
A M E N D M E N T O F
D E S I G N G U I D E L I N E S F O R
T H E N E W A L B A N Y C O U N T R Y C L U B
C O M M U N I T Y

SECTION 7

A U G U S T 2 0 , 1 9 9 2

E X E C U T I V E S U M M A R Y

P R E F A C E

New Albany Country Club Section 7 (Upper Clivdon) is most unusual in that it offers premium lots that both face the golf course as in Section 1 and for the first time offers lots that back up to the course. The minimum lot size is at least .7 acres. The opportunity to design a truly Georgian home that creates formality on both the street and the golf course is exceptional. Great care in licensed Architect selection and design review shall be observed because Upper Clivdon represents the entry portal to much of the undeveloped land on the west nine holes of the golf course. Further, since the rear yards of many of the Lots back onto the golf course, special design review for landscaping on these Lots will be required. Finally, refer to attachment EXHIBIT A for the appropriate fencing requirements on each lot.

ARCHITECTURAL GUIDELINES

All Dwellings shall be all brick, have slate roofs and copper downspouts and shall be two (2) stories in height, as presently exists in New Albany Country Club Section 1 dwellings facing the golf course. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 3,500 S.F.

THIS IS A BRIEF SUMMARY OF THE ARCHITECTURAL GUIDELINES AND SHOULD BE CONSIDERED AS SUCH. THE COMPLETE GUIDELINES CONTAIN ADDITIONAL REQUIREMENTS AND ARE AVAILABLE THROUGH THE NEW ALBANY COMPANY INFORMATION CENTER LOCATED AT 5757 JOHNSTOWN ROAD.

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S E C T I O N 7
A U G U S T 2 0, 1 9 9 2

The Design Guidelines of The New Albany Country Club Community Sections 1 and 2 are hereby established and adopted by the Architectural Review Committee (the "ARC") to apply to NEW ALBANY COUNTRY CLUB Section 7, except as amended herein, pursuant to the authority granted by Section 11.5 of the Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Country Club Community (the "Country Club Declaration"). The amendments contained herein shall apply to NEW ALBANY COUNTRY CLUB Section 7. All terms and provisions of the Design Guidelines not amended herein shall remain in full force and effect with respect to NEW ALBANY COUNTRY CLUB Section 7.

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A R T I C L E I I

DEFINITIONS

The following definition is added to Article II:

"Build to Line": A line denoted on the Architectural Standards Drawing indicating a building setback greater than that required by the City of Columbus Zoning Ordinance.

A R T I C L E I V

DESIGN AND CONSTRUCTION REVIEW PROCEDURES

Section 4.1 **General**. Section 4.1 is hereby amended as follows:

All drawings, plans, specification sheets and other documents submitted to the ARC shall be prepared by a licensed Architect.

Sections 4.3, 4.4 and 4.5. **Conferences**. Sections 4.3, 4.4 and 4.5 are hereby amended as follows:

Site Plans drawn at a Scale of 1.00 inch = 16.00 feet are an acceptable alternate to 1.00 inch = 20.00 feet for all submittals to the ARC.

A R T I C L E V I I

ARCHITECTURAL GUIDELINES

Section 7.3. **Home Size and Height**. The body of Section 7.3 is hereby deleted in its entirety and the following is substituted therefor: All dwellings shall be two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 3,500 square feet; however, the ARC shall have the express right to provide a Variance. The width of the two (2) story portion of any dwelling shall not exceed the greater of (i) 50% of the Lot Width less the side Building Line or side setbacks, if any; or (ii) 60'-0". Fencing as detailed on attachment Exhibit A shall be constructed by each owner.

Garages shall face the side Lot Line and be setback a minimum of 30'-0" from the side Lot Line and shall be provided with an adequate landscape buffer from adjoining property.

Section 7.4. Exterior Finished Materials. The following is added immediately after the title to Section 7.4:

All dwellings shall be constructed of brick.

Section 7.4.1. Roofing. The body of Section 7.4.1 is hereby deleted in its entirety and the following substituted therefor: Roofs on the main body of dwellings shall be constructed of natural slate, examples of approved types, manufactures and styles of roofing materials listed below in subpart (a). Subject to ARC approval, roofs on minor structures such as hyphens may be copper or rubber membrane depending on the slope.

Section 7.4.2. Gutters/Downspouts. The body of Section 7.4.2 is hereby deleted in its entirety and the following substituted therefor: Gutters may be constructed of copper, or in the alternative, of aluminum painted to match the cornice. All downspouts shall be constructed of copper.

Section 7.4.3. Brick. Section 7.4.3 is hereby deleted in its entirety and the following substituted therefor: Bricks shall be jumbo size and approved by the ARC. Sand molded or handmade bricks with colored mortar are required. Traditional brick coursing and detailing such as flemish bond, grapevine jointing, watertables, jack arches, segmental arches, and belt courses as approved by the ARC are required. The applicant is responsible for providing the ARC with adequate samples of the brick, mortar color, and architectural detailing to make a proper design determination.

Section 7.20. Sport and Recreational Equipment. The following is added as Section 7.20: Basketball backboards and supports, swing sets and other children's play facilities are permitted in rear or side yards only and shall be reviewed by the ARC after being provided with appropriate sketches indicating location, material, types and color. The applicant shall consider views from adjoining properties and the golf course and indicate appropriate methods of screening.