

Purpose of Design Guidelines

Woods Seldom Seen Phase III strives to preserve the natural beauty of the land through good design practices and good management. This will ensure the long-term protection of each homeowner's investment, as well as maintaining the quality of the environment throughout the development. The Woods Seldom Seen Phase III Home Owners' Association Design Guidelines have been prepared to help residents, home buyers, home builders, and the Architectural Review Committee ("ARC") understand the design process and to assure the long term quality of the Woods Seldom Seen Phase III HOA community. The intent is to coordinate the individual efforts of all Woods Seldom Seen Phase III HOA residents to achieve a unique neighborhood setting where homes blend with and enhance the natural environment and are in harmony with each other.

The Design Standard covers three basic sections: 1) your home site: things to look for and to do before you decide upon the way to use your lot; 2) your home: items to consider when deciding upon the type or style of house, addition or improvement to build; and 3) materials, details and directions: specific recommendations and requirements for building materials, building details, colors, landscaping and site development.

Lot owners are to submit plans for review and approval to the Architectural Review Committee ("ARC") prior to building or making improvements to the exterior of the property. A form is provided for a review request. It is important that lot owners provide all requested information timely. In most instances, lot owners will be required to identify for ease of review the property lines located on the lot. This may require a survey with visual markings and or lines.

Design Review

Every proposed new home or improvement to an existing home in Woods Seldom Seen Phase III HOA must be reviewed and approved by the Architectural Review Committee (“ARC”), under the direction of the Board of Trustees of the Woods Seldom Seen Phase III HOA before construction begins. These design guidelines and the Woods Seldom Seen Phase III HOA Restrictive Covenants and Deeds shall be the basis for approval or disapproval of each proposed new home or improvement.

The Natural Environment

All lot owners have substantial land with varying natural landscape features including but not limited to land, water features and vegetation. It is anticipated that the natural and landscape features will be preserved and maintained by the individual lot owner for the benefit of the individual lot owner as well as the value to the overall community to the preservation of the environment and surrounding homes.

Your Homesite

Each home in the Woods Seldom Seen HOA III has its own specific qualities and characteristics. It is important that you look carefully at your lot, observe its special assets and decide how each of these can best be used to increase the aesthetic value of the lot to you, the community, and future owners. Before you select or design your home or make improvements, there are several considerations:

Site Qualities: First you must identify the natural qualities of the site. Decide what they are and how they should be used. Save the trees, landscaping, scenic areas; use the views; recognize the slopes and drainage patterns. Place your house or any improvement or addition on the site to disturb a minimum of existing grades and contours. During construction, protect trees or natural areas by a temporary fence or barrier. Leave ravine areas natural and undisturbed; do not fill with dirt or debris. Remove no trees or natural features before final review of plans and specifications by the Architectural Review Committee (“ARC”) and its approval. The property lines should be identified in the approval process by string from the property pins or a professional survey that marks the property lines. This will permit consideration and discussion regarding any impact upon your site’s features including landscaping and drainage, as well as the potential impact on any adjacent properties.

Topography: The land within Woods Seldom Seen Phase III HOA varies from level to gently sloping for drainage features. Such design elements as mounding, retaining walls and the stepping of slopes should be considered in developing your site. These elements should blend with your site and enhance its natural features while maintaining important functions such as grading and drainage.

Grading: When trees or other such elements are to be preserved, they will determine the level of grading in their immediate vicinity. Retaining walls, terraced banks, and planted slopes should be considered as part of a grading plan. Graded portions of lots outside the buildable area shall be kept near existing grade.

Drainage: Drainage is often a major problem for the new homeowner or a homeowner undertaking additions or improvements. Each lot has a role in water drainage and impacts neighboring land. Therefore, a pattern of compulsory mutual responsibility is established and should be considered in the planning and approval of any modification of a lot. Storm water from buildings and pavements on each site shall be directed by pipe or swale to the appropriate drainage flow on the lot. Storm water originating from the natural watersheds of adjacent property shall be accommodated and transmitted through your site to an existing outlet. It is required that a lot owner control storm water and sedimentation both during and after construction and any remodeling.

Swales and drainage ditches are to be well maintained. No obstructions or plantings are permitted in the drainage easements that may alter or inhibit water flow and drainage as to create back up on adjacent lots. Water must be able to flow freely in order to progress in a natural flow.

Setbacks and Side Yards: Building setbacks in the Woods Seldom Seen Phase III HOA are to be within at least the minimum requirements set by the plats and deeds and restrictive covenants as well as zoning. It is the intention that all owners will be able to enjoy the peace and quiet of their homes while also maintaining appropriate grading between the homes. Side yard setbacks will vary according to lot size and are indicated on the Woods Seldom Seen Phase III HOA Plat.

Your Home

The Woods Seldom Seen Phase III HOA home has two qualities that predominate: it is well designed with special attention to detail, and its form must fit naturally with the existing site surroundings. The home should be in harmony with its neighbors.

General

As you design your home, or improvement, consider seriously the following elements: The roof form and building mass: the general shape of the home – roof, walls, and appendages – should fit in with the land and be compatible with neighboring homes.

Materials: Whenever possible use materials such as stucco, brick, stone tile and wood.

Colors: Earth tones blend well with the environment at Woods Seldom Seen Phase III HOA. Colors for homes shall be consistent and work well with existing homes in the neighborhood. Additionally, colors shall be consistent and work well with existing colors on the residence for additions, improvements, etc whether attached to the home or not, and shall be consistent with the homes around it.

Building Style: Homes at Woods Seldom Seen Phase III HOA are not restricted to one style or character, but traditional design is encouraged. Consideration should be given in the design to compatibility with the character of neighboring homes. Emphasis is placed on building “form” rather than on building “style”. Form is determined by building height, number of stories, roof pitch, width of overhangs, etc.

The final design review drawings should include drawings of all entry, porch, rake, eave and dormer details. Sufficient detail should be provided to convey not only the design but the anticipated look and feel of the work. When designing details, keep the selection of compatible natural materials and colors in mind.

Building Heights and Form

Taller two-story houses are preferred as part of the neighborhood and especially in wooded areas to blend with the tall trees. The size guidelines are set forth in the Deed and Restrictive Covenants. Additionally, the height of homes must not exceed applicable building code requirements. The design professional and/or builder are responsible for understanding and following all applicable codes. Distance between grade and first floor should be kept at a minimum yet in keeping with the character of the house style and the neighborhood.

No outbuilding, ancillary building, prefabricated storage shed or temporary building, structure or outside dwelling for animals shall be permitted as established by the Deeds and Restrictive Covenants. All other types of structures, such as pool houses and playhouses, shall require the prior approval of the Architectural Review Committee (“ARC”).

The Roof

The roof, its shape and material, must be carefully designed. The roof forms throughout the community should be compatible with one another to help achieve a pleasant, homogeneous character. Gable and hip roofs and minor variations and combinations of these two roof types are preferred. Shed and gambrel roofs, when designed in a sensitive manner (ideally by a qualified design professional) are acceptable. Flat roofs are prohibited when used to create a house style or as a major roof element. Flat roofs may be accepted as minor accent roofs. . Generally, a simple roof design is preferred over a more complex design.

Materials, Details and Directions

Roof Material: Roof materials and colors should be compatible throughout the community and of substantially similar quality. Asphalt shingles, when used, should be heavily textured (minimum 25 year) and consistent with existing roof quality and colors. All roofing materials and colors must be approved by the Architectural Review Committee (“ARC”).

Details: Overhangs are to be consistent with the house design. Gutters are to be painted to match the fascia color. Trim is to be stained or painted to compliment walls and roof. Downspouts are to be painted to compliment the side walls. Roof fans, jack vents and flashing (except copper) are to be painted to match the roof and consistent with the rest of your house.

The “Four Sides” of Your Home: All sides of a Woods Seldom Seen Phase III HOA home should be detailed and finished in a consistent manner with the style of the home. Material changes from side to side should take place at natural (designed) transition points such as inside corners.

Windows and Shutters: Many types of windows (casement, double-hung, horizontal sliding, wood, etc.) are acceptable in the Woods Seldom Seen III HOA as long as they have been carefully selected and proportioned to enhance the walls in which they are placed. Window frames shall be wood, vinyl clad, or painted aluminum clad. The same window type should be used on all sides of a home so that all four sides relate.

Shutters should be properly proportioned to fit the window. On more contemporary homes, trim should be used on windows to provide adequate detail to the window and help it integrate with the wall. Awnings are not acceptable.

Glass Walls: Sliding glass doors, view windows, clerestories and skylights are encouraged if designed to help the house take full advantage of the site and views. Proper protection should be provided to ensure privacy from street and neighbors.

Doors: The entrance is probably more important than any other exterior part of your home. Special attention should be given to overall entry design. Proper scale, proportion and details are required. The construction documents must include all drawings required to build entries. Care should be taken to select aesthetically pleasing arrangements and materials to enhance the entry. Natural materials, again, are preferred (wood, brick, glass). Consideration should also be given to the impact sunlight may have on the materials as well as extreme temperature. A garage door also is often a very important element of a home. In the Woods Seldom Seen Phase III HOA, garage doors should be de-emphasized and blend with the design character of the house.

Chimneys – Fireplaces: All chimney exterior materials shall be of brick, stone, stucco or cultured stone. Wood enclosures will not be permitted.

Building Material and Colors: The roofs and side wall materials of each house shall be compatible with each other and shall blend into a common color tone. Natural colors of natural materials blend easily together. When man-made materials are used, colors must blend with natural materials. Accent colors are encouraged only if used carefully to add a highlight or detail to the natural house. Colors must also be consistent with other homes in the development.

Brick: Natural and mold brick is preferred. “Manufactured” sand mold and textured brick may also be approved. Color ranges should be subtle. Brick details in chimneys, sills, entry steps and foundations are encouraged (soldier courses, basket weave, etc.).

Stone: Natural stone laid in a natural horizontal bed is preferred. Rubble and roughly squared stone should be used. Square-cut dimensional or ashlar stone is not preferred. If flat-faced, vertical bed stone is used, flush joints rubbed with burlap are recommended. Native Ohio limestone in gray or buff is preferred over more exotic stone.

Stucco: Stucco may be used in natural colors. Stucco finishes may be accepted if properly detailed and consistent with the home and surrounding residences.

Siding: Aluminum Siding and vinyl siding are not preferred and must be approved by the Architectural Review Committee (“ARC”). All siding should be consistent with the coloring and siding used in the subdivision.

Other Materials: Man-made materials (except for aluminum and vinyl siding) such as transite, Masonite and hardboard, to name a few, can be used if painted to blend with natural materials. Use of wrought iron must be reviewed by the Architectural Review Committee (“ARC”). Cultured stone must be reviewed by the Architectural Review Committee (“ARC”) and should match natural limestone selections.

Colors and Material Samples: All exterior building materials and colors are subject to review by the Architectural Review Committee (“ARC”).

Patios, Terraces and Decks: Outside spaces such as patios, terraces and decks are important to every home; they are direct extensions to the inside living spaces of each residence. The design of outside living spaces must be properly coordinated with the design of every home. Outside spaces, when designed to provide privacy, are to be enclosed with planting, walls, or gently mounded earth. Decks attached to houses are to be large enough to be usable and built from materials similar to those used in the home. Decks shall be attached to the residence or abut the structure and are restricted to the buildable area of the lot and shall not extend into the front, rear and side setbacks and easements. Awnings used on patios and decks may be of wood and canvas. Metal or fiberglass awning products are not preferred.

Fences, Screening and Enclosures: Fences are permitted only within the buildable area of each lot and must be reviewed and approved in advance by the Architectural Review Committee (“ARC”) and adjacent lot owners. Fences are not encouraged or recommended. Fences built from wood, (solid wood fences are discouraged) brick, wrought iron, or stone and screens developed from masses of planting are encouraged to enclose the private and service areas of each Woods Seldom Seen Phase III HOA site. Materials selected must be compatible with each home and conform with the natural character of the site. All fences are to be well maintained. Wood fences are to be stained and maintained. No chain link or wire fencing will be permitted. Fences or shrub rows should not be placed within the front yard or backyard setback area. All fencing and enclosures must receive design approval from the Architectural Review Committee (“ARC”). Properties are to blend into each other in a natural way as much as possible.

Swimming Pools and Play Yards: In ground swimming pools are permitted and must conform to all building codes. No above-ground portable pools are permitted. Swimming pools are to be visually screened. Natural colors for play equipment are preferred. Natural wood structures and green slides are preferred for play grounds. Yellow slides on play equipment are permitted but not preferred. Placement of play equipment should take into consideration property easements, property lines and any impact on a neighbor’s scenic view.

Landscaping: The major goals of landscaping are to 1) enhance each home and help it blend into the natural setting, 2) create a private environment for each homeowner and 3) supplement and accentuate the existing features of the land. Landscape gardens are encouraged, especially entry gardens and private gardens adjacent to various entrances to the home. Garden walks and paths are important parts of any site development. Walks may be built from brick, rough-textured concrete, washed gravel, bark mulch, or other materials.

Plantings around a home, ideally, should be massed in critical locations rather than merely stretched along the foundation. Plantings should be placed away from the house at entrances and other key spots to enhance the architectural features or privacy areas of each building. Planting at or near property lines must be coordinated with neighboring property owners to create a natural flow of planting from property to property as well as drainage.

Earth mounding is encouraged within a property if it is done in a subtle way with gentle slopes to suggest natural grade. Mounding is effective when used with stone retaining walls. Certain areas of wooded lots should be left in their natural state. These natural areas provide a pleasant contrast to finished areas and reduce maintenance.

Outdoor Lighting: All site lighting will be “indirect” or “area” lighting. Wall-mounted area lighting may be used for doorways, but should be positioned so as not to disturb neighboring property owners.

Utilities and Services: All electric and telephone services are to be underground. Meters on the exterior of houses are to be located for easy access of meter readers, but screened from street view. All service entries and conduits are to be painted to blend with the home, No window air conditioners shall be permitted. Outside air conditioning condensers, fuel tanks, and other mechanical equipment are to be permanently screened from the street or neighboring properties.

Signage: Signs bearing owner's name or street number should be designed to be subtle, yet readable. They should be compatible with the natural setting and require approval of the Architectural Review Committee ("ARC").

Mailboxes: To ensure continuity of design, an original mailbox was designated by the Developer. This is to be maintained in good condition by the homeowner. Any replacement mailboxes should be consistent in design and color to the original mailbox and those in the neighborhood. There may be slight variations in stain over time, but homeowners should attempt to utilize similar stain as to that utilized by other homeowners. Numbering on mailboxes should be consistent with neighboring lots and may be black or reflective silver. Lot owners are encouraged to utilize the reflective silver numbers. Upon request of lot owners, the Architectural Review Committee ("ARC") will provide the style of mailbox, stain color and sources from which to obtain the products. The current information will also be posted on the Woods Seldom Seen Phase III HOA website.

It is intended that the Design Standards be of real assistance to the architects, builders and owners as they design or improve homes that will become part of the pleasant, quiet atmosphere of the Woods Seldom Seen Phase III HOA.

Construction and Owner/Builder Regulation

Conservation of Existing Landscape

The natural landscape should be protected to maintain as much of the exiting site character as possible. During the construction period, each construction site shall be kept neat and shall be properly maintained to prevent it from becoming a public eyesore, or affecting other lots.

Foundation Survey, Grades and Drainage

The owner/builder is responsible for maintaining all grades and drainage per the Woods Seldom Seen Phase III HOA Plats and shall not impair any drainage on a lot or neighboring lot. A copy of a survey from the owner/builder may be requested after foundation and block are completed when grade changes through a remodeling project to check for compliance with the plat. The Owner/Builder is responsible for the completion of and payment for the survey and the timely delivery of a copy to the Architectural Review Committee ("ARC").

Submission of Information to the Architectural Review Committee ("ARC")

The owner/builder should submit all requested forms and documentation to the Architectural Review Committee ("ARC") in a timely and professional manner. Plat, survey, drawings and material samples should be provided in a manner so that the information may be provided to the Architectural Review Committee ("ARC"), reviewed by the committee and documentation maintained in the Woods Seldom Seen Phase III HOA records. It may be helpful to provide the documentation in electronic format as well as paper/sample documentation. Also, it may be helpful to provide applicable drawings and pictures with lot owner requests. The Architectural Review Committee ("ARC") forms will be available on the website as well as by request to the Woods Seldom Seen Phase III HOA.