

**RIVER BEND LAKES
ARCHITECTURAL CONTROL COMMITTEE
STANDARDS AND GUIDELINES**

Purpose: No structure or any addition thereto or any alteration thereof shall be commenced, erected, reconstructed, placed, maintained or suffered to remain upon any Lot unless or until the plans and specifications thereof shall have been approved in writing by the Architectural Control Committee, its successors or assigns, and a true copy of said plans, specification and details shall have been lodged permanently with the Architectural Control Committee, and no structure except such as conforms to said plans and specifications shall be erected, reconstructed, placed or suffered to remain upon said Lot. The scope of the Architectural Control Committee's inquiry and review shall be broad.

Submission of Plans: In order to secure the review of the plans and specifications for a structure by the Architectural Control Committee, the Lot Owner seeking such approval shall submit to the Architectural Control Committee three (3) copies of each of the following:

A. Construction plans and specifications of the proposed structure, which shall set forth, at a minimum, details as to the materials to be used, exterior design, exterior color scheme, and any other details necessary to demonstrate that the proposed structure will be architecturally harmonious with the other structures built or to be built in the Plat;

B. Plat plan, drawn to scale, showing the location of all structures on the Lot, both existing and proposed;

C. A complete landscaping plan for the Lot, which plan shall include at least one (1) tree between the sidewalk and the right of way for Villa lots and two (2) trees between the sidewalk and the right of way for single family lots, which tree type shall be approved by the Architectural Control Committee, and

D. Submission of a grading plan, including the finished grade elevation.

E. The review will be completed within 30 days of submission of Items A through D above.

Scope of Review: In making its review of any proposed plans and specifications, the Architectural Control Committee will consider all of the following items:

A. Standards and guidelines for the design of structures, including, but not limited to:

1. placement
2. building heights, area and volume

3. all exterior materials
4. entries and windows
5. parking areas
6. outside storage
7. type of main, accessory and other structures
8. number of structures
9. cost of structures
10. design
11. colors
12. finished ground elevation
13. building exhausts
14. visibility of improvements from within the area and from roads and properties
15. or as named

B. Standards and guidelines for open space and public and private ways, including, but not limited to:

1. set-back requirements
2. front, rear and side yard requirements
3. open space
4. landscaping
5. topography
6. tree lines and placement
7. other vegetation elements and focuses
8. locations for screening sounding
9. type and design of screening and fencing
10. lighting placement
11. view easements
12. size and location of parking areas
13. driveways
14. means of ingress and egress
15. site plans
16. or as named

C. Standards of harmony:

1. Whether there will be conformity and harmony of external design and general quality with the existing standards of the neighborhood and adjacent property;
2. The suitability of the proposed structure and of the materials of which it is to be built to the surrounding Lots;
3. The effect of the proposed structure on adjacent and neighboring properties; and

4. The effect of the building or structure, as planned, on the outlook from the adjacent neighboring property.

Specific Guidelines and Standards:

1. All structures erected on a single family lot shall be a single family residence having a private entrance and private attached garage (of not less than 2 car capacity).
2. Not more than one single family residence can be constructed on any residential lot.
3. For all villa lots, garage doors should be front loading. For all other lots, garage doors shall be side loading.
4. Maximum height of each structure on a villa lot shall not exceed 32 feet measured from the front building line.
5. Each structure on a single family lot shall have a maximum height of 40 feet measured from the front building line.
6. The front of each dwelling unit shall be 80% brick, stone, dryvit, stucco or cement board unless approved by the Committee. Soffits and fascia on the front of each dwelling may be vinyl or aluminum wrapped.
7. Under no circumstances shall vinyl siding be allowed on any front elevation.
8. A minimum of three windows (minimum area of 6 feet square per window) shall be placed on all elevations. Basement windows are not included.
9. No antennas or satellite dishes (except those 24 inches in diameter or less and attached to the residence). No satellite dish shall be visible from the street.
10. Minimum 1,650 square feet of living area for villas.
11. Minimum 2,300 square feet of living area for single family homes.
12. Requirement of a four foot sidewalk before occupancy.
13. No fence, hedge, wall or enclosure of any kind shall be erected without the approval of the Committee.
14. No row plantings of groups of trees shall be permitted in the rear yard that exceeds 2 feet in height.
15. In addition to the requirements for trees between the right of way and the sidewalk, three trees shall be required per lot, with a minimum diameter of 2 ½ inches.

16. All downspouts attached to dwellings shall be tied (into) the storm sewer.
17. No above ground swimming pools.
18. The committee must approve any in-ground pools.
19. Each builder shall comply with the site grading plan prescribed by the Wood County Engineer.
20. Each lot shall be equipped with a "rustic cedar" mailbox as approved by the Committee.
21. All yards (front, side, rear) of each living unit shall be sodded or hydroseeded
22. All front yards shall have underground sprinkler systems.
23. Free-standing flagpoles are not permitted unless approved by the Committee.
24. As respects structures on or near the Pond:
 - a. All deck/docks shall be cantilevered
 - b. all deck/docks shall be constructed of composite plastic.
 - c. no swimming platforms or rafts shall be constructed;
 - d. no plantings or groups of trees shall obstruct the waterview of any pond lot owner.
25. Storage sheds and outbuildings shall not be allowed.
26. All swing sets, jungle gyms and other similar apparatus shall be constructed primarily of wood and must be erected in the rear yard and within the set back area.
27. Outside wood burning fireplaces or fire pits must be in the rear yard, a minimum of 30 feet from any adjoining lot and within the set back. Any outside gas fireplaces or fire pits must be in the rear yard and within the set back area.
28. All Chimney chases exposed to an outside wall shall be brick or masonry.
29. Minimum allowable roof pitch shall be 6/12 for the main roof and 8/12 for gables.
30. All outdoor A/C units shall be located behind the front line of each dwelling and within 3 feet of the dwelling.
31. The approval process includes impact on the present value of adjacent and nearby homes.
32. All driveways shall be concrete.

33. No vegetable, fruit or grain gardens.
34. Basketball hoops and backboards are permitted, as long as they are behind the front building line and not in the setback area, subject to approval by all adjacent property owners.
35. Yard lights are subject to approval.
36. Any buildings or attachments (ie decks, patios) must be within the set back area. This shall not apply to existing building or attachments or any replacement thereto.
37. No fencing is permitted, unless approved by the Committee. In no event shall fencing shall be permitted in the front or side of the building lot or outside the set-back area.
38. Driveways subject to set back of one (1) foot from the side lot line.
39. The installation of beaches is subject to approval. Due to concerns about erosion and the resultant adverse impact on pond quality, any beaches approved after the effective date of these Amended Guidelines will have a maximum grade of 2% to the shoreline.
40. Solely as respects Plat I, the Deed Restrictions require a minimum square footage of 2300 on any home built on a single family lot. As a general rule, we will follow guidance of Fannie Mae and the Ohio Board of Realtors in determining square footage. Specifically, only finished above ground level gross living area is included.

General Conditions:

1. The Committee will furnish lot owners or prospective lot owners with sufficient detail regarding the times set out above which will be considered in approving or disapproving any plan for the subject property. This detailed information will be in the form of written guidelines or personal consultations, or both. If, in the opinion of the Committee, by reason of the shape, dimensions or topography of any Lot, or by reason of the type of Living Unit to be erected thereon, or for any other reason, satisfactory to it, the enforcement of the provisions of these Guidelines or the Deed Restrictions would work a hardship, the Committee may decide to not enforce such provisions, so as to permit variations in cost, size, type, location or otherwise that will not, in its judgment, do material damage to any abutting or adjacent Lot owner.
2. Lot Owners are solely responsible for damage or injury to any party (including adjacent property owner) occurring before, during or after construction caused by their actions or the actions of their contractors or agents.
3. In the event there is a conflict between the Standards and Guidelines and the Deed Restrictions, the Homeowners Association agrees that the Standards and Guidelines will

control in any enforcement action. The Homeowners Association has the right, but not the obligation to enforce Deed Restrictions. Any individual lot owner, however, has the right to enforce Deed Restrictions and approval of plans by the Committee cannot impair or eliminate this right.

4. It is the Lot Owners sole responsibility to ensure that all construction is done in a reasonable and workmanlike manner. Review or approval of the construction plans, including recommended changes, shall create no liability on the Homeowners Association, the Committee or representatives of either group for any damage to, or destruction of, a dwelling under construction.

5. The effective date of the second amended Standards and Guidelines is November 7, 2016.