



March 2006

Dear Homeowner,

Our community has experienced tremendous growth in the past five years due to its appeal as a unique Planned Community.

It is critical for us to maintain this uniqueness to continue to increase property values and the quality of Legendary Living.

This is accomplished by ensuring the Design Review Guidelines and the Covenants and Restrictions which are a part of any Planned Community, are understood and complied with by all property owners and are enforced by the Association.

We are including documents, “Covenant & Restrictions Made Easy” and a “Design Review Application Form” for changes, additions and or alterations to present properties. Note: for residents of Grand Cypress, Greenbrier, Inverness, Old Course, Royal Troon or The Highlands a signed sub-association approval must accompany all requests submitted to the Master Association.

A separate Design Review Committee comprised of resident property owners has been formed. This group will be the Design Review approval group for changes, additions, and/or alterations to a home or landscaping after a home has been completed and occupied.

New homes and structural additions will continue to be reviewed by Great Traditions.

Our hope is that this simplifies the process and removes the confusion relative to what is required and the responsibilities of a homeowner in our planned community.

Thank you in advance for your cooperation in helping us preserve our community’s uniqueness by adhering to the design review guidelines and the covenants and restrictions.

Sincerely,

The LRCA Board of Trustees

LEGENDARY RUN DESIGN REVIEW CHECKLIST AND APPLICATION

The Design Review Criteria has been established for the benefit of all homeowners. A Design Review Application must be approved for any improvement that changes the exterior appearance of the property. Please fill out the checklist below and submit with the proposed improvement plans to: Legendary Run Community Association, c/o Towne Properties, 11857 Kemper Springs Drive, Cincinnati, OH 45240, for approval by the Design Review Committee. Homeowners are forewarned the Design Review Committee has 30-days from receipt of any application to make their decision on any Design Review application.

Recorded Lot # _____ Submission Date _____

Lot Address: _____

Homeowner: _____ Phone: _____ Email: _____

Contractor: _____

Address: _____ Contact: _____

Phone: _____ Fax: _____

Submitted For: Describe proposed improvements (**refer to the Design Review Criteria for submission requirements**) include plans, specifications, drawings and literature with pictures of materials.

___ Two sets of plans are enclosed (one set of plans will be returned to the applicant)

___ Two plot plans are enclosed (one plot plans will be returned to the applicant)

___ Two Landscape plans enclosed

___ Exterior material selections enclosed, i.e. roof, brick/stone, siding, trim walls, etc. (Paint samples are included for all exterior materials).

REVIEW COMMENTS: _____

Approved: _____

Approved as noted: _____

Approved By: _____
(Representing the Design Review Committee)

Approval Date: _____

Not Approved: _____

COVENANTS AND RESTRICTIONS MADE EASY

For Legendary Run Community Association

Additions, modifications and changes to homes and landscaping in our planned community **require approval prior to beginning the project**. A Property Change/Alteration Form including **plans, specifications, drawings and literature with pictures of materials** being used, must be submitted to the Design Review Committee for approval.

Don't Assume ... Communicate



(as reviewed at the December 2005 Annual Meeting)

The following are the most frequent examples of changes/additions that are being done:

Landscaping	Satellite Dishes/Antennas	Decks/Porches
Exterior Lighting	Play Sets	Awnings
Fences	Walls/Retaining Walls	Basketball goals
Exterior painting	Gazebo	

More detailed information defining specifications and restrictions can be found on pages 6 through 14 of the Design Review Guidelines.

The following is a brief summation from the Declaration of Covenants and Restrictions which apply to all homeowners. While **not totally inclusive**, they give the general thrust of the Restrictions and address those situations, which comprise the majority of those questions asked or complaints received by the Board. The full text of these restrictions can be found on pages 13 through 16 in the Covenants and Restrictions, Article VIII – Use Restrictions.

- No noxious or offensive trade or activity which may become an annoyance or nuisance to other owners or the neighborhood.
- Dogs, cats and caged birds may be maintained so long as such is not done for commercial purposes. All other animals, livestock or poultry are prohibited. Dogs or cats must be kept within the confines of the home or lot except when held on a leash. **Owners responsible to pick-up after their pets.**
- No burning of trash or storage/accumulation/disposal of litter or yard waste material on any lot.
- Trash and garbage containers are not permitted outside except on collection day. If outside, they must be screened by landscaping to an extent they are not visible from the street, adjoining houses or golf course. The containers shall be capped in such a manner that they are inaccessible to animals.
- No automobiles belonging to an owner or resident shall be parked on the paved portion of any common driveway or street, except during bona fide temporary emergencies.
- Removal of trees or shrubbery from any common areas without written approval is prohibited.
- Other than driveways or sidewalks, structures or plantings which may damage or interfere with any easements or may retard direction or flow of drainage channels or represent a safety problem, are prohibited.
- There shall be no violation of any rules for the use of the Common Areas or Community Facilities which may, from time to time, be adopted by the Board of Trustees is hereby and elsewhere in this Declaration authorized to adopt or amend such rules.
- No fence or wall of any kind, specifically including the use of hedge or other growing plants as a fence and for any purpose, except a retaining wall, shall be erected, placed or suffered to remain upon any lot without the specific approval of Declarant or the Association.
- Garages are to be used for the parking of vehicles and other customary uses and shall not be used/converted into living areas.
- No junk vehicles, commercial vehicles, trailers, boats, trucks of more than one ton, structures of a temporary character, recreational vehicles, tents, shacks, barns or temporary or permanent outbuildings, excepting doghouses shall be kept or used upon the lots or common areas, nor shall repair or extraordinary maintenance of autos or other vehicles be carried out thereon.
- No signs, letters, numbers, symbols, markings or illustrations shall be erected, posted, attached or displayed upon any lot or living unit except:
 - (a) One approved temporary sign, informing the public that the real estate is for sale, lease, or rent. No sign may be illuminated.
- No outside television or radio aerial or antenna, or other aerial or antenna for reception or transmission, or satellite dish shall be erected, placed on, maintained or allowed to remain on any lot or living unit without approval of the Design Review Committee.

The committee is also chartered to inspect home sites and compare the changes, additions and modifications with our file copies of approved applications. Should none be found, the homeowner will be required to submit the application form and if necessary, make appropriate changes if they are in violation of our design guidelines or covenants and restrictions.