

Committee shall further have such additional duties as may be assigned to it from time to time by the Board of Trustees.

Section 2. Design Review Committee. A Design Review Committee has been established pursuant to the Building Design Review Criteria for proposed Planned Golf Development Community ("BDRC") dated February 12, 1997 and recorded in Book 0870, Page 700 of the Clermont County, Ohio Records, a copy of which is attached hereto as Exhibit F and made a part hereof. The Design Review Committee shall be composed of three (3) Members. During the Development Period, two (2) of the Members shall be selected by the Declarant and one (1) of the Members by Pierce Township. Persons appointed to the Design Review Committee by the Declarant and the Pierce Township Trustees (the "Township") need not be Owners.

ARTICLE VII

DESIGN REVIEW

Section 1. Design Review Criteria. In order to facilitate development of Legendary Run, the BDRC have been made a part of all contracts for the sale of Lots between Declarant and third parties. Construction of a Living Unit including building design, exterior materials, site plans, landscaping plans and color combinations must be submitted to and approved in writing, as to harmony of external design, color and location in relation to the surrounding Structures and topography, by the Design Review Committee. By way of example, written approval of the Design Review Committee is required for tree removal, grading, additions, exterior staining/painting, construction of basketball goals, play sets, dog houses, swimming pools, fences and all other Structures.

Section 2. Submission of Plans and Specifications. No Structure on any Lot shall be remodeled or altered in any way which materially changes the exterior appearance thereof, involves the erection of a new Structure or otherwise increases the area under roof of any Structure (including garage area) unless detailed Plans and Specifications therefor shall have been submitted to and approved in writing by the Design Review Committee. Such Plans and Specifications shall be in such form and shall contain such information as the Design Review Committee may reasonably require.

Section 3. Approval of Plans and Specifications. The Design Review Committee shall approve any Plans and Specifications (whether schematic, preliminary, or detailed) submitted to it with respect to any Lot if it finds that they (a) comply with the requirements of this Article and (b) conform to the BDRC then in effect and any additional standards or policies, consistent with the BDRC, promulgated by the Declarant, the Board, or the Design Review Committee. Upon final approval thereof, a copy of the detailed Plans and Specifications shall be deposited for

permanent record with the Design Review Committee. Approval by the Design Review Committee of detailed Plans and Specifications with respect to any Lot shall not impair the right of the Design Review Committee to approve a requested amendment of such Plans and Specifications relating to such Lot (subject to the requirements of this Article and the BDRC then in effect). The Township has agreed not to issue a zoning certificate for any structure until the Design Review Committee has approved the Plans and Specifications for such structure.

Section 4. Disapproval of Plans and Specifications. If Plans and Specifications (whether schematic, preliminary or detailed) submitted to the Design Review Committee with respect to any Lot do not comply with the requirements of this Article or the BDRC as to the information required to be included in the Plans and Specifications, the Design Review Committee shall either disapprove such Plans and Specifications or approve them subject to such conditions and qualifications as the Design Review Committee may deem necessary to achieve compliance.

Section 5. Rules, Regulations and Policy Statements. The Board may, from time to time, adopt, amend, and enforce reasonable rules and regulations pertaining to its and the Design Review Committee's authorized duties and activities under this Declaration, and may, from time to time, issue statements of policy with respect to Plans and Specifications (whether schematic, preliminary or detailed) and such other matters as it is authorized to act on. Upon the adoption of any such rule, regulation or policy statement, or any amendment thereof, the Board shall file in its records a copy thereof, certified by an officer of the Association to be a true and complete copy, and the same shall become effective on the date of such filing. No rule, regulation or policy statement or any amendment thereof, shall operate to revoke any detailed Plans and Specifications theretofore approved by the Design Review Committee.

The Board shall maintain a copy of the rules, regulations and policy statements and of each amendment thereof as a permanent record and shall make copies thereof available to any interested person at a reasonable cost.

Section 6. Completion of Improvements pursuant to Approval Plans and Specifications. Upon receiving notice from any Owner of the completion of any Structure or alteration to such Structure, the Design Review Committee shall cause the Structure to be inspected by a member of the Design Review Committee or by any authorized officer, employee or agent of the Association to verify that the Structure has been completed in accordance with the approved Plans and Specifications. Upon determination that the Structure has been completed in accordance with the approved Plans and Specifications, the Design Review Committee, through one of its members or any authorized officer, employee or agent of the Association shall issue a Certificate of Completion indicating that the structure or alteration to the Structure has been completed in accordance with the approved Plans and Specifications. Any such Certificate of Completion may be a conditional Certificate of Completion, indicating compliance with the approved Plans and Specifications but specifying that certain items still need to be completed, if such items are temporarily unable to be completed due to inclement weather or other reasons beyond the reasonable control of the Owner requesting the Certificate of Completion and if the

Design Review Committee is provided with evidence, satisfactory to the Design Review Committee, that such uncompleted items will be completed promptly when circumstances permit. The Township reserves the right not to issue a Certificate of Occupancy for any structure until such time as the Certificate of Completion or conditional Certificate of Completion has been issued for such Structure pursuant to this Article 7.

Section 7. Violations. If any Structure situated upon any Lot shall have been constructed, erected, placed, remodeled or altered other than in accordance with the approved detailed Plans and Specifications, the Design Review Committee shall certify a default to the Owner of the Lot involved, provided, however, that the Design Review Committee may, upon such conditions as it may determine, waive any such default if it finds that such default does not substantially conflict with the BDRC and any other policies of the Design Review Committee.

Section 8. Right of Entry. The Board through its authorized officers, employees, and agents, shall have the right to enter upon any Lot at all reasonable times for the purpose of ascertaining whether such Lot or the construction, erection, placement, remodeling, or alteration of any Structure thereon is in compliance with the provisions of this Article, without the Board or such officers, employees or agents being deemed to have committed a trespass or wrongful act solely by reason of such action or actions.

Section 9. Fees. The Board may charge reasonable fees for the processing of Plans and Specifications. Such fees shall cover the cost of such processing, including inspection costs. Such fees shall be payable at the time of submission of the respective item for approval and shall be paid to the Association.

Section 10. Approval - Not a Guarantee. No approval of Plans and Specifications and no publication of standards shall be construed as representing or implying that such Plans, Specifications or standards will, if followed, result in properly designed improvements. Such approvals and standards shall in no event be construed as representing or guaranteeing that any Living Unit or other improvement built in accordance therewith will be built in a good and workmanlike manner. Neither Declarant, the Township, the Association, nor the Design Review Committee shall be responsible or liable for any defects in any Plans or Specifications submitted, revised or approved pursuant to the terms of this Article, any loss or damage to any person arising out of the approval or disapproval of any Plans or Specifications, any loss or damage arising from the non-compliance of such Plans and Specifications with any governmental ordinances and regulations, nor any defects in construction undertaken pursuant to such Plans and Specifications. No issuance of a Certificate of Completion pursuant to Article 7 shall be deemed to guarantee or imply that the necessary certificate of occupancy or other governmental approvals or permits will be issued for the Structure in question.

Exhibit H to
Stipulation of Documents for Agreed Judgement Entry and Consent Decree

**Building Design Review Criteria
For
Proposed Planned Golf Development Community**

FEBRUARY 12, 1997

TABLE OF CONTENTS

1		
2		
3	<u>Description</u>	<u>Page</u>
4		
5		
6	INTRODUCTION	1
7		
8	DESIGN REVIEW PROCESS	1
9	DESIGN REVIEW COMMITTEE	2
10	PRELIMINARY BUILDING PLANS	4
11	APPROVAL OF FINAL PLANS	4
12	SITE INSPECTIONS	5
13		
14	DESIGN CRITERIA AND MATERIALS	5
15	BUILDING SETBACKS	5
16	EXTERIOR MATERIALS	6
17	METERS AND EQUIPMENT	6
18	WALLS AND FENCES	7
19	MAILBOXES	7
20	EXTERIOR LIGHTING	7
21	POOLS AND TENNIS COURTS	8
22	PLAY EQUIPMENT	8
23	REFUSE AND STORAGE AREAS	8
24	HEIGHT RESTRICTIONS	9
25		
26	LANDSCAPING	9
27	VACANT HOMESITES	9
28	NATURAL FEATURES	10
29	GRADING AND EXCAVATING	10
30	LANDSCAPE PLAN	11
31	LOT DEVELOPMENT DEPOSIT	11
32		
33	GENERAL COMMUNITY STANDARDS	12
34	TEMPORARY IMPROVEMENTS	12
35	SITE CLEANLINESS	12
36	SIGNS	12
37	REMODELING AND ADDITIONS	12
38		
39	BUILDING DESIGN STANDARDS (Tables A and B)	14
40		

BUILDING DESIGN REVIEW CRITERIA

INTRODUCTION

The golf community development is a master planned community being developed by Traditions Investments - Pierce, Inc. (the "Developer") pursuant to the provisions of the PGC Development Regulations set forth in an exhibit to and incorporated in that certain Settlement Agreement entered into between the Developer and Pierce Township in connection with litigation entitled Traditions Investments-Pierce, Inc. v. Pierce Township Board of Trustees, in the Court of Common Pleas, Clermont, Ohio, No. 97CV0321 (the "PGC Development Regulations").

Pursuant to the terms of the Settlement Agreement, the Township has authorized, and Grantor is authorized, to develop and use under the Development Regulations approximately 504 acres of natural rolling hills, indigenous woodlands and gently flowing creeks located south of Bradbury and north and south of White Oak Road, east and west of Merwin-Ten Mile Road, and north of Locust Corner Road in Pierce Township (the "Property"). The natural beauty of this land combined with a championship golf course, clubhouse and swim and tennis facility will establish the Property as one of Ohio's premier golf course communities.

Great care has been taken in the planning, design and construction phases of the community to ensure the Property's natural beauty is retained and that the community is characterized by high quality residential construction. To these ends, it is paramount that the housing designs, exterior materials and construction process are closely monitored so as to make the homes as special and aesthetically pleasing as the land itself.

DESIGN REVIEW PROCESS

To accomplish the Township's and the Developer's mutual goals of architectural integrity, quality and balance of the built environment with the existing natural environment, the Developer has decided to establish a Design Review Committee to review and approve all building designs, exterior materials, site plans, landscaping plans and color combinations following the Final Detailed PGC Plan approval stage and prior to submittal to the Township for issuance of a Zoning Certificate.

Neither the Design Review Committee, nor the design criteria that it will utilize, seeks to make judgments as to what is beautiful. The objective is not to discourage creativity nor infringe upon the freedom of individual expression. Indeed, design creativity is not only welcomed but encouraged.

1 The Design Review Committee, through the application of design criteria, seeks only to coordinate
2 the many directions of all residents, to create harmony with the natural environment, and to protect
3 mutual interests in individual investments of all residents in the community.
4
5
6

7 **DESIGN REVIEW COMMITTEE**
8

9 The Design Review Committee shall consist of three members. Pursuant to the Homeowner's
10 Declaration, the Developer shall appoint two of the Design Review Committee members and Pierce
11 Township shall appoint one member.
12

13 The Design Review Committee will review plans at the schematic design stage if submitted, at the
14 completion of working drawings, and upon the completion of the planned improvement. Members
15 of the Committee shall be as follows:
16

17
18 TBD, (Developer Appointee)
19

20
21 TBD, (Developer Appointee)
22

23
24 TBD, (Township Appointee)
25
26

27 When, in the opinion of the Design Review Committee, additional technical support is needed, the
28 following types of consultants may be utilized by the Design Review Committee:
29

30 Landscape Architect
31

32 Civil Engineer
33
34

35 The address of the Design Review Committee is 3650 Park 42 Drive, Cincinnati, Ohio 45241.
36 Meetings of the Design Review Committee shall be on an as needed basis, with at least 48 weekday
37 hours notice given to the Township's representative. The Design Review Committee shall exercise
38 diligence in acting upon building plans promptly so as not to delay planning, design or construction
39 progress.
40

41 Plans will be reviewed according to the criteria hereinafter included. No construction, tree removal,
42 grading, addition, or exterior staining/painting involving a color change, shall commence without
43 written approval of the Design Review Committee. This includes but is not limited to such

1 structures as basketball goals, play sets, dog houses, swimming pools, fences, etc. The basis for
2 approvals shall be the plans as submitted and on record. Proposed changes in plans following
3 approvals must be resubmitted in writing to the Design Review Committee.
4

5 The Developer of the Property and the Township may, in accordance with the Homeowner's
6 Declaration for the property replace any of their respective existing members of the Design Review
7 Committee.
8

9 The Design Review Committee will review and approve, approve with comment, or disapprove each
10 submission. The Township Appointee must approve each submission for technical compliance with
11 the standards established for each product type as set forth in Tables A and B attached to these
12 Design Review Criteria. Technical review standards include conformance with the approved
13 Detailed Final PGC Plan and all items identified in Tables A and B, such as lot area and dimensions,
14 conformance to minimum setback and yard requirements, minimum floor area requirements and
15 minimum masonry requirements.
16

17 The Design Review Committee shall have authority for approving or disapproving each submission
18 based upon architectural, engineering and landscape design character, massing and detailing, and
19 compatibility of materials and colors in relationship to other homes within the neighborhood and
20 from prominent and/or important view lines. The Design Review Committee does not have
21 authority to grant any variance from the requirements of the Township Zoning Regulations,
22 including the PGC Development Regulations, the Preliminary PGC Plan or Detailed Final PGC
23 Plans. However, within the parameters established by the PGC Development Regulations, the
24 Design Review Committee does have the discretion to adjust the front yard setback requirement on
25 an individual lot in order to preserve natural resources on the site, provided that the setback shall be
26 no less than the reduction allowed in Table 1 of Section 3.A of the PGC Development Regulations.
27

28 The Design Review Committee also has the discretion to issue partial design review approval for
29 footings, foundations and framing prior to receipt and approval of exterior selections and a landscape
30 plan.
31

32 In the event the majority of Design Review Committee members votes to approve a submission and
33 the Township Appointee disagrees based on a question of conformance or nonconformance with the
34 standards in Tables A and B, the submission shall be deemed incomplete and unapproved until such
35 time as (1) the builder/owner submits data to the Committee that demonstrates that the submission
36 satisfies the question raised; (2) the plans are revised to comply with the standards; or (3) the
37 Township Appointee determines that the intent of the standard has been met. In the event the
38 majority of Design Review Committee members wish to approve a submission after following the
39 procedure outlined in (1) above and the Township Appointee still disagrees with the majority of
40 the Committee, the Township Appointee shall identify the specific points of concern to the
41 Committee in writing within 3 business days after the Township Appointee has communicated his
42 disagreement. The issue(s) shall then be re-considered by the Committee with consideration given
43 to the comments by the Township Appointee. The Design Review Committee members shall

1 either approve or disapprove the submission within 14 days after the matter was re-considered.
 2 If the Committee approves the submission, the plans will stand as approved, and may be
 3 submitted to the Township for issuance of a Zoning Certificate. If the Committee disapproves the
 4 submission, the plans will stand disapproved, and new or revised plans will be necessary to
 5 further consideration by the Design Review Committee.
 6

7 PRELIMINARY BUILDING PLANS

8
 9 Prior to commencing preparation of working drawings (final engineering and architectural) it is
 10 recommended that the applicant informally submit to the Design Review Committee preliminary
 11 plans to assure conceptual acceptability; two copies of the plan should be submitted to the offices
 12 of the Design Review Committee. Preliminary plans should include:
 13

- 14 1. A site development plan showing proposed building and driveway location, any
 15 proposed change in existing topography, approximate location of existing trees 6" or
 16 greater in caliper and proposed retaining walls.
 17
- 18 2. Sketches of building elevations showing exterior appearance and exterior materials
 19 of all sides.
 20
- 21 3. Sketch of building floor plans.
 22

23
 24 The Design Review Committee will review the sketch plans and promptly return them to the
 25 applicant with comments, enabling the applicant to proceed with detailed design and preparation of
 26 final working drawings in accordance with the requirements of Section 10 of the PGC Development
 27 Regulations.
 28

29 APPROVAL OF FINAL BUILDING PLANS

30
 31 Prior to submission to the Township for a Zoning Certificate, four copies of complete site
 32 development and building plans to scale, shall be reviewed and approved by the Design Review
 33 Committee. These plans must include:
 34

- 35 (1) grading plan showing finished contours; (maximum contours shall be 2');
- 36 (2) existing environmental features (e.g. ravines, creeks, significant tree stands, etc.) and
 37 resource protection areas, if any, subject to a conservation easement;
- 38 (3) proposed building pad and lot number, with dimensions and lot setbacks, distances and all
 39 applicable easements;
- 40 (4) proposed retaining walls;
- 41 (5) driveway location with dimensions and type of surface materials;
- 42 (6) complete architectural plans and specifications including structural details, floor plans,
 43 decks or balconies, and elevations clearly depicting the design and exterior appearance

- 1 including roof pitches, types of materials, color trim and detail for each side of the
 2 structure (on a scale of no less than 1/8" = 1');
 3 (7) landscape plan including all exterior lighting.
 4

5 SITE INSPECTIONS

6
 7 The Design Review Committee shall have the right to enter upon and inspect any property at any
 8 time before, during and upon the completion of work for which approval is necessary. Upon
 9 completion of construction, the applicant shall notify the Design Review Committee so a final
 10 inspection can be scheduled. If the improvements are considered substantially complete and in
 11 compliance with the approved plans, the Design Review Committee will issue a Certificate of
 12 Conformance and notify the Township.
 13

14 If the Design Review Committee determines that it is appropriate, it may issue a Conditional
 15 Certificate of Conformance, indicating the improvements have been substantially completed in
 16 accordance with approved plans, but noting certain items which have not been completed due to
 17 inclement weather or other reasons beyond the reasonable control of the applicant, and still need to
 18 be completed. The Design Review Committee shall not issue any Conditional Certificate of
 19 Conformance unless the Committee first reserves adequate assurance that the incomplete items will
 20 be completed as soon as reasonably practicable.
 21

22 Builders and property owners are forewarned the Homeowner's Declaration governing the planned
 23 golf community provides for the remedy or removal of any nonconforming improvements. The cost
 24 of the remedy or removal shall be borne by the builder and/or the property owner.
 25

26 DESIGN CRITERIA AND MATERIALS

27 The design criteria and building materials approved for each building type are listed in Tables A and
 28 B which are attached to these Design Review Criteria and have also been recorded against the
 29 Property. For each building type to be constructed on the Property, an evaluation of the appropriate
 30 building materials and design criteria has been made in accordance with Tables A and B. This
 31 evaluation takes into consideration architectural style and targeted market of the home.
 32

33 BUILDING SETBACKS

34
 35 Specific setback requirements are established on the record plat in accordance with the PGC
 36 Development Regulations except to the extent that more stringent building setbacks are imposed by
 37 the Developer by means of separate instruments, and should be referenced prior to planning any
 38 construction activity. These setback requirements are created based on the housing type, lot size,
 39 desired street scene, etc.
 40

41 "Outdoor" elements of the house will not be allowed to encroach within Resource Protection Areas
 42 or Other Open Space Areas located with required side or rear yard setbacks. Decks and porches are
 43 not subject to the setback requirements of the PGC Development Regulations.

EXTERIOR MATERIALS

The exterior of each residence shall be consistent with the high quality of the overall community. It is required that all exterior finish materials be consistently applied to all sides of the building. Permitted materials for each dwelling unit type are set forth in Table B attached.

The composition of all pitched roofs is to be cedar shake shingles, slate or asphaltic shingles. Asphaltic shingles must be dimensional and 240 lbs. or heavier. Required roof pitches are identified in Table A attached.

The exposed portion of a chimney may be constructed of any approved building material provided that (1) the material is in keeping with the other materials in use on the structure; (2) the material has been selected to add architectural detail to the residence; and (3) the material complies with all applicable building and fire code requirements. All exposed flues including spark arresters other than clay shall have a cowling or other surrounding material approved in advance by the Design Review Committee which screens the view of the flue.

The attached Table A identifies housing types required to have side or rear entry access. The Design Review Committee may grant an exception from this requirement where the size or shape of the home would preclude a functional approach to the garage.

METERS AND EQUIPMENT

Utility meters and air conditioning equipment must be located only in the side or rear yard, unless the Design Review Committee gives a site specific design exception due to the architectural character of the home and all improvements are screened from public view. Pool equipment may be allowed in rear yards when proper siting and screening has been approved by the Design Review Committee. Mechanical equipment shall be located in such a manner as to minimize offensive noises, odors and appearance to adjoining properties, including the golf course. Equipment shall be landscaped and/or screened and shall be located on the appropriate drawings and documents.

All plumbing vents and roof ventilators shall be installed so as not to be seen from any street side of the home. Additional measures should be taken whenever feasible to reduce exposure of the same from view of the golf course. All plumbing vents or other roof appurtenances must be painted to match the roof color in order to minimize their appearance.

WALLS AND FENCES

Walls and fences are considered an extension of the architecture of the residence. They are used to make transitions between the mass of the architecture and natural forms of the site. All walls and fences shall be designed to be compatible with the total surrounding environment and shall not block natural views. Fences, walls and hedges are considered design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, and to provide security and

1 privacy to the property. Although it is encouraged that homeowners add trees and shrubs to their
2 yards, the installation of row like plantings will be discouraged.
3

4 All walls and fences must be approved by the Design Review Committee prior to installation. It is
5 recommended that walls be made of solid masonry, ornamental wrought iron with columns or split
6 rail. Prefab wood fencing or chain link will not be permitted within the community. Maximum
7 height for walls and fences is 6' above grade. The Design Review Committee will review requests
8 for adjustments to height and material usage on a case-by-case basis.
9

10 Retaining walls which attach to the residence should utilize the same materials that the wall comes
11 in contact with. All retaining walls shall be made from stone, brick, landscape ties or other approved
12 materials. Final design and materials must be approved by the Design Review Committee.
13

14 In-ground pool and tennis court fencing must receive Design Review Committee approval and
15 meet the typical setback requirements.
16

17 MAILBOXES

18
19 The Design Review Committee requires the installation of a standardized mailbox prior to final site
20 inspection and release of the Lot Development Deposit (LDD). A vendor for the acquisition of the
21 mailbox has been approved by the Design Review Committee. The payment for the mailbox and
22 its installation is the responsibility of the lot owner.
23

24 EXTERIOR LIGHTING

25
26 As with all exterior design work, lighting should be used to enhance the overall design concept of
27 the home in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe
28 upon adjacent neighbors. Glare shields are required to eliminate bright spots and glare sources.
29 Exterior lighting which utilizes low-voltage or similar non-glare direct task type fixtures mounted
30 as close to grade as possible is encouraged. No bare light bulbs are permitted to be visible. All
31 lighting fixtures and appurtenances must be as inconspicuous as possible, especially if lights are
32 visible above grade level. Written approval from the Design Review Committee is required prior
33 to the installation of any exterior lighting.
34

35 POOLS AND TENNIS COURTS

36
37 The construction of in-ground swimming pools, spas and tennis courts is permissible provided such
38 structures comply with the minimum setback requirements set forth in Table 1 of the PGC
39 Development Regulations. In addition, the location, design and use of all materials must be approved
40 by the Design Review Committee.
41

PLAY EQUIPMENT

The Property is a community of family, professional and empty nester households. Due to this diversity it is important to be respectful of the overall image of the community. To create a harmonious order, minimum design standards are established for all play equipment. All play sets including swings, forts and climbers must be constructed of natural materials. Tenting is permitted on the play sets but must be neutral, green or blue in color. Harsh primary or neon colors are not permitted. Design Review Committee approval is required of all play sets. The applicant must submit a representation of the equipment proposed along with a plan of the lot which locates the placement of the proposed construction. Landscape screening of the equipment may be required by the Committee to reduce views from roadways and adjoining properties.

Basketball courts are permitted as long as the goal is located behind the projection of the front plane of the house. Poles must be black or white in color, with clear, white or grey backboards exclusive of ornamentation. Roof or wall mounted backboards are not permitted. Applicants must submit a plan of the lot with the proposed location of the pole to the Design Review Committee for approval.

REFUSE AND STORAGE AREAS

Garbage and refuse shall be placed in containers and shall be capped or contained in such a manner they are inaccessible to animals. These containers shall be concealed within the homes or screened by landscaping sufficient to ensure that they are not visible from the street, adjoining homesites or the golf course.

HEIGHT RESTRICTIONS

Maximum building heights for the development, measured vertically from the highest point of the structure to the average natural grade level on the perimeter of the structure, are established as follows:

Type	Maximum Building Height
Detached Single Family	35ft.*
Attached Single Family (Carriage and Townhouse)	35ft.
Notes: * The height of a single-family detached unit may exceed 35 feet, up to a maximum of 41 feet, provided the living space of the dwelling unit does not exceed 2 stories above grade at the front elevation, and the height to the front eaves of the dwelling unit does not exceed 25 feet from the finished grade. The height of the lowest elevation of any designated fire ingress/egress point (door or window) shall not exceed 35 feet from the finished grade immediately below the ingress/egress point. (See Table A, Diagram A-3 at back of document)	

More stringent restrictions may be imposed on given homesites where deemed necessary by the developer's design review committee to protect the aesthetic integrity of the community.

SIZE RESTRICTIONS

The minimum square foot sizes for the homes on the Property are listed in Table A attached to these Design Criteria. Each home will be evaluated based on its individual impact on the homesite, the homes in close proximity, and the community as a whole.

LANDSCAPING

VACANT HOMESITES

All homesites purchased from the developer and remaining vacant are the responsibility of the property owner for periodic maintenance. No stocking of material, firewood or temporary shelters will be permitted on any vacant homesite without prior approval by the Design Review Committee. In the event the lot owner does not provide the required maintenance, the Association will cause this work to be done at the owner's expense.

NATURAL FEATURES

Throughout the Property a number of fine mature trees exist. Many are located in prominent view from streets, roads and the golf course, giving them special significance. In addition to requiring protection of natural resource areas pursuant to the provisions of the PGC Development Regulations, the community has taken a positive step toward the recognition and protection of such trees by requiring approval by the Design Review Committee to remove any tree, on any building lot, with a minimum trunk diameter over six (6) inches at four (4) feet above natural grade (diameter at breast height - DBH).

In addition to the already established vegetation many other plant types will be acceptable for use within the community. The Design Review Committee will take into consideration all elements of the individual landscape plan and plant materials selected during the approval process.

Fundamental to the design criteria is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the community. Owners will be encouraged by the Design Review Committee to landscape their homesite with plant material indigenous to the area.

GRADING AND EXCAVATING

The design and development concepts of the Property call for the maintenance of the natural features in as much of the original condition as possible.

The Design Review Committee and Pierce Township are particularly conscious of site utilization and desire not to disrupt the natural terrain in several areas identified as Resource Protection Areas on the approved Development Plan. The Design Review Committee encourages all applicants and property owners to locate structures sympathetically with the specific homesite. It is important to remember the beauty of the development is the land and its natural features and the architecture should compliment and enhance rather than compete with or destroy this beauty.

In order to assure compliance with this philosophy, a grading plan will be required as a part of the final design submittal. Grading approval must be obtained from the Design Review Committee before earth is moved or removed from a specific homesite. Absolutely no grading whatsoever shall be permitted without first obtaining written authorization.

All grading reviews shall be subject to the jurisdiction of the Design Review Committee and shall be considered individually for each lot. In addition to the grading and excavation requirements of Clermont County, Committee recommendations or requirements will be based upon individual homesite location, terrain, soil conditions, drainage, cuts and fills, and other specific conditions the Design Review Committee feels impact upon the site design.

LANDSCAPE PLAN

A strong emphasis is placed on landscaping in the design review process. Quality landscaping is important to both the appearance of each individual home and the overall continuity of the community, and each Design Review submittal must satisfy the landscaping requirements of Table A.

To assure the overall beauty of the Property is preserved and enhanced, the Design Review Committee must review and approve plans for each individual residence. The Design Review Guidelines require all front and side yards to be landscaped. Front yards shall be sodded with nursery grade sod. The limits of sodding shall be as stated in Table A. Rear yards may be seeded with straw, stolonized or hydroseeded. Grass types are restricted to fescue, bluegrass, and rye unless otherwise approved. A fully landscaped rear yard will be required of all homesites visible from the golf course. The Design Review Committee requires shade trees planted in each front yard and in rear yards of homes on the golf course in accordance with Table A. Landscaping for homes on corner lots must include all sides of the house facing roadways.

The Property has been designed utilizing the natural elements as much as possible. Various hardwoods and other trees are common within the community and it is the intent of the Design Review Committee to maintain this landscape integrity.

The determining factor of good landscape design is the integration of the architecture with the location of the residence. The Design Review Committee will take into account the relationship between the home, site, adjacent homes, views, prevailing breezes, golf course and other amenities in making approval decisions regarding specific landscape plans.

Landscape plans shall be detailed and accurately drawn to an appropriate scale (not less than 1" = 20'). The plans shall show pertinent site and architectural information including existing and proposed contours and elevations, drainageways, existing trees over 6" caliper, driveways, walks and an accurate outline of the existing and / or proposed building with doors, windows, stoops, decks, retaining walls, spas, hot tubs and other features shown. The materials of outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc., shall be specified.

LOT DEVELOPMENT DEPOSIT

A Lot Development Deposit (LDD) must be submitted to the Design Review Committee prior to approval of any improvement. This deposit will be retained by the Committee to assure all homes in the community receive a minimum landscaping package. This deposit shall also serve as a deposit to be used toward the repair of damages to community property as a result of the builders or owners actions or inaction.

The amount of this deposit is subject to change from time to time. The full amount of the deposit is refundable, less any justifiable expenses, within 30 days of the issuance of a Certification of

1 Conformance, or for Conditional Certificates of Conformance, within 30 days after the fulfillment
2 of the incomplete items described in the Conditional Certificate of Conformance, providing no
3 significant discrepancies are remaining. Deficiencies noted at the final inspection will cause the
4 return of the deposit to be delayed until such time as the deficiencies are remedied.

6 GENERAL COMMUNITY STANDARDS

8 **TEMPORARY IMPROVEMENTS**

9
10 No temporary building or structure shall be permitted except for trailers, barricades, trash receptacles
11 or portable toilets as may be approved or required by the Design Review Committee. The existence
12 of these structures will only be permitted during the construction period for a permanent
13 improvement.

15 **SITE CLEANLINESS**

16
17 All sites must be kept free of loose debris and other non-indigenous waste materials. During
18 construction, the builder is required to maintain a trash receptacle of sufficient size to contain all
19 debris from the project, and to cause the removal of the trash periodically in order to avoid
20 overloading the receptacle to the point the debris projects above the top rim.

21
22 During the construction period it is critical that all loose debris be contained on a daily basis and that
23 no debris is allowed to blow onto adjacent homesites or the golf course.

25 **SIGNS**

26
27 The installation of signs other than those specifically approved by the developer, are strictly
28 prohibited. This signage restriction includes but is not limited to builders, subcontractors, realtors,
29 lender, architect and suppliers. Standardized community signs benefiting the Developer and
30 Featured Builders for the development are permitted. Signs of a temporary nature which advertise
31 the development of the community shall be removed when 95% of the lots have been sold to
32 homeowners. Temporary signs on individual lots advertising the builder shall be removed when the
33 home has been transferred to the homeowner.

35 **REMODELING AND ADDITIONS**

36
37 It is required that all plans for remodeling or additions that alter the exterior appearance of any
38 permanent structure or homesite be approved by the Design Review Committee. All of the
39 requirements and guidelines in this document, as well as applicable governmental approvals, apply
40 to these types of improvements.

DESIGN REVIEW CHECKLIST AND APPLICATION

The Design Review Criteria has been established for the benefit of all Property Featured Builders and homeowners. Please fill out the checklist below and submit with each plan to Great Traditions Land & Development Co., 3650 Park 42 Drive, Cincinnati, OH 45241, for approval by the Design Review Committee.

Recorded Lot# _____ Submission Date: _____

Lot Address: _____

Applicant: _____ Contact: _____

Return Address: _____

Engineer: _____ Contact: _____

Landscaper: _____ Contact: _____

Submitted For:

Preliminary Design Review

(Refer to the Design Review Criteria for submission requirements)

Final Working Drawing Review

Four sets of plans are enclosed (Two sets of plans will be returned to the applicant)

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

Two Landscape plans enclosed

Lot Development Deposit (LDD)

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

REVIEW COMMENTS: _____

Approved By: _____

Not Approved Date: _____

PGC DEVELOPMENT BUILDING DESIGN STANDARDS

Table A

	Large Estate	Estate	Manor	Golf Manor	Lot Line	Village	Carriage	Townhouse
Lot Width	120'	110'	90'	80'	75'	50'	30'	22' (a)
Min Lot Size (s.f.)	20,000	15,000	12,500	10,000	10,000	6,000	3,600	2,500
Setbacks								
Front Yard	50/35'(b)	35'	35'	35/30'(k)	20'	25'	20'	20'
Side Yard	10'	10'	10'	10'	0/10' (c)	5'	0'	0'
Rear Yard	30'	30'	30'	30'	20'	20'	20'	20'
Golf Yard	30'	30'	30'	30'	20'	20'	20'	20'
Min House Size (s.f.)	1,700	1,550	1,400	1,400	1,260	1,120	1,000	900
Max No. Attached Units	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	6 (l)	6 (l)
Min Masonry Req'd. (d)	0%	0%	0%	0%	70-0%(e)	70-0% (e)	70-25%(f)	70-25%(f)
Landscaped Trees (g)								
Canopy Tree	3	3	2	2	1	1	1	1 or 2
Ornamental Tree (h)	3	3	3	3	2	1	1-1/2	1 or 2
Sod Limits	Rear Corner	Rear Corner	Front Corner	Front Corner	Rear Corner	Rear Corner	Front Corner	Front Corner
Min. Roof Slope	8/12	8/12	6/12	6/12	8/12	8/12	6/12	6/12
Max. Building Height (m)	41'	41'	41'	41'	41'	41'	35'	35'
Front Loading 2 Car Garage (i)	No	No	Yes	Yes	Yes (j)	Yes	Yes	Yes

Notes:

- (a) Average width of units must be a minimum of 24 feet for each building.
- (b) The standard minimum front yard setback is 50 feet. The setback may not be reduced to less than 35 feet when it is necessary to avoid disturbances to natural resources. The Design Review Committee must approve any reduction in front yard setbacks.
- (c) Zero setback is permitted. A minimum of 10 feet horizontal separation shall be maintained between dwelling units.
- (d) Masonry materials include: brick, stone, cultured stone, dryvit, stucco, and decorative masonry products.
- (e) For each 1% increase in dwelling size, the minimum amount of masonry is reduced by 1% up to a minimum of 0%. Required masonry may be applied to any facade of the structure. [See Diagram A-1 (Lot Line) and (Village)]
- (f) For each 1% increase in dwelling size, the minimum amount of masonry is reduced by 1% up to a minimum of 25%. Required masonry must be applied to each facade of the structure at the required percentage. [See Diagram A-2 (Carriage) and (Town Home)]
- (g) These requirements apply to owner/builder required front yard landscaping to be located between the residence and the street.
- (h) Ornamental trees include evergreen trees.
- (i) All three car garages except on corner lots must be side or rear loading.
- (j) Side loading garages shall be located no less than 20 feet from roadway pavement edge.

- 1 (k) The standard minimum front yard setback is 35 feet. The setback may not be reduced to less than 30
- 3 feet in order to avoid disturbances to natural resources or to increase the rear yard adjacent to the golf
- 4 course. The Design Review Committee must approve any reduction in front yard setbacks.
- 5 (l) Units must be staggered by at least six feet.
- 6 (m) Maximum building heights for any dwelling unit, measured vertically from the highest point of
- 7 the structure to the finished grade level on the perimeter of the structure, are established as follows:

Type	Maximum Building Height
Detached Single Family	35ft.*
Attached Single Family (Carriage and Townhouse)	35ft.
Notes: * The height of a single-family detached unit may exceed 35 feet, up to a maximum of 41 feet, provided the living space of the dwelling unit does not exceed 2 stories above grade at the front elevation, and the height to the front eaves of the dwelling unit does not exceed 25 feet from the finished grade. The height of the lowest elevation of any designated fire ingress/egress point (door or window) shall not exceed 35 feet from the finished grade immediately below the ingress/egress point. (See Diagram A-5)	

18 More stringent restrictions may be imposed on given homesites where deemed necessary by

19 the developer's design review committee to protect the aesthetic integrity of the community.

20

PGC DEVELOPMENT BUILDING DESIGN STANDARDS

Table B

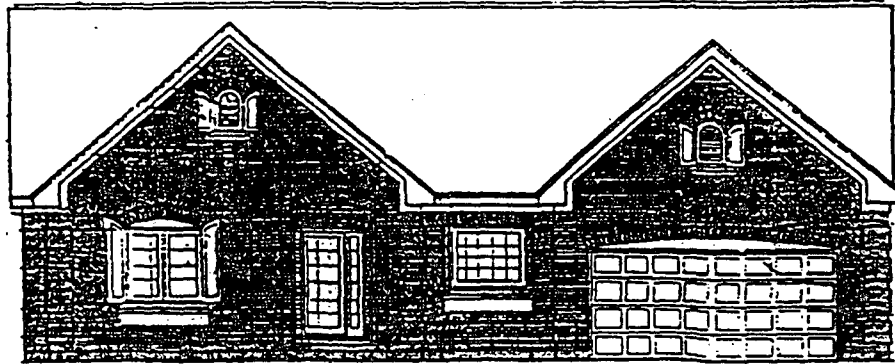
	Masonry	Minimum Standard
Materials List		
Brick	yes	none
Decorative Masonry	yes	none
Natural Stone	yes	none
Cultured Stone	yes	Stone Products Corp., Carriage Hill Stone Co., or equal
Dryvit (EFIS)	yes	none
Stucco	yes	none
Redwood	no	none
Cedar	no	none
Composition siding	no	Innerseal by Louisiana-Pacific or equal. 25 year minimum Limited Warranty
Vinyl Siding	no	Armco or equal. 0.044 minimum thickness, 40 year minimum Limited Warranty.
Vinyl Trim	no	Armco or equal. 0.044 minimum thickness, 40 year minimum Limited Warranty.

**Diagram A-1 to
The Design Review Guidelines**

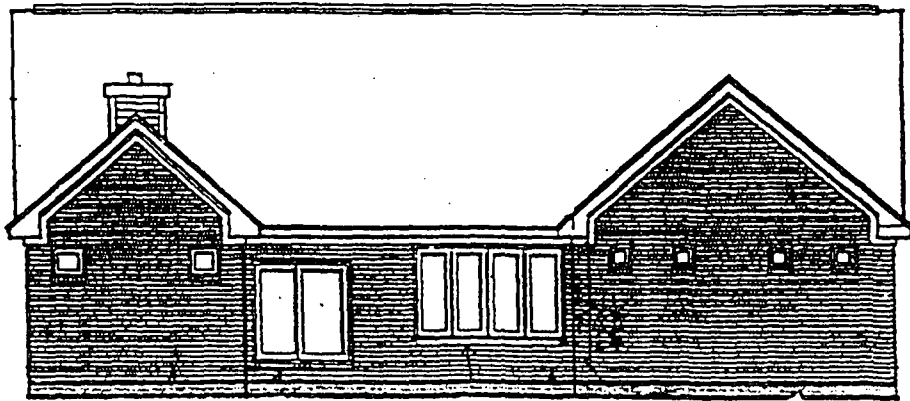
- 1
- 2
- 3
- 4
- 5

[Single Family Detached (Lot Line and Village Home)]

Single Family Detached



Front Elevation



Rear Elevation

The areas shaded comprise the areas to be measured in determining the amount of masonry to be included on the proposed structure.

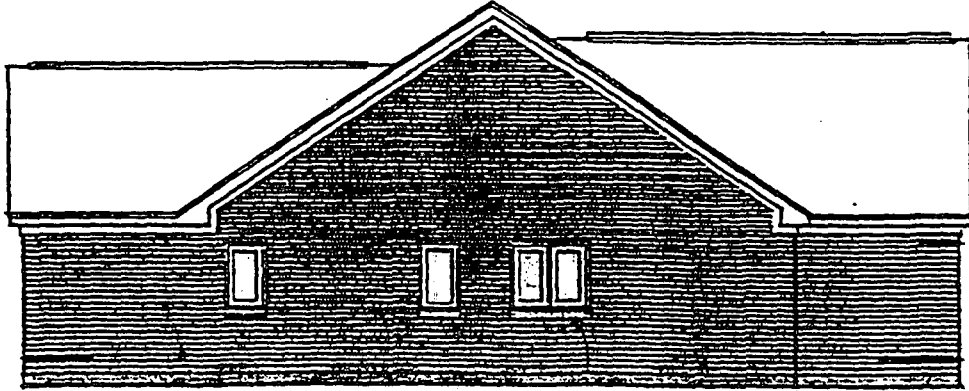
DIAGRAM A-1

[Single Family Detached (Lot Line and Village Home)]

2
3
4
5

Single Family Detached

2 01 2



Left Elevation



Right Elevation

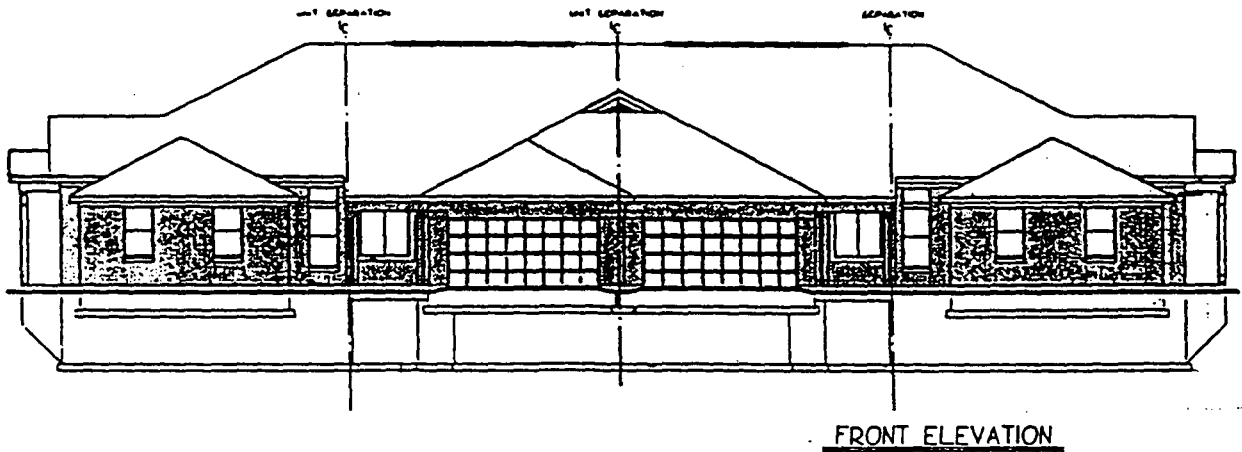
**Diagram A-2 to
The Design Review Guidelines**

1
2
3
4
5
6

[Single Family Attached (Carriage Home and Town Home)]

Single Family Attached

1 of 4



The areas shaded comprise the areas to be measured in determining the amount of masonry to be included in the proposed structure.

DIAGRAM A-2

[Single Family Detached (Carriage Home and Town Home)]

- 1
- 2
- 3
- 4
- 5

2 of 4

Single Family Attached

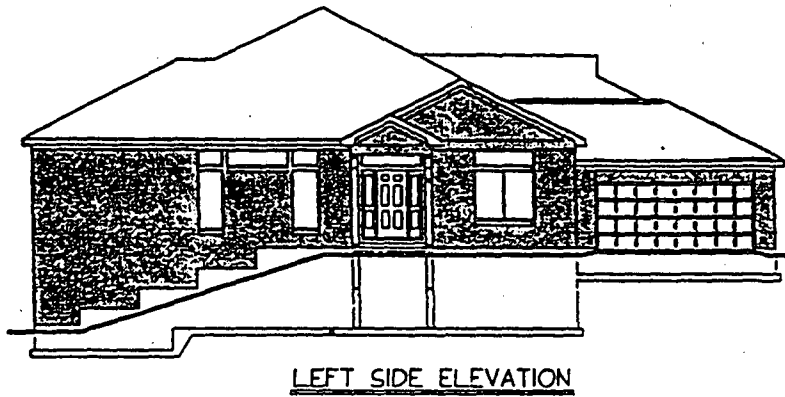


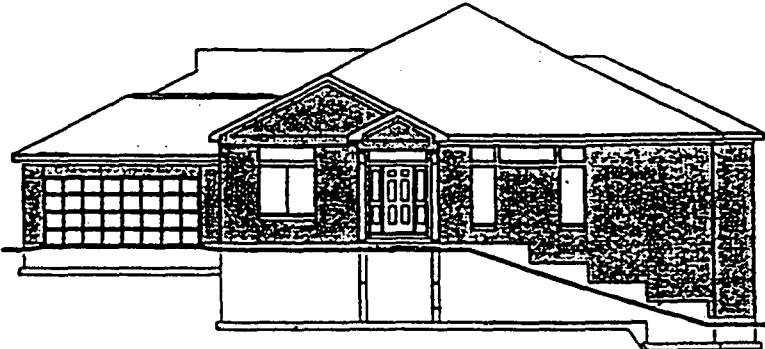
DIAGRAM A-2

[Single Family Detached (Carriage Home and Town Home)]

1
2
3
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5
6

Single Family Attached

3 of 4



RIGHT SIDE ELEVATION

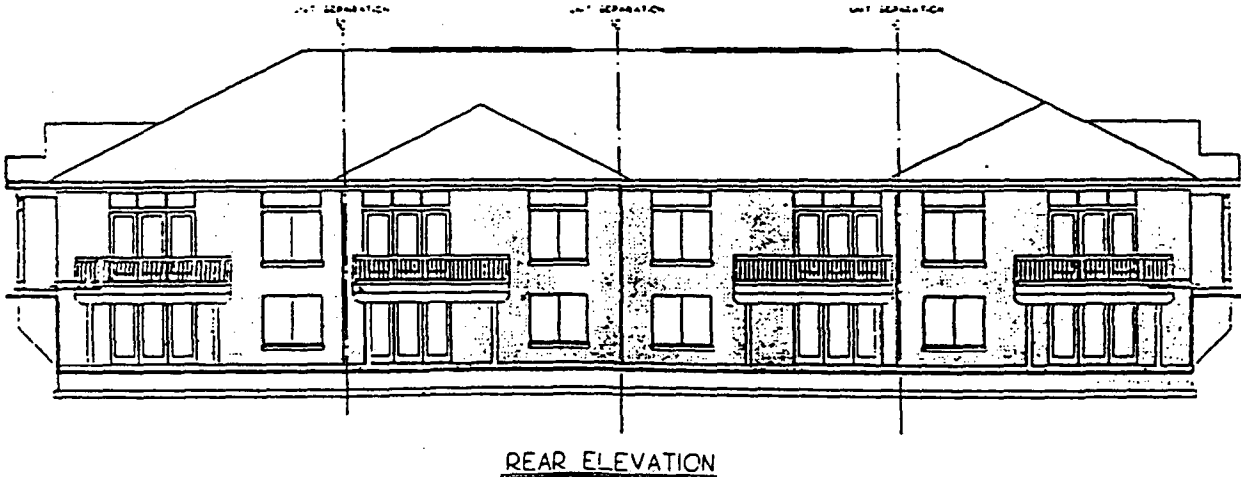
DIAGRAM A-2

[Single Family Detached (Carriage Home and Town Home)]

4 of 4

Single Family Attached

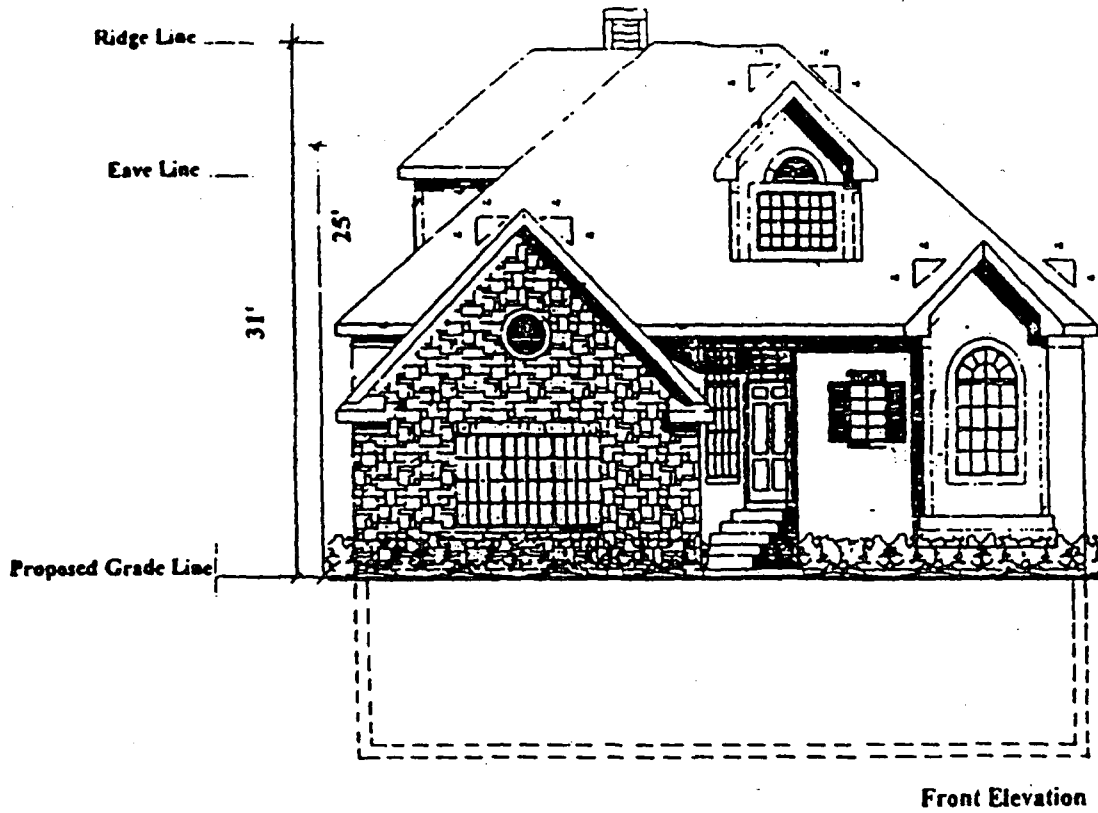
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2
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6



**Diagram A-3 to
The Design Review Guidelines**

Maximum Building Height

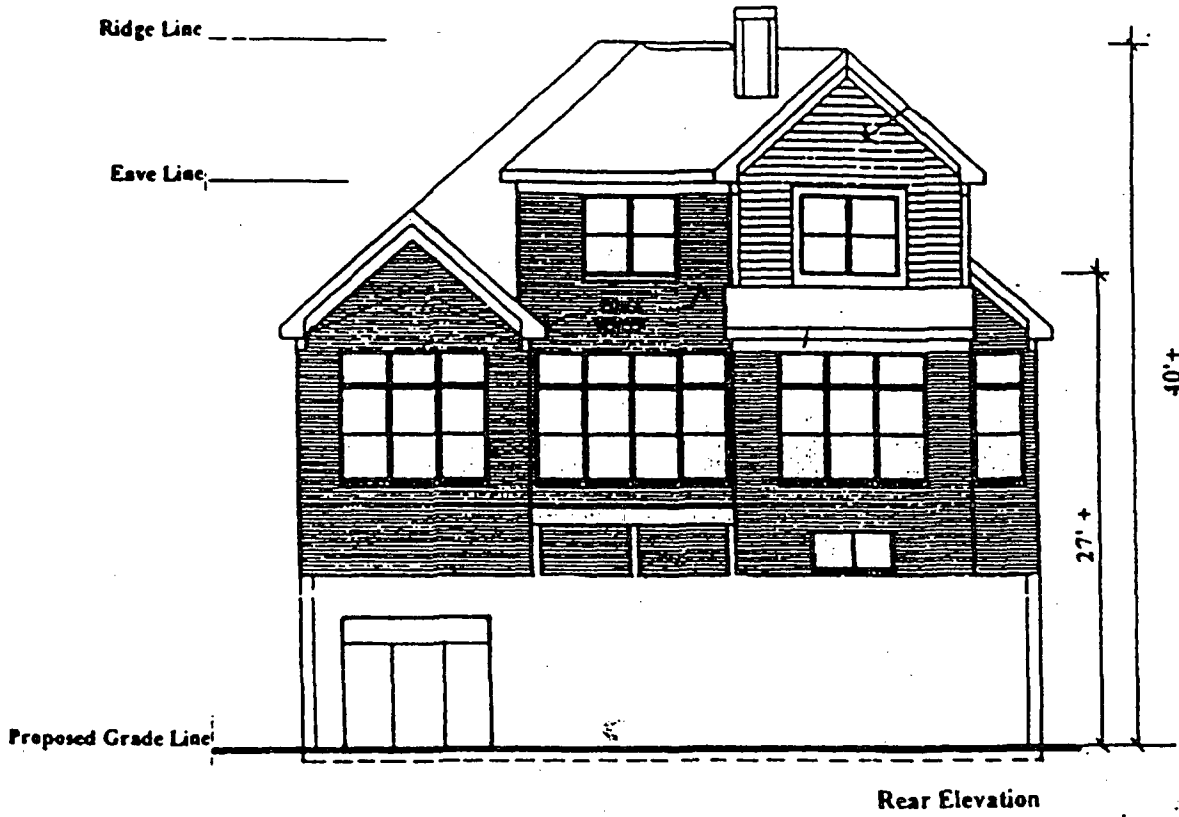
- 1
- 2
- 3
- 4
- 5



1
2
3
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7

DIAGRAM A-3

Maximum Building Height



2 of 4

DIAGRAM A-3

Maximum Building Height

- 1
- 2
- 3
- 4
- 5

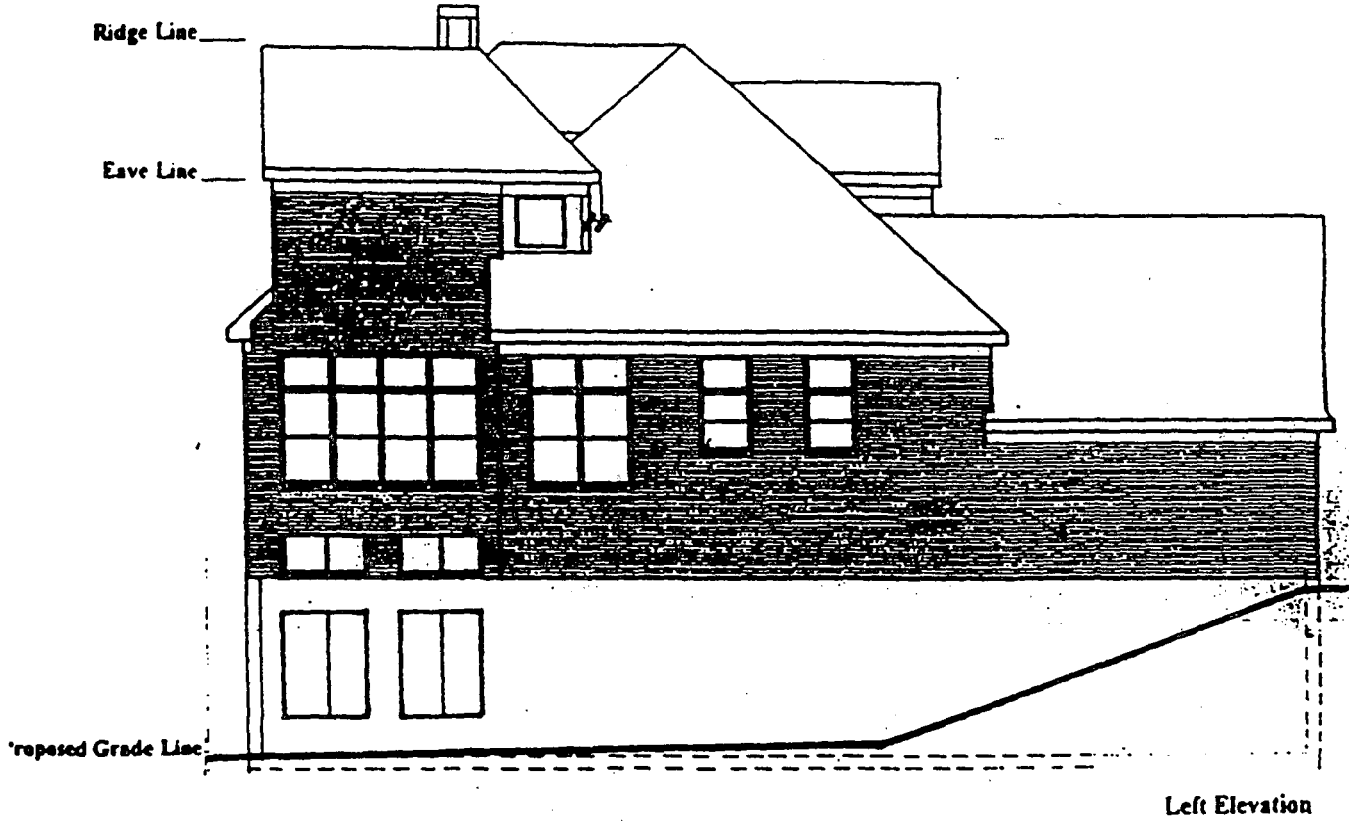


DIAGRAM A-3

Maximum Building Height

- 1
- 2
- 3
- 4
- 5
- 6

