

**SUPPLEMENTAL DESIGN GUIDELINES
FOR CORNERSTONE VILLAS
ALSO KNOWN AS CORNERSTONE SECTION VIII**

SUPPLEMENTAL DESIGN GUIDELINES

PRODUCT TYPE A (AKA PATIO HOMES) CORNERSTONE VILLAS

Residential structures in Cornerstone Villas 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 materials (such as brick, stone, stucco type material, aluminum trim, vinyl trim, composite trim, cementous trim, wood trim, vinyl siding, composite siding, wood siding, 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 or builder 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 1200 sq. ft. finished floor area exclusive of garages, porches, or unfinished areas.

Set-back requirements

Front, Side, and Rear yards will have a minimum building set-backs that vary per lot. The requirements are identified on the record plan.

INTRODUCTION TO THE DESIGN GUIDELINES

The Cornerstone Villas Design Guidelines have been prepared to help homebuyers, homebuilders, architects, and residents of Cornerstone Villas 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 Cornerstone Villas, 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 Cornerstone Villas 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 where as your builder has not already received pre approval.

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 and Lot Number
 - 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)
Patio/Decks (indicate material proposed)
Walkways (indicate material proposed)
Pools
Pool Pumps, Heater, and Equipment
Culverts
Drainage Plan
Proposed Retaining Wall
Dwelling Perimeter (1st/2nd 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 including square footage

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 30 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

DRC Approval

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

DESIGN REQUIREMENTS

Landscaping, Irrigation, Outdoor Decorations/Fixtures

Landscape: 3% of cost of lot as a minimum excluding seed or irrigation.

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. If the rear yard is seeded, it must be seeded within 60 days of the house closing/house completion or as soon as weather permits if the home was completed in the winter months.
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, street trees to be planted 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 plant 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.
10. Herb and vegetable garden areas will be permitted on each property but are limited to potted plants and confined to the patio area. The garden shall be located to the rear of the property (on corner lots shall be on the side farthest from the street), placed as to not be a nuisance to neighbors, shall not block views of neighboring properties, shall be free of weeds and maintained by the property owner (or removed if not being used for more than one season), shall not grow plants that are considered a nuisance by the DRC, or illegal.
 - A. No vegetables, fruits, herbs, or similar vegetation is permitted in the front of any property
 - B. Gardens must be managed and free of weeds
 - C. No container not designed for growing vegetables may be used in any yard, for example: large plastic storage boxes or tires
 - D. All gardens are subject to DRC approval and any new garden must be approved through an improvement application sent to the DRC. Size, type of planting container, and location will be reviewed before approval is given.
 - E. Upon removal of a garden, the area must be restored to its intended condition prior to the installation of the garden
11. No additional or modification to existing landscaping, hardscaping, mulch beds, or the likes thereof (“additional landscaping”) shall be permitted without the prior written approval of the DRC. No additional landscaping will be permitted in the front or side yards unless it is to screen equipment/facilities owned by public utilities or as required by the DRC to screen other DRC approved improvements. Only additional landscaping in the rear yards will be considered and/or recommended for approval. It shall be the lot owner’s sole responsibility to install and maintain the additional landscape in a manner that does not interfere with any swales or drainage ways. The lot owner shall be solely responsible for the installation, repair, maintenance, etc for the additional landscaping in a manner consistent with how the HOA maintains its landscape responsibilities. In the event the lot is sold to a subsequent owner, it shall be the owner’s responsibility to cause the subsequent owner to be solely responsible

for the maintenance in accordance with the rules of the association of the additional landscaping.

12. All outdoor and yard decorations and fixtures shall be reviewed for approval by DRC at its sole discretion.
13. Holiday decorations shall not be put up more than 30 days prior to the nationally recognized holiday and shall be removed within 30 days after the holiday has passed.

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 Centerville City Zoning/Building Department requirements.

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. 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 (18") in diameter dish. In some cases, landscape screening of the dish may be required.
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. 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.

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, increase 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 line if provided. 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 Cornerstone Villas 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.
5. Each property owner is responsible for maintaining proper and adequate drainage on their property and not to disturb or change drainage on their or surrounding properties.

Outdoor Living Area/Swimming Pools/Screen Enclosures

1. Swimming pools shall not be permitted. Hot Tubs must be reviewed by the DRC.
2. Screen enclosure and awning material and colors must be reviewed by the DRC.
3. Outdoor recreational devices (sandboxes, swing sets, trampolines, lawn games, basketball goals etc.) are prohibited.

Mailboxes/Address Plaques

The Design Review Committee requires the installation of a standardized mailbox and address plaque 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 and address plaque. The payment for the mailbox/address plaque, their installation, and maintenance is the responsibility of each lot owner.

Walls and Fences

Fences shall be installed only to define and screen patio courtyard areas as defined by the DRC. Fences will only be permitted if they are within the area identified on **Exhibit A** to these guidelines. The property owner will be responsible for maintaining the area inside the fencing in a manner consistent with HOA property maintenance.

All fences must be approved by the Design Review Committee prior to installation. Fences should be white vinyl or black ornamental aluminum type as identified or substantially similar (in the DRC's sole discretion) in **Exhibit A** to these guidelines. Invisible fences will be permitted. All fence posts shall be located on the inside of the fenced area. Maximum height for fences is 6' above grade for privacy type and 5' for the decorative aluminum type. The Design Review Committee will review requests for adjustments to height material usage on a case-by-case basis.

Refer to Covenants & Restrictions for any additional requirements.

Play Equipment

Outdoor recreational devices (sandboxes, swing sets, trampolines, lawn games, basketball goals etc.) are prohibited.

Your Automobile

Garages

1. Carports are not permitted.
2. Garages will accommodate not less than two vehicles. Only steel panel type garage doors shall be permitted.
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 unless it is kept within the structure. Outside parking of such vehicles in the community is limited to a 24 consecutive hour time frame from the time it is initially parked until its removal. At that point in time, 30 days must pass before the next 24 hour time frame can commence.

Driveways

1. 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.
2. No street-side parking areas may be created by extending any portion of the street pavement except as approved in the original development of the community.
3. No overnight business vehicle or equipment parking shall be permitted outdoors.
4. 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 exterior lighting as designated and approved by the DRC. Exterior light fixtures will be uniform throughout the community. Approved fixtures are:

Front of home/Garage overhead door lights **Progress P5765-31**

Patio door/service doors/sides and rear of home **Progress P5762-31**

Flush mount exterior ceiling lights **Progress P8222-28-30K**

From time to time manufacturer model numbers could be discontinued. In these situations, the DRC should be notified and a similar fixture in style and color will be chosen as approved replacements.

3. 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

Cornerstone Villas design and elevations of all four sides should have symmetry, consistent use of materials, and 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. Approved primary roof-surfacing materials are fiberglass and asphalt shingles (Laminated/Dimensional shingle style is required). Approved roofing is Tamko Heritage Shingles. Approved color is Weathered Wood. Repair and replacement roofs and vents shall adhere to the same color consistency and style as originally used in the community. Gutters and downspouts are required. Gutter and downspout colors are to remain as the original builder's style and color. Flat roofs shall not be more than 10% of the roof area.

2. All homes will require roof overhangs.

Exterior Materials

Approved colors shall work well in tying together the continuity of buildings. The intent is for individual houses to blend into the total image.

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 (composites/cedar/redwood): shake, lap siding, board and batten, tongue and groove, or other hardboard and/or cementous siding with approval of the Design Review Committee.
 - b. Vinyl/Aluminum Vinyl lap siding, vinyl shakes, and trim. Aluminum trim and overhang materials. No aluminum siding.
 - c. Stucco: (Approval subject to application, texture, and use of other Primary, secondary or decorative treatments.) External Insulated Finish System EIFS (Dryvit)
 - d. Masonry: Natural stone, brick, cultured stone/brick, or cementous sidings.
 - e. Windows: Wood frame, aluminum or vinyl clad and vinyl framed.
 - f. Doors: Front doors and sidelights shall be wood frame with wood, steel, fiberglass, and/or glass panels. Repair and replacement doors shall adhere to the same color consistency and style as originally used in the community.
 - g. Garage Doors: Paneled steel garage doors. Repair and replacement garage doors shall adhere to the same color consistency and style as originally used in the community.
2. The following exterior materials are not approved for construction: aluminum siding; (aluminum soffit and fascia is permissible) concrete block (except for sub-surface wall and foundations); 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. Exterior colors that, in the opinion of the Design review Committee, would be inharmonious, discordant and/or incongruous shall not be permitted. All exterior trim and garage door colors shall be white. Siding, brick, stone, and other exterior materials shall be limited to the color originally used by the builder on that homesite or their approved equal. Any changes to exterior colors must be approved by the DRC. See **Exhibit B**

The Design Review Committee shall have final approval of all alternative exterior color submittals. 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 plantings, fences, or walls.

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. Mechanical equipment shall be located in such a manner as to minimize offensive noises, odors and appearances to adjoining properties. Equipment 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.

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 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, lender, architect, and suppliers. Standardized community and model signs benefiting the Developer and Featured Builders for the development are permitted. Realtor signs that advertise the sale of the specific house on the lot shall be permitted. These signs must be removed upon the completion of the sale of the property. Signs of a temporary nature that advertise the development of the community or model homes shall be removed when 100% of the lots have been sold to homeowners. Model home signage shall be removed sooner if the model home is closed or sold.

Temporary signs on individual lots advertising the builder shall be removed when the home has been transferred to the homeowner. No more than two (2) political signs endorsing either candidates for public office or issues on the ballot are permitted, during the period commencing no more than thirty (30) days prior to the election date in which the issue or candidate is on the ballot and continuing for no more than two (2) days after the election in which the issue or candidate is on the ballot.

Refer to the Covenants & Restrictions for any additional requirements.

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 (2) sets of plans to:

Cornerstone Villas
 Oberer Companies
 3445 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 CORNERSTONE VILLAS

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 Cornerstone Villas 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 Cornerstone Villas 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

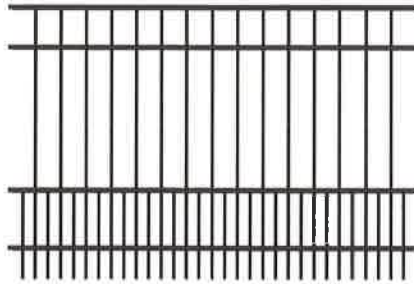
Photos or cuts of exterior light fixtures enclosed with application

FENCE: EXHIBIT A

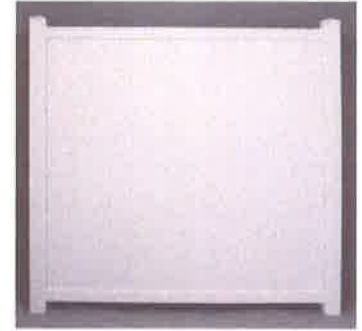
NOTE: THIS EXHIBIT IS TO ILLUSTRATE GENERAL INTENT. REFERENCE SITE SPECIFIC LAYOUT FOR BUILDING SETBACKS AND UTILITY EASEMENT ENCROACHMENTS.



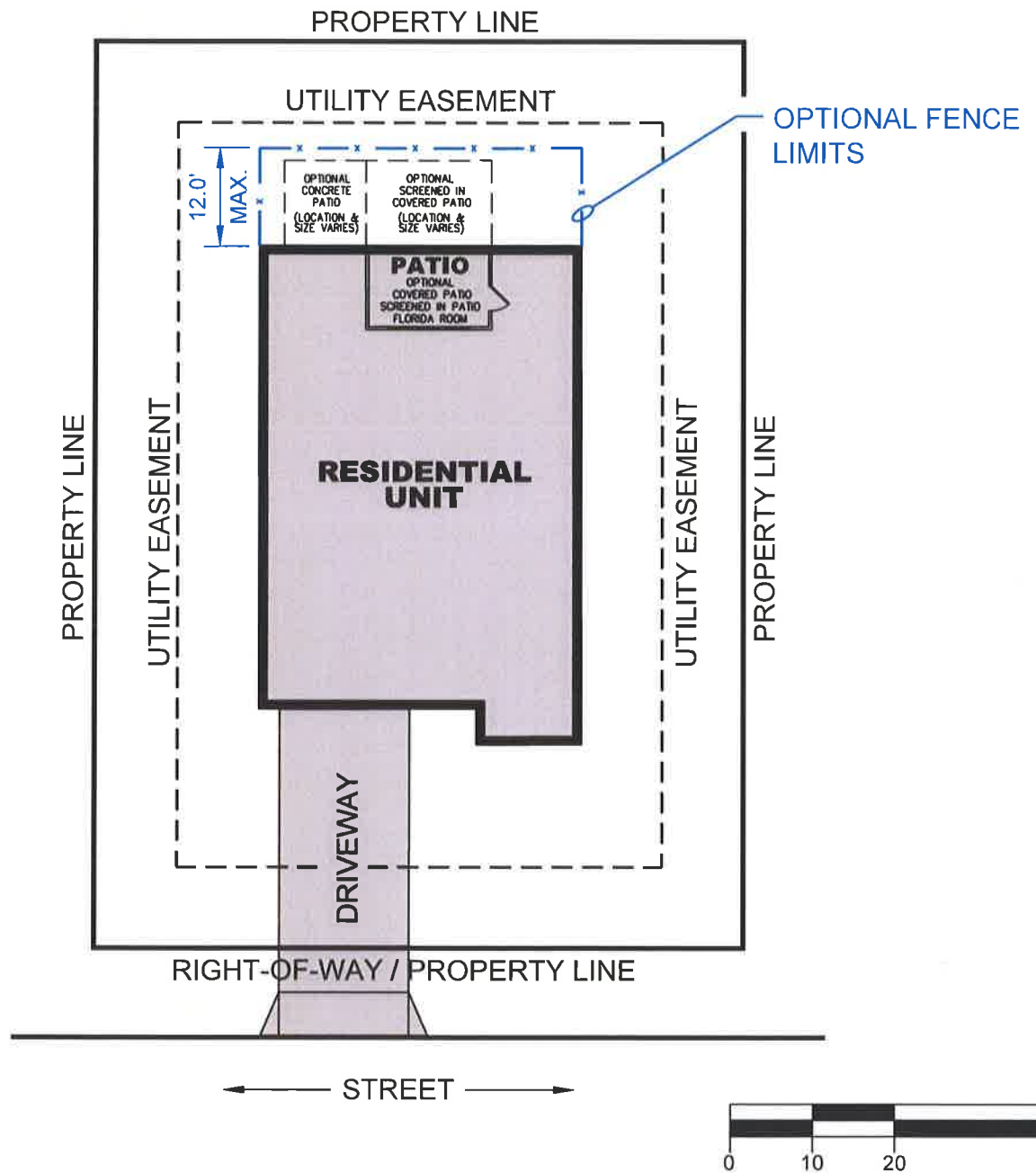
FENCE STYLE OPTION 1



FENCE STYLE OPTION 2

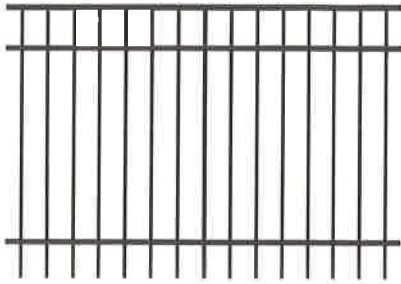


FENCE STYLE OPTION 3

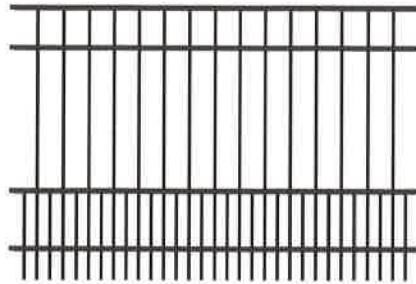


FENCE: EXHIBIT A

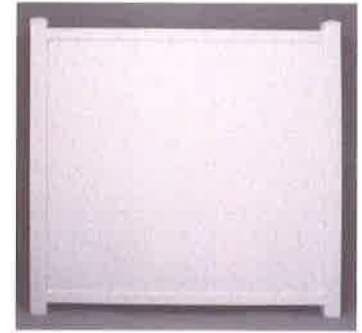
NOTE: THIS EXHIBIT IS TO ILLUSTRATE GENERAL INTENT. REFERENCE SITE SPECIFIC LAYOUT FOR BUILDING SETBACKS AND UTILITY EASEMENT ENCROACHMENTS.



FENCE STYLE OPTION 1



FENCE STYLE OPTION 2



FENCE STYLE OPTION 3

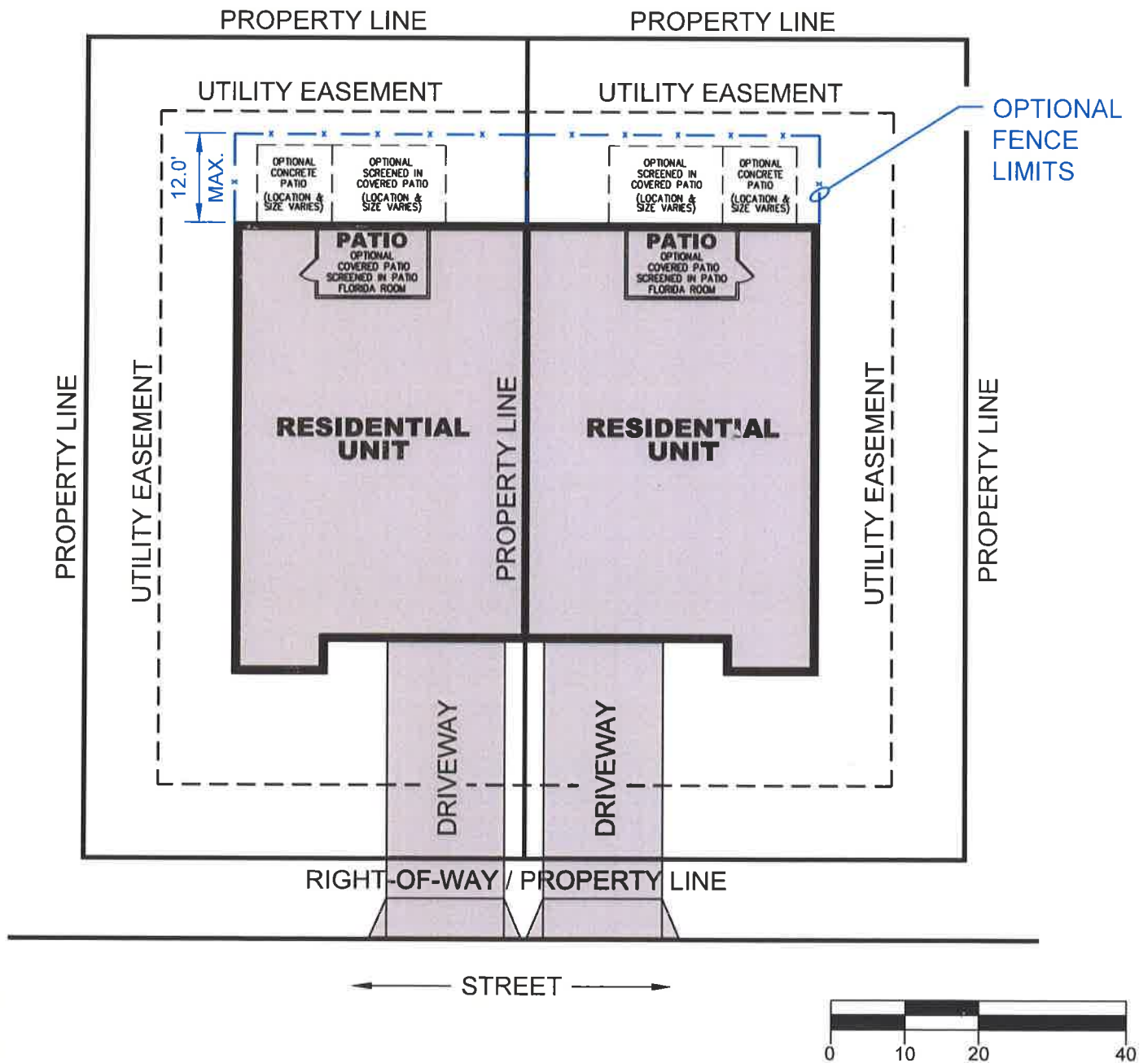
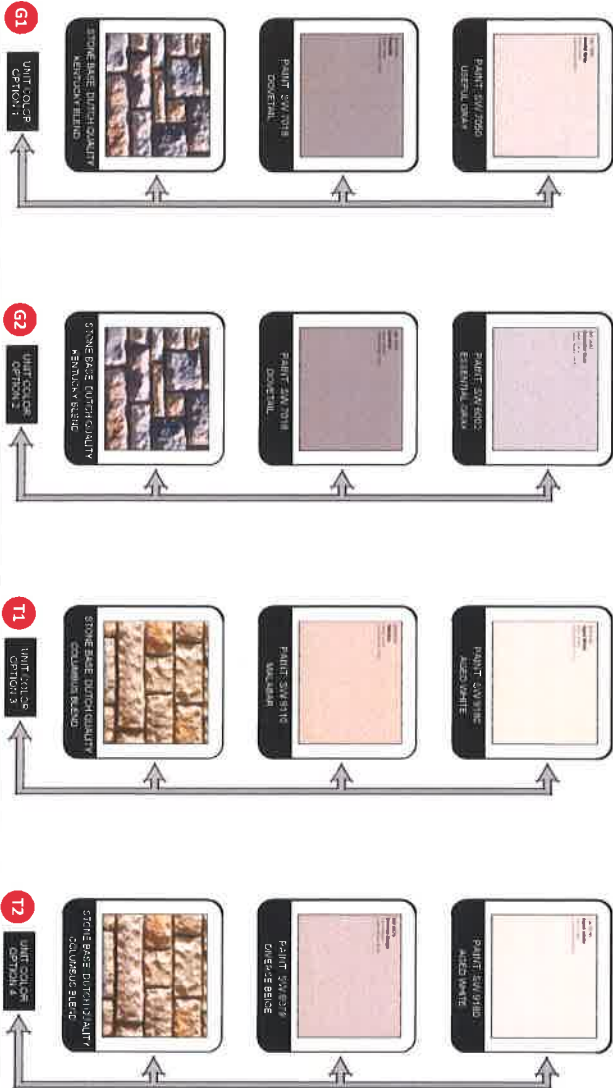
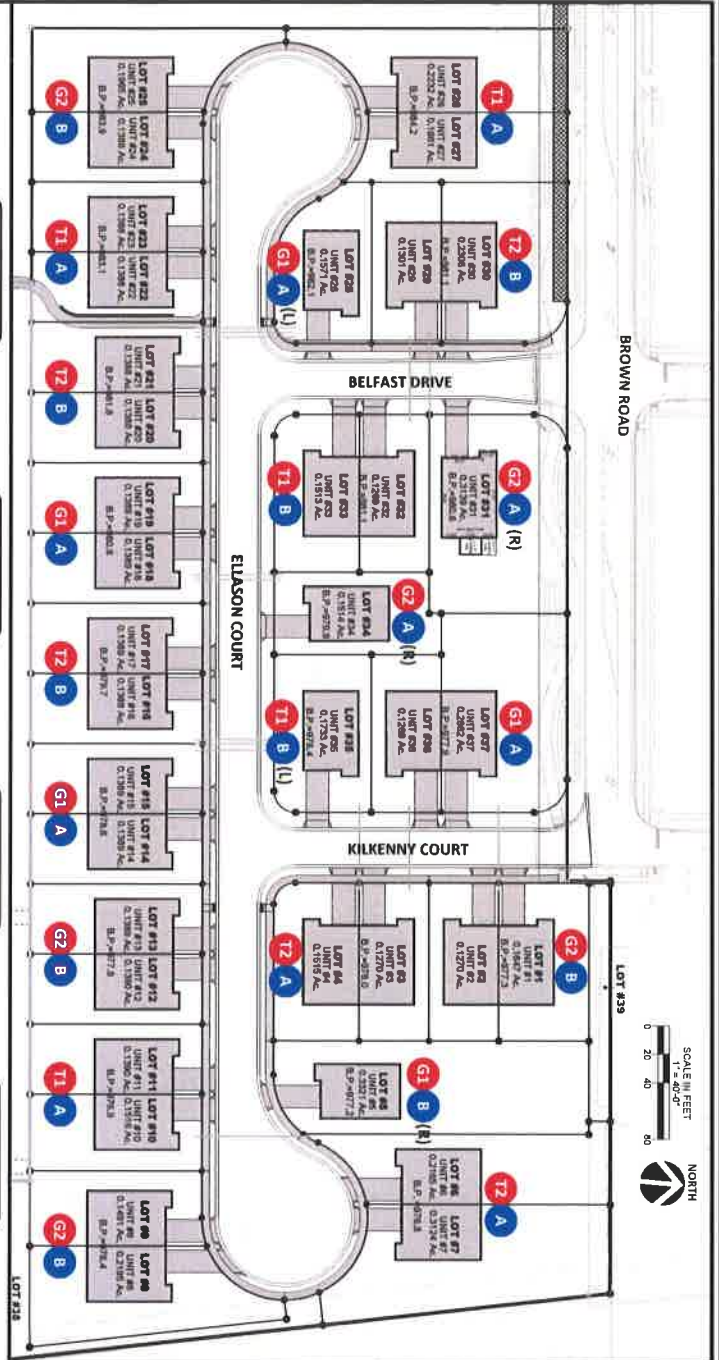


EXHIBIT B



CORNERSTONE OF CENTERVILLE, NORTH - CENTERVILLE, OH
 PHASE V - CORNERSTONE VILLAS
 MINOR SITE PLAN ELEVATION EXHIBIT

PROJECT NO.	SP-3
DATE	
DESIGNED BY	
CHECKED BY	
CONTRACT NO.	
SCALE	
PROJECT NAME	
SHEET NUMBER	