

# *Architectural Guidelines*

EagleBrooke Estates  
Celina, Ohio

**DEVELOPER:**  
**Lakewood Village Limited Partnership**

c/o Imscher Development, Inc.  
Managing General Partner  
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*#25 pages + cover*

# *Guidelines - The Purpose*

This Architectural Guidelines has been developed to help home buyers, builders, designers, and architects understand and participate in the professional planning and maintenance of EAGLEBROOKE ESTATES. It is intended to provide broad guidelines for home construction and to encourage the use of the professional talent available to the home builder. This Design Guide is subject to amendment from time to time by the ARC if the ARC determines that such amendments would be beneficial to EAGLEBROOKE ESTATES.

All construction must be approved in advance by the EAGLEBROOKE ESTATES Architectural Review Committee (ARC). The ARC had this guide prepared primarily to assist those who are planning to:

1. construct a new residence,
2. make additions to, or any exterior alterations to an existing residence, or
3. restrain, reroof, or otherwise modify the exterior appearance of their home.

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*The standards set forth in this Design Guide are intended to protect the property values of all EAGLEBROOKE ESTATES homeowners.*

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EAGLEBROOKE ESTATES will be developed to enhance and respect the natural terrain features and the adjoining golf course. The streets and home sites have been designed to preserve wooded areas to create a rural feeling of spaciousness in harmony with the natural environment. Many housing styles will be encouraged in this setting. The changing landscape, with lakes and wooded areas, offers an opportunity to relate to many architectural precedents. The large lot sizes will allow versatility to the builder in siting homes to take full advantage of the property. The creation of a harmonious, quality environment is the goal. We look forward to the contributions of the fine builders and other professionals who will combine to create outstanding living opportunities in EAGLEBROOKE ESTATES.

EAGLEBROOKE ESTATES Architectural Review Committee (ARC) will serve to judge conformance with the overall concept of individual homes. Certain basic criteria have been developed toward this goal as design guidelines. These criteria have been purposely kept to a minimum by the developer in order to encourage professional design creativity. The design guidelines may be amended from time to time by approval of the Board, recognizing changing styles and product innovation.

The ARC will consist of not less than two members, at least one of whom will be architect, designer, planner, engineer, or developer by profession. The ARC will function under the direction of the Board of Trustees of EagleBrooke Estates Homeowners Association (the "Association"). The Association's Board of Trustees will be appointed by the Developer as long as the developer owns lots in EAGLEBROOKE ESTATES or until such time as all homes have been completed as evidenced by an occupancy permit, whichever is later.

Members of the ARC shall serve at the pleasure of the appointing authority. The managing member of the ARC shall initially be John R. Irmscher. The ARC will review plans at the Schematic Design stage and at the completion of working drawings.

Plans will be reviewed according to the guidelines hereinafter set forth. No construction, including grading, clearing, or landscaping, shall commence on any lot without the written approval of the ARC. No exterior alteration or addition, including exterior staining involving a color change, shall commence without written approval of the ARC. All structures shall be constructed to conform to all applicable codes and regulations.



# Architectural Review Procedures

## PLAN SUBMISSION

The ARC requires only that the final working drawings be submitted for review, however, for builders, designers, and architects working in EAGLEBROOKE ESTATES for the first time it is recommended that they provide a preliminary submittal. This is done to avoid unnecessary expense and time delays for the builder and owner.

## PRELIMINARY DESIGN SUBMITTAL

Preliminary submittals are encouraged for all applicants. These submittals must meet the preliminary Design Document Requirements.

Three (3) sets of said preliminary plans shall be submitted to EagleBrooke Estates office along with a design review fee of \$75.00. The ARC will evaluate the proposed project at the Schematic Design Phase.

## FINAL DESIGN SUBMITTAL

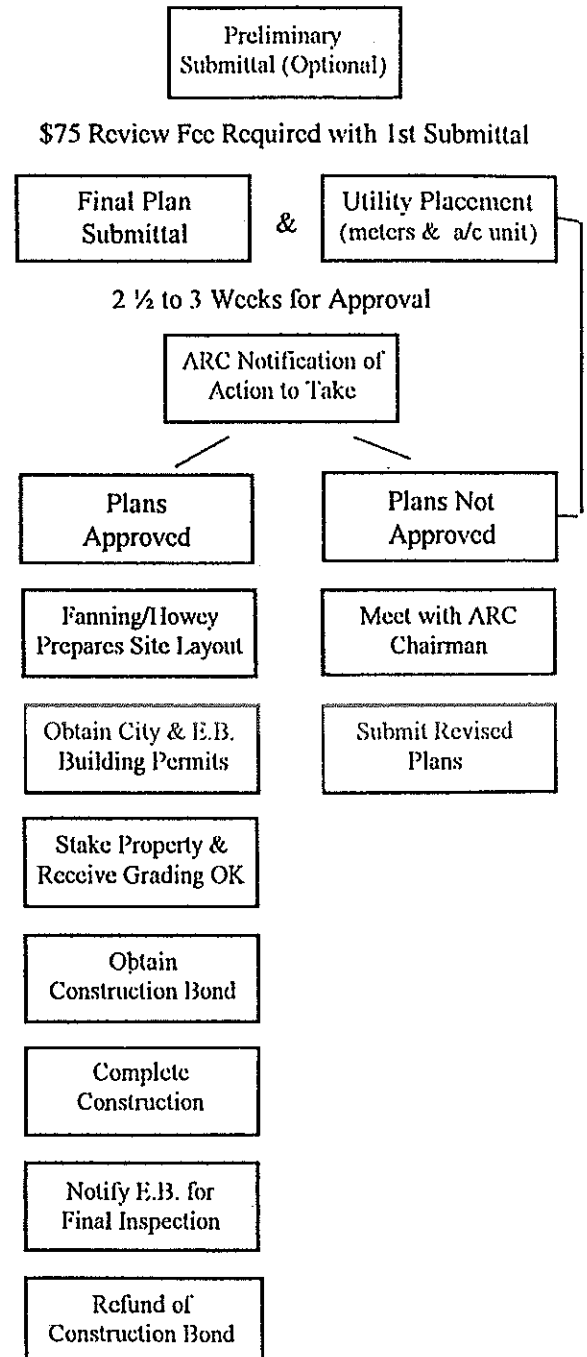
Three (3) sets of complete building and site plans with completed Architectural Review application for the building shall be submitted for review and compliance with the design guidelines. The \$75.00 design review fee should also accompany these documents if not already done so.

If after the preliminary and two final submittals the ARC still has not approved the design, there may be an additional fee.

Refer to the primary Design Document Requirements for a list of drawings that must be submitted as part of this package at the scales requested.

Allow 2 1/2 to 3 weeks for approval.

## Step by Step Architectural Review Process



## PRE-CONSTRUCTION REQUIREMENTS

1) Upon acceptance of building plans, Fanning Howey Associates will prepare a site layout of the approved building on the purchased lot.

2) Obtain a zoning permit from the City of Celina and EagleBrooke Estates.

3) After property is staked, notify EagleBrooke Estate for approval of grading.

4) Obtain Construction Deposit. A refundable construction deposit in the amount of \$250.00 is required prior to the start of any residential construction at EagleBrooke Estates to insure compliance with the approved construction guidelines. Deposit is made payable to Lakewood Village Lmt'd. Partnership. If compliance is made, the entire deposit is refunded within five business days of final inspection and approval of construction by the ARC.

5) Construction Review. The ARC shall perform a final inspection in order to check for conformance with the approved contract documents and the standards set forth in the Design Guide.

## DESIGN DOCUMENT REQUIREMENTS

### PRELIMINARY DESIGN :

SCALED SITE PLAN delineating:

- Existing Conditions:
  - Property lines
  - Building setbacks and easements
- Proposed Conditions:
  - Building location
  - Proposed patio or deck conditions
  - Driveway access
  - Auto court development
  - Proposed materials

FLOOR PLANS:

- Scaled at 1/4" = 1'-0"

FRONT ELEVATION:

- Scaled at 1/4" = 1'-0" delineating:

Architectural character

Proposed materials

Design review, response, and suggested revisions will address proposed design for creative and aesthetic conformity to site context, theme of the overall development and stated architectural and site guidelines.

### FINAL DESIGN:

SITE PLAN:

- Scale to be 1"=20'-0" minimum or larger.
- The site plan is to indicate all special assets of your lot (trees, ravines, etc.) and all proposed improvements:
  - Building footprint
  - Location of proposed decks and terraces with finish materials specified
  - Driveways, auto courts with specified finishes
  - Walls and/or fences with sufficient detailing to describe the character intended
  - Grade elevations on all corners of the lot, at the major corners of the house, and the first floor and lower level elevations
  - Location of all utilities (electric meter, gas meter, and external air conditioning condensor)
  - All paving including sidewalks, etc.

FLOOR PLAN:

- Scaled at 1/4" = 1'-0"

BUILDING ELEVATIONS:

- Scaled at 1/4" = 1'-0"

These elevations should show all sides of your home, including detached buildings, garages, etc. Indicate all finish materials and colors, and typical detailing of any significant architectural elements. Submit samples of all exterior materials. Actual grade conditions must be reflected on the elevations.

WALL SECTION

- Scaled at 3/4" = 1'-0"

This wall section should show finish grade, finish floor elevation, soffit height, roof pitch, and all other pertinent details.



## LANDSCAPE PLAN DESIGN:

Planting locations, patios, retaining walls, etc., must be indicated. Size of plants and cost of the landscaping must be submitted. The landscape plan and cost may be submitted at a later date than the building plans. Landscape plans should be reviewed 25 days before planned installation.

One copy of the final approved documents will be retained by the ARC to be used in context evaluations of adjacent lots, and development throughout the design review process.

Once the landscaping plans are approved, certain changes can still be made without seeking the advice of the ARC. Beds or low shrubbery in any yard can be changed or added without the approval. However, if a tree or anything that will have height is added to the rear yard, then a homeowner needs to go back to the ARC to make sure it will not block any neighbor's peripheral view.

### LANDSCAPE DESIGN REVIEW

- Should be submitted on an 11 x 17 sheet of paper showing:

- Location, bounds and sizes for all plant materials, mulches, planting beds, nonliving ground covers, grade changes, drainage, other miscellaneous landscape materials, and lighting.
- For all plant materials including trees, shrubs, and ground covers, graphically depict each in a scale representation equal to a mature plant and label each type using the botanical name for genus, species, and variety.
- Provide a separate listing on the landscape plan or detached, that associates plant symbol with specified plant size, in height, spread and container, botanical name, common name and quantity used.
- HVAC compressors, gas meters, and electric meters are to be indicated on the plan and method of screening indicated.
- Any additional landscaping can be submitted on a site plan or a copy of original drawing. A copy of the original drawing can be obtained at the EagleBrooke Estates general office.

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*It is important to note that a golf course side of the lot should have a strong character element as it is just as important as the front.*

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# Design Standards

## BUILDING DESIGN

### BUILDING SPACE

See attached Exhibit "A" for the minimum heated and air-conditioned area permitted in a home, exclusive of attics, porches, basements and garages. The areas shown are to be treated as guidelines only. The ARC shall have the express right to allow a minimum variance to the minimum areas required.

### BUILDING HEIGHT

The maximum height permitted shall be 35 feet as measured from the grade at the front door to the highest point of the house, excluding the chimneys.

Please note that no bi-level homes will be approved.

### CHIMNEYS

The ARC believes that the traditional use and appearance of a brick, stone, or stucco stone chimney greatly enhances the aesthetic appearance



and market value of a home. Therefore, the proposed use of wood sided chimneys will result in application disapproval. Chimneys on an exterior wall should be extended to grade level, for appearance sake, rather than terminating at the first floor elevation. Exposed metal flues are not permitted. Prefabricated chimney flue caps must be screened with a masonry or other non-combustible material shroud.

### *ROOF & SOFFIT*

The roof, its shape and material, must be carefully designed to be appropriate to the architectural style. The roof forms throughout the development should be compatible with one another to help achieve a pleasant, homogenous character. Gable and hip roofs and minor variations and combinations of these two roof types are preferred. Shed and gambrel roofs when designed in a sensitive manner (ideally by a qualified design professional) are acceptable. Flat roof elements are discouraged.

Roof materials and colors should be compatible throughout the development. The use of cedar or wood "shakes" left to weather naturally is acceptable if fire retardant and moss treated. Asphalt fiberglass shingles, when used, should be heavily textured (minimum 25 year dimensional shingle and earthtone, natural, and nonwhite colors are recommended). Other acceptable roofing materials are slate, tile, and copper standing seam. All vent pipes and roof penetrations shall be in the rear of the roof.

**Reroofing:** A letter requesting approval must be submitted to the ARC along with color samples. When approved, the applicant will be notified by letter. Reroofing may not take place until the approval letter has been issued. This includes reroofing a house the same color. It should be clearly understood that colors of some houses that have been approved in the past may in the future be found to be inappropriate.

### *EXTERIOR FINISH MATERIALS & COLORS*

All exterior materials and colors should complement the surrounding environment. The principle use of cedar, redwood, cypress, brick, stone, and stucco is encouraged. High quality vinyl siding will be allowed upon approval of the ARC in certain housing areas. Plywood, fiberboard, and aluminum siding are not acceptable. Regardless of material used, there is to be no exposed concrete at grade level; this also applies to the connection of the exterior material to a sidewalk or driveway.

All sides of a home should be detailed and finished in a similar way. Materials and colors used should blend well so there is no substantial difference between front, sides and back. Homes will be seen from many sides and each side is important.

Repainting or restaining. A letter requesting approval must be submitted to the ARC along with color samples 45 days prior to planned repainting or restaining. When approved, the applicant will be notified by letter. Repainting or restaining may not take place until the approval letter has been issued. This includes repainting and restaining a house the same color. It should be clearly understood that colors of some houses that have been approved in the past may in the future be found to be inappropriate.

### *WINDOWS & DOORS*

Areas with windows should be oriented to afford privacy while taking advantage of special views, such as water bodies or golf fairways. Windows should be carefully proportioned and located to enhance both the exterior appearance and interior light quality and views.

Window glass shall be plain in color, although small decorative stained glass windows appropriate to the house design may be acceptable. Mirror-type glass is not appropriate. All windows will be detailed to match the house style in a particular housing section area and approved by the ARC.

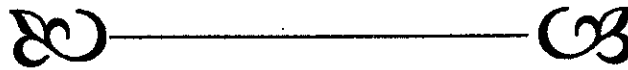


All exterior doors shall be compatible with the architectural style of the home and approved by the ARC.

### *GARAGES*

Side entry garages are mandatory in certain areas and recommended for others (See Exhibit "A").

The ARC should be contacted to find out which side the garage is recommended to be on. As stated in the section "Exterior Finish Materials & Colors", there shall be no exposed concrete at grade level. See Exhibit "A" for minimum garage size for each specific Lot.



## **SITE DESIGN**

### *LAKES*

No trespassing on lakes. The lakes have been created in EAGLEBROOKE ESTATES for amenity and to serve as storm water retention and golf course irrigation.

### *TREE PRESERVATION*

Every effort shall be made to maintain existing trees and vegetation. Builders should consult with their landscape professionals in order to minimize the impact of man-modeled lawns and decorative plantings. Existing trees shall be preserved wherever possible and protected against cut or fill within the drip line of the branches.

Owners and builders may not remove any trees prior to final approval of plans by the ARC. Trees may be cut and brush cleared after such approval only to clear for driveways and building pads. All other cutting and thinning must be approved as part of the landscape plan. The cutting of trees six inches in diameter or greater will be discouraged and may be prohibited in most areas.

### *BUILDING ORIENTATION*

Structures shall be sited to complement the natural environment. Homes should be located

with attention to neighboring structures regarding orientation to views and privacy. Garages should be oriented so as not to dominate facades. In some locations side entry garages are mandatory (see Exhibit "A"). Architects, designers, and builders are encouraged to respect the natural assets of each particular site, and to utilize them to enrich their home design.

### *BUILDING SETBACKS*

No dwelling unit or any improvements or structures shall be located on any lot nearer to the front lot line or nearer to the side or the rear property line than the minimum building setback lines shown on the recorded plat. The front building line shall be parallel with the front property line; and no dwelling shall be located nearer than a distance of twenty-five (25) feet to a rear property line if there is no rear setback line shown on the recorded plat. The ARC will review when site plan is submitted.

A Lot Owner will maintain a minimum side yard and a minimum amount of green space. Please refer to Exhibit A.

### *BUILDING ELEVATION & LOT GRADING*

Finish grades shall be established by the developer to prevent large grading discrepancies from building lot to adjacent lots. The construction of basements shall be waterproofed



to protect them against the infiltration of groundwater. All basement drains shall be constructed in such a manner that the discharge shall be lifted to an elevation sufficient to prevent backup in the basement.

Storm water from buildings and pavements shall be directed to the nearest storm sewer or swale. Storm water originating from natural watersheds of adjacent property shall be accommodated and transmitted through each building lot to an acceptable outlet.

It is encouraged that all sump pumps discharge through the box sill onto lawn areas. If the lot owner decides to hook into storm tile at rear of lots, Developer will not be held liable for any damages that may result due to blockage or any other problems that may occur due to storm tile. It is highly recommended to ask your plumber for further guidance (water powered back-up sump pumps that pump with no electricity or battery).

#### *SIDEWALKS*

All sidewalks within the public right-of-way shall be installed by the Lot Owner and be five (5) feet in width having a one half ( $\frac{1}{2}$ ) inch saw cut every five (5) feet. It should be four (4) inches thick and will be "poured through" the driveway so as to maintain a consistent grade and cross-slope on the sidewalk. Sidewalks shall not exceed  $\frac{1}{4}$ " per foot slope from the edge of the sidewalk furthest from the curb to the edge of the curb. See Exhibit "B" and "C".

#### *DRIVEWAY / CURB*

Refer to Exhibit "B" and Exhibit "C" for acceptable driveways and curbs.

#### *UTILITIES & DRAINAGE EASEMENTS*

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No owner of any

lot shall erect or grant to any person, firm or corporation, the right, license or privilege to erect or use or permit the use of overhead wires, poles or overhead facilities of any kind for electrical, telephone or television service (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the subdivision). Nothing herein shall be construed to prohibit underground wires or cables.

Any electric public utility charged with the maintenance of any underground installation shall have access to all easements in which said underground installations are located for operation, maintenance and replacement of service connections. Any such electric public utility shall not be liable for damage to walks, driveways, lawn or landscaping which may result from installation, repair or maintenance of such service.

#### *INDIVIDUAL WATER & SEWAGE SYSTEMS*

No individual water supply system or individual sewage disposal system shall be installed, maintained, or used on any Lots in this Subdivision. Provided, however, that wells used for geothermal HVAC systems may be permitted upon written approval of the ARC.

#### *SANITARY SEWER RESTRICTIONS*

No rain and storm water runoff or such things as roof water, street pavement and surface water, caused by natural precipitation, shall at any time be discharged into or permitted to flow into the Sanitary Sewage System, which shall be a separate sewer system from the Storm Water and Surface Water Runoff Sewer System. No sanitary sewage shall at any time be discharged or permitted to flow into the above mentioned Storm Water and Surface Water Runoff Sewer System.





## *ADDITIONAL OR REMOVAL OF SOIL*

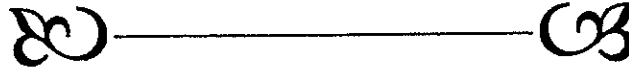
If additional dirt is required, contact the developer to see if the development has any for sale. If not, it is the property owners responsibility to make certain that the dirt is not contaminated or cause hazardous waste problems now or in the future.

It is EagleBrooke Estates' objective that all surplus dirt from basement digging remain in the development. If you have surplus dirt, please contact the developer for location in which it may be placed.

## *EXTERIOR LIGHTING*

Landscape lighting should be used to provide for safety and ingress and egress only. Fixture lamps should be low voltage and should be shielded by planting or other methods as approved by the ARC.

Security and area flood lights will be allowed so long as the light is directed downward so as not to shine beyond the lot owner's property.



## **LANDSCAPE DESIGN STANDARDS**

### *INTENT*

It is the intent of this section to outline the level and type of landscaping required as a minimum for specific lots within the EAGLEBROOKE Estates Subdivision. Homeowners must use a landscape architect or a professional nurseryman in designing their landscaping plans. A landscape architect and a professional nurseryman should be considered when installed. See Exhibit "A" and "D".

### *SITE PREPARATION & CLEARING*

The cutting and clearing of existing vegetation undercover may be done to open views if approved as part of the landscape plans, but cutting and clearing should be kept to a minimum to leave the vegetation as a Buffer and for privacy and landscape definition. In some areas such cutting and clearing may be strictly limited. In cases where undercover is not present, the addition of small flowering tree groups and shrubs should be considered. Planting in Right-of-Way shall be limited to grass.

## *LANDSCAPING DESIGNS & PLANTING BEDS*

All landscape designs and planting beds are subject to review by the ARC along with a list of the plant sizes and total cost of your landscaping. It is the intent of the ARC to maximize the lawn areas and planting beds and minimize the amount of hard surfaces. All rocks and foreign material shall be removed.

### *LAWN AREAS*

The final grade should be set to create an exciting lawn with sloping that will send the drainage in the proper area. Mounding is encouraged. Lawn areas shall be seeded or sodded with a high quality bluegrass seed blend. Supplement soil as needed to achieve a quality lawn.

### *PLANTING BEDS*

All planting beds shall be clear of all easements and property lines, and should be in proportion with the house and lawn. All beds shall be well maintained, and should be covered with a high quality shredded hardwood bark, cypress mulch, decorative gravel, or lava rock.



## TREES & SHRUBS

Only quality plant material shall be used. See Exhibit "D" for a recommended list.

### TREES

- Shade trees should be a minimum of 1½" diameter trunk, 8' height
- Ornamental trees should be a minimum of 1" diameter trunk.

### SHRUBS

- Good quality and healthy shrubs with 12" minimum pot diameter.

There shall be no trees or tall shrubs in the side yards that will obstruct the view to the golf course from the adjacent lots. In the back yards there shall be no trees, shrub, or hedges that will block the neighboring peripheral view of the golf course. We do encourage fast growing shade trees and ornamental trees.

Lots adjacent to the golf course must have one (1) fast growing shade tree that loses the leaves late autumn.

Trees that are a nuisance will not be allowed. Example of these trees are Black Walnut, Cottonwood, etc..

## LANDSCAPE LIGHTING

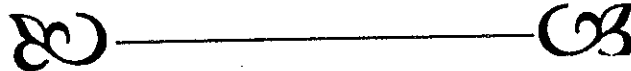
Lighting should be used to provide for safety and ingress and egress only. Fixture lamps should be shielded by planting or other methods as approved by the ARC.

## GRASS ON GOLF COURSE LOTS

Owners of any Golf Course lots will not grow nor permit to grow, varieties of grasses or other vegetation which, in the opinion of the golf Course Greenskeeper, are inimical to golf course grasses or vegetation.

## MAINTENANCE

Prior to construction, your lot must be maintained. Maintenance shall include but is not limited to the control of weeds and vegetation. See Declaration of Covenants and Restrictions for detail requirements of lot maintenance after construction and/or a period of twelve months.



## EXTERIOR ACCESSORY STRUCTURES

### MAILBOXES

Location of private, individual mailboxes shall be as approved by the ARC, and normally shall be adjacent to the curb for easy access by mail carriers. Mailboxes shall be standard for all houses and be provided by the builder/owner. The owner shall install the mailbox in the approved location. See illustration 1 for approved detail.

Illustration 1

Spec mailbox can be purchased uninstalled or installed through **RCS Construction** or Fort Recovery Lumber. If you elect to install the mailbox, please be certain that it is placed in concrete and in the proper location.

It is our objective that all mailboxes be of the same design. If you desire to purchase your mailbox from a company other than the two recommended, a drawing must be submitted to ARC.

### SIGNAGE

See Declaration of Covenants and Restrictions. Signage must be of a professional, quality appearance. Builders' and subcontractors' signs



may only be erected during the period of time in which the builder or subcontractor is performing their project.

#### *OUT BUILDINGS*

Accessory buildings or storage buildings are not permitted.

#### *GAZEBOS*

Generally, requests for the installation of gazebos will be approved subject to the following guidelines:

1. Structure shall be built with quality materials.
2. Final placement of the structure must be approved by the ARC.
3. Height of structure shall not exceed 15'.

#### *PORCHES, SCREENED IN PORCHES, ROOM & GARAGE ADDITIONS*

1. The additions shall be constructed with quality materials.
2. The roof line shall follow the natural roof line of the home, or be approved by the ARC.
3. The roof, siding, and trim shall match the colors of the primary residence.
4. All detailed construction plans must be approved by the ARC prior to the commencement of construction.

#### *DECKS*

Generally, requests for decks will be approved subject to the following requirements:

1. The deck shall be constructed with quality materials.
2. Railing on the deck shall not exceed 4'
3. Final configuration of the deck must be approved by the ARC prior to the commencement of construction.

#### *POOLS & HOT-TUBS*

See Declaration of Covenants and Restrictions

#### **POOLS:**

Only requests for in-ground type pools will be approved by the ARC. A detailed development plan must be provided to the ARC prior to the commencement of construction. No alteration to the existing grade may be done without the approval of the ARC. Any proposed grade changes must be shown on proposed plans.

#### **HOT-TUBS:**

Outdoor hot tubs shall be permitted only after submission of a plan and approval thereof by the ARC.

#### **POOL FENCING:**

See fencing requirements.

#### **POOL HOUSES:**

Generally, requests for pool houses with changing areas and storage shed/mini barns will be rejected. Pool equipment storage areas generally will be approved as long as the structure is solely used for the storage of chemicals, pumps, heaters and other pool related maintenance supplies. This structure shall not exceed 12' to the top of the roof line and shall be located directly behind the primary residence. All structures are subject to the following guidelines:

- The structure shall be constructed with quality materials similar and matching to the home.
- The roof colors shall match the color of the primary residence.
- No metal structures will be approved.
- All detailed construction plans must be approved by the ARC prior to the commencement of construction.

#### *BASKETBALL & TENNIS COURTS*

##### **BASKETBALL COURTS**

Generally, requests for the installation of Basketball Courts will be approved subject to the following guidelines:

- The final location of the courts shall be approved by the ARC.
- Generally, courts will not be approved in excess of 25' x 25'.

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- The court may consist of concrete or asphalt materials.

#### BASKETBALL GOALS

Type, color, and location shall be approved by the ARC. Basketball goals must be installed on a pole. Attachment to house is prohibited.

#### TENNIS COURTS

Tennis courts will not be permitted.

#### PLAYGROUND SETS

All requests for playground structures must be approved by the ARC prior to installation. Generally, requests for playgrounds will be approved subject to the following guidelines:

- Approved location.
- Constructed with quality materials. Generally, requests for the installation of noncommercial metal playgrounds will be denied.
- Height not to exceed 15' unless specifically approved by the ARC.

#### FENCING

See Declaration of Covenants and Restrictions.

- TYPE: Only decorative style fencing constructed of quality materials will be approved. All fence types must be approved by the ARC prior to the fence installation. The ARC reserves the right to inspect the fence anytime before, during, or after construction to insure compliance with the approved fencing plan.

Generally, request for invisible fencing will be approved subject to ARC approval of proposed fence location prior to installation. All controller boxes, etc. shall be hidden from view.

- LOCATION: All fencing must be approved prior to the installation of a given fence. The following are guidelines regarding fencing locations which generally will be approved by the ARC.

- No fencing will be allowed in the front yard of

the house. For corner lots, this includes the side yard facing the side street.

- No fencing of rear yard and side yard easements will be approved by the ARC.

Generally fencing will be approved if it is contained within the width of the dwelling unit and not blocking the view from neighboring lots.

- HEIGHT: All fencing shall be a maximum of four (4) feet in height, except where a pool is involved. Fencing around the immediate pool and deck area shall be the height required by the appropriate laws.

#### SOLAR & PROPANE

No solar panels attached or detached shall be permitted. No propane tanks (except those associated with outdoor grills) shall be permitted.

#### STORAGE TANKS

No storage tanks, including, but not limited to those used for storage of water, gasoline, oil, or other liquid or any gas, shall be permitted on the property.

#### ANTENNAS: TELEVISION, RADIO, & SATELLITE

An 18" dish attached to your home is permissible. Generally, all other requests for attachment of a TV or radio antenna to the exterior of the home or the placement of satellite dishes on a given lot will be denied. TV antennas and satellite will be allowed inside the attics of residences.

(Note it is recommended that you use RG6 wire and install for both cable and satellite dish. See Exhibit E.)

#### FLAG POLES

Generally, requests for flag poles will be approved subject to the pole being made of quality materials, firmly secured into the ground, and not exceeding twenty feet in height.



Type, color, and location shall be approved by the ARC. Flag poles will not be permitted in the front yard or side easements.

#### *BIRD HOUSES/FEEDERS*

Generally, requests for bird houses/feeders will be approved subject to the following criteria:

- All pole-mounted bird houses/feeders shall be located in the rear yard of a residence secured firmly into the ground in an approved location.
- Quality materials shall be utilized in the construction of the bird house/feeders.
- All colors shall be approved by the ARC.

#### *LAWN ORNAMENTS*

All lawn ornaments and other items added to the Lot beyond the primary residence are subject to the approval of the ARC.

#### *CLOTHES LINES*

No outside clothes lines or other outside clothes drying or airing facilities shall be maintained except in an enclosed service area in rear yard, not visible to

the public.

#### *BUG ZAPPERS*

Generally, requests for electric bug zappers will be approved subject to the owner requesting the device agreeing that it will be turned off not later than 10:00 p.m.

#### *REFUSE CONTAINERS*

See the Declaration of Covenants.

#### *NUISANCES*

See the Declaration of Covenants.

Each builder who owns a lot shall have the same responsibility for maintenance as to Owners of lots as set forth above.

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*VIOLATION OF THE ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND/OR EAGLEBROOKE ESTATES GENERAL REGULATIONS WILL RESULT IN A FINE.*

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## *Builder Regulations*

The lot owner is responsible to review these guidelines with their builder.

### **PRIMARY WORKING HOURS**

The following working hour schedule pertains to exterior work and any interior work that may generate a disturbance to other residents:

Monday through Thursday- 7:00 a.m. to 8:00 p.m.  
Friday - 7:00 a.m. to 6:00 p.m.  
Saturday - 7:00 a.m. to 4:00 p.m.  
No work is permitted on Sundays or Holidays.

### **CLEANING & NEATNESS**

The lot is to be maintained in a neat and clean manner at all times. Streets shall be kept free of mud and debris from construction traffic.

Please contact the ARC or one of the General Partners for the construction traffic plan.

### **INSURANCE**

Each Builder and Sub-contractor are required to have liability insurance and workers compensation insurance.



# *Agreement with Fox's Den*

## **DEVELOPMENT SERVICE AGREEMENT**

On August 1, 1994, Lakewood Village Limited Partnership and Celina Golf, L.L.C. (dba Fox's Den) entered into a Development Services Agreement.

Whereby all residents shall be permitted to schedule tee times two (2) days in advance of the time permitted to schedule tee times for others using the Golf Course.

## **USE OF CART PATHS**

Cart paths are controlled by Fox's Den and are for golf course play only. At this time, there is a verbal agreement with Fox's Den which allows homeowners to walk on the cart paths. It has been requested that you first obtain permission by calling the Fox's Den Management at 586-3102. Fox's Den is released from any and all liability for any injuries that may occur while using the golf course or cart paths.

Bicycles will not be permitted on the cart paths at any time.



# Glossary

**Architect:** Any person holding a valid and effective license to practice Architecture in the state of Ohio.

**Buffer:** An area of land with plantings, structure, or other landscape features which are used to minimize or reduce conflicts.

**Building:** A structure permanently affixed to the land with one (1) or more floors and a roof supported by columns or walls, used or intended to be used for shelter or enclosure of persons, animal, and/or property.

**Building Lines:** The setback line established by the recorded plats for EagleBrooke Estates, generally parallel with and measured perpendicularly from the front lot line, defining the limits of a front, rear, or side yards in which no building or structure may be located.

**Corner Lot:** Any lot at the junction of and abutting on two (2) or more intersecting streets, where the angle of intersection is not more than 135 degrees.

**Development:** Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, dredging, filling, grading, paving, excavation, or drilling operations and tree removal.

**Designer (or Residential Designer):** Any person providing construction drawings for homes to be built in EAGLEBROOKE ESTATES.

**Front of Lots:** The front of a lot shall be considered to be that side of the lot which fronts on a street. In the case of a corner lot,

the ARC and the Developer should be contacted.

**Front Yard:** That portion of a lot extending across the front of the lot, between the side lot lines and being the minimum horizontal distance between the street right-of-way and the front of the building or structure

**Height of Building:** The vertical distance from the main elevation of the finished grade at the foundation along the sides(s) of the building facing a street to the highest point of the roof, including chimneys.

**Interior Lot:** Any lot other than a corner lot.

**Lot:** A division of land separated from other divisions for purposes of sale, lease, or separate use, described on recorded subdivision plat, recorded map or by metes and bound, and includes the terms "plat" and "parcel".

**Lot Depth:** The mean distance between front and rear lot lines.

**Lot Lines:** A line bounding a lot as shown on a survey or plat of the subdivision.

**Lot Width:** The distance between the side lot lines at the setback line measured along a straight line parallel to the front lot line or parallel to the chord thereof.

**Main Building:** A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on a lot on which the same is situated.



**Rear Yard:** That portion of a lot extending across the rear of the lot, between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the building or structure.

**Right-of-Way:** A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features required by the topography or treatment such as landscaped areas.

**Side Yard:** That portion of a lot that is located between the side lot line and the nearest building or structure.

**Signs:** Any structure, device, or contrivance and all parts thereof which are intended or used for advertising, directional, or identification purposes or any poster, bill, bulletin, printing, lettering, painting, device, or other advertising of any kind whatsoever, which is placed, posted, or otherwise fastened or affixed to the ground and/or structures within the boundaries of the property.

**Site:** A contiguous area of land within the property which is owned of record by the same owner, whether or not shown as one parcel of real property or whether shown as

a combination of parcels or portions of parcels or as one lot or whether shown as a combination of contiguous lots or portions on any recorded subdivision or parcel map or survey map of all or any portion of the property.

**Street:** A public way for the purpose of vehicular travel, including the entire area within the right-of-way.

**Utilities:** All service, including sanitary sewer, storm sewer, pressured water, natural gas, electricity, telephone, cable television, etc. All utilities, unless otherwise approved, are located in road right-of-ways or designated easements and meet governmental standards.

**Variance:** A modification from the strict terms of the relevant regulations where such modifications will not be contrary to the public interest, and where owing to conditions peculiar to the property and not the result of action by the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

**Yard:** A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general level of the graded lot upward.





EFFECTIVE October 12, 1998

EXHIBIT "A" - MINIMUM LOT REQUIREMENTS

EAGLEBROOKE ESTATES ARCHITECTURAL GUIDELINES

Lot Description	Min. Sq. Ft. of Living Space	Min. Sq. Ft. of Garage Space	Landscaping- % of Lot Price (Excludes grading, sod or seeding)	Underground Irrigation	Side Garage Mandatory	Side Lot Setbacks	Side Green Space from Drive or Concrete	To Quality Vinyl Siding	
								Front	Side and Rear
SECTION I									
Knapke & Bryan Ct. Lots # 8-13, & 34-37	1800	600	10%	No	No	*	*	50%	Yes
EagleBrooke Parkway Lots # 15-31	2000	720	12%	No	Yes	13'	3'	No	No
Majorki Place Lots # 39-41	1400	600	8%	No	No	10'	3'	50%	Yes
Samples Court Lots # 42-45	1600	600	10%	No	No	*	*	50%	Yes
SECTION II									
Wayne Street Lots # 48-58	1500	600	8%	No	No	10'	2'	50%	Yes
SECTION III									
Golf Villas Lots # 70-87	1400	525	10%	Yes	No	8'	3'	50%	Yes

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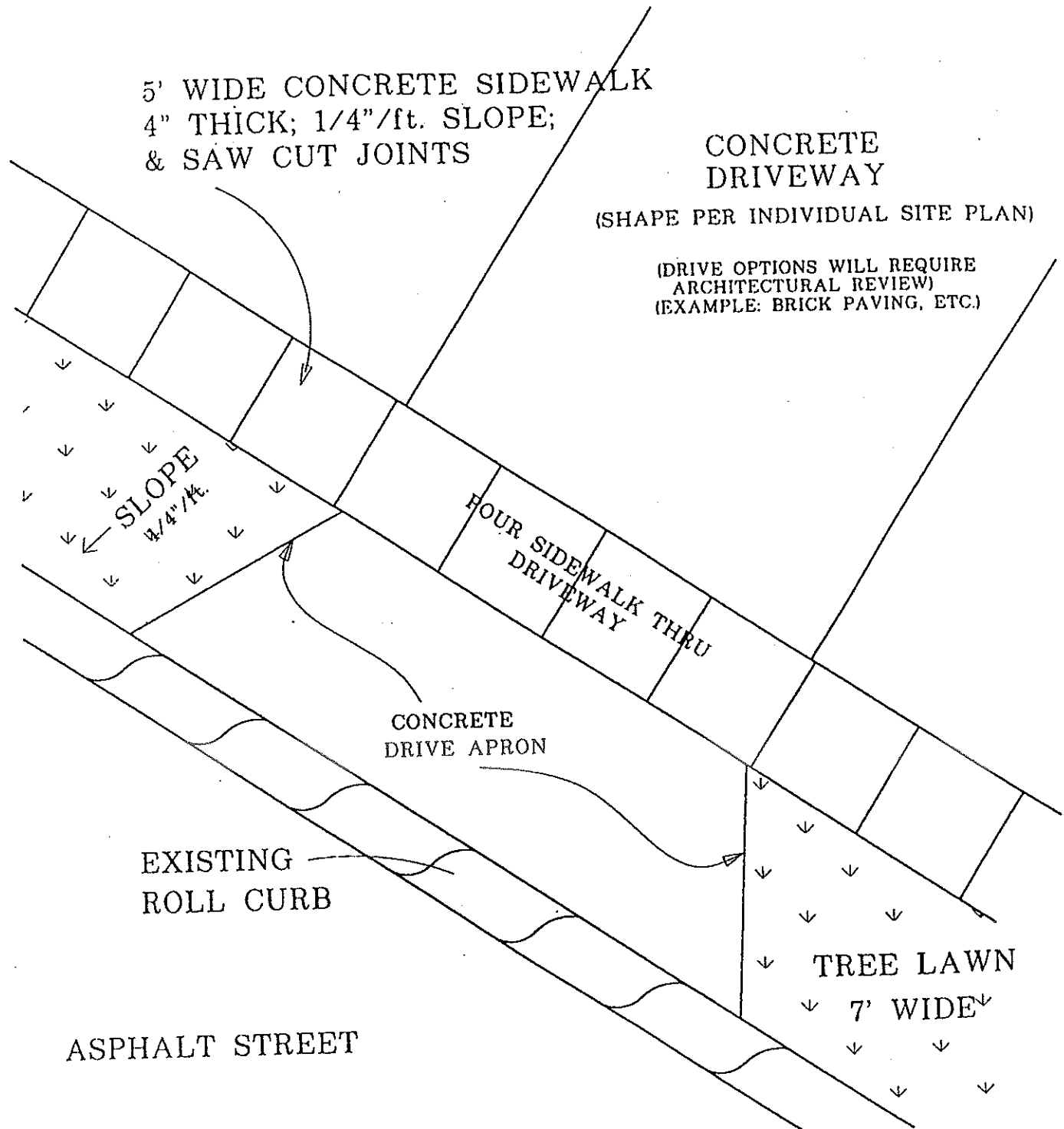
Lot Description	Min. Sq. Ft. of Living Space	Min. Sq. Ft. of Garage Space	Landscaping- % of Lot Price (Excludes grading, sod or seeding)	Underground Irrigation	Side Garage Mandatory	Side Lot Setbacks	Side Green Space from Drive or Concrete	To Quality Vinyl Siding	
								Front	Side and Rear
SECTION IV									
EagleBrooke Parkway Lots # 120-125	2000	720	12 %	No	Yes	13'	3'	No	No
EagleBrooke Parkway Lots # 105, 117-119	2000	720	12 %	Yes	Yes	13'	3'	No	No
Carolina Court Lots # 106-116	Single Story 2300 2-Story 2700	720	12 %	Yes	Yes	14'	4'	No	No

\* All cul-de-sacs will be reviewed on an individual basis due to frontage. Building location will be reviewed when the site plan is drawn.

Please note that this exhibit is only a summary, please refer to the Architectural Guidelines for more detail.



# STANDARD DRIVEWAY DETAIL



**Manning/Howey**  
**Associates, Inc.**  
Architects Engineers Consultants

## DRIVEWAY-SIDEWALK

DRAWN BY: RAB

COMM. NO.: 92063 00

CHECKED BY: JCE

DATE: APRIL 15, 1998

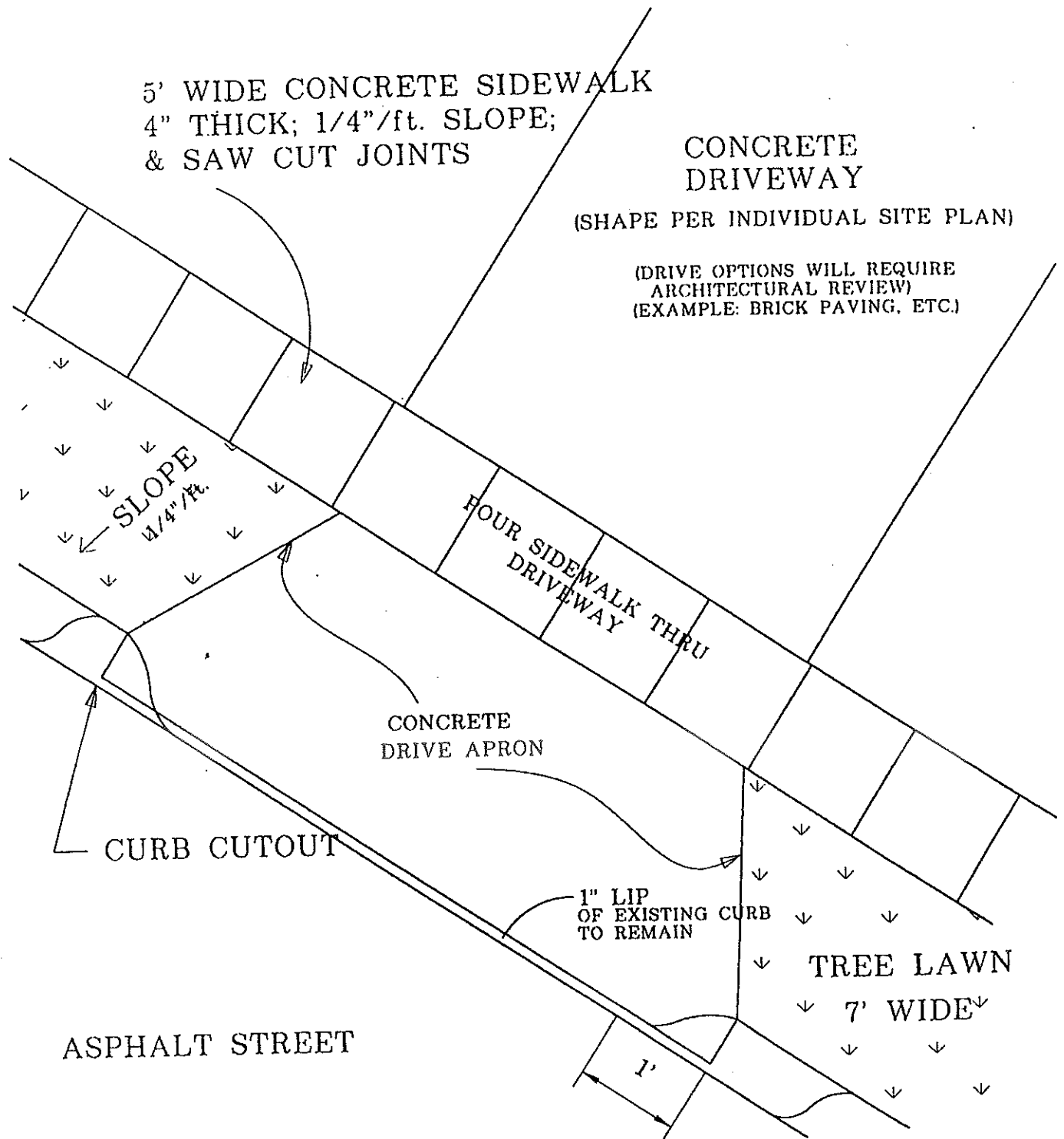
**A**

REVISIONS NO. DATE

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# OPTIONAL CURB CUTOUT



Manning/Howey  
Associates, Inc.  
Architects Engineers Consultants

## DRIVEWAY-SIDEWALK

DRAWN BY: RAB  
CHECKED BY: JCE

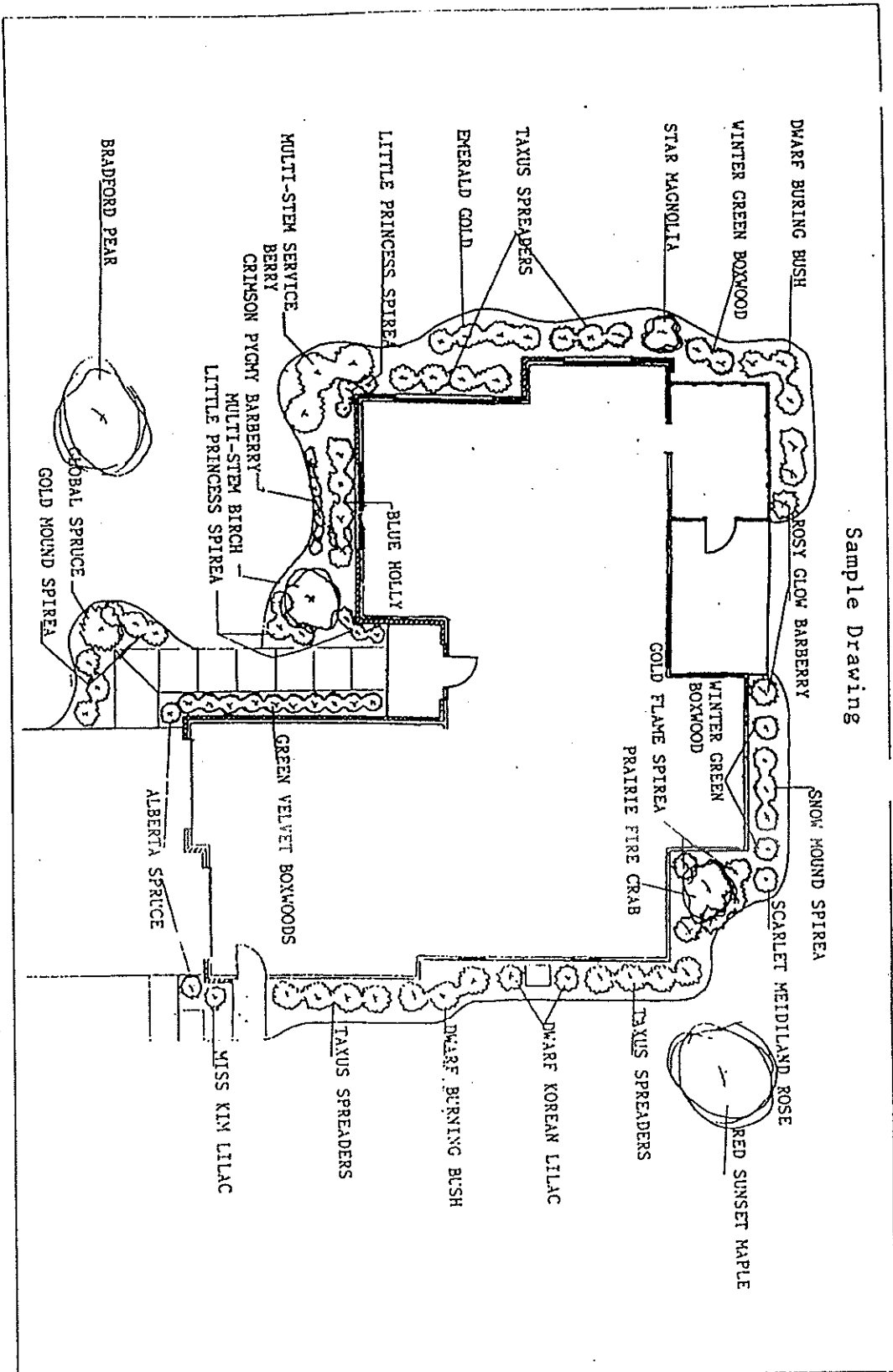
COMM. NO.: 92063 00  
DATE: APRIL 15, 1998

B

REVISIONS NO. DATE

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Sample Drawing



**Recommended Plant**

**Trees:**

- American Yellowwood
- Apple Serviceberry
- Birch - River
- Birch - Whitespire
- Dawn Redwood
- Eastern Redbud
- European Hornbeam
- Flowering Crabapple
- Flowering Pear
- Ivory Silk Japanese Tree
- Kentucky Coffee Tree
- Littleleaf Linden
- Maidenhair Tree
- Maple - Amur
- Maple - Hedge
- Maple - Norway
- Maple - Norwegian Sunset
- Maple - Red Sunset
- Oak - Swamp White
- Oak - Shingle
- Oak - Eastern Red
- Okame Flowering Cherry
- Pine - Austrian
- Pine - White
- Shademaster Honeylocust
- Sweetbay Magnolia
- White Ash
- Winter King Hawthorn

**Shrubs**

- Alpine Currant
- Black Chokeberry
- Blue Chip Creeping Juniper
- Blue Mist False Spirea
- Crimson Pygmy Barberry
- Dwarf Alberta Spruce
- Dwarf Birds Nest Spruce

**Dwarf Mugo Pine**

- The Fairy Rose
- Fernleaf Buckthorn
- Green Gem Boxwood
- Gro-low Fragrant Sumac
- Miss Kim Lilac
- Nearly Wild Rose

**Oakleaf Hydrangea**

- Seafoam Rose
- Spiraea
- Summersweet Shrub
- Viburnum-Burkwood
- Viburnum-Korean Spice
- White Fringetree

**Ornamental Grasses/Turf**

- Elijah Blue Fescue
- Hamlin Fountain Grass
- Heavy Metal Switch Grass
- Karl Foerster Reed Grass
- Morning Light Maiden Grass
- Purple Maiden Grass
- Zebra Grass
- Bluecrass/Perennial Rye Blend

A LIST OF THE PLANT SIZES AND TOTAL COST OF THE LANDSCAPING SHOULD BE SUBMITTED WITH YOUR DRAWING.

## CABLE & INSTALLATION:

*The following information was provided to us by the City of Celina and was current as of the date of this supplement. In consideration of the pace of technology today, we highly recommend that you contact the television service company of your choice for their specific requirements. Also, contact the City of Celina for information on any future services they may be able to provide and what installation requirements will be needed.*

WATCH TV, DBS, & CABLE TV are the existing television services. The required wiring for said services are:

One coaxial cable for delivery of signal and one telephone line for the signaling of pay-per-view events.

In most circumstances the existing telephone is used for return signaling. Some devices can attach a telephone directly to the converter, so I would recommend that all new wiring outlets include a high quality RG-6 coaxial cable and a category 3 (preferably a category 5), 4 pair unshielded, 24 awg telephone line. They can both go into the same wall box and a wall plate that will take both telephone and CATV jacks will be used for termination.

All wires should run uninterrupted from each wall box to a location that would be on the inside of an outside wall (such as a garage wall) where splitters and amplifiers (if needed) can be mounted. Existing services can run their service drop to this location and feed splitters that feed the active outlets. A telephone wire can be run from the telephone box to this location and the wires from the active locations spliced into this wire. There should be electric power near this location.

At each end, three feet of slack should be stored in the attic or crawl space to facilitate our re-terminating with industrial quality connectors when we provide service.

Future services in addition to the above:

CELINA CABLE TV: One coaxial cable for delivery of signal (return signaling will be used over the same coax).

HIGH SPEED DATA: One coaxial cable for delivery of signal and perhaps (depending on the type of cable modems used) one telephone line for the return path.

I would recommend that all new wiring outlets include both a high quality RG-6 coaxial cable and a Category 3 (preferably a category 5), 4 pair unshielded, 24 awg telephone line even if we never need the phone line it's much better to put it in now.

Outlets should be installed at all possible TV and computer locations.





*Eagle Brooke*  
• L S T A I E S •

## ARCHITECTURAL REVIEW APPLICATION

Date Submitted \_\_\_\_\_

Date Returned \_\_\_\_\_

Homeowner \_\_\_\_\_ Telephone # \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

EagleBrooke Estates Section \_\_\_\_\_, Lot No. \_\_\_\_\_

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

General Contractor's: Name \_\_\_\_\_

Telephone # \_\_\_\_\_ Fax # \_\_\_\_\_

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

### HOME PLAN:

Total Square Feet (excluding garage and basement): \_\_\_\_\_

Total Square Feet (garage only): \_\_\_\_\_

#### Requirement:

\_\_\_\_\_ Total Sq.Ft.

\_\_\_\_\_ Garage Sq.Ft.

The following is a checklist of items needed for review (see Architectural Guidelines for specific information related to each):

\_\_\_\_\_ Three sets of Site Plan (Scale 1" = 20'-0" minimum or larger)

\_\_\_\_\_ Three sets of Floor Plan (Scale 1/4" = 1'-0" )

\_\_\_\_\_ Three sets of Building Elevations (Scale 1/4" = 1'-0"; with all dimensions and materials clearly labeled.)

\_\_\_\_\_ Three sets of Wall Section (Scale 3/4" = 1'-0"; with all dimensions and materials clearly labeled.)

**Note: Landscape Plan will need to be submitted 25 days before planned installation.**

**BUILDING MATERIALS AND COLORS:**

Color samples of exterior wall material and roof required with this application:

**A. EXTERIOR WALL MATERIAL**

<i>MATERIAL</i>	<i>TYPE/STYLE</i>	<i>MANUFACTURER</i>	<i>COLOR</i>	<i>THICKNESS</i>
Siding (wood)	_____	_____	_____	_____
Siding (quality vinyl)	_____	_____	_____	_____
Brick	_____	_____	_____	
Stone	_____	_____	_____	
Stucco/Dryvit	_____	_____	_____	
Trim/Soffit/Fascia	_____	_____	_____	

**B. ROOF (Color samples required with this application):**

<i>MATERIAL</i>	<i>TYPE</i>	<i>MANUFACTURER</i>	<i>COLOR</i>
_____	_____	_____	_____

**C. WINDOWS:**

<i>MATERIAL</i>	<i>TYPE</i>	<i>MANUFACTURER</i>	<i>COLOR</i>
_____	_____	_____	_____

**D. GARAGE DOOR:**

<i>TYPE</i>	<i>STYLE</i>	<i>MANUFACTURER</i>	<i>COLOR</i>
_____	_____	_____	_____

**E. EXTERIOR DOORS:**

<i>TYPE</i>	<i>STYLE</i>	<i>MANUFACTURER</i>	<i>COLOR</i>
_____	_____	_____	_____

**F. DECK (if applicable):**

<i>MATERIAL</i>	<i>STYLE</i>	<i>COLOR</i>
_____	_____	_____

One set of final approved documents will be retained by the ARC to be used in context evaluations of adjacent lots, and development throughout the design review process.

All building plans and materials have been approved by the Architectural Review Committee members:

ARC Member

ARC Member

\_\_\_\_\_

\_\_\_\_\_

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*EagleBrooke*  
• L S T A I E S •

### BUILDER'S ACKNOWLEDGMENT & AGREEMENT

The Builder hereby acknowledges that he/she has received and reviewed the Architectural Guidelines and Declaration of Protective Covenants (hereafter referred to as "Protective Covenants") set forth for EagleBrooke Estates residential lots.

The Builder does hereby agree to comply with the: 1. Architectural Guidelines, 2. Protective Covenants, and 3. the building plans as approved by EagleBrooke Estates' Architectural Review Committee.

Whereas, a two hundred fifty dollar (\$250) construction deposit is required upon the execution of this document. This said deposit is refundable in the full amount within five business days of the final inspection of the residential home as long as the builder has complied with 1. Architectural Guidelines, 2. Protective Covenants, and 3. approved building plans. In the case of a violation or a dispute, EagleBrooke Estates may use all or a partial of the deposit as a fee. Per the Protective Covenants article 10 page 19, additional action may be taken.

This Agreement is hereby executed this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

HOME OWNER

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

BUILDER:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed or Typed Name)

Company: \_\_\_\_\_

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



# MINIMUM LOT REQUIREMENTS

EFFECTIVE JANUARY 1, 2004

## EAGLEBROOKE ARCHITECTURAL GUIDELINES

Lot Description	Min. Sq. Ft. of Living Space	Min. Sq. Ft. of Garage Space	% of Lot Price for Landscaping (Excl. grading, sod or seeding)	Side Garage Entry Mandatory	Required for Front of Home	Required for the Sides of Home	Required for the Street Side of Home - If Corner Lot	Required for the Rear of Home
EagleBrooke Pkwy	**2000	720	10%	Yes	*A	*A	*A	*A
EagleBrooke Circle	**1700	576	10%	No	*A	*A	*A	*A

### \*Exterior Products

A= Brick, AAC/EFIS, Wood, Stone, Cement Siding or approved products by ARC

B= Vinyl siding of any type or style only on special request and must be approved by ARC, most generally must be of a special style or multi-colored product to even be considered.

\*\*Written in covenants (not subject to change just by the ARC)

# EAGLEBROOKE ESTATES

## SECTION 1

EAST 1/2, NORTHEAST 1/4, SECTION 32

TOWNSHIP 5 SOUTH, RANGE 3 EAST

JEFFERSON TOWNSHIP

MERCER COUNTY, CITY OF CELINA, OHIO

### DECLARATION OF COVENANTS

#### AND RESTRICTIONS

MISC. VOL. 9, PAGE 406

#### DEDICATION

##### KNOWN ALL MEN BY THESE PRESENTS:

That the undersigned owners of the land embraced in this plat do hereby dedicate the said plat to the City of Celina, Ohio, to be used for the purpose of a public street.

At utility easements and building set back lines shall be strictly adhered to as shown on the plat.

Owner: LAKEWOOD VILLAGE LIMITED PARTNERSHIP

John Insinger, General Managing Partner

#### ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF MERCER:

Before me a Notary Public in and for said County of Mercer, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the above to be their free and voluntary act.

In testimony whereof I have affixed my hand and seal this 8th day of December, 1994.



#### PLANNING COMMISSION CERTIFICATE

I hereby certify that the above plat has been found to comply with the standards of the Planning Board, City of Celina, Ohio.

Approved this 21st day of December, 1994.

Chairman: *Edward J. McMillan*  
Secretary: *Michael J. Conklin*

#### CELINA CITY COUNCIL CERTIFICATE

We hereby certify that the foregoing plat was approved and that the streets dedicated herein were approved and accepted by the City Council of the City of Celina, Ohio at a regular meeting of said Council.

Passed on the 14th day of December, 1994.

President: *Frank D. McGowan*  
City Council: *Frank D. McGowan*

#### ACCEPTANCE

This plat of Eaglebrooke Estates, Subdivision Section 1 to the City of Celina, Ohio, is hereby accepted by the City of Celina, Ohio, by Ordinance No. 113A, passed and adopted on the 14th day of December, 1994.

Subject to all building restrictions, conditions and easements, or County Records.

Date: *December 8, 1994*  
Notary: *John Insinger*

#### COUNTY ENGINEER'S RECOMMENDATION

Having reviewed this plat, I hereby recommend the same for recording.

Date: *12-28-94*

By: *John E. Ellinger*  
County Engineer

#### RECORDERS CERTIFICATE

I have received for record this day of *December*, 1994.  
Recorded in Plat Book *1* Page *213-214*  
Fee *38.40*

*Patricia E. Hight*  
County Recorder

Filed Dec. 29, 1994  
Filed & Acknowledged by Clerk

#### LEGAL DESCRIPTION OF EAGLEBROOKE ESTATES SECTION ONE

Being a piece of land situated in Jefferson Township, Mercer County, Ohio, in the west half of the northeast quarter of Section 32, Township 5 South, Range 3 East. Said parcel also being in the City of Celina and being more particularly described as follows:

Commencing for reference at a five-eighths (5/8) inch iron bar at the center of Section 32, Township 5 South, Range 3 East, and being more particularly described as follows:

Thence, north 0°00'00" east, along the west line of the northeast quarter of Section 32, a distance of 1,258.55 feet to a point; said point being the place of beginning for the herein described parcel;

Thence, south 0°00'00" east, along the east line of the northeast quarter of Section 32, a distance of 1,258.55 feet to a point; said point being the place of beginning for the herein described parcel;

Thence, north 49°59'27" east along the centerline of State Route 197, a distance of 0.29 feet to a point;

Thence, continuing along the centerline of State Route 197, north 49°59'27" east, a distance of 584.37 feet to a point; said point being the place of beginning for the herein described parcel;

Thence, continuing along the centerline of State Route 197, north 50°00'00" east a distance of 585.04 feet to an iron pin;

Thence, south 38°49'38" east, a distance of 273.00 feet to an iron pin;

Thence, south 50°00'00" west, a distance of 400.00 feet to an iron pin; said pin also being the PC of a curve to the left having a delta angle of 22°01'44" and a radius of 521.73 feet;

Thence, southwesterly, along said curve, on an arc distance of 327.45 feet to the PC of a curve to the left having a delta angle of 20°07'00" and a radius of 1048.40 feet. Thence, to the last described call bears south 52°13'42" west, a distance of 335.39 feet;

Thence, northwesterly, along said curve, on an arc distance of 551.50 feet to an iron pin. Thence, to the last described call bears north 88°20'14" east, 545.27 feet;

Thence, south 14°02'03" east, a distance of 439.28 feet to an iron pin; said pin also being the PC of a curve to the right having a delta angle of 48°59'00" and a radius of 1191.50 feet;

Thence, northwesterly, along said curve, on an arc distance of 1010.00 feet to a point. Thence, to the last described call bears north 78°36'01" west, a distance of 873.29 feet to an iron pin;

Thence, south 65°43'49" west, a distance of 221.42 feet to an iron pin;

Thence, south 01°37'35" west, a distance of 244.58 feet to an iron pin;

Thence, north 88°32'47" west, a distance of 285.52 feet to an iron pin;

Thence, south 03°04'32" west, a distance of 52.55 feet to an iron pin;

Thence, north 88°32'47" west, a distance of 233.03 feet to the point of beginning.

Containing 22.539 total acres of land, less 1.345 acres of State Route 197 right-of-way, leaving a net area of 21.194 acres, more or less.

Subject to all legal highways and easements of record.

I hereby certify that the above plat is a true and accurate survey of Eaglebrooke Estates, Subdivision, and under my supervision in October, 1994.

*Debra L. Green*  
Registered Surveyor #5372

Date: *December 8, 1994*



**Planning/Hawley Associates, Inc.**  
Architects Engineers Geologists



BUSINESS RECORDS CORPORATION

# **EAGLEBROOKE**

## **Architectural Review Procedures**

### **Plan Submission:**

The ARC requires only that the final working drawings be submitted for review, however, for builders, designers, and architects working in EAGLEBROOKE ESTATES for the first time it is recommended that they provide a preliminary submittal. This is done to avoid unnecessary expense and time delays for the builder and owner.

Allow 2 ½ to 3 weeks for approval.

Construction review. The ARC shall perform a final inspection in order to check for conformance with the approved contract documents and the standards set forth in the Design Guide.

### **Final Design:**

#### **SITE PLAN:**

- 11 x 17 print (2 sets)
- The site plan is to indicate all special assets of your lot (trees, ravines, etc.) and all proposed improvements:
  - Building footprint
  - Location of proposed decks and terraces with finish materials specified
  - Driveways, auto courts with specified finishes
  - Walls and/or fences with sufficient detailing to describe the character intended.
  - Location of all utilities (electric meter, gas meter, and external air conditioning condenser)
  - All paving including sidewalks, etc.

#### **FLOOR PLAN:**

- 11 x 17 print (2 sets)

#### **BUILDING ELEVATIONS:**

- 11 x 17 print (2 sets)

These elevations should show all sides of your home including detached buildings, garage, etc. Indicate all finish materials and typical detailing of any significant architectural elements. Actual grade conditions must be reflected on the elevations.

## ***Guidelines – The Purpose***

All construction must be approved in advance by the EAGLEBROOKE ESTATES Architectural Review Committee (ARC). The ARC had this guide prepared primarily to assist those who are planning to:

1. construct a new residence,
2. make additions to, or any exterior alterations to an existing residence

In addition to the following Architectural Guidelines, all Lot Owners are subject to all of the terms and conditions of the Declaration Establishing Covenants, Conditions, and Restrictions for the Subdivision which Declaration is filed for record in the Office of the Recorder of Mercer County, Ohio. The Architectural Review Committee reserves the right to amend or revise the foregoing guidelines at any time. The construction of any improvements, landscaping, additions, or changes on any lot must first be approved in advance by the Architectural Review Committee (ARC).

### ***BUILDING HEIGHT***

The maximum height permitted shall be 35 feet as measured from the grade at the front door to the highest point of the house, excluding the chimneys.

### ***CHIMNEYS***

Exposed metal flues are not preferred. Prefabricated chimney flue caps should be screened with masonry or other material shroud unless approved by the ARC.

### ***EXTERIOR LIGHTING***

Landscape lighting should be used to provide for safety and ingress and egress only. Fixture lamps should be low voltage and should be shielded by planting or other methods as approved by the ARC. Security and area flood lights will be allowed so long as the light is directed downward so as not to shine beyond the lot owner's property.

### ***GAZEBOS***

Generally, request for the installation of gazebos will be approved subject to the following guidelines;

1. Final placement and design of the structure must be approved by the ARC.

### ***PORCHES, SCREENED IN PORCHES, ROOM & GARAGE ADDITIONS***

1. The roof line shall follow the natural roof line of the home, or be approved by the ARC.
2. All detailed construction plans must be approved by the ARC.

### ***DECKS***

Generally, request for decks will be approved subject to the following requirements;

1. Final configuration of the deck must be approved by the ARC prior to the commencement of construction. Deck material must be approved by ARC.

### ***FENCING***

All fencing materials and location must be approved prior to the installation of a given fence. No fencing will be allowed in the front yard of the house. For corner lots, this includes the side yard facing the side street and contained within the width of the dwelling unit.



# Eagle Brooke

## • E S T A T E S •

& The Fox's Den Championship Golf Course

November 14, 1998

by Fazio

Dear EagleBrooke Homeowner:

Enclosed please find an updated Architectural Guidelines. For your convenience, the following is a list of the changes that have been made:

<u>Page #</u>	<u>Section</u>	<u>Brief Description of Change</u>
4	Landscape Design Review	Landscape design needs to be on a 11 x 17 sheet of paper.
4	Landscape Design Review	Plant size and total cost of the landscaping needs to be submitted with landscape plan.
6	Building Setbacks	Side yard and green space has been modified, see Exhibit "A" for additional information.
8	Additional or Removal of Soil	Testing of dirt does not have to be completed, but the homeowner is responsible to make sure it is not contaminated.
12	Working Hours	Saturday hours have changed.
13	Use of Cart Paths	This is a verbal agreement and permission should be given before walking.

If you should have any questions or comments, please let us know.

Respectfully yours,

General Partners of Lakewood Village Limited Partnership

Enclosure