

# **WASHINGTON TRACE**

## **PREFACE**

### **TO THE**

### **DESIGN GUIDELINES**

The Midwestern lifestyle is rich in spirit, style and substance. Built upon a foundation of family, home and community, we have a strong affinity for the classic and traditional yet we keep a cultured and sophisticated eye towards the future.

The Washington Trace community embraces these characteristics by bringing together the charm of neo-traditional neighborhoods, modern conveniences and desired amenities in order to create an environment that fosters both diversity and socialization.

Washington Trace will offer an array of home styles in a range of price points that accommodates the diverse needs and desires of today's families. Whether a buyer is looking for the condominium lifestyle, the convenience of one-floor patio home living, the comfort and space of the time-honored traditional home or the luxury of a custom designed home, Washington Trace will be the community of choice. Although made up of various sub-neighborhoods to accommodate today's diverse buyer, centralized community amenities such as parks, walking trails and picnic areas allowing for residents of all ages to gather together as one community.

These central areas have been carefully designed to include unique elements such as lifestyle sculptures depicting whimsical childhood activities or peaceful, quiet moments, serene sitting areas, stone terraces tucked along walking paths and bursts of colorful landscaping. These creative touches serve as an invitation for residents to enjoy their surroundings and as a beautiful setting in which to socialize with neighbors. We have even planned space to accommodate a daycare center and a church, which will provide opportunity for residents to have common ground where they unite as one neighborhood.

This meticulously planned community is situated on approximately 328 acres in Washington Township. An abundance of natural beauty, wooded settings and scenic vistas coupled with outstanding recreational and social amenities offers a rare opportunity to enjoy an unsurpassed living experience.

The commitment to creating a community of the highest quality is demonstrated through the dedication in preserving the natural beauty of the land through the best design practices, careful management and controlled growth. These factors will ensure the long-term protection of each homeowner's investment while maintaining the distinctive characteristics that create a welcoming and inviting environment throughout the community.

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR WASHINGTON TRACE  
SECTION FIVE**

**DESIGN GUIDELINES  
(ARTICLE V)**

**BENHAM ESTATES AT WASHINGTON TRACE**

Residential structures in Washington Trace will be planned and designed to achieve a traditional appearance. To assure that the buildings will maintain a high quality appearance over time, the buildings will utilize high quality and long-lasting maintenance free materials (such as brick, stone, stucco type material, and wood or cementous siding).

A Design Review Committee will be established by the Developer for the purpose of administering these guidelines. The Design Review Committee, Developer or Seller are not reviewing plans and specifications for structural integrity, buildability on said lot, compliance with any applicable codes all of which are the sole responsibility of the Owner.

The owner shall submit to the Design Review Committee for approval, approval with modification or disapproval, two (2) sets of detailed building plans, site and grading plan with landscaping, material descriptions with color selections prior to closing. All reviews by the Design Review Committee are for aesthetics only.

**CONSTRUCTION REQUIREMENTS**

No resident building with less than the following designated square footage of finished living area above grade, exclusive of garage, porches and unfinished areas, shall be erected or placed on any Lot in the Phases, as noted.

**Dwelling Size/Minimum Standards**

1. All dwelling shall be used for single-family purposes.
2. The minimum square footage of the dwelling shall be regulated as follows by Their respective neighborhoods:

**Area/Phase (Finished floor area exclusive of garages, porches or unfinished areas)**

Ranch (above grade)	1800 sq. ft.
Two story (above grade)	2000 sq. ft.

## **Set-back requirements**

Front yards will have a minimum building set-back of thirty (30') feet on typical lots.

Side yards will have a minimum building set-back of five (5') feet with fifteen (15') feet total and a minimum of fifteen (15') feet between houses.

Rear yards will have a minimum building set-back of thirty (30') feet.

## **INTRODUCTION TO THE DESIGN GUIDLEINES**

The Washington Trace Design Guidelines have been prepared to help homebuyers, homebuilders, architects, and residents of Washington Trace not only understand, but also become active participants in this process to assure the long-term quality of the community. It is not the intent of these guidelines to review plans for structural integrity, life safety issues, code compliance or any technical applications, or to modify or restate the deed restrictions. The intent of this document is to provide a foundation for design, which will create a consistent character, quality, and value throughout the community.

## **CONFLICTS AND DISCLAIMERS**

In the event of any conflict between the terms of the Design Review Guidelines, the Lot Purchase Agreement, and either the Declaration of Covenants, Restrictions, Easements and Liens for Washington Trace, then the Developer will resolve the conflict, in its discretion, with primary reliance on the Covenants and Restrictions.

## **DESIGN APPROVAL PROCESS**

The Design Review Committee must review every proposed new home in Washington Trace before construction can begin. To assist you in understanding this review, the Development Guidelines have been developed. These guidelines provide a basis for review of plans by the Design review Committee, and serves as a checklist for you to insure all design elements have been considered in the creation of your home. Any questions in reference to the Design Guidelines should be submitted to the Design Review Committee through your builder or architect. Builders who enter into an agreement for multiple lot purchases may, with Design Review Committee approval, submit a group of house plans for pre approval on the lots for which they have contracted.

The following is an outline of the steps involved in the design approval process.

## Step One: Preliminary Architectural Review

In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below.

### General Drawing Requirements

Drawing Size: 11" x 17" Blueline, including  
Owner's Name  
Builder's and Architect/Designer's name  
Lot Address  
Date of Drawing

Participating Builder must submit three (3) sets of construction drawings as follows:

1. Design Review Application Form
2. Site Plan with Topography (also see Landscape Plan)
  - Scale: 1" = 20' or 1" = 40'
  - Property Lines
  - Building Setback Lines
  - Easements
  - Right of Ways
  - Driveways (location and material proposed)
  - Patios/Decks (indicate material proposed)
  - Walkways (indicate material proposed)
  - Pools
  - Pool Pumps, Heater, and Equipment
  - Culverts
  - Drainage Plan
  - Proposed Retaining Wall
  - Dwelling Perimeter (1<sup>st</sup>/2<sup>nd</sup> Floor)
  - Roof Line/Overhang
  - Topography (finish and existing grades)
  - Equipment
  - Lighting
3. Landscape Plans (also see Site Plan)
  - Scale: 1" = 20' or 1" = 40'
  - Topography
  - Drainage
  - Easements
  - Right of Ways
  - Existing Trees (8" diameter @ 3' above grade)

Plant Material  
Surface Material  
Exterior Lighting Details  
Transformer Location  
Electric and Gas Meter Location

4. House Plans
  - A. Exterior Elevations (4 sides)

Roofing, Facades, Fascia, trim, Windows, Doors, Garage Doors  
Note: Materials, Types, Specifications and Finish of each are to be noted on plan.
  - B. Floor Plans
5. Color Chips (Exterior)
6. Patios/Decks: materials, finish
7. Fences/Walls: structure, materials, finish
8. Screen enclosures: structure, materials, finish
9. Mechanical equipment: location and screening details
10. Exterior lighting details: lamp post and flood lights
11. Driveway: materials, finish

Material samples, product photos, and color chips are to be submitted upon request.

The Design Review Committee will review all design documents, sample materials, color chips and return one set of plans to the Participating Builder within 15 days with the appropriate comments.

### **Step Two: Submission of Plans to Appropriate Building Department**

Participating Builder submits approved plans to the Building Inspector and any other such agencies having jurisdiction for required permits.

### **Step Three: Final Architectural Compliance Review (As Built)**

The review of home and proposed landscaping will be reviewed upon completion for compliance. Pending full compliance with proposed design, specifications, and materials, and subject to the terms of the Lot Purchase Agreement, performance deposits will be refunded less review fees.

### **Design Document Changes**

The Participating Builder must notify the Design Review Committee prior to making any significant or material changes to the approved plans. A letter with applicable support data (as required) must be submitted to the Design Review Committee for the file. Any major deviations (as determined solely by the Design Review Committee) may require full Committee approval

prior to commencement of changes. The Design Review Committee reserves the right to inspect construction in progress for conformance with approved design documents and Applicants agree to cooperate fully with members of the Design Review Committee at all times.

### **Additions and Remodeling**

It is required that all plans for remodeling or additions that alter the exterior appearance of any permanent structure or home-site be approved by the Design Review committee. All of the requirements and guidelines in this document, as well as applicable governmental approvals, apply to these types of improvements.

The participating builder must go through the same 3-step process as it relates to each individual remodeling or addition. Decks, patios, and landscape walls are examples of additions.

### **Fees**

#### ARB Approval

A.	Architectural Review	\$400.00
	Landscaping Review	
B.	Changes to Approved Plans	\$100.00
C.	Additions and Remodel Review	\$100.00

### **DESIGN REQUIREMENTS**

#### **Landscaping and Irrigation**

Landscape: 5% of cost of lot as a minimum

1. All easements and right-of-ways shall be landscaped in conformance with easement limitations and must be included in your landscape design.
2. Irrigation from wells shall not be permitted
3. All homes must be fully landscaped and maintained – front, sides and rear. Included in this is the requirement that the front and side yards be sodded and the rear yards must be seeded or sodded.
4. Existing tree line and proposed tree preservation areas with a diameter of 8 inches or more (measured 3 feet above grade outside the building pad) must be noted on the site plan and landscape plan. Specimens scheduled for removal must be included on plans tagged with final stakeout. In no case shall trees with a diameter of 8 inches or

more (measured 3 feet above grade outside the building pad) be removed without approval.

5. All Applicant and Participating Builders shall make a diligent effort to protect all remaining trees during construction, to provide staked-off areas to protect root systems from heavy vehicles and equipment, to install tree wells, and to take other precautions in cases where fill is required around trees.
6. As provided for in the Lot Purchase Agreement, trees to be planted between the curbs and sidewalk may be required per the street tree-planting plan. The number of trees and species per lineal footage of street frontage are noted on the landscape plan for each home section.
7. Street trees are shown on the stage-two development plan and will be shown on the Master landscape plan. Typical lots will be required to plan at least one "street tree." Some lots, such as corner lots may require two or three street trees. The Developer will determine the species and size of the "street tree(s)".
8. Each owner will be required to pay for the professional installation of the developer required "street tree(s)" on each lot at the time of installation of landscaping for their respective lot. Each lot owner will be responsible for the maintenance of lawns and "street tree(s)" even when such plans may be located within the public right-of-way.
9. Builder/Buyer is responsible for obtaining and complying with an NPDES permit from Ohio EPA, and maintain a control plan for erosion and sediment control in accordance with all Federal, State, and Local laws, rules and regulations during the construction period and until all landscaping, grass seeding or sodding is in place.

### **Utilities**

Applicant shall be responsible for all utility services from point of utility company connections underground to the Applicant's home. All utilities shall be underground except temporary electrical service for homes under construction.

Note: Utilities must conform with Washington Township Zoning Department.

### **Accessory Structures**

1. Accessory structures, tool sheds, doghouses, or dog runs, shall not be permitted.
2. Outside antennas and satellite dishes shall not be permitted unless 18" or less and not in view. Satellite receivers are prohibited in front and side yards. Such services may be installed in the rear yard or on the house if not visible from the street with approval of the Design Review Committee as provided for in 5.02 and 5.03. Such approval shall be conditioned upon compliance with such conditions regarding location,

screening and size as the Design Review Committee shall deem reasonable. Maximum size of the unit will be a three foot (3') in diameter dish.

3. A flagpole for display of the American Flag or other banners shall be permitted, providing they are attached to a building, subject to approval of the size, placement, color, finish, and design
4. No clotheslines shall be allowed.
5. A maximum of one storage shed up to 120 square feet may be permitted, provided the location; the Design Review Committee approves materials and colors of the shed.
6. Refer to the Declaration of Covenants & Restrictions for any additional requirements.

## **HOMESITE**

### **Site Qualities**

Identify the natural qualities of the site, and decide what they are and how they should be used. Attempt to preserve the trees, rock outcroppings, and scenic areas, use the views, recognize the slopes and drainage patterns. Position your house on the site to minimize the change in existing grades and contours. During construction, protect trees or natural areas with the use of snow and silt fences. Leave ravine areas natural and undisturbed; never fill with dirt or debris. Do not remove trees or natural features before final approval of plans and specifications.

### **Grading**

Builder/Buyer is responsible for staking out property limits and providing building construction staking. Final grading must be according to approved site plans, and prior to seeding, sodding or landscaping and following the grades identified on the grading plan. All drainage swales shall be maintained as shown on the developer's grading plan. Builder/Buyer further agrees to set all finish grade evaluations in accordance with the grading plan for the subdivision and to install the driveway.

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.

Applicant shall be responsible for grading and surface drainage so that surface run-off will not adversely affect adjoining properties. Applicant shall provide construction devices, stepped terraces, or other forms of erosion control. Sump Drains shall be piped to the sump drain system and drainage shall be directed toward catch basin.

### **Drainage**



Drainage is often a major problem for the new homeowner, often forgotten and seldom completely solved before the first big rain or spring thaw forces action. On sloping land, each neighbor receives water from those above him and deposits water on those below. Therefore a pattern of compulsory mutual responsibility is established.

The acts of excavating or filling, or destroying the natural vegetative cover, or of building impervious roofs, or paved surfaces, increases the amount of surface run-off and change its direction and concentration.

Storm water from building and pavements on each site shall be directed by pipe or swale to the street, the nearest storm sewer, or natural waterway. Sump pumps must be connected into sump drain lines. Storm sewer originating from the natural watersheds of adjacent property shall be accommodated and transmitted through your site to an existing outlet.

It is required at Washington Trace to control storm water and sedimentation both during and after construction. The following guidelines will help with this process.

1. Builder/Buyer agrees to leave all sanitary sewer manholes, storm sewer manholes, main water line boxes and water tap box uncovered and exposed to finish grade after sodding and seeding of the yard or installation of driveways.
2. Builder/Buyer is responsible for securing and paying all individual zoning permits, sewer and water tap-in fees, building and other associated fees.
3. Builder/Buyer further understands that Seller shall use all easements of record also for drainage in accordance with the approval.
4. All buildings will be completed at a finished floor elevation compatible with its surroundings.

### **Topography**

The land at Washington Trace varies in elevation from level to sloping. Therefore, such design elements as mounding, retaining walls and the stepping of slopes should be considered in properly developing your site. These elements should naturally blend with your site and enhance the existing features of the land.

### **Outdoor Living Area/Swimming Pools/Screen Enclosures**

1. Swimming pools shall not be permitted on the street side of any residence. No above ground pools are permitted. In-ground pool and tennis court fencing must receive Design Review Committee approval prior to installation.
2. Screen enclosure material and colors must be approved. Pool enclosures must be neutral in color. Materials and color must be submitted for approval. Wrought iron type fence is recommended for all homes.

3. All outdoor recreational devices (sandboxes, swing sets, swimming pools, basketball backboards, lawn games, etc.) must be approved by the Design Review Committee prior to installation.

### **Mailboxes**

The Design Review Committee requires the installation of a standardized mailbox prior to final site inspection and release of the Lot Development Deposit (LDD). The Design Review Committee has approved a vendor and style for the acquisition of the mailbox. The payment for the mailbox and its installation is the responsibility of lot owner.

### **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 courtyard, to extend and relate the building forms to the landscape, and to provide security and privacy to the property. Although it is encouraged that homeowners add trees and shrubs to their yards, the installation of row like planting will be discouraged. No fence or wall shall be installed on any portion of the lot that is closer to the street than the primary rear wall of the residence on the lot.

All walls and fences must be approved by the Design Review Committee prior to installation. It is recommended that walls be made of solid masonry. Fences should be vinyl, ornamental aluminum or wrought iron type, split rail, or picket type. Wood fencing or chain link will not be permitted within the community. All fence posts shall be located on the inside of the fenced area. Maximum height for walls and fences is 6' above grade. Privacy fencing will only be allowed when used to screen a pool, hot tub, or patio area. Privacy fencing shall not be used to screen the entire rear yard. The Design Review Committee will review requests for adjustments to height material usage on a case-by-case basis.

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

Fencing is permitted, however, an illustration, sample of the fence, site plan, landscaping and color information must be submitted to the Design Review Committee.

1. Attempts to establish property lines through individual fencing are not acceptable. Every effort must be made to retain the feeling of open spaces.

2. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads. Fencing and walls on double fronting lots must adhere to the building setback requirements. No fence or wall on these lots will be allowed to extend beyond the plane of the house. Placement and design should not block neighboring views.
3. A survey and staking is required before performing work near property lines.

Refer to Covenants & Restrictions for any additional requirements.

## **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. A 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 that 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 gray 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.

All playground equipment shall be placed to the rear of the residence.

## **Your Automobile**

### **Garages**

1. Carports are not permitted.
2. Garages will accommodate not less than two vehicles. Only panel or decorative flush type garage doors shall be permitted (wood or insulated steel). If a steel door is used, it must be reviewed and approved by the Design Review Committee. House designs should minimize the amount of garage structure that is closer to the street than the front plane of the house.

3. Storage of recreational vehicles, boats, campers, trailers and other similar vehicles on permanent basis, on any portion of the lot or the street is prohibited. Permanent is defined as exceeding 72 hours.

### **Driveways**

4. Driveways and non-public sidewalks shall be constructed of concrete, pavers or similar material or as approved by the Design Review Committee. Asphalt drives will not be permitted.
5. No street-side parking areas may be created by extending any portion of the street pavement.
6. No overnight business vehicle or equipment parking shall be permitted outdoors, including RV's and boats.
7. Where possible, access to corner lots shall be from the least traveled street.
8. Builder agrees to set all finish grade evaluations in accordance with the grading plan for the subdivision and to install the driveway.

### **Exterior Lighting**

1. All proposed exterior lighting shall be detailed on the final Landscape Plan. No exterior lighting shall be permitted which in the opinion of the Design Review Committee would create a nuisance to the adjoining property owners.
2. Builder/Buyer shall install one pole mounted exterior light designated by the Design Review Committee. All exterior pole mounted shall be controlled by a photoelectric cell. The placement of all exterior area lights shall be reviewed and approved by the Design Review Committee and shall be metered to the single-family residence constructed on the Lot.

Refer to the Covenants & Restrictions for any additional requirements.

### **Your Home**

#### **Character**

Although Washington Trace does not limit to particular styles of homes, the following are recommendations for design to insure Design Review Committee approval.

1. Traditional styles of historical architectural identification, such as:
  - a. Colonial-Southern, Georgian

- b. European-Country French, Country English
  - c. East Coast-Carolina Coastal, Hamptons
  - d. Arts Crafts, Buck County
- 2. Massing and proportionality consideration is ultimately with any style.
- 3. 4-Side designs will be reviewed
  - a. Symmetry
  - b. Consistent use of materials
  - c. Rhythm of design, details and materials for each elevation

### **Roof Pitch/Roofing Materials/Overhangs**

- 1. Roofs should slope at a minimum pitch of 6-12 facing gable unless otherwise approved. Recommended roof-surfacing materials are cedar shakes, cedar shingles, natural slate, tile, copper seamed roofing, fiberglass and asphalt shingles (230 lbs. minimum). Dimensional shingle is required with a 25-year guarantee. Gutters and downspouts are required. Flat roofs shall not be more than 10% of the roof area.
- 2. All roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors. Roof stack and plumbing vents shall be placed on rear slopes of the roofs when possible.
- 3. All homes will require roof overhangs.

### **Exterior Materials**

Most earth-tone colors work well in tying together the continuity of buildings. The intent is for individual houses to blend into the total image. Roof colors should not contrast sharply with the rest of the house.

- 1. The selection of exterior materials shall be harmonious with the architectural of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic material. Depending on specific applications, the following materials have been approved by the Design Review Committee.
  - a. Wood (cypress/cedar/redwood): cedar shake, lap siding, cedar shake (roofs) tongue and groove siding or other hardboard siding with approval of the Design Review Committee.

- b. Stucco: (Approval subject to application, texture, and use of other Primary, secondary or decorative treatments.) External Insulated Finish System EIFS (Dryvit)
  - c. Masonry: Natural stone, brick, cultured stone, or cementous sidings.
  - d. Windows: Wood frame, aluminum or vinyl clad and vinyl framed. Divided light or grilles are recommended.
2. The following exterior materials are not approved for construction: aluminum or vinyl siding; (aluminum soffit & fascia is permissible) concrete block (except for sub-surface wall); fiberglass; logs (imitation or otherwise except for landscaping purposes); fiberglass garage doors; and certain types of imitation stone and brick; fiberglass or asphalt shingles used as siding. High quality simulated stone and brick from natural materials will be considered on their own merit by the Design Review Committee, but are subject to disapproval.
  3. All homes will require a brick, stone, or stucco/EIFS front and will require a minimum first floor brick or stone on the primary side elevation as determined by the DRC. Certain two story areas on the sides and/or rear of the homes may be excluded from the wrap requirement as determined by the Design Review Committee.
  4. Exterior colors that, in the opinion of the Design review Committee, would be inharmonious, discordant and/or incongruous shall not be permitted.

The Design Review Committee shall have final approval of all exterior color submittal. Each applicant must submit to the Design Review Committee as part of Final Architectural Review, a color board showing the color of the roof, exterior walls, shutters, trim, etc.

A color board with manufacturer's name and number, with color/material "chip" and location of same, of 8-1/2" x 11" or 8-1/2" x 14" size shall be provided if requested. Should color or materials be revised prior to completion, contractor shall update (modify) that reference file.

#### **Patios, Terraces and Decks** (on grade where possible)

The design of outdoor living spaces when applicable must be professionally coordinated and approved by The Design Review Committee.

Outdoor spaces, when designed to provide privacy, can be enclosed with planting fences, walls, or gently mounded earth.

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.

### **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 location 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 appearances to adjoining properties. 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 as not to be seen from any street side of the home when possible. All plumbing vents or other roof appurtenances must be painted to match the roof color in order to minimize their appearance.

### **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.

## **GENERAL COMMUNITY STANDARDS**

### **Temporary Improvements**

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

### **Site Cleanliness**

Builder/Buyer is responsible for all mud and debris left on each lot or tracked onto the streets, or any damage to Declarant improvements, by employees or subcontractors during construction. Declarant may require the Builder/Buyer to deposit up to Twenty-five Hundred Dollars (\$2,500.00) additional, for the purpose of bonding or insuring these requirements during construction. Upon completion of construction and favorable inspection of Declarant improvements, as determined by the ARC, the Twenty-five Hundred Dollars (\$2,500.00) LESS any amount incurred by the Association for street cleaning will be refunded.

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

During the construction period it is critical that all loose debris be contained on a daily basis and that no debris is allowed to blow onto adjacent home sites.

### **Signs**

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

### **Coordinate With Your Neighbor**

Create privacy for you and your neighbor by carefully locating and coordinating the private spaces of your home. When possible, use common screen walls or fences to help each other create privacy. Think about where you place your windows; avoid windows that “look into” your neighbor’s windows.



**Design Review Submission Form**

This Submission For:

- Preliminary Design Approval
- Final Design Approval
- Landscape Approval
- Additions and remodeling

\$400.00 due upon submission  
 \$100.00 due upon submission

Send three (1) set of plans to:

Washington Trace  
 Oberer Companies  
 3475 Newmark Drive  
 Miamisburg, Ohio 45342

Street Address \_\_\_\_\_

Lot Number \_\_\_\_\_

Date \_\_\_\_\_

It is not the intent of these guidelines to review plans for structural integrity, like safety issues, code compliance or any technical applications, but only for design intent and character, consistent to the community.

**AT WASHINGTON TRACE**

Application Submitted by: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: \_\_\_\_\_

Owner: \_\_\_\_\_

Builder: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

Landscape Architect/Designer: \_\_\_\_\_

Building Program: All house plans must bear an Architect or Residential Designer's name.

- Standard House Plan – show details of any variation from standard plans
- Custom/Architect Designed
- Other

Finished Livable Square Footage (each level)

First Level \_\_\_\_\_

Second Level \_\_\_\_\_

Lower Level \_\_\_\_\_

Attic/Bonus \_\_\_\_\_

Total \_\_\_\_\_

This Design Review Application shall be submitted for both Preliminary Design Review and for Final Design Review. This application serves (1) as a checklist to help in the consideration of the many decisions that will affect the design of your home at Washington Trace and (2) to provide the Design Review Committee with the required basic data needed for proper understanding. This application is to be used in conjunction with the Washington Trace Guidelines.

## Design Data

The following items must be considered in the preparation of the above document. Check off all items that have been implemented into your design.

1. Site Design
  - A. Lot Type (Check all that Apply)
    - Open  Level
    - Wooded  Sloping
  - B. Driveway
    - Straight in from street (not preferred)
    - Curve in from street  Passes main entrance
  - C. Home Orientation

Private areas have been coordinated with neighboring lots:  Yes  No

Home is oriented:

    - Parallel to street
    - At an angle to street
    - Home is set on site so that it does not "line-up" directly with others

Garages Orientation:  Right  Left  Courtyard
  - D. Site Qualities

Indicate on site plan or grading plan:

    - Trees to be removed – area
    - Areas to be preserved (no debris to be placed in ravines)
    - Views to be used (indicate direction with arrow)
    - Existing rainwater drainage pattern noted
    - Rainwater control during and after construction
    - Side and backyard grade differentials have been coordinated with neighboring lots
    - Downspout drainage lines located
2. Home Design
  - A. Type of Home
    - One story  One and one-half story
    - Two story  Other – Describe \_\_\_\_\_
    - \_\_\_\_\_
  - B. Building Height and Form

Ridgeline height above finish grade of the lot at the main entrance \_\_\_\_\_

Maximum ridge height allowed \_\_\_\_\_

Did you include any wings or appendages to help your home "hug" the ground?

    - Yes  No
  - C. Roof Form
    - Gable Roof  Other – Describe \_\_\_\_\_
    - \_\_\_\_\_

Roof Slope – Describe (10/12, etc.) \_\_\_\_\_

- D. Roof Features  
 Dormers  Other – Describe \_\_\_\_\_  
 Varying eave heights  
 Varying ridge heights \_\_\_\_\_

Roof fans, vents and flashing (except copper) will be painted to match roof.

- E. Exterior Walls  
 All exterior walls same material  
 Exterior walls combine different materials (brick, wood, etc.). Show transition detail with elevations; corner board, edge board, etc.

Special details (Indicate on elevations)

- Bay windows  Balconies/Railings  Skylights  
 Other – Describe \_\_\_\_\_

- F. Windows  
 Manufacturer \_\_\_\_\_ Trim Color \_\_\_\_\_  
 Type:  
 Casement  Wood  Other \_\_\_\_\_  
 Horizontal sliding  Wood  Other \_\_\_\_\_  
 Double Hung  Wood  Other \_\_\_\_\_  
 Fixed  Wood  Other \_\_\_\_\_

Same window type used on all sides of home?  Yes  No

Are you using divided light or grill?  Yes  No  
 Built-in  Clip-in

Are you using storm windows?  Yes  No  
 Wood  Color-coated metal

Are you using shutters?  Yes  No

Each shutter is proportioned to be one-half window width.

Are you using board trim around windows?  Yes  No

If yes, what size boards? \_\_\_\_\_

- G. Doors  
 Entrance Door  Stained  Painted  
 Other – Describe \_\_\_\_\_

Storm and/or Screen Door (type):

- Wood  Stained  Painted  Color-coated metal

- H. Garage Door  
 Flush overhead  Stained  Painted  Natural Wood  
 Paneled overhead  Stained  Painted  Natural Wood  
 Wood siding covered  Stained  Painted  Natural Wood

Other-Describe \_\_\_\_\_

3. Building Materials and Color

A. Roof Materials

- Hand split shakes  Wood Shingles  
 Asphalt shingles – color, style and mfg. \_\_\_\_\_
- 

- Slate  
 Tile  
 Gutters, Fascia and Rake boards stained or painted to be complimentary to roof color.

B. Exterior Sidewall Material

- Wood Type \_\_\_\_\_  
 Stone Type \_\_\_\_\_  
 Brick Type \_\_\_\_\_  
 Other- Describe \_\_\_\_\_
- 

C. Colors – Indicate color locations on elevations.

- Other colors
- Siding Color \_\_\_\_\_ Brick Mfg. \_\_\_\_\_ Color \_\_\_\_\_  
Trim Color \_\_\_\_\_ Roofing Mfg. \_\_\_\_\_ Color \_\_\_\_\_  
Accent Color \_\_\_\_\_

4. Patios, terrasses, Decks, Etc. (Locate on Landscape Plan)

- Patio – Material \_\_\_\_\_ Color \_\_\_\_\_  
 Decks – Materials \_\_\_\_\_ Color \_\_\_\_\_  
 Swimming Pool – Size \_\_\_\_\_  
 Trellis  
 Basketball Backboard  Located behind front line of house

Trashcans and rubbish areas hidden from view by:

- Keep trash in garage  
 Visually screened area – Describe \_\_\_\_\_

Entry Walk

- Straight  Curved  
 Brick Pavers  Concrete  railroad tie steps or edges  
 Flagstone  Exposed Aggregate  
 Other – Describe \_\_\_\_\_

Decks

- Uncovered  Covered  Wood  Canvas

- Other – Describe \_\_\_\_\_

Enclosed Areas

All enclosed exterior areas within buildable area

Other \_\_\_\_\_

Type of Fence or Wall

Wood Fence Type \_\_\_\_\_ Color \_\_\_\_\_

Brick Wall Mfg. \_\_\_\_\_ Color \_\_\_\_\_

Stone Wall Type \_\_\_\_\_ How Laid \_\_\_\_\_

Iron Fence Type \_\_\_\_\_ Color \_\_\_\_\_

5. Landscaping (Indicate on Landscape Plan)

Existing trees retained

Foundation planting

Natural areas preserved

"Private" spaces created

Earth mounding used

Retaining walls used

6. Utilities and Lighting

Underground service

T.V. antennae concealed

Air conditioning condensers, etc., concealed from view

Yard lighting not "directed" towards street or neighbors

Photos or cuts of exterior light fixtures enclosed with application