



*The Spirit of Championship Living*

## **DESIGN REVIEW GUIDELINES**

**MANAGEMENT  
BY**

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## I. INTRODUCTION

### **DESIGN REVIEW GUIDELINES**

The Trails of Saddle Creek is a unique residential community that encompasses approximately 197 acres in Washington Township, Montgomery County Ohio. The natural beauty of the land in this location combined with excellent land planning and landscape architecture design, will establish The Trails of Saddle Creek as South Dayton's premier new home community.

Great care has been taken in the planning, design and construction phases of the community to ensure that The Trails of Saddle Creek's natural beauty and value is retained and enhanced over the years to come. To this end, the housing designs will be closely reviewed to create homes in The Trails of Saddle Creek that are indeed special and aesthetically pleasing.

## II. DESIGN REVIEW PROCESS

### **CONCEPT**

Saddle Creek Associates, Ltd. ("Developer" and "Declarant"), is the developer of The Trails of Saddle Creek ("Saddle Creek"), a planned residential community. The Declarant has recorded Covenants, Conditions, Restrictions and Reservation of Easements ("Declaration") for Saddle Creek. The Declaration established a Design Review Committee ("Committee") for the purpose of reviewing the proposed homes to be constructed within Saddle Creek.

To accomplish the Committee's goal of architectural integrity and balance with the existing environment, all building designs, site plans, landscape plans and color combinations must be considered and approved by the Committee prior to start of construction.

Neither the Committee, nor the design criteria that it will utilize, seek to make judgments as to what is beautiful or not beautiful. The objective is not to discourage creativity nor infringe upon the freedom of individual expression. Indeed, design creativity is not only welcomed, but encouraged. The determining factor of good design should always be the architectural characteristics and location of the residence. The Committee will take into account the various relationships between the home, the site, adjacent homes and views, in making decisions regarding specific improvement plans.

The Committee and design criteria seek only to coordinate the many directions of all residents, to create harmony with the natural environment, and to protect the mutual interests and individual investments of all Saddle Creek residents. The Committee has the latitude and authority to exercise judgment to approve requests that are consistent



with the intent of these Guidelines when the specific request may not comply entirely with the written Guidelines.

## **DESIGN REVIEW COMMITTEE**

The Committee will consist of three members. The Declarant shall appoint the Committee's members until the "Development Period" (Declaration defined) has expired. The Committee shall review architectural floor plans and elevations, engineering site plans, and landscape plans ("Final Plans"). Applicants may request the Committee to review Preliminary Plans, but any comments of the Committee are subject to review of the Final Plans.

The address for the office of the Committee is 55 Rhoads Center Drive, Centerville, Ohio 45458. The Committee shall exercise diligence in acting upon building plans promptly so as not to delay planning, design or construction progress, however, the Committee may take up to (30) days to make their decision.

Plans will be reviewed according to the criteria hereinafter included. No construction, tree removal, grading, addition, or exterior staining/painting involving a color change, shall commence without written approval of the Committee. This includes but is not limited to such structures as basketball goals, play sets, dog houses, swimming pools, fences, etc. The basis for approvals shall be the plans as submitted and on record.

Proposed changes in plans following approvals must be resubmitted in writing to the Committee. The Committee Chairperson shall have the authority to determine if such change is sufficiently minor as to be inconsequential to the character and quality of the development, in which case the Chairperson may approve the change without full Committee review and approval. The Declarant may, in accordance with the Declaration, replace any existing member of the Committee or appoint additional Design Review Committee members. The Developer may establish a sub-committee of the Design Review Committee, composed of residents to address modifications and additions proposed by homeowners after the review, approval, and construction of the initial construction on each lot prior to the expiration of the Development Period.

## **PRELIMINARY PLANS**

Prior to commencing preparation of the working drawings (Final Plans), the builder or homeowner may submit to the design Review Committee preliminary plans to assure conceptual acceptability. Two copies of the plans shall be submitted to the office of the Homeowners Association. Preliminary plans shall include:

1. A site development plan showing proposed building locations, and driveway location, any proposed change in existing topography, existing trees of 4" or greater in caliper and proposed retaining walls.

2. Sketched of building elevations showing exterior appearance of all sides.
3. Sketch of building floor plan.

The Design review Committee will review the sketch plans and promptly return them to the builder or homeowner with comments, enabling the builder or homeowner to precede with detail design and preparation of final working drawings.

## **FINAL APPROVAL**

Prior to the submission for a zoning certificate from the Washington Township Zoning Department, two copies of complete site development and building architectural plans to scale shall be submitted to the Committee. These plans must include the following:

### Application Form

1. A fully completed Saddle Creek Design Review Checklist and Application;
2. A fully completed Saddle Creek Design Review Approval Conditions.

### Engineering Site Plan

1. Grading plan indicating finished contours and final elevations of all floors and pavement areas, conforming to the approved subdivision grading and drainage plans;
2. Existing environmental features (e.g. ravines, creeks, significant tree stands, etc.);
3. Proposed building pad with dimensions and type of surface materials;
4. Proposed retaining walls;
5. Driveway location with dimensions and type of surface materials.

### Architectural Plans

1. Floor Plans;
2. Exterior Elevations;
3. Decks, Patios, and balconies

### Exterior Selections

1. Brick colors;
2. Paint colors;
3. Shingle color;
4. Trim and other material colors used on the exterior of the home

### Landscaping



1. A plan, drawn accurately to a scale no less than 1"=20', shall be submitted for the entire lot, indicating existing tree masses to be preserved, and any new trees to be planted;
2. A detailed landscape plans showing all foundation plantings and other garden areas requiring greater detail to illustrate the design.

**SITE INSPECTIONS**

The Committee shall have the right to enter upon and inspect any property at any time before, during and upon the completion of work for which approval is necessary. If all improvements including landscaping and the establishment of a yard are considered substantially complete by the Committee, then the Performance and Erosion Control Deposit ("PECD") will be released. If improvements are not satisfactorily made, then the PECD shall be used to complete said improvements.

Builder and Property Owners are forewarned that the Declaration provides for the remedy or removal of any non-complying improvements. The cost of the remedy or removal shall be born by the builder and or the property owner. If the Committee must use any of the deposit money to rectify erosion control or other performance issues, the owner or builder shall deposit additional monies to bring the total deposit up to the full amount within 10 business days of notice.

**III. DESIGN CRITERIA AND MATERIALS**

**BUILDING SETBACKS**

As part of the zoning approval by Washington Township for the planned development, The Trails of Saddle Creek, Washington Township approved building setbacks to insure that the community will be pleasing in appearance from views not only from the street but also from the community open spaces. Each architect and designer should carefully consider the natural characteristics of the site and work within the review process to achieve the long-term aesthetic goals of the community.

Setbacks for Saddle Creek shall be in accordance with the Planned Development zoning requirements as approved by Washington Township, Montgomery County, Ohio. The setback requirements for the various product types at Saddle Creek are as follows:

Lot Type	Min. Lot Width (ft.)	Front Yard Setback (ft.)	Rear Yard Setback (ft.)	Side Yard Setback (ft.)
Manor	100	45	45	13.5
Estate	90	40	45	5/27*
Club	85	30	40	12.5



Club (Clyo)	85	30	35	12.5
Villa	75	25	40	7.5

\* Minimum 5 feet, with a total separation between buildings of 27 feet

In addition to the above building setback criteria, side and rear yard setbacks for perimeter lots that abut adjacent zones, shall adhere to the zoning requirements as dictated by the Zoning Resolutions, with the exception of those lots abutting the Agriculture zone, in which case those lots will meet the R-4 setback requirements. "Outdoor" elements of the house which are attached to the home, (such as porches, wing walls and such) are considered to be part of the house proper and will not be allowed to encroach into side or rear yard setbacks, except as variations in the case of unique site characteristics, which the Committee may consider on a case-by-case basis. Patios, driveways, walks, etc. may usually encroach into setback areas.

Accessory structures such as garages, pool houses, cabanas and casitas are permitted in the community providing they conform to all required zoning setbacks. Accessory structures may not encroach into any drainage easement areas. Accessory structures shall be architecturally complementary with the design and siting of the main residence. Attention shall be given to the scale and height of the Accessory structure to make sure they are complementarily integrated into the neighborhood.

## EXTERIOR MATERIALS

It is expected that most of the homes constructed in the community will be brick or stone. While full brick is encouraged, the use of brick or stone shall be architecturally blended with other materials as they wrap the home. Use of EFIS, stucco, wood or composition materials such as "Hardiplank" as the primary building material will be considered on a case by case basis.

The exterior of each residence shall be consistent with the high quality of the overall community. To this end, it is required that all exterior finish materials be consistently applied to all sides of the building, including carrying the exterior material to grade (stepped foundations). It is also desirable to continue this same material the entire height of the home including gables, however, wood, composite materials, EFIS, or stone, may be used in certain situations for gables, fireplaces or architectural accent areas.

Recommended materials include brick and stone for the majority of the home. Other materials including stucco, EFIS, wood or composition material will be considered. Lapboard style aluminum and vinyl siding may not be used. High quality architectural products comprised of vinyl, aluminum or other materials may be considered by the Committee for exterior application or special design elements on a case by case basis.

The composition of all pitched roofs is to be dimensional or "Shadowline" style asphalt shingles. Alternative roofing materials including cedar shakes or slate may be considered



by the Committee. Other varieties of high quality roofing may be used upon the Committee's prior written approval.

Any exposed portion of a chimney must be constructed solely of brick, stone, stucco or wood. If the firebox is a prefabricated metal type with a metal spark arrestor, this arrestor must have a cowling or surround of a material approved in advance by the Committee.

All exterior mechanical equipment including, but not limited to, transformers, vents, air conditioning compressors, pool pumps, meters, etc. shall be concealed from view by walls of the same material and color as the home or by a landscape screen. No antennae of any kind shall be erected, used or maintained where they are visible.

## **WALLS AND FENCES**

Walls and fences shall be considered as an extension of the architecture of the residence. They shall serve to make a transition between the mass of the architecture and natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences, walls, and hedges shall be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and private elements.

All walls and fences must be approved by the Committee prior to their installation. It is recommended that walls be made of solid masonry material. Black or green ornamental wrought iron or aluminum fences reflecting the appearance of wrought iron are the only fences permitted in the rear yard. Picket style wooden or vinyl fences or other decorative fences with a maximum opacity of 75% and a height not exceeding 48 inches are permissible as "decorative fences where they are visible from the street providing they fit into the overall streetscape as determined at the sole discretion of the Committee. Except as provided below, no fences are permitted within the setback for any front yard in the community.

Decorative fencing with arbors or other architectural elements as part of the design within the front yard will be reviewed on a case by case basis when the fencing is incorporated into a detailed landscape and hardscape design to compliment the siting and design of the home. Under no circumstance will perimeter fencing be permitted in any front yard area. Any fencing approved under this provision will be considered for approval at the sole discretion of the Committee.

Chain link and split rail type fences will not be permitted within the community. Maximum height for walls and fences is four (4) feet, and must be installed in compliance with the Washington Township zoning code. The Committee may review requests for privacy type fences for heights up to six (6) feet on a case by case basis, providing the total length of fence does not exceed twenty (20) feet and the need for the fence must be clearly demonstrate that the fence is needed to provide privacy between



conflicting uses. Notwithstanding, any privacy fence or barrier fence installed by the Developer that exceeds these standards, be it the height or length of privacy type fence, it may be maintained and replaced as is necessary to preserve the aesthetics, security, and privacy of the community.

Retaining walls which are attached to the residence shall utilize the same materials that the wall comes in contact with or another material architecturally compatible with the residence. All retaining walls built anywhere on the lot shall be made of stone, brick, or other approved materials. Any modular retaining wall system shall be composed of multiple module size and colorations to resemble a natural stone wall. Final design and materials must be approved by the Committee before installation.

In-ground pool and tennis court fencing must receive Committee approval and meet the zoning setback requirements. If local building code requires fences higher than 48" around pools, the Committee may allow fences up to the minimum height required by the zoning authority.

## **MAILBOXES**

The Committee will require the installation of a mailbox prior to its final site inspection. The mailbox shall be of similar design throughout the community. A vendor for the acquisition of the mailbox will be provided by Committee. The payment for the mailbox and its installation will be the responsibility of the property owner.

## **EXTERIOR LIGHTING**

As with all exterior design work, lighting should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe upon adjacent neighbors; therefore, glare shields are requested to eliminate bright spots and glare sources. Exterior lighting should utilize low-voltage or similar non-glare direct task type fixtures, and they should be as close to grade as possible. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day if lights are above grade level. Exterior lighting must meet national and local building codes.

## **POOLS AND TENNIS COURTS**

The construction of swimming pools and tennis courts is permissible; however, their location, design and use of materials must be approved by the Committee. In addition to the restrictions of the committee, builders and property owners are subject to the requirements of the local building authorities.



## **TRAMPOLINES, PLAY-SETS, AND BASKETBALL GOALS**

Any trampoline must be located in the rear yard to minimize noise and visibility from neighbors and, only between imaginary lines extending off the side of the house to the rear property line to minimize its visibility from the street. Trampolines are only permissible on lots exceeding 15,000 square feet in area.

The trampoline must be maintained in accordance with the manufacture's specifications, recommendations, and general safety guidelines. When not in use, the trampoline is to be removed and stored indoors. All trampolines shall be disassembled and stored indoors during the period from November 1 through March 15.

Play sets are only permitted in the rear yard, and only between imaginary lines extending off the side of the house to the rear property line to minimize its visibility from the street. All play set materials shall be neutral colors of blue, green, brown, and beige. No other colors may be used. Play sets are only permissible on lots exceeding 15,000 square feet in area. The maximum area any play set may cover is 320 square feet, calculated by superimposing a rectangle over the outline of the structure. The maximum height of any play structure is ten (10) feet.

All basketball goals shall be permanently mounted poles, black in color and with clear backboards with no ornamentation. All goals shall be mounted no closer to the street than the projection of the front line of the house to the side lot line. No basketball goal shall be illuminated either from the house or with lighting fixtures either free standing or integrally incorporated into the pole. No basketball poles shall be approved for any lot smaller than 15,000 square feet in size.

## **HEIGHT AND SIZE RESTRICTIONS**

The height of any dwelling unit shall not exceed 35 feet, measured from the main entry floor level, to the highest roof ridge. More stringent restrictions may be imposed on given home sites where it is deemed necessary by the Committee to protect the esthetic integrity of the community.

There are no minimum or maximum square footage sizes for the homes in Saddle Creek. Each home will be evaluated based on its individual impact on the home site, the homes in close proximity, and the community as a whole.

The minimum roof pitch for any single family detached home in Saddle Creek shall be 7 vertical to 12 horizontal (7:12).



## IV. LANDSCAPING

### **VACANT HOME SITES**

All home sites (lots) purchased from the developer and remaining vacant are the responsibility of the property owner for periodic maintenance. No stocking of material, firewood or temporary shelters will be permitted on any vacant home site without prior approval by the Committee. In the event the lot owner does not maintain the lot, The Homeowners Association will maintain the site and assess the cost to the lot owner as stated in the declaration of covenants and conditions.

### **NATURAL FEATURES**

Throughout Saddle Creek many trees exist. The community has taken a positive step towards the recognition and protection of such trees by requiring approval by the Committee to remove any tree, on any building lot, with a trunk diameter over four (4) inches at four feet above natural grade.

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

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

### **GRADING AND EXCAVATING**

The design and development concepts of the Community call for the maintenance of the existing grades in as much of the original condition as possible. The Committee is particularly conscious of the site utilization and desires not to disrupt the natural terrain in most cases. The Committee is keenly aware that, whenever possible, structures should be designed around their specific home site. It is important that the beauty of our development is the land and its natural features, and that the architecture should compliment and enhance rather than compete with or destroy this beauty.

In order to help insure compliance with this philosophy, as part of the final design submittal, a grading plan will be required. This plan must conform to the approved subdivision drainage plan. The recommended garage floor elevation is identified on the development improvement plans for each lot. No home shall deviate from this suggested elevation by more than one foot without specific approval by the Declarant and the Committee.



Each builder or lot owner is responsible for the acquisition of an individual lot NPDES Notice of Intent (NOI) from The Ohio Environmental Protection Agency (OEPA) for all grading operations. The erosion control measures shall be installed on each lot before the start of construction activity, and they shall be continuously maintained by the lot owner at all times.

## **LANDSCAPE PLAN**

A strong emphasis is placed on landscaping in the Design Review process. Quality landscaping is important to both the appearance of each individual home and the overall continuity of the community.

To insure the overall beauty of the community is preserved and enhanced, the Committee has the authority to approve or disapprove landscape plans for individual residences. It is for these reasons that the Committee requires a landscape plan to be submitted with the site plan for the home site. For corner lots, the Design Review Committee will require the sides of the house facing a street to be landscaped. All front yards shall be fully sodded.

Saddle Creek has been designed utilizing the natural elements as much as possible. Various hardwoods and other trees are located mainly around the perimeter of the community, and it is the intent of the Committee to maintain this landscape integrity.

The determining factor of good landscape design should always be the architecture and location of the residence. The Committee will take into account the various relationships between the home, the site, adjacent homes and views, in making decisions regarding specific landscape plans.

Landscape plans should be fully detailed and accurately drawn to an appropriate scale on a full sized site plan. The plans should show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate outline of the building with doors, windows, stoops, decks and other features accurately located and drawn. The particulars of outdoor surfaces such as walks, decks, patios, driveways, courtyards, etc. should also be specified. If spas or retaining or headwalls are to be installed, architectural drawings of installations should be provided with an articulation of the materials to be used.

## **PERFORMANCE AND EROSION CONTROL DEPOSIT**

Except as specifically waived by the Declarant (Developer), a Performance and Erosion Control Deposit (PECD) in the amount of \$2,000 will be deposited with the developer at the time the lot is purchased. This deposit will ensure that all homes in the community receive a minimum landscape package and will also serve to repair any damages to community property or site cleanings that were directed by the Committee.



The full amount of the deposit is refundable, less any justifiable expenses, within 30 days of the final site inspection so long as no significant discrepancies are discovered at this time. Any discrepancies identified at the final inspection will cause the return of the deposit to be delayed until such time as the discrepancies are remedied.

## **V. GENERAL COMMUNITY STANDARDS**

### **TEMPORARY IMPROVEMENTS**

No temporary building or structure shall be permitted except for those trailers, barricades, trash receptacles or portable toilets that may be approved or required by the Committee. The existence of these structures will only be during the construction of a permanent improvement and will be approved or required on a case by case basis by the Committee.

### **REFUSE AND STORAGE AREAS**

Garbage and refuse shall be placed in containers and shall be capped or contained in such a manner that they are inaccessible to animals. These containers shall be concealed within buildings or screened by landscaping to an extent that they are not visible from the street or adjacent home sites.

### **SITE CLEANLINESS**

All sites must be kept free of any loose and other non indigenous materials. During the construction process, the builder will be required to maintain a trash receptacle sufficient in size to contain all debris from the project. This receptacle must be emptied on a frequency that avoids the receptacle from becoming overloaded to the point that debris projects above the top rim of the receptacle.

During the construction process, 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. No burning of any extraneous material is permitted whatsoever. If a warming fire is necessary, said fire shall be manned at all times and shall be fully extinguished before leaving the site (even for brief periods).

## **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, lenders, architects, and suppliers. Standardized community signs benefiting the Developer and Featured Builders for the development are required. A vendor for the purchase of said signs shall be identified by the Developer. Temporary signs on individual lots advertising the builder or any other contractor, sub-contractor vendor, lender or supplier are not permitted.

## **REMODELING AND ADDITIONS**

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 Committee. All of the requirements and guidelines set forth in this document, as well as applicable government approvals, apply to these types of improvements.



BUILDING REQUIREMENTS  
THE TRAILS OF SADDLE CREEK

VILLA HOMES Lots 82- 111

1,800 Sq. Ft. Minimum first floor living area  
Courtyard or head in garages permitted  
Full masonry exterior wraps encouraged but other consistence architectural treatments will be considered as long as all elevations of the exterior are consistent in material usage with a minimum of 25% masonry used for each elevation  
Roof pitches must be a minimum of 7/12 with dimensional asphalt shingles  
Vinyl windows may be used in this section  
No aluminum or vinyl siding is permitted except insulated acrylic board may be approved on a specific home by home basis  
All driveways will be concrete  
All exterior materials, paint colors and landscape plan must be submitted to Design Review Committee for approval.

ESTATE HOMES Lots 31-51 and Lots 146-156

2,500 Sq. Ft. Minimum for a single floor home or 3,000 Sq. Ft. for a two story home  
Side entry garages required  
Full masonry wraps encourage with a minimum of 75% masonry on building exterior  
Minimum roof pitch of 7/12 with dimensional asphalt shingles  
Vinyl windows may be used in this section  
No aluminum or vinyl siding permitted  
All driveways must be concrete  
All exterior materials, paint colors and landscape plan must be submitted to Design Review Committee for approval.

Cont'd

BUILDING REQUIREMENTS  
THE TRAILS OF SADDLE CREEK

CLUB HOMES Lots 55- 81

2,500 Sq. Ft. minimum first floor living area for single floor homes and 3,000 Sq. Ft minimum living area for 2 story homes

Courtyard garages required

Full masonry exterior wraps required (min. 75% masonry with stucco or siding accents)

Roof pitch must be a minimum of 7/12 with dimensional asphalt shingles

Clad wood sash windows are required for Club Homes

No Aluminum or Vinyl siding is permitted

All driveways will be concrete

All exterior materials, paint colors and landscape plan must be submitted to Design Review Committee for approval.

MANOR HOMES Lots 1- 24 and Lots 117 - 143

3,000 Sq. Ft. minimum first floor area for single floor designs or 3,500 Sq. Ft. total living area for 2 story designs

Side entry garages are required

Full masonry exterior wrap required (min. 75% masonry with stucco or siding accents)

Roof pitch must be a minimum of 7/12 with dimensional shingles

Clad wood sash windows are required for Manor Homes

No aluminum or vinyl siding is permitted

All driveways will be concrete

All exterior materials, paint colors and landscape plan must be submitted to Design Review Committee for approval

Note ALL LOTS

Prior to start of construction: silt fencing must be in place at lot perimeter, dumpster and port-o-let must be on site.

No wood sided or framed exterior chimneys will be permitted.





## SPECIFICATIONS FOR BASKETBALL GOALS

The Design Review Committee has approved your request for permission to proceed with installation of a Basketball Goal at The Trails of Saddle Creek with the following stipulations:

- 1) This approval is subject to *all* Trails of Saddle Creek Community Covenants, Conditions & Restrictions and Reservation of Easements
- 2) Installation and construction of this basketball goal approval is based on the plans submitted and reviewed by the Design Review Committee Members.
- 3) If your garage entry faces the street, the basketball goal must be installed no more than fifteen (15) feet from the front of the Living-Unit
- 4) If your garage entry faces the side yard, the basketball goal must be installed behind the projection of front wall of the Living Unit.
- 5) Homeowner understands that at no time does the Community Association Board of Trustees, Design Review Committee Members or the Community's Managing Agent assume any responsibility or liability for the construction, maintenance or use of this improvement.
- 6) All work for this request must be completed within six months of the date of submission or this "deemed approval" shall automatically be canceled and a new request will need to be submitted before work can commence.
- 7) Approval for portable style basketball goals are approved for the above noted homeowner only. This approval is NOT transferable with the sale of the home.
- 8) The goal is to have a clear acrylic backboard only.
- 9) The pole shall be black in color.
- 10) No attached lighting apparatus is permitted
- 11) If portable, goal must stand on its own with no additional weights added
- 12) \_\_\_\_\_
- 13) \_\_\_\_\_

Per the aforementioned specifications, you may proceed with your improvement. In proceeding you acknowledge your acceptance of the terms of this approval.

Thank you for your cooperation in applying for this improvement. Please keep this correspondence and all community correspondence in a file for future reference if needed.

Approved by the Trails of Saddle Creek Design Review Committee

Lot No. \_\_\_\_\_

Signed By: \_\_\_\_\_  
(The Trails of Saddle Creek Design Review Committee)

Date: \_\_\_\_\_





## SPECIFICATIONS FOR TRAMPOLINE APPROVAL

The Design Review Committee has approved your request for permission to proceed with installation of a Trampoline at The Trails of Saddle Creek with the following stipulations:

- 1) This approval is subject to all Community Covenants, Conditions & Restrictions and Reservation of Easements.
- 2) Installation and construction of the Trampoline must be based on the plans submitted and reviewed by the Design Review Committee Members
- 3) Homeowner agrees to follow and adhere to all city and states codes as well as to obtain all the necessary permits at their own expense should permits be required.
- 4) Homeowner understands that at no time does the Community Association Board of Trustees, Design Review Committee Members or the Community's Managing Agent assume any responsibility or liability for the construction, maintenance or use of this improvement.
- 5) Homeowner agrees not to display any signs advertising for the contractor chosen to perform work on this project.
- 6) All work for this request must be completed within six months of the date of submission or this "deemed approval" shall automatically be canceled and a new request will need to be submitted before work can commence.
- 7) Trampoline is to be maintained in accordance with the manufacturer's specifications, recommendations and general safety guidelines at all times, making all necessary repairs when needed as well as to maintain any and all turf area that may exist under the Trampoline.
- 8) Trampoline must be located in the rear yard to minimize noise and visibility from neighbors and, only between imaginary lines extending off the side of the house to the rear property line to minimize visibility from the street.
- 9) Trampoline is NOT to be placed within ten (10') feet of the property line.
- 10) When not in use, the Trampoline is to be removed and stored indoors. All Trampolines shall be disassembled and stored indoors during the period between the first of November through the end of February.

Per the aforementioned specifications, you may proceed with your improvement. In proceeding you acknowledge your acceptance of the terms of this approval.

Thank you for your cooperation in applying for this improvement. Please keep this correspondence and all community correspondence in a file for future reference if needed.

Approved by the Trails of Saddle Creek Design Review Committee

Lot No. \_\_\_\_\_

Signed By: \_\_\_\_\_  
(The Trails of Saddle Creek Design Review Committee)

Date: \_\_\_\_\_





## SPECIFICATIONS FOR PLAY-SET SYSTEM APPROVAL

The Design Review Committee has approved your request for permission to proceed with installation of a Play-Set at The Trails of Saddle Creek with the following stipulations:

- 1) This approval is subject to all Community Covenants, Conditions & Restrictions and Reservation of Easements.
- 2) Installation and construction of the Play Set or Play System must be based on the plans submitted to the Design Review Committee for review at the time of this application.
- 3) Installation of the Play Set or Play System shall have no negative impact on the drainage pattern of water to or from the lot or adjoining lots.
- 4) Upon completion of the work, all debris and excess materials are to be cleared and removed from the lot and disposed of in the proper manner.
- 5) Homeowner agrees to follow and adhere to any and all county, city and states codes as well as to obtain all the necessary permits at their own expense should permits be required.
- 6) Homeowner understands that at no time does the Community Association Board of Trustees, Design Review Committee Members or the Community's Managing Agent assume any responsibility or liability for the construction, maintenance or use of this improvement.
- 7) Homeowner agrees not to display any signs advertising for the contractor chosen to perform the work.
- 8) All work for this request must be completed within six months of the date of submission or this "deemed approval" shall automatically be canceled and a new request will need to be submitted before work can commence.
- 9) The structure is to be properly maintained at all times to insure safety and so as not to appear unsightly to others.
- 10) This approval is granted to the above noted homeowner only and is not transferable.
- 11) Play set is NOT to be placed within ten (10') feet of the side or rear property lines.
- 12) Any tenting or coverings must be made of either wood shingle or solid canvas in color, NOT Rainbow.

Per the aforementioned specifications, you may proceed with your improvement. In proceeding you acknowledge your acceptance of the terms of this approval.

Approved by the Trails of Saddle Creek Design Review Committee

Lot No. \_\_\_\_\_

Signed By: \_\_\_\_\_  
(The Trails of Saddle Creek Design Review Committee)

Date: \_\_\_\_\_





## SPECIFICATIONS FOR LANDSCAPING APPROVAL

The Design Review Committee has approved your request for permission to proceed with installation of Landscaping at The Trails of Saddle Creek with the following stipulations:

- 1) This approval is subject to all Community Covenants, Conditions & Restrictions and Reservation of Easements.
- 2) Installation of all landscaping alterations must be based on the plans submitted to the Design Review Committee for review at the time of this application.
- 3) Installation of landscaping shall have no negative impact on the drainage pattern of water to or from the lot or adjoining lots.
- 4) Upon completion of the work, all debris and excess materials are to be cleared and removed from the lot and disposed of in the proper manner.
- 5) Homeowner agrees to follow and adhere to any and all county, city and states codes as well as to obtain all the necessary permits at their own expense should permits be required.
- 6) Homeowner understands that at no time does the Community Association Board of Trustees, Design Review Committee Members or the Community's Managing Agent assume any responsibility or liability for the construction, maintenance or use of this improvement.
- 7) Homeowner agrees not to display any signs advertising for the contractor chosen to perform the work.
- 8) All work for this request must be completed within six months of the date of submission or this "deemed approval" shall automatically be canceled and a new request will need to be submitted before work can commence.
- 9) Landscaping is to be properly maintained at all times so as not to appear "unsightly". All beds, including annual or perennial flowers or vegetables shall be kept weed free.
- 10) Homeowner should call to have the utilities marked prior to digging.
- 11) No tree located at a distance greater than ten feet from the house or driveway is to be removed if it has a trunk diameter over four (4) inches.
- 12) Trees planted are to be planted far enough away from the property line to allow for the growth of the tree not to impact adjoining lots.
- 13) Street trees are to be planted in accordance with the community street tree theme. Only trees of like kind are permitted. Your street is approved for

Per the aforementioned specifications, you may proceed with your improvement. In proceeding you acknowledge your acceptance of the terms of this approval.

Approved by the Trails of Saddle Creek Design Review Committee

Lot No. \_\_\_\_\_

Signed By: \_\_\_\_\_  
(The Trails of Saddle Creek Design Review Committee)

Date: \_\_\_\_\_





## SPECIFICATIONS FOR FENCE APPROVAL

The Design Review Committee has approved your request for permission to proceed with construction and installation of a fence on your lot with the following stipulations:

- 1) This approval is subject to all Community Covenants, Conditions & Restrictions and Reservation of Easements.
- 2) Installation and construction of the fence must be based on the plans submitted and reviewed by the Design Review Committee Members
- 3) Installation of the fence should have no negative impact on the drainage pattern of water to or from the lot or adjoining lots.
- 4) Upon completion of the work, all debris and excess materials are to be cleared and removed from the lot and disposed of in the proper manner.
- 5) Homeowner agrees to follow and adhere to all city and states codes as well as to obtain all the necessary permits at their own expense should permits be required.
- 6) Homeowner understands that at no time does the Community Association Board of Trustees, Design Review Committee Members or the Community's Managing Agent assume any responsibility or liability for the construction, maintenance or use of this improvement.
- 7) Homeowner agrees not to display any signs advertising for the contractor chosen to perform the work.
- 8) All work for this request must be completed within six months of the date of submission or this "deemed approval" shall automatically be canceled and a new request will need to be submitted before work can commence.
- 9) Homeowner agrees to maintain the fence at all times, making all necessary repairs when needed as well as to maintain any and all turf area that may exist between the exterior of the fence the lot line
- 10) Owner is responsible for maintaining the exterior perimeter of the fence so as to not create a maintenance problem for any adjoining owner.
- 11) If wire screening is used, it must be coated wire; green or black in color, installed on the interior only.
- 12) No fence is to exceed forty-eight (48") inches in height.

Per the aforementioned specifications, you may proceed with your improvement. In proceeding you acknowledge your acceptance of the terms of this approval.

Thank you for your cooperation in applying for this improvement. Please keep this correspondence and all community correspondence in a file for future reference if needed.

Approved by the Trails of Saddle Creek Design Review Committee      Lot No. \_\_\_\_\_

Signed By: \_\_\_\_\_      Date: \_\_\_\_\_  
(The Trails of Saddle Creek Design Review Committee)





## SPECIFICATIONS FOR DECK AND PATIO APPROVAL

The Design Review Committee has approved your request for permission to proceed with installation of a Deck or Patio at The Trails of Saddle Creek with the following stipulations:

- 1) This approval is subject to all Community Covenants, Conditions & Restrictions and Reservation of Easements.
- 2) Installation and construction of the deck must be based on the plans submitted and reviewed by the Design Review Committee Members with rails not to exceed 42" in height above the deck surface and at least 50% transparency.
- 3) Installation of patios should have no negative impact on the drainage pattern of water to or from the lot or adjoining lots.
- 4) Upon completion of the work, all debris and excess materials are to be cleared and removed from the lot and disposed of in the proper manner.
- 5) Homeowner agrees to follow and adhere to any and all county, city and states codes as well as to obtain all the necessary permits at their own expense should permits be required.
- 6) Homeowner understands that at no time does the Community Association Board of Trustees, Design Review Committee Members or the Community's Managing Agent assume any responsibility or liability for the construction, maintenance or use of this improvement.
- 7) Homeowner agrees not to display any signs advertising for the contractor chosen to perform the work.
- 8) All work for this request must be completed within six months of the date of submission or this "deemed approval" shall automatically be canceled and a new request will need to be submitted before work can commence.
- 9) Patios and Decks are to be properly maintained at all times so as not to appear "unsightly"
- 10) Patios and Decks are not to be used for storage of items other than standard Patio and Deck furniture and grill.
- 11) Deck approval does not include skirting of the deck at this time unless noted.  
Deck skirting approved [  ] Deck skirting not approved [  ]

Per the aforementioned specifications, you may proceed with your improvement. In proceeding you acknowledge your acceptance of the terms of this approval.

Approved by the Trails of Saddle Creek Design Review Committee

Lot No. \_\_\_\_\_

Signed By: \_\_\_\_\_

Date: \_\_\_\_\_

(The Trails of Saddle Creek Design Review Committee)





## THE TRAILS OF SADDLE CREEK DESIGN REVIEW CHECKLIST AND APPLICATION

*The Design Review Criteria has been established for the benefit of all Featured Builders and homeowners. Please fill out the checklist below and submit with each plan submission to Great Traditions Development Group, 10123 Alliance Road, Suite 100 Cincinnati, OH 45242, for approval by the Design Review Committee.*

Recorded Lot # \_\_\_\_\_ Submission Date: \_\_\_\_\_

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

Applicant: \_\_\_\_\_ Contact: \_\_\_\_\_

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

Engineer: \_\_\_\_\_ Contact: \_\_\_\_\_

Landscaper: \_\_\_\_\_ Contact: \_\_\_\_\_

**Submitted For:** (Refer to Design Guidelines for submission requirements)

\_\_\_\_\_ **Preliminary Design Review**

\_\_\_\_\_ **Final Working Drawing Review**

\_\_\_\_\_ Two sets of plans are enclosed (One set of plans will be returned to the applicant)

\_\_\_\_\_ Two engineering site plans are enclosed (One site plan will be returned to applicant)

\_\_\_\_\_ Two Landscape Plans are enclosed (One landscape plan will be returned to applicant)

\_\_\_\_\_ Performance and Erosion Control Deposit (PECD)

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

REVIEW COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ **Approved**

\_\_\_\_\_ **Approved as Noted** By: \_\_\_\_\_

\_\_\_\_\_ **Not Approved** Date: \_\_\_\_\_



## DESIGN REVIEW APPROVAL CONDITIONS

Recorded Lot # \_\_\_\_\_ Builder: \_\_\_\_\_ Date: \_\_\_\_\_

(sign)

1. Water from sump pumps and roof downspouts shall be discharged as indicated on the construction plans. Connections to storm water drainage structures are permitted, if allowed by the Montgomery County Engineer's office. All point discharges of sump pumps and downspout lines shall be located a minimum of ten (10) feet from the property line. Point discharges, even if located on the lot, which affect adjoining properties, are not permitted.
2. Sump Pump and Down Spout line connections are prohibited to be made directly into storm sewer lines. The only connections permitted are at structures (If allowed by Montgomery Co.).
3. House sitting and elevations, including driveways, may not negatively impact adjacent property. Home and garage elevations must conform to the elevations established on the grading plans.
4. All improvements must conform to the approved development plans on file with the Montgomery County Engineer's Office, and Washington Township.
5. Front and side yards of all lots are to fully sodded.
6. No vents shall be visible from the street. **All vents, including non-masonry chimneys, shall be painted to match the color of adjoining material (i.e. shingles).**
7. All roofing shingles shall be dimensional or "Shadowline" conforming to the criteria in Section III of the Design Review Guidelines.
8. It is the builders/owners responsibility to conform to all Montgomery County building department regulations, and all building setbacks established by the Washington Township.
9. Approval of these plans by the Design Review Committee makes no representation as to the quality of the work or adequacy of design.
10. It is the builders / owners responsibility to determine sidewalk requirements for each individual lot in The Trails of Saddle Creek.
11. Before any construction activity begins, the Builder shall install perimeter erosion protection around the lot and an aggregate construction drive as recommended as BMP's for construction sites in conformance with the provisions of the Clean Water Act. The builder is responsible for continuous maintenance of the erosion control measures and for cleaning the street when dirt and debris is tracked off of the lot and onto the street, regardless of weather conditions.