

Design Review Contract for *The Villas at Lake Blackthorn*

Design Standards for the **Villas at Lake Blackthorn** , lot #_____.

_____ has submitted complete plans on _____ with all 4 elevations.

Beautification Deposit amount: \$ _____

This is a legally binding contract. All parties are advised to seek legal advice if there is any part of this document that is not understood.

	Builder Commitment	Homeowner Commitment	CREG Approval & Comments
<i>Please initial to indicate you are in agreement. Please use n/a if not applicable.</i>			
Does site plan include: driveway, sidewalk, post light, drainage flow w/arrows, septic & well, access ramps (if applicable) placements, all on a scaled 30 drawing?	_____	_____	_____

A Drainage, Elevation & Excavation of Home

1	Circle if home is a walkout or lookout basement . (Walkout must be reflected on rear elevation.)	_____	_____	_____
2	If house utilizes a walkout basement, builder warrants to have positive drainage away from walkout patio into rear yard so water will not potentially overflow or backup into walkout patio area.	_____	_____	_____
3	Top of basement wall to be _____ above curb.	_____	_____	_____
4	House elevation will be high enough that water will flow to rear & side drainage swale within easements & acknowledges that the flow of the drainage swale will not be blocked. If rear swale is shared across a number of contiguous lot, then water flow and grade design must conform with master drainage plan and to utilize only the prorated share of the total amount of fall. Drainage flow and drainage swales as indicated on site plan conform to the master drainage plan.	_____	_____	_____
5	Place silt fence behind curb & rear yard if pond lot. Clean up dirt in street coming from lot. Cut any tall weeds on lot.	_____	_____	_____
6	Acknowledges that purchase agreement addresses fill material and or heavy soils exist on this lot.	_____	_____	_____
7	When establishing final house elevations, grades, driveway installation; builder to be responsible to coordinate, maintain & relocate, if necessary to achieve minimum grade separation, buried utility lines & relocate above ground utility boxes.	_____	_____	_____
8	Indemnify developer for damage to buried pipe and or wires that exist within utility easements.	_____	_____	_____
9	Builder warrants that the drainage plan for the homesite will not direct water onto adjacent lots.	_____	_____	_____
10	(strip lots only) place a swale and culvert along road right of way.	_____	_____	_____

B Water/Retention Pond lot

- 1 Compacted soils to be aerated next to lakeshore to help insure any water overflow can percolate into the earth rather than travel closer to foundation. _____
- 2 Foundation walls must be waterproofed with rubber coating vs. damp proofing. _____
- 3 Warrants basement floor or any rear openings of home to be 2' above highest known water elevation. _____
- 4 Puncturing of Lake/Pond seal is prohibited. Any lake/pond lot excavation or dredging which punctures or otherwise disturbs any lake's/pond's seal shall be the responsibility of the builder and/or homeowners for costs relating to the repair of said seal. _____

C General Design / Misc.

- 1 Total livable Square Foot of home (excluding garage/basement/porch) is _____
- 2 Must drive by the house before you pull into the garage _____
- 3 Heating source:
 - _____ Gas
 - _____ Forced air
 - _____ Add-on heat pump
 - _____ Geothermal
- 4 Warrants to have dumpster on site and contain all debris in _____
- 5 Warrants to have concrete trucks clean out only on this lot. Will not traverse or damage contiguous lot, without restoring to original condition. _____
- 6 Certificate of insurance on file with CREG _____
- 7 \$ Value of home minus lot : _____
- 8 Warrants not to use the exact same style and color scheme as existing contiguous neighbors. _____
- 9 Warrants all sides of home to have decorative openings or decorative accents to break up vinyl siding. _____
- 10 Builder and subcontractors to use construction entrances when available. Warrants to repair or replace any damage to marketing signs and agrees to not damage or disturb any contiguous lot staking, if staking is damaged, removed or disturbed, cost to repair or replace will be deducted from Beautification Deposit. _____

D Landscaping & Irrigation

- 1 Agrees to not cover up or damage any water valves and keep water valve @ top of final grade. _____
- 2 Landscaping (foundation plantings, lawn, accent trees, etc) to be installed within 4 months of home completion. Developer does not warrant the condition of any trees on the home site. Builder further warrants to take all necessary steps to not damage trees as or the root systems. _____
- 3 Agrees to install plantings to buffer condenser units, gas meters, or any visible mechanical/utility structures _____
- 4 Landscape design and materials to be approved by the Design Review Committee (DRC) and to be installed by a Committee designated contractor. _____
- 5 Irrigation system to be installed on all lots, at homeowners' expense by Committee designated contractor only. _____
- 6 Warrants to install sleeve under drive for irrigation. _____
- 7 Warrants irrigation control boxes shall be installed at homeowners' expense and located on exterior of dwelling in a location that is easily accessible by contractor. _____
- 8 **Lake Lots**
 - a Warrants to sod front, back & sides of home site. _____
 - b Warrants that foundation beds will contain heavy duty plastic commercial grade edging and mulch (chocolate dyed or approved type) around entire perimeter of home. _____
 - c Warrants foundation plantings (front, back, and sides) will be a minimum of 34 total plants/shrubs. Plantings in excess may be subject to increased maintenance assessments, at contractor's discretion. _____
 - d Warrants a minimum 4 trees: 1.5"-2" caliper/one to be a flowering variety and a minimum of 2 boulders to be incorporated into the landscape. _____
 - e Warrants shoreline to be a minimum of 4" thick of Mason sand (top coat) with 8" of coarse sand (base coat underlay) or approved material (25 ft. Total: 8-10 feet into the water and 15-17 ft. out of the water - placed at water's edge, installed with landscape edging. Due to varying water elevations all styles and placements of drainage pipes into lake must be approved by the committee prior to installation. Width of the sandy shoreline will coincide with adjacent installed shorelines. A gradual transition line from shoreline to shoreline shall be maintained. All parties acknowledge that sand on beach will erode and will need to be replaced in the future at homeowner's expense and will not be included in the CAM or individual lot maintenance expense. Developer will not be responsible for beach erosion. An optional french drain in the first 1' of beach behind the landscape edging may minimize erosion. Water elevation based on bench mark established by Developer and Design Review Committee. _____
 - f Warrants irrigation system to cover entire lot and have rain gauge. _____

9 **Non-Lake Lots**

- a Warrants to sod front & sides of home site. Sod or hydro seed back of home site. _____
- b Warrants foundation beds w/edging and mulch (chocolate dyed or approved type) around entire perimeter of home. _____
- c Warrants foundation plantings (front, back, and sides) to include a minimum of 17 plants/shrubs. _____
- d Warrants a minimum 4 trees: 1.5"-2" caliper/one to be a flowering variety and a minimum of 2 boulders to be incorporated into the landscape. _____
- e Warrants irrigation system to cover entire lot and have rain gauge. _____

E Roof

- 2 Required roof pitch to be not less than 8"/12" and shall maintain a minimum of a one foot overhang. _____
- 4 Shingles shall be Architectural type:
Owens Corning "Driftwood" color only. _____
- 5 Copper roofs are permitted on bay windows. _____
- 6 All roof penetrations to be painted black or color to match the roof _____
- 7 Back of dwelling units located on a lake lot shall have a minimum of a 2 foot offset in expanses over 40 feet in any length of wall, with a corresponding break in the roofline. _____

F Sidewalks, Drives, Curbs & Streets

- 1 City sidewalk to be located 5' behind curb on through streets, and 4' behind curb on cul-de-sacs. it is required to be poured through the driveway & be 5' wide, at least 4" thick, with broom finish and tooled joints 5' apart & meet all design standards & ordinances. Sidewalk to be poured through driveway, not abutting driveway. _____
- 3 Corner lot requires ADA handicapped ramp. Sidewalks that meet Right-of-Way must be handicap accessible and must adhere to all ADA standards. _____
- 4 Acknowledges placement of driveway does not conflict with existing water, curb stop, or sewer laterals. _____
- 5 Edge of driveway to be at least 50' from corner if possible for safety. _____
- 6 Colored concrete must be pre-approved by the DRC. _____
- 7 Width of driveway where it meets the curb is _____
- 8 Warrants that damage does not exist now & will repair any damage to the asphalt street or curb in front of the lot. If requested, builder will get letter from Governing authority that would allow marginal damage to not be repaired. _____
- 9 Acknowledges that top soil can exist in the set back areas, all driveways and/or sidewalks, shall be excavated and compacted to insure long term viability of the concrete. _____

G Exterior of home (trim, siding & openings)

- 1 **Exterior siding (no Dutch Lap or vertical siding permitted)** _____

- 2 Buyers/Builders who may seek to propose any alternate color or materials are responsible for providing physical samples to the DRC at the time design approval is requested. Submitted plans must include specific detail including but not limited to the identification of all colors and styles of exterior materials used on the home. Exceptions or deviations from the materials, colors and design criteria on this list may be permitted only with written DRC approval. All construction or alterations must be pre-approved in writing by the DRC PRIOR TO COMMENCING. _____

- 3 **Approved colors for siding other than vinyl: light, medium and dark taupe** _____
- 4 Vinyl color _____ _____
- 5 Cedar color _____ _____
- 6 Stucco color _____ _____
- 7 Cement board color _____ _____
- 8 **Color of siding** _____

 - a Owens Corning Bamboo (light) _____
 - b Georgia Pacific Tan (medium) _____
 - c Owens Corning Terra Clay (dark) _____
 - d Georgia Pacific Clay (dark) _____
 - e Napco American Herald Prairie (very dark) _____
 - f Georgia Pacific Briarwood (very dark) _____
 - g Georgia Pacific Mist (light) _____
 - h **Vinyl shake siding** _____
 - i Pre-approved design is Georgia Pacific Rough Sawn Cedar _____
 - j Color to match trim or siding and must be square cut, not hand split variety _____
 - k Outside corners that are not masonry shall have 5" cedar or cedar look vinyl corner board, with the exception being where shake sides meet, then shake molded trim less than 5" wide may be used. _____
 - l Freeze boards are not required, but if used Freeze board shall match the trim package. _____
 - m When changing from siding, brick or stone to shakes in a vertical plane, an actual apron shall be used to divide the two materials. The transition shall not be delineated with a simple freeze board or trim piece. If there is no apron sill, then the material on the bottom part of the vertical plane shall be continued on up into the whole vertical area. _____

9 **Windows**

- a True round top or an extended elliptical arch to be used. _____
- b Arches are not permitted on a first floor window if another row of windows is located above. _____
- c Casement type windows required. Double hung style windows not permitted, unless written permission from the DRC for specific basement windows that require double hung styles for safety. _____

10 **Window color (to match trim package)** _____

- a White _____
- b Light taupe _____
- c Medium taupe _____
- d All sides of dwelling unit to have a window, or decorative accent, muntins/grilles required on all street facing windows, required 4" trim (to match trim package) being installed around all windows. _____

11 **Shutters** **yes** **no** _____

12 **Color of shutters** _____

- a Mid America brand shutter "Midnight Green" _____
- b Mid America brand shutter "Musket Brown" _____
- c Mid America brand shutter "Wicker" _____
- d Mid America brand shutter "Clay" _____

13 **Style of shutters** _____

- a Board & Batten (closed only) _____
- b Raised Panel _____
- c Louver style shutters are not permitted. _____

14 **Front Door - Style & Color** _____

- a 6 panel (DRC approved design) solid wood or solid fiberglass stained with Old Masters Special Walnut Stain (2 coats), hardware for the door is homeowner's choice. _____
- b Dwellings with a square footage in excess of 1500 sq. ft, 2 sidelights shall be required at Front Door. Sidelights may have one half, three fourths or full length of glass. Dwellings with a square footage less than 1500 sq. ft, shall have a minimum of 1 sidelight. If front door has windows, sidelights shall be same length as windows in door. _____
- c Muntins/grilles in sidelight windows shall match exterior trim of sidelight. (color should be the stain/paint color of the exterior trim) _____
- d Screen/storm door, if used must be full-view and match trim package. _____
- e Transom window above front door required unless interior ceiling height or configuration does not allow. _____

15 **Color of trim (all trim packages including windows to match, this includes fascia, soffits, downspouts, gutters, etc.)** _____

Color of trim _____

a White _____

b Light taupe _____

c Medium taupe _____

16 **Type of trim** _____

a Vinyl - wood grain _____

b Aluminum _____

c Wood - cedar _____

17 **Decks**

a Warrants that deck support columns or posts from base of deck to ground, must be 6x6 _____

b No support structures shall be permitted to penetrate or otherwise disturb any portion of the lake bed. Cantilevered type designs out over the water are the only type of decking that shall be permitted. All deck design and dimensions to be approved. _____

c **Deck support or posts** _____

vinyl clad - color _____

painted or stained to match siding or trim color

d All piers or dock at lakeshore shall be of white poly vinyl _____

e Deck railings on all homes shall be constructed of poly vinyl utilizing a pre-approved manufacturer's brand and model, and to match trim package or siding color of home. _____

f Corner posts minimum of 5x5 _____

vinyl sleeve

wrap

g Treated/wolmanized lumber is not approved as a deck surface. Deck surface to be cedar or composite _____

18 **Garage Doors**

a House must have steel raised panel garage door. (32 min. panels for double door and 16 min. panels for single door) _____

b Total number of garage doors & dimensions _____

c Color of garage door to match trim package. _____

d All non-masonry clad garage door openings require an elliptical arch incorporated into the garage opening (elliptical trim piece does not constitute an elliptical opening) _____

- e All brick clad garage openings shall have corbelled soldier course headers with a center limestone keystone, all stone clad garage openings do not require soldiering or keystone. Masonry clad garage door openings can be either elliptical or straight. _____
- f With permission of the DRC, some type of carriage style garage doors may be approved, however they would still have to be arched or have a masonry soldier row and limestone keystone, or with additional permission from the DRC a trim piece with a wood keystone. _____

H Masonry

- 1 Required % of masonry for front of home is _____ Masonry is shown in detail on the blueprint. _____
- 2 All dwelling units shall have masonry installed on a minimum of 50% of the available surface on the street facing side of the home.(wainscoting on the entire front of the home does not constitute 50%) _____
- 3 Brick or stone shall wrap around corners a minimum of 2 feet, unless a variance is granted. (variance usually in reference to wainscoting) _____
- 4 A combination of brick and stone may be utilized, however only 1 style of each shall be permitted on a dwelling. _____
- 5 **Brick (color)** _____
 - a Rose Fuel "Rosewood" (available in thin brick also) _____
 - b Rose Fuel "Danish" (not available in thin brick) _____
 - c Rose Fuel "Stratford" (available in thin brick also) _____
 - d Rose Fuel "White Aztec" (not available in thin brick) _____
- 6 **Stone (color)** _____
 - a J&N Country Ashlar _____
 - b Rose Fuel Ohio Rubble-Prairie Mountain _____
 - c Rose Fuel Ohio Rubble-Hudson Bay Blend _____
 - d Rose Fuel Country Ledge-Glacier Buff _____
 - e Any openings on the street side elevation which are surrounded by masonry shall have soldiering type masonry trim around the opening. When shutters are used, top and bottom only of opening shall be required to have this masonry accent trim. _____
- 7 **Chimneys**
 - a Any chimney above roof line or on an exterior wall must have masonry clad to match other masonry. _____
 - b Direct vent fireplaces shall also be permitted, except on front elevations of home. _____

8 **Front Porches**

a Acknowledges that wood front porches are not permitted, only concrete front porches will be permitted. _____

9 **Gutters and Downspouts**

a All down spouts from gutters must have an extender that delivers water beyond mulch area so as not to spread mulch into lawn. One option is to bury extenders under ground with pop up in yard. _____

b Some properties will require, at the discretion of the DRC, gutter guards to prevent build-up of leaves. _____

I Yard Structures

1 **Mailboxes & House Numbers**

a Mailbox style & color utilized meets the approved size and design standards shown on Cooreman.com. All mailbox styles must be approved by the Postal Authority, County, and/or City.

Style:

Masonry (brick/stone to be same as home) - Approval for installation of masonry mailboxes must be obtained from the local governing agency

Villa style mailbox

Step 2 style mailbox - color _____

b Location and specifications are determined by the Postal Authority, (see attached map for mandatory locations of all mailboxes) _____

c Height from street to bottom of box: 42" - 48" _____

d Distance from driveways: 10' before driveway or 20' after driveway _____

e Setback distance from curb: front edge or door must be relatively even with back of curb. _____

f (VLB Only) address numbers on front of home to be of a pre-approved style, color and size. _____

2 **Exterior Lights**

a Post light is required on this lot. _____

b Dusk to dawn yard post lights, front door lights and garage carriage lights are required on dwelling and shall match. _____

c Approved models of lights are available at US 31 Electric Supply: Heron Bay - vintage rust finish, etched marble glass top, and seeded glass bottom. _____

d Posts to be antique bronze or dark brown only, pre-approved model only. _____

e Dusk to dawn post lights required in rear yards of all lake frontage lots, in pre-approved location. Approved models are:

Heron Bay/9066-91 model _____

3 **Fencing**

a Has this lot been pre-approved for a fence? **Y** **N** _____

- b If approved lot for fencing does it meet the approved location & design standards as shown on Cooreman.com. _____
- style of fence _____
- height of fence _____
- c Location of fence shown on site plan. _____
- d Pool equipment will be screened from the surrounding areas. _____
- e Will pool fencing be installed at this time? _____
- f Fencing shall not be permitted to substantially block any neighboring lot's view of the lake. _____
- g Any approved fencing shall be of a poly vinyl, powder coated aluminum or similar type material and receive written approval by the DRC. _____
- h Privacy fencing of not more that 6' high may be permitted only immediately adjacent to and surrounding a patio, pool, or on non-lake frontage lots only. _____
- i Fencing surrounding a pool on lake frontage lots shall be permitted. The DRC shall determine the approved style, type and location of any pool fencing on lake frontage lots, based on the location of the pool. Approved style is a 5' decorative ornamental. _____
- j Any approved fencing must be installed in accordance with the Landscape and Irrigation plans. _____
- k No perimeter fencing, other than underground electric pet fencing, shall be permitted on any lot, without the written approval of the DRC, excepting that in no event shall perimeter fencing be permitted on any lake frontage lot. _____
- l Any homeowner who installs approved fencing around a patio or pool shall be solely and exclusively responsible for the maintenance and up-keep of all vegetation and plantings within the fencing. In addition, said homeowners may be obligated to pay a higher maintenance fee to mow and maintain the landscape that abuts any approved fencing. _____

J Yard Barns, play equipment & basketball hoops

- 1 Has this lot been pre-approved for a yard barn? **Y N** _____
Approval for outbuildings must meet guidelines as outlined on exhibit "C". Design, style, and plans must be submitted for approval. _____
- 2 If approved lot for yard barn does it meet the approved size & design standards as shown on Cooreman.com? _____
- 3 Is any play equipment being proposed at this time? **Y N** _____
(please attach a description and picture) if approved, play equipment must be of high quality and properly screened as required by the DRC. _____
- 4 Are any basketball hoops being proposed at this time? **Y N** (please attach a description and picture) _____

Conclusion & Terms

In an effort to help maintain the overall appeal of this home & subdivision and maintain strong resale values, we the builder and homeowner warrant the above commitments to be accurate, truthful and what we will actually carry out. We hereby agree to forfeit any design review deposit in the event that an unapproved design was installed and or one of the above commitments was not kept. We also indemnify the developer for all cost that may be incurred to correct a violation or comply with a required design standard. The Builder & Homeowner shall indemnify and hold Developer harmless from and against all liability, damage, loss, claims, demands and actions of any nature, which may arise out of or are connected with, any work done or not done by Builder, Builder's employees, agents, or subcontractors which is not in compliance with any building codes or ordinances or herein stated commitments. A violation or lack of enforcement of any of the enclosed commitments does not render any of the other commitments void or unenforceable.

Buyer/Builder authorize CREG to make any necessary site repairs if request for repair is not addressed within 2 weeks of being notified. These repairs may include but are not limited to controlling erosion onto the street, picking up debris that is left over from contractors or blown into contiguous lots, or planting trees for screening purposes. Buyer/Builder agrees that all costs associated with making such repairs as listed above will be offset from the Beautification Deposit.

The Association shall not provide any exterior maintenance of the Dwelling Unit, including, but not limited to, maintenance of any painted or stained materials. This list is not intended to be all inclusive, see Declaration of Covenants and Restrictions for expanded details or additional requirements.

Homeowners Signature _____

Builders Signature _____

Reviewed by _____ on _____

Reviewed by _____ on _____