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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

S E C T I O N S 6, 6 A a n d 8
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

LEVEL 6.1

Dwellings on Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 31, 32, 33, 34 and 87 (golf course fronted) in NEW ALBANY COUNTRY CLUB Sections 6 and 6A shall be all brick, have slate roofs and copper downspouts and be two (2) stories in height as presently exists on NEW ALBANY COUNTRY CLUB SECTION 1 houses facing the golf course. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,500 S.F.

LEVEL 6.2

Dwellings on Lots 13, 14, 15, 16, 19, 29 and 30 in NEW ALBANY COUNTRY CLUB Section 6 shall be all brick, have either slate or wood shingle roofs and be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,500 S.F.

LEVEL 6.3

Dwellings on Lots 2, 20, 21, 22, 23, 24, 25, 26, 27 and 28 in NEW ALBANY COUNTRY CLUB Sections 6 and 6A shall be all brick, may have asphalt shingle roofs and be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,500 S.F.

LEVEL 6.4

Dwellings on all Lots in NEW ALBANY COUNTRY CLUB Section 8 (Ashton Grove Clusters) shall be either all brick or all traditional clapboard sided with brick plinths, have wood shingle roofs and be one and one-half (1½) or two (2) stories in height.

LEVEL 6.5

Dwellings on Lots 35, 36, 57, 58, 65, 66, 67, 68, 69, 70, 88, 89, 90, 91, 92, 104, 105, 106, 107, 108, 109, 110 and 117 in NEW ALBANY COUNTRY CLUB Section 6 facing Ogden Woods Boulevard and Alpath Road shall have an all brick main structure, have wood shingle roofs and be one and one-half (1½) or two (2) stories in height. Hyphens and dependencies where appropriately located may be constructed of traditional clapboard siding. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,200 S.F.

LEVEL 6.6

Dwellings on Lots 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 111, 112, 113, 114, 115 and 116 in NEW ALBANY COUNTRY CLUB Section 6 may be all brick or all traditional clapboard sided with brick plinths, have asphalt or wood shingle roofs and be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,200 S.F.

LEVEL 6.7

Dwellings on Lots 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 59, 60, 61, 62, 63, 64, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 and 86 in NEW ALBANY COUNTRY CLUB Section 6 may be all brick or all traditional clapboard sided with brick plinths, may have asphalt shingle roofs and be one and one-half (1½) or two (2) stories in height. The minimum heated and air conditioned area permitted in a dwelling shall not be less than 1,900 S.F.

NOTE: 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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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
S E C T I O N S 6, 6 A a n d 8
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 Sections 6, 6A and 8, 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 Sections 6, 6A and 8. 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 Sections 6, 6A and 8.

A R T I C L E I I

DEFINITIONS

The following definitions are 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 Village of New Albany Zoning Ordinance.

"Level 6.1": Any of the following Lots in NEW ALBANY COUNTRY CLUB Sections 6 and 6A as numbered on the recorded plat thereof: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 31, 32, 33, 34 and 87 (golf course fronted).

"Level 6.2": Any of the following Lots in NEW ALBANY COUNTRY CLUB Section 6 as numbered on the recorded plat thereof: 13, 14, 15, 16, 19, 29 and 30.

"Level 6.3": Any of the following Lots in NEW ALBANY COUNTRY CLUB Sections 6 and 6A as numbered on the recorded plat thereof: 2, 20, 21, 22, 23, 24, 25, 26, 27 and 28.

"Level 6.4": Any of the following Lots in NEW ALBANY COUNTRY CLUB Section 8 as numbered on the recorded plat thereof: 1 through 60, both inclusive.

"Level 6.5": Any of the following Lots in NEW ALBANY COUNTRY CLUB Section 6 as numbered on the recorded plat thereof: 35, 36, 57, 58, 65, 66, 67, 68, 69, 70, 88, 89, 90, 91, 92, 104, 105, 106, 107, 108, 109, 110 and 117.

"Level 6.6": Any of the following Lots in NEW ALBANY COUNTRY CLUB Section 6 as numbered on the recorded plat thereof: 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 111, 112, 113, 114, 115 and 116.

"Level 6.7": Any of the following Lots in NEW ALBANY COUNTRY CLUB Section 6 as numbered on the recorded plat thereof: 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 59, 60, 61, 62, 63, 64, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 and 86.

A R T I C L E I V

DESIGN AND CONSTRUCTION REVIEW PROCEDURES

Sections 4.3, 4.4 and 4.5. 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

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:

7.3.1. Level 6.1. All dwellings constructed on Lots in Level 6.1 shall meet the following criteria:

They shall be two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,500 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) 48'-0".

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.

7.3.2. Level 6.2 and Level 6.3. All dwellings constructed on Lots in Level 6.2 and 6.3 shall meet the following criteria:

They shall be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,500 square feet; however, the ARC shall have the express right to provide a Variance. The width of the one and one-half (1½) or 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) 48'-0".

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.

7.3.3. Level 6.4. (Ashton Grove) All dwellings constructed on Lots in Level 6.3.4 shall meet the following criteria:

They shall be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 1,800 square feet; however, the ARC shall have the express right to provide a Variance. The width of the one and one-half (1½) or 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) 48'-0".

Refer to Ashton Grove Site Plan for approved garage locations.

7.3.4. Level 6.5. All dwellings constructed on Lots in Level 6.5 shall meet the following criteria:

They shall be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,200 square feet; however, the ARC shall have the express right to provide a Variance. The width of the one and one-half (1½) or 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) 48'-0".

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.

7.3.5. Level 6.6. All dwellings constructed on Lots in Level 6.6 shall meet the following criteria:

They shall be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 2,200 square feet; however, the ARC shall have the express right to provide a Variance. The width of the one and one-half (1½) or 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) 48'-0".

Garages may 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, or may face the Front of Lot; provided, however, the front line of a front load garage structure must be a minimum of eighteen feet (18') behind the Build To Line. Special care shall be exercised by the use of fencing, walls or landscaping to minimize the exposure of any front load garage.

7.3.6. Level 6.7. All dwellings constructed on Lots in Level 6.7 shall meet the following criteria:

They shall be one and one-half (1½) or two (2) stories in height. The minimum heated and air-conditioned area permitted in a dwelling shall not be less than 1,900 square feet; however, the ARC shall have the express right to provide a Variance. The width of the one and one-half (1½) or 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) 48'-0".

Garages may 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, or may face the Front of Lot; provided, however, the front line of a front load garage structure must be a minimum of eighteen feet (18') behind the Build To Line. Special care shall be exercised by the use of fencing, walls or landscaping to minimize the exposure of any front load garage.

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

Dwellings on Lots in Level 6.1, 6.2 and 6.3 shall be constructed of brick. The main structure of dwellings on Lots in Level 6.5 shall be constructed of brick; provided, however, approved and painted or stained clapboard siding in appropriate traditional shapes may be used on hyphens and certain dependencies, subject to ARC approval. Dwellings constructed on Lots in Level 6.4, 6.6 and Level 6.7 may be constructed of brick, or in the alternative, of approved and painted or stained wood siding in appropriate traditional shapes with brick plinths, in the manner used in Colonial Williamsburg. For ease of reference and orientation, the finish materials permitted for dwellings are listed on a drawing identified as NEW ALBANY COUNTRY CLUB, Ashton Grove Village, Crescent Village and North of Woods Village dated 14 July 1992.

7.4.1. Roofing. The first sentence of Section 7.4.1 is hereby deleted and the following substituted therefor: Roofs on dwellings in Level 6.1 shall be constructed of slate as listed below. Roofs on dwellings in Level 6.2 shall be constructed of either slate or wood shingles as listed below. Roofs on dwellings in Level 6.4, 6.5 and 6.6 shall be constructed of wood shingles as listed below. Roofs on buildings in Level 6.3 and 6.7 may be constructed of approved architectural grade shingles or of the approved types, manufactures and styles of roofing materials listed below. For ease of reference and orientation, roofing materials for dwellings are listed on a drawing identified as NEW ALBANY COUNTRY CLUB, Ashton Grove Village, Crescent Village and North of Woods Village dated 14 July 1992.

7.4.2. Gutters/Downspouts. The last sentence of Section 7.4.2 is hereby deleted and the following substituted therefor: Gutters and downspouts may be constructed of aluminum and painted to match the cornice, except that downspouts in Level 6.1 shall be constructed of copper.

Section 7.4.3. Brick. The following is added as two new paragraphs at the end of Section 7.4.3:

Brick plinths may be constructed with bricks of other approved styles, colors and manufacturers. The applicant is responsible for providing the ARC with adequate samples to make a design determination.

IT IS STRONGLY RECOMMENDED THAT BUILDERS AND PURCHASERS CONSIDER THE USE OF BRICK, PARTICULARLY ON THOSE LARGER LOTS ADJOINING OPEN SPACES.

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 indicate appropriate methods of screening.