ARC**.

Section 7.7 Fences and Walls.

Section 7.7.1 Metal Fences. All lots in Ealy Crossing are required to have an ornamental aluminum or wrought iron metal fence, similar in design to the Keswick fence, across the front perimeter of the property. This fence shall terminate in brick piers on lots 13, 17, and 18.

Section 7.7.2 Privacy Fences. Rear and side yard privacy fences, 6' in height, shall be installed where applicable on lots 14 through 32. Privacy fences shall be similar in design to the Keswick privacy fence and shall be painted dark green. Privacy fences may be staggered to create openings for yard access and maintenance purposes; no gates will be installed. Rear yard privacy fences installed in flood routing easements shall be centered in a gravel bed approximately 36" in width.

Section 7.7.3 Bollards. Wood bollards, painted dark green and spaced approximately 12'-0" on center, shall be installed on lots 17, 18, and 26 through 38 to delineate the "maintenance responsibility line" of the lake. Purchasers of these lots shall be responsible for the maintenance of any lot area located outside of the line of the bollards. The Ealy Crossing HOA shall be responsible for the maintenance of any lot area within the line of the bollards.

Locations of all fences shall be indicated on the site plan for each lot and submitted to the **SDR/ARC** for review and approval prior to installation. Please refer to **Supplemental Exhibit F** for more detailed information regarding standard fence types and locations in **Ealy Crossing**.

Section 7.8 Landscape Criteria. Refer to **Supplemental Exhibit G** for more detailed information regarding landscape criteria for **Ealy Crossing**.

Section 7.9 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 are house brick, house brick pavers, approved concrete pavers, asphalt, tar and chip, decomposed granite, and Pennsylvania bluestone. 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 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 wall 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.

All drive aprons shall be constructed of brick (Cushwa Rose Full Range) from the curb to the public sidewalk and shall taper to the curb.

Section 7.10 Private Walkways. Private walkways shall be constructed of brick pavers and shall match the approved house brick. 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 7.11 Public Sidewalks. Public sidewalks shall be constructed of brick (Cushwa Rose Full Range) and shall be 4'-0" wide with approved ramps and terminations.

Section 7.12 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 rear of the house, depending on location, may be required to have a brick base.

Section 7.13 Front Porches, Balconies, and Porches. Extended front porches, balconies, or other constructed platforms above grade are discouraged. All such structures must be submitted to the **SDR/ARC** for specific variance approval. Antebellum style porticos with two story columns are prohibited.

Section 7.14 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 7.15 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 7.16 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 7.17 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 no more than one story in height 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 7.18 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 7.19 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. Owner or guest vehicles which 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 7.20 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 7.21 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.

EALY CROSSING

SUPPLEMENTAL EXHIBIT A

Updated 13 May 2008

APPROVED ARCHITECT & BUILDER LIST

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Contact: Brian Jones or Tom Marano

Builders:

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Contact: Walt Betley

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Updated 13 May 2008

APPROVED BUILDER LIST

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EALY CROSSING

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Updated 13 May 2008

APPROVED BUILDER LIST

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Hearthstone-McKinley

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Updated 13 May 2008

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EALY CROSSING

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Updated 13 May 2008

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Rudolph Home Builder

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Showcase Homes

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Columbus, OH 43219
Phone: 614.855.8533
Fax: 614.855.8538

Contact: Barry Saltzman, Jeffery Pierce, or Jerry Button

The Stonehenge Company

41 North High Street
New Albany, OH 43054
Phone: 614.933.1200
Fax: 614.933.0054

Contact: Mo Dioun

EALY CROSSING

SUPPLEMENTAL EXHIBIT A

Updated 13 May 2008

APPROVED BUILDER LIST

Stonekey Builders

255 Edwards Road
Johnstown, OH 43031

Phone: 740.967.0255

Fax: 740.967.2839

Contact: Joseph Robertson

Ralph Swain Builders

788 Lauraland Drive
Columbus, OH 43214

Phone: 614.451.9207

Fax: 614.457.7992

Contact: Tom Swain

Teale Homes, Inc.

30 West Olentangy Street, Suite 210
Powell, OH 43065

Phone: 614.436.1808

Fax: 614.436.4760

Contact: Lew Teale

Truberry Group

5042 Oakmont Place
Westerville, OH 43082

Phone: 614.890.5588

Fax: 614.891.0954

Contact: Scott Shively

M.A. Trucco Builders

4415 Millwater Drive
Powell, OH 43065

Phone: 740.881.4663

Fax: 740.881.0009

Contact: Matt Trucco

Tuckerman Development

5000 Kitzmiller Road
New Albany, OH 43054

Phone: 614.775.4002

Fax: 614.775.4004

Contact: Steve Tuckerman

Tuckerman Home Group, Inc.

64 East Broad Street
Columbus, OH 43215

Phone: 614.232.8700

Fax: 614.232.8701

Contact: Craig Tuckerman

EALY CROSSING

SUPPLEMENTAL EXHIBIT A

Updated 13 May 2008

APPROVED BUILDER LIST

Turnbull Homes

PO Box 481
New Albany, OH 43054
Phone: 614.939.5000
Fax: 614.939.5002

Contact: Gary Turnbull

Victory Home Builders, Inc.

PO Box 458
Pickerington, OH 43147
Phone: 614.834.7757
Fax: n/a

Contact: Lemuel Tschappat

Bob Webb Builders

7662 North Central Drive
Lewis Center, OH 43035
Phone: 740.548.5577
Fax: 740.548.6113

Contact: Bob Webb

Yore Fine Homes

5961 Lower Bremo
New Albany, OH 43054
Phone: 614.775.0922
Fax: 614.775.0923

Contact: Yoaz Saar

EALY CROSSING

SUPPLEMENTAL EXHIBIT B

Revised 16 July 2007

LOT COVERAGE REQUIREMENTS

Definitions

- Building Cover:** the area occupied by any structure used for the purpose of providing temporary or permanent forms of shelter on a given lot. This calculation shall include all areas covered by a building's roof and other forms of protection from the elements.
- Development Cover:** the sum of the area occupied by Building Cover and all impervious cover, including drive-ways, decks, sidewalks, patios, swimming pools, etc, on a given lot.
- Total Land Area:** the area of a given lot contained within the Front, Side, and Rear Property Lines of the lot and outside public rights-of-way. This calculation shall include all areas crossed by public and/or private (utility) easements, tree preservation zones, etc.

Building Coverage					Building Height	
Detached Garage Bldg. Cover Limit as % of TLA	Accessory Bldg. Cover Limit as % of TLA	Building Cover Limit as % of TLA	Dev. Cover Limit as % of TLA	Swimming Pool in Addition to Dev. Cover limit as % of TLA	Principal Building	Detached Garage
6.39%	1.67%	30% (Lots 1-13, 17-18, 26-28)	45%	5%	35 ft	tbd
		40% (Lots 14-16, 19-24, 29-32)	55%			

EALY CROSSING

SUPPLEMENTAL EXHIBIT C

Revised 13 May 2008

EXTERIOR MATERIALS PALETTE

Brick:

1. Glen-Gery Brick Company - Belgium
Supplier - Columbus Coal & Lime
1150 Sullivant Ave
Columbus, OH 43212
Phone: 614.224.9241
Fax: 614.224.1721
2. Cushwa - Rose Full Range
Supplier - Columbus Builders Supply
807 W. Third Ave
Columbus, OH 43223
Phone: 614.294.4991
Fax: 614.294.1694
3. Belden Brick Company - Rosewood Blend (selection pending)
Supplier - Hamilton Parker
1865 Leonard Ave
Columbus, OH 43219
Phone: 614.358.7800
Fax: 614.358.2315

Composite Siding:

1. HardiePlank Lap Siding
2. LP SmartSide Lap Siding

Roofing:

1. Asphalt Shingle: Certaineed Independence Shingle, 40-year; color - Weathered Wood
2. Metal Standing Seam - specification forthcoming
3. Wood Shake/Wood Shingle - specification forthcoming
4. Slate - specification forthcoming

Clad Windows:

1. Marvin Windows
2. Pella Windows "Architect Series"
3. Kolbe & Kolbe
4. Lowene

Revised 13 May 2008

EXTERIOR MATERIALS PALETTE

Composite Exterior Entry Doors:

Recommendations only; composite entry doors are reviewed and approved by the ARC on a case by case basis

1. Jeld-Wen IWP
Aurora SDL Collection; mahogany texture
Stain - caramel, sequoia, mocha, sable, or cashmere
2. Masonite Doors
Barrington Fiberglass; mahogany texture
Stain - dark mahogany, danish walnut, teak natural, or cherry; medium or dark finish
3. Peachtree Doors
Newport Textured Fiberglass; clear glass panels, simulated divided lites (SDL)
Stain - Dark Mahogany
Cladding Color - Classic White or Ivory

Shutters:

1. Stonefield Classic Shutters
Louver, louver w/ tilt rod, or raised panel
2. Atlantic Premium Shutters
William E. Poole Collection: louver (WP-120), raised panel (WP-220)
Louvered Colonial: "Manchester"
Raised Panel: "Charleston"
3. Hardware; stainless steel w/ black powder coat finish
 - a. "S" clip/holdback
 - b. L-hinge
 - c. Pintel
4. Colors - selections forthcoming

Revised 16 July 2007

GARAGE DOORS

Garage Doors:

1. Jeld-Wen (supplier: Graf & Sons)
 - a. Carriage House Series; #63A Single Car w/ grooves
 - b. Estate Series; #84 Single Car
 - c. Estate Series; #83 Double Car

2. GD Wood Carriage House Doors (supplier: Hamilton Parker)
 - a. Custom Wood Door
Single Car, 9' x 7'
Double Car, 16' x 7'

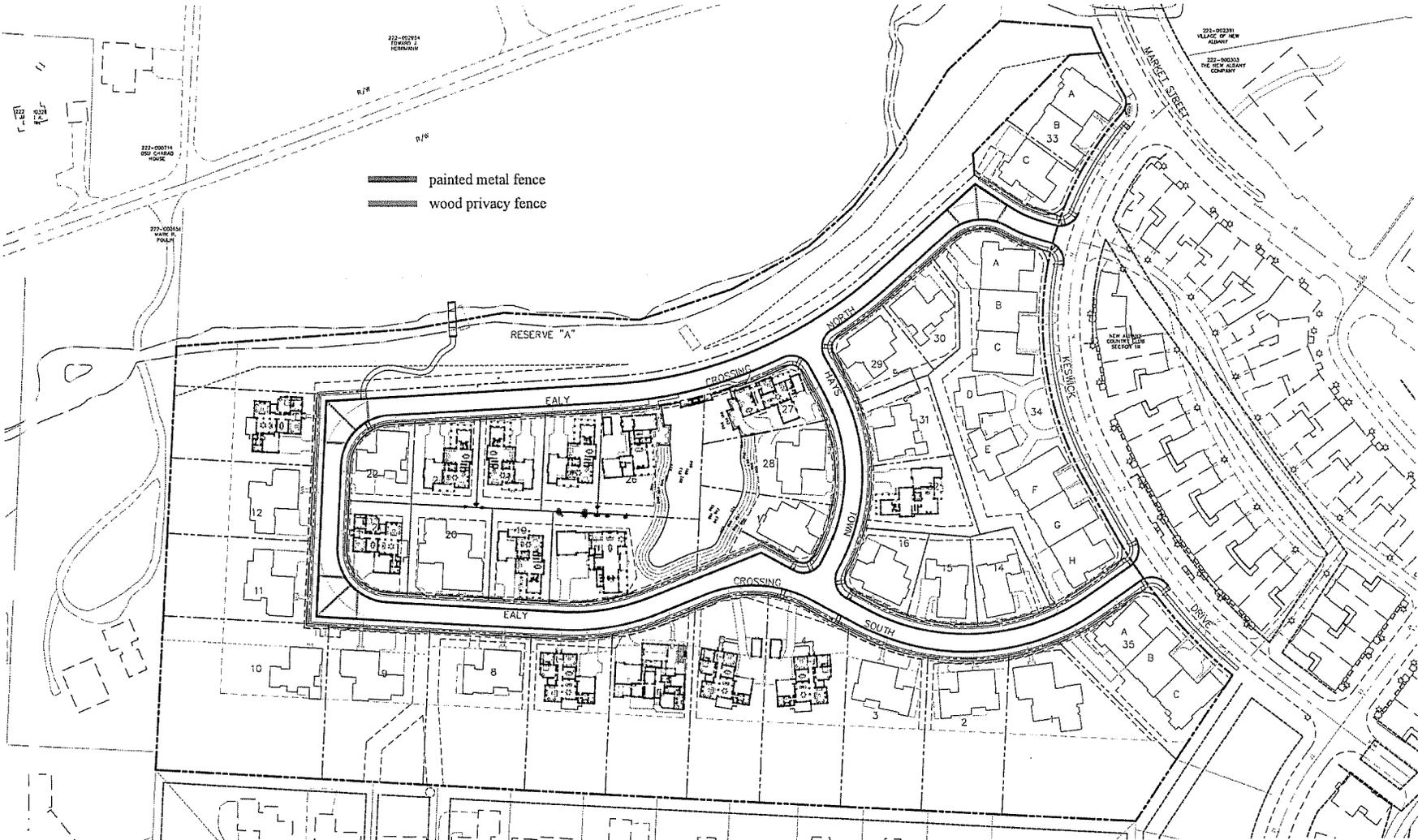
Note: decorative hardware, i.e. straps and handles, may be required

EALY CROSSING

Revised 13 May 2008

SUPPLEMENTAL EXHIBIT F

FENCE LOCATION PLAN



Revised 16 July 2007

FENCES

Fences:

1. Aluminum Fence
supplier: Suburban Steel
2. Wood Privacy Fence
supplier: Cedar Craft
3. Wood Bollards

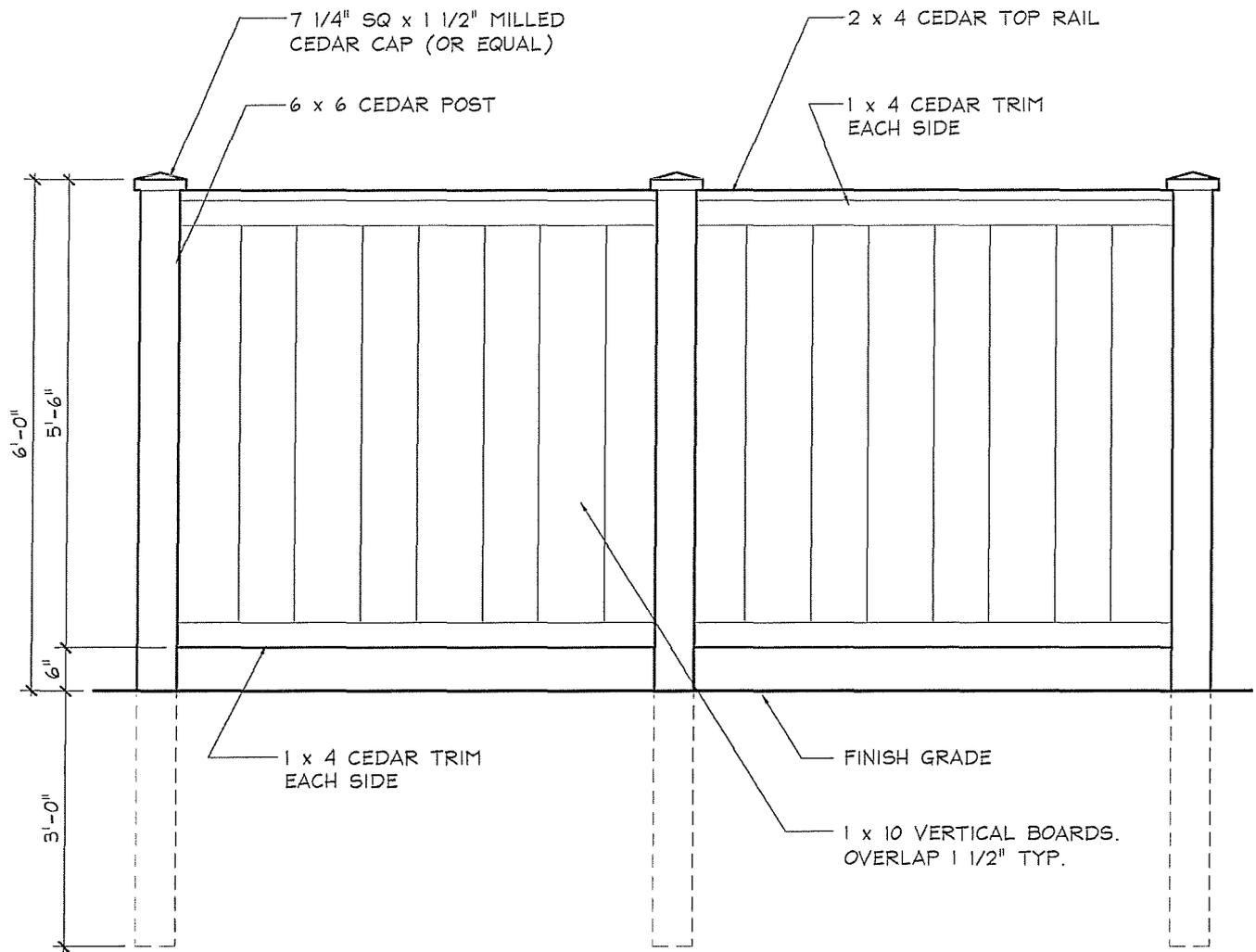
Note: all fences to be installed by the developer, Ealy Crossing South, LLC, when construction of the residence on a lot is complete, and to be maintained by the Ealy Crossing HOA.

EALY CROSSING

SUPPLEMENTAL EXHIBIT F

Revised 16 July 2007

FENCES

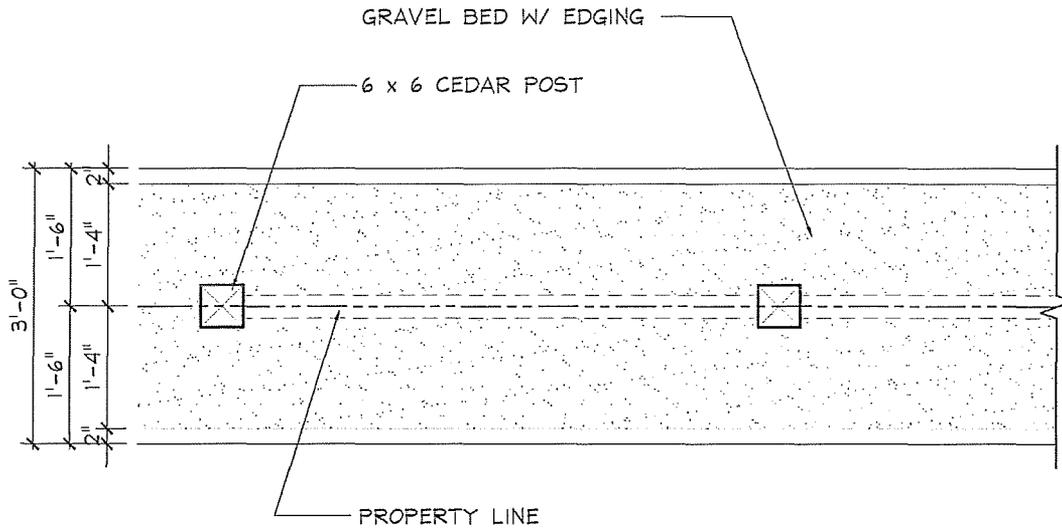


Privacy Fence - Elevation

Scale: 1/2" = 1'-0"

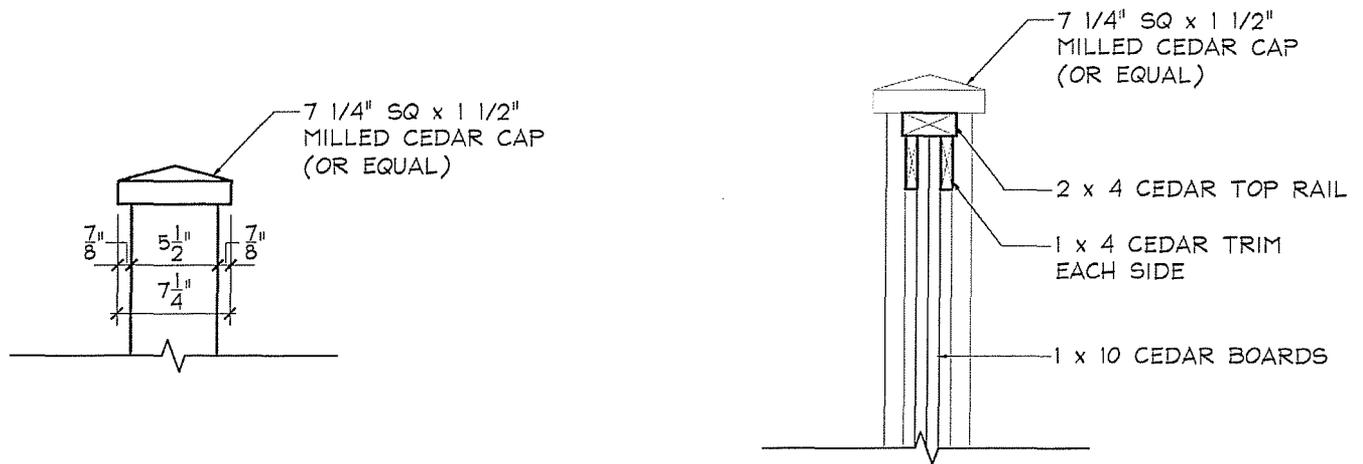
Revised 16 July 2007

FENCES



Privacy Fence - Gravel Bed Plan Detail

Scale: 1/2" = 1'-0"



Privacy Fence - Cap Detail

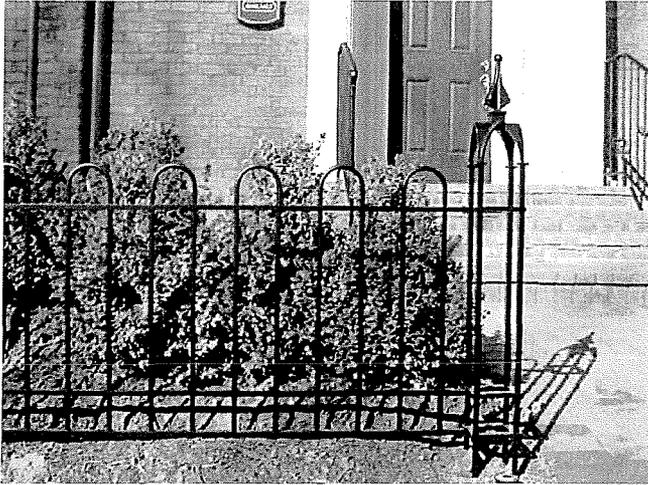
Scale: 1" = 1'-0"

Privacy Fence - Section

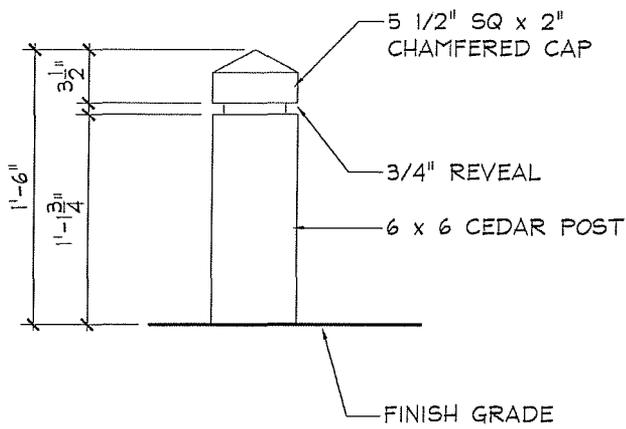
Scale: 1" = 1'-0"

Revised 16 July 2007

FENCES



Placeholder Images - fence detail forthcoming



Wood Bollard Detail

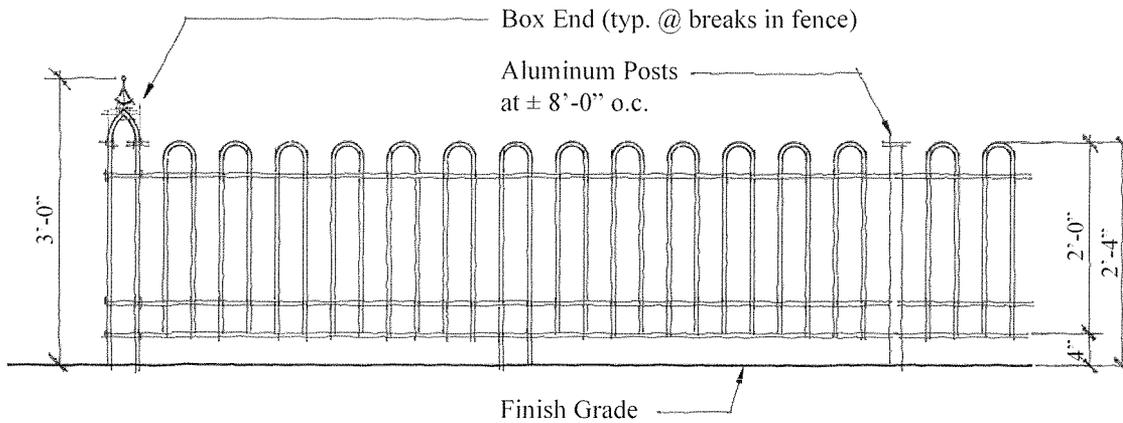
Scale: 1" = 1'-0"

EALY CROSSING

SUPPLEMENTAL EXHIBIT F

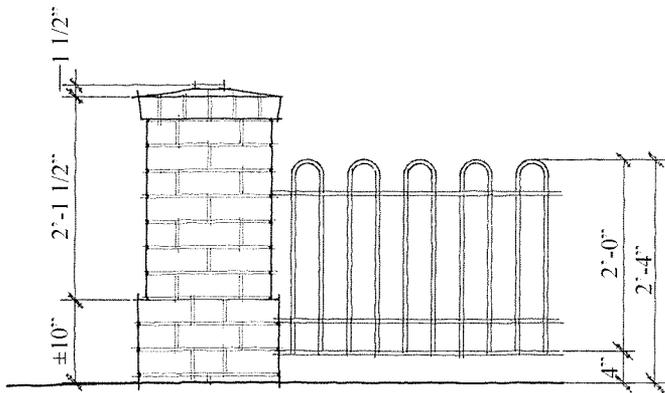
Revised 1 December 2008

FENCES & PIERS



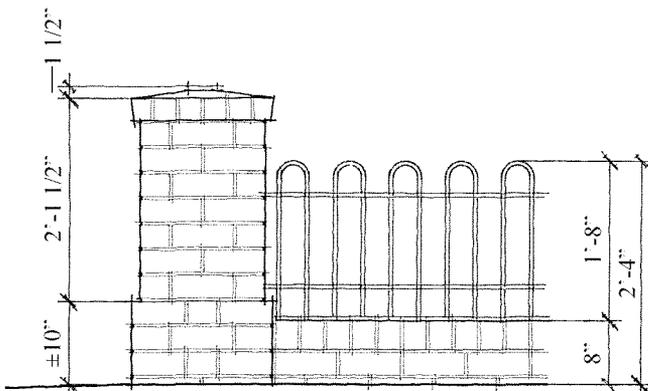
Metal Fence Elevation "A" - standard

Scale: 1/2" = 1'-0"



Metal Fence Elevation "B" - brick pier and standard fence

Scale: 1/2" = 1'-0"



Metal Fence Elevation "C" - brick pier, brick plinth, and standard fence

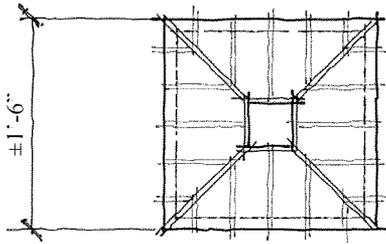
Scale: 1/2" = 1'-0"

General Notes:

- The standard finish for the metal fence is a black powder-coat paint.
- Top of aluminum pickets shall be set at ± 32" above finish grade in all applications of metal fence. Shop drawings of the fence shall be submitted to the Architect and SDR for approval prior to ordering, fabrication, and installation.
- Brick piers, where applicable, shall be constructed of the same brick as the primary residence, unless the residence utilizes a painted brick. When a home is painted brick, piers shall be constructed of Cushwa Rose Full Range oversize bricks (either handmade or simulated-handmade brick).
- Brick plinths, where applicable, shall consist of one course above grade and a rowlock course/cap. The height of the plinth shall not exceed 8".

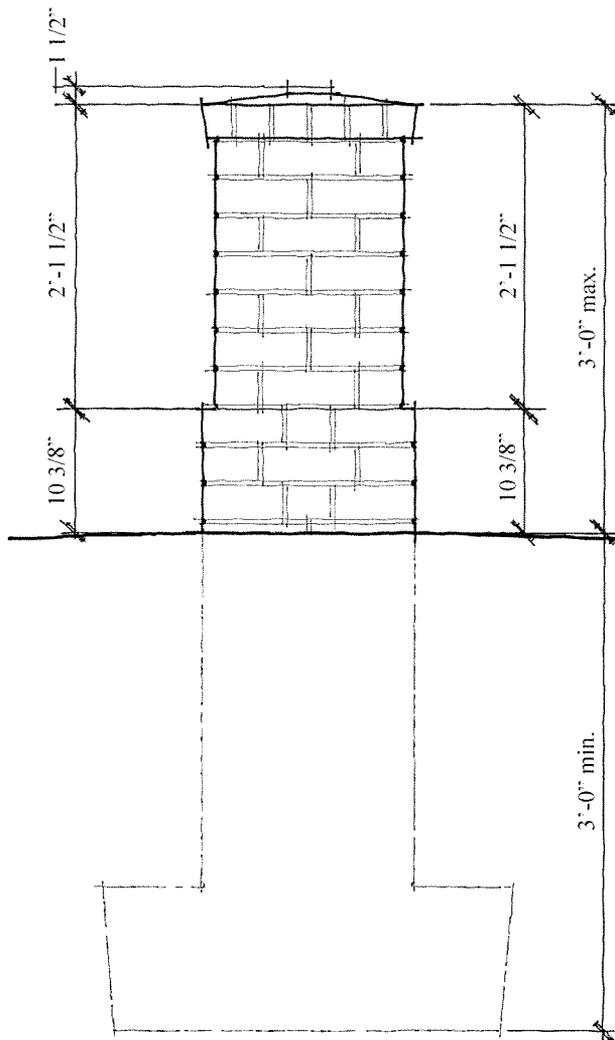
Revised 1 December 2008

FENCES & PIERS



Standard Brick Pier Cap Plan

Scale: $3/4" = 1'-0"$

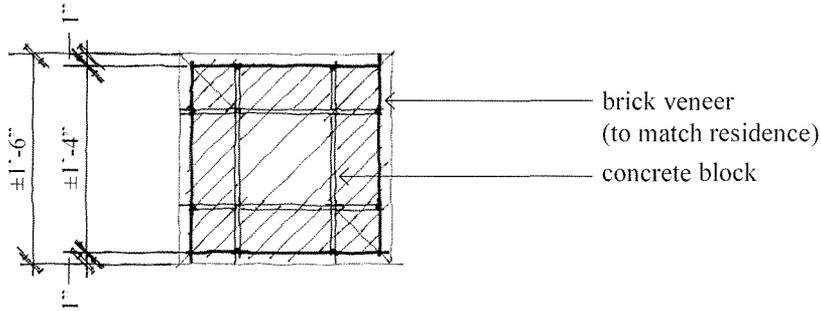


Standard Brick Pier Elevation

Scale: $3/4" = 1'-0"$

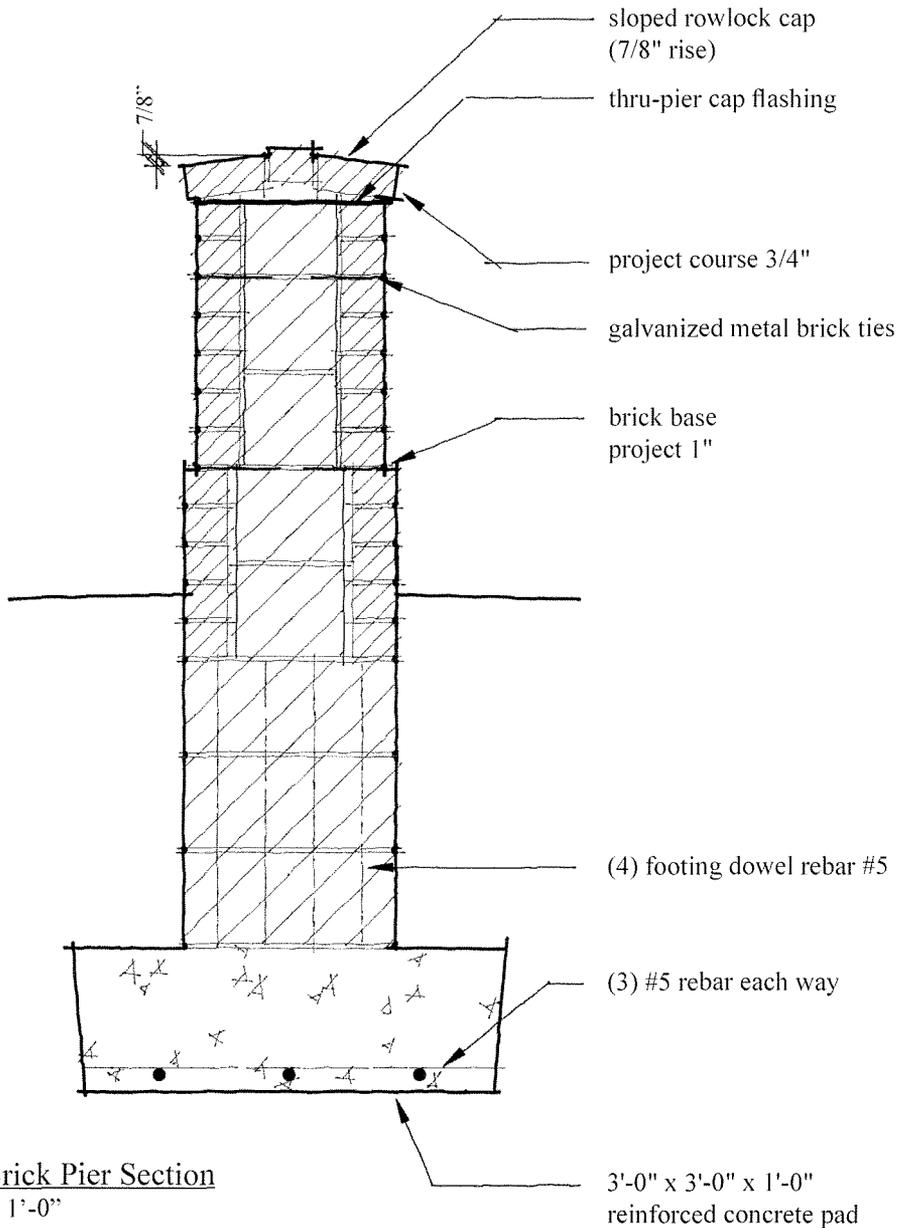
Revised 1 December 2008

FENCES & PIERS



Standard Brick Pier Plan

Scale: 3/4" = 1'-0"

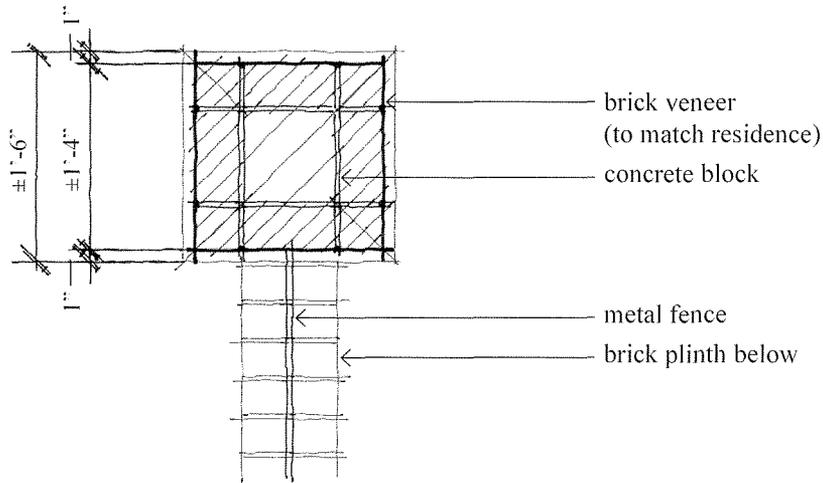


Standard Brick Pier Section

Scale: 3/4" = 1'-0"

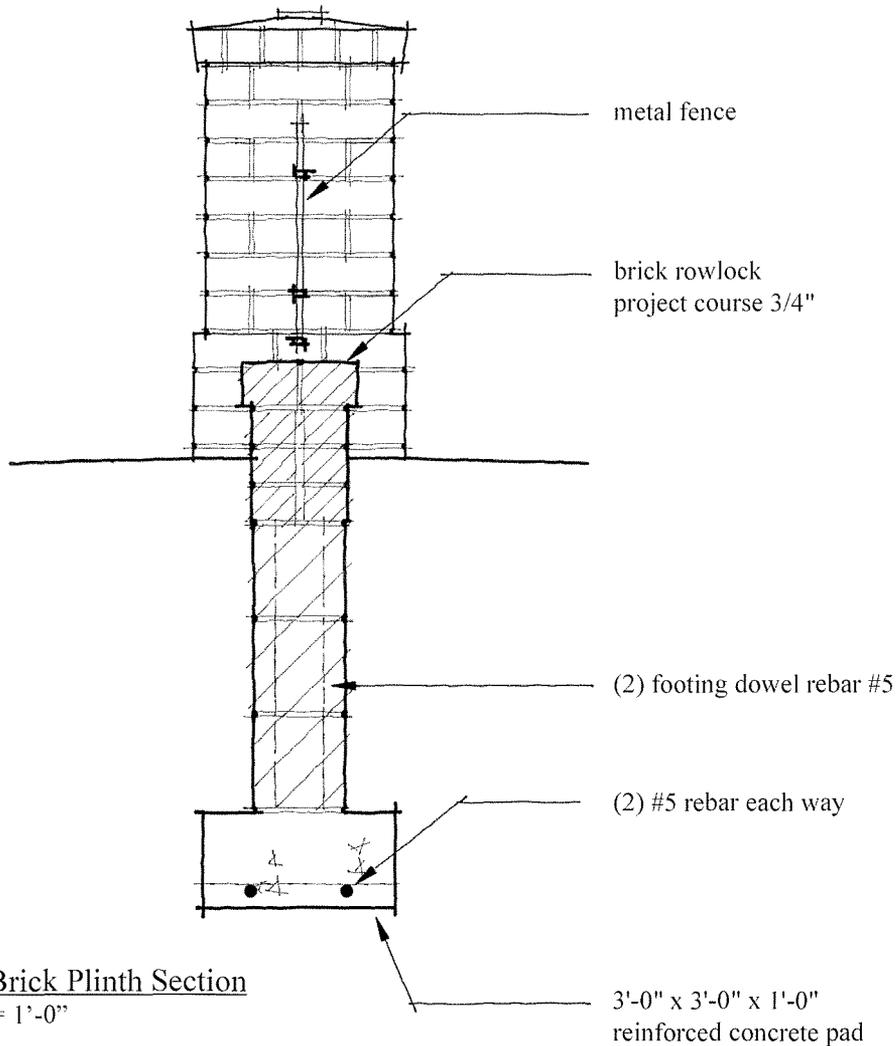
Revised 1 December 2008

FENCES & PIERS



Standard Brick Pier/Plinth Plan

Scale: 3/4" = 1'-0"



Standard Brick Plinth Section

Scale: 3/4" = 1'-0"