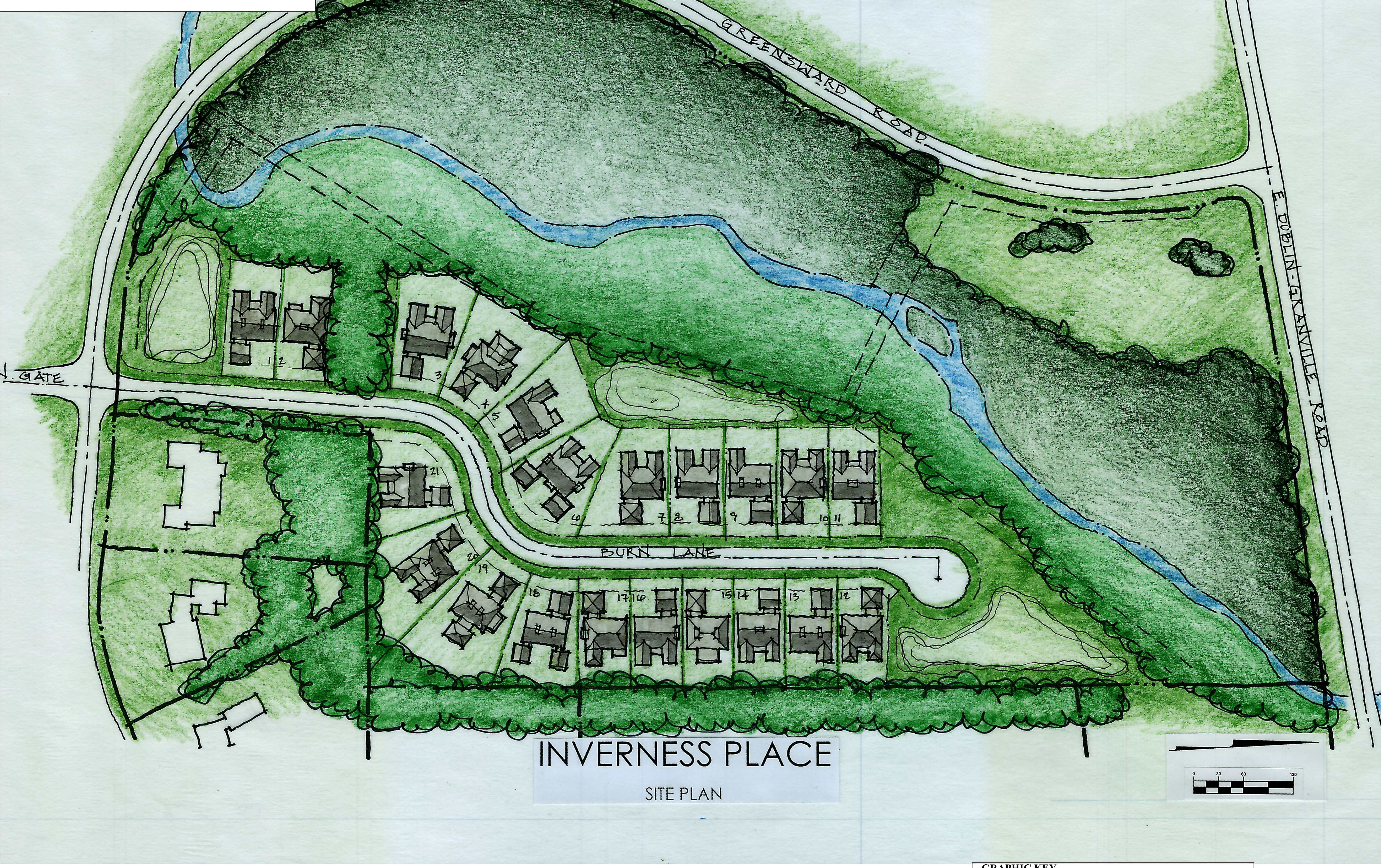


EBRINGTON - SECTION 28  
**ARCHITECTURAL STANDARDS**

This document is NOT a recorded plat. Any party needing to determine actual commitments should examine the recorded plats, deeds, deed restrictions and covenants.



**INVERNESS PLACE**  
 SITE PLAN

**GRAPHIC KEY**

- SUBAREA DIVISIONS
- 5'-0" CONCRETE SIDEWALK
- 8'-0" ASPHALT LEISURE PATH
- ▭ VIEW CORRIDOR
- BRICK PIERS
- 42" TAXUS HICKS HEDGE

\*\*The above diagram is for visual reference only and is not to be utilized to determine the architectural standards as written below\*\*

Subareas	Roof		Gutters & Downspouts		Chimneys		Siding	
	Architectural Grade 40 Year Asphalt	Other	Ogee Aluminum	Other	One	Dependencies	Hypens	Other
C	X			X		X	X	X

X = Permitted; Subject to ARC Review & Approval

**INVERNESS PLACE**  
 A New Albany Country Club Community

**REQUIRED ARCHITECTURAL STANDARDS INVERNESS PLACE**

**GENERAL NOTES**

- An architectural site plan for Section 28 has been prepared for graphic presentation and as an aid to general site location. Any party needing to determine actual commitments, lot dimensions, easements, restrictions, etc., should examine the recorded plats, deeds, grading plans, deed restrictions, and covenants.
- The following Architectural Guidelines, Article VII of the New Albany Country Club Community Design Guidelines, are provided for reference. Articles I through IX of the Design Guidelines must also be thoroughly referenced for additional information. The Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Country Club Community, which is recorded with the Office of the Recorder of Franklin County, Ohio as Official Record 16185, Page C14, as amended and supplemented from time-to-time (the "CCRs"), provides that the Architectural Review Committee (ARC) has the express right to provide variances from, and to modify the content of, any or all of these requirements at any time. It is the purchaser's responsibility to familiarize themselves with the current architectural standards and lot requirements and the discretion provided to the ARC pursuant to the CCRs.
- Builders of homes and/or other design professionals shall meet with an ARC representative to ascertain the detailed design requirements prior to starting the design of a house. This is a service offered to all purchasers of lots, builders, and architects. Each lot in Section 28 is unique and may have unique architectural restrictions and guidelines. The ARC reserves the right to require a concept meeting for any lot as deemed necessary by the ARC.
- Final architectural and preliminary landscape plans are required to be reviewed and approved by the ARC prior to commencement of construction. Failure to submit required plans and forms is a violation of the Design Guidelines and could result in the issuance of a Stop Work Order, legal action, and other measures as deemed necessary by the ARC.

**ARCHITECTURAL STANDARDS**

**Section 7.1 Architectural Style.** The approved architectural style for Section 28 is derived from Classical American architecture, including Federal and Georgian styles. Lot owners and designers are encouraged to look at strong examples of these historic styles as they develop a design for a particular home site.

**Section 7.2 Architectural Massing and Scale.** The architectural massing and scale can best be achieved by close adherence to the scale and proportions of the Georgian style as viewed in whole or as detailed in numerous books and studies produced over the years. Particular attention should be given to the basic massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements and proportion, and relationship of each part of the building to the whole, as well as the general building symmetry.

A strong hierarchy of the primary dwelling with secondary ancillary hiphens and dependencies will be stressed. The height, form, and scale of elements should follow traditional disciplines.

A "primary dwelling form" that establishes consistent massing and scale shall be utilized. This massing shall be brick, unless otherwise approved by the ARC in its sole discretion. Ancillary forms, hiphens, dependencies, pavilions, garages, follies, etc., shall be diminutive in nature and rendered with brick and with clapboard siding, where permitted. A minimum roof pitch of 7:12 rise over run is required. Roof pitches with rise over run less than 7:12 are permitted only on minor roofs, i.e., on entry porches, dormers, etc. Flat roofs or roofs with pitches less than 7:12 are prohibited, but must integrate strong cornice lines as approved by the ARC. Roof pitches greater than 14:12 rise over run are not permitted. Garage eaves will be limited to thirteen (13) feet in height, gutter and ridges will be limited to less than twenty-five (25) feet in height.

**Section 7.2.1 Build to Lines (B.L.).** A build to line has been established parallel to the road for every lot in Section 28. The build to line is not a platted line, however a portion of the home must be constructed against it.

The ARC shall have the right to modify these requirements to accommodate unusual shaped sites.

**Section 7.4 Exterior Finish Materials.** Homes shall be constructed with the primary building material of brick unless otherwise provided in these standards. Wood clapboard siding, in appropriate styles, may be permitted. The ARC may allow the use of clapboard siding as determined on a case-by-case basis. The criteria used to make this determination may include, but shall not be limited to:

- The type of previously approved materials on adjacent properties.

All proposed paint colors, including those for doors, shutters, and trim, must be submitted to the ARC for written approval prior to application.

**Section 7.4.1 Exterior Materials Submission Form.** Each lot owner is required to complete the required Exterior Materials Submission Form and submit it to the Architectural Review Committee (ARC) for approval prior to construction. Owners and designers may contact the ARC to obtain current information. Forms and exterior material specifications required by the ARC are updated periodically. It is the purchaser's responsibility to familiarize themselves with the current specifications and standards.

**Section 7.4.2 Roofing.** Dwellings shall be constructed of an ARC-approved Architectural Grade Asphalt Shingle with a minimum 40-year warranty. Purchasers should contact the ARC for a current pre-approved shingle list. This list is not intended to be exclusive. Alternative manufacturers' sample boards and colors may be submitted to the ARC for approval.

**Section 7.4.3 Gutters/Downspouts.** Corrugated downspouts are prohibited. Dwellings shall have aluminum Ogee gutters and downspouts. The finished color of the aluminum gutter is required to match the trim color of the dwelling.

**Section 7.4.4 Bricks.** All dwellings shall utilize oversized brick in traditional shapes and sizes as approved by the ARC (see list below). The use of standard sized bricks may be permitted only when reviewed and approved by the ARC. Colored mortar is required (see list below). The use of special bond patterns, such as Flemish or English bond, is encouraged. The use of shaped watertable brick is required. Bullfinch, seals, beads, and other shaped brick are recommended.

Brick A: Cuswaha "Rose Full Range" H.M.O.S. in Flemish Bond only with Lafarge "Lite Buff" trowel pointed grapevine joint & Shelly/Reese sand.

Brick B: Glen-Gery "Belgium Toasted" H.M.O.S. in Flemish Common Bond only (Flemish Bond every sixth course) with Lafarge "Lite Buff" trowel pointed grapevine joint & Shelly/Reese sand.

Brick C: Old Carolina "Williamstowne #700" H.M.O.S. - Running Bond acceptable with Lafarge "Lite Buff" trowel pointed grapevine joint & Shelly/Reese sand.

Brick D: Old Carolina "Tryon #750" H.M.O.S. - Running Bond acceptable with Lafarge "Lite Buff" trowel pointed grapevine joint & Shelly/Reese sand.

**Brick and Mortar Specifications**

Brick A: Redland "Antique Quaker" with Rich Color trowel pointed grapevine joint & Shelly/Reese sand.

Brick B: Redland "Jumbo Antique Quaker" with Rich Color trowel pointed grapevine joint & Shelly/Reese sand.

Brick C: Redland "Jumbo King William-Antique" with Rich Color trowel pointed grapevine joint & Shelly/Reese sand.

Brick D: Beldwin Brick "Jumbo Wood Wine Blend" with Rich Color trowel pointed grapevine joint & Shelly/Reese sand.

Brick E: Redland "Jumbo King William-Antique" with Rich Color 50F trowel pointed grapevine joint & Shelly/Reese sand.

Jack arches are required to be factory made on a radius and shall be three (3) to five (5) courses in height.

Fasteners:

Columbus Coal & Lime or as approved by the ARC.

**Section 7.4.5 Brick Chimneys.** Dwellings are required to have a minimum of one (1) brick chimney positioned around the main center axis within the forward one-half of the main house block.

**Section 7.4.6 Siding and Wood Trim (Where Permitted).** Traditional patterns of clapboard siding and trim shall be utilized. Trim materials shall be smooth wood or fiber-wood composite, provided that it exceeds a minimum thickness of 0.625". Traditional profiles that utilize "Aztek" or equivalent may be considered on a case by case basis. All exterior trim is to be painted an approved white or off-white as determined by the ARC.

**Section 7.4.7 Windows.** Approved double hung windows constructed either of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL) or aluminum-clad wood windows with "SIMULATED DIVIDED LITES" (SDL) with muntins measuring a minimum of 7/8" in width are required. Mixing of window type and/or manufacturer on the same dwelling is prohibited. Dark colored windows are prohibited. Window muntins, frames and brackets shall match the trim color. Window manufacturers and distributors are required to meet certain criteria and are required to be approved by the ARC. Purchasers should contact the ARC for a current Approved Window Manufacturer and Distributor List. Computer generated window drawings are required to be submitted to the ARC for review and approval for each lot prior to the ordering of windows.

All basement windows are required to match the other windows used on the house. Window wells, where appropriate, are required to be of an ARC approved material.

Masonry window walls are required on all elevations that are visible from the street. Special care should be exercised to minimize the exposure of any window well by the use of approved fencing, walls, and landscaping. It is the responsibility of the purchaser or builder to meet the safety standards required for window wells. If a guardrail or grill is required, a drawing must be submitted to the ARC for design approval.

**Section 7.4.8 Doors.**

**Front Doors.** Front doors shall be traditional paneled wood of a durable species (Colonial in style). Single panel and flush wood doors are not permitted. Hardware should be a polished brass or natural bronze finish. Transoms above the door are typical. Sidelights may be used in conjunction with transoms. The use of glass in front doors must be specifically reviewed and approved by the ARC. Scaled drawings of the front entry system showing the door panel, transom, and sidelights are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

**Secondary Doors.** Secondary doors shall be traditional paneled doors or "French Door" style doors with muntins measuring a minimum of 7/8". All variations of the "French Door" style must be constructed of wood or an ARC approved composite material using "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet certain review criteria and to be approved by the ARC. Scaled drawings of secondary doors are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

**Section 7.4.9 Skylights and Accent Elements.** Skylights are not permitted unless fully screened from off-site views. Detailed drawings of the proposed skylight and screening are required to be submitted and approved by the ARC for all skylight applications. Cupolas, dormers, lanterns, belvedere, window bays, and traditional glass conservatories are permitted, provided they are consistent with the architectural theme of the home and approved by the ARC.

**Section 7.4.10 Paint Colors.** The following paint manufacturers and color lines are recommended for doors, shutters, fascias, cornices, soffits, siding, and other miscellaneous trim. Variations of white and off-white are required for siding. Dark stains or dark colors such as black, dark green, dark blue, and burgundy are required for doors and shutters. Final color selections must be approved by the ARC. Application for approval shall be made on the Exterior Materials Submission Form. The owner may present alternate manufacturers' color samples to the ARC for review and approval.

**MANUFACTURER**  
 Sherwin-Williams Paint Co.

**COLOR**  
 "Preservation Palette"  
 "America's Heritage Palette"  
 Benjamin Moore Paints  
 "Historical Color Collection"  
 "Exterior Expressions"

**Section 7.4.11 Shutters.** Exterior shutters shall be painted wood and may be raised panel or louvered. Composite shutters may be used but must be specifically approved by the ARC. All shutters shall appear to be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be used consistently and be sized to fully cover the adjacent windows. (Each shutter should equal one-half the width of the window frame). The use of shutters on all elevations will be reviewed by the ARC at the time of the submission and may be prohibited. Shutter design, material, and locations must be approved by the ARC.

**Section 7.5 Exterior Lighting and Mailbox.** A standard New Albany Country Club Communitas yard light and mailbox is required for each lot. The ARC will define a consistent location for the yard light and mailbox at the time of preliminary design submission.

Spotlights that accent the architecture are prohibited. Decorative accent low voltage site lighting of any type is prohibited. The location of any security lighting must be indicated on the final design submission or the landscape submission for review and approved by the ARC. If any additional ground lighting is desired, a lighting plan is required to be submitted to the ARC for specific review and approval.

Refer to The New Albany Country Club Exterior Lighting Guidelines, where applicable, for additional criteria.

**Section 7.6 Garages.** Garages with vehicular doors facing the street shall be set back a minimum of 30'-0" behind the front of the main building mass. Garages with vehicular doors facing the rear property line shall be set back a minimum of 30'-0" from the rear property line and shall have a minimum 5'-0" wide landscape buffer area. Garages with more than two vehicular doors facing the front property line are strongly discouraged and may be prohibited. A maximum of three adjacent vehicular garage doors are permitted.

Within the required landscape buffer area, there shall be a minimum of a 6'-0" tall evergreen hedge or ARC approved evergreen tree row that screens vehicular doors from adjacent properties. Plant material is required to be touching at the time of installation. It is the responsibility of the property owner to maintain proper drainage per the master grading plan. Drain tile may be required, at the expense of the property owner, for certain site conditions.

Special care shall be exercised to minimize the exposure of any garage doors by the use of fencing, walls, or landscaping, regardless of which property line the doors face. The use of windows, doors, and recessed panels in the walls of the garages is encouraged and, in some cases, may be required.

**Section 7.6.1 Garage Doors (Pedestrian).** All pedestrian garage doors shall meet the secondary door requirements and be consistent with the architectural theme of the dwelling. Secondary doors shall be traditional paneled doors or "French Door" style doors with muntins measuring a minimum of 7/8". All variations of the "French Door" style shall be constructed of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by the ARC. Scaled drawings of pedestrian doors are required to be submitted to the ARC with the window drawings for review and approval prior to the ordering of doors.

**Section 7.6.2 Garage Doors (Vehicular).** All vehicular garage doors shall be traditional paneled dark painted doors in a style appropriate to the architectural theme of the dwelling. The use of glass panels in vehicular doors is prohibited. Eight (8) or nine (9) feet wide individual bay doors are permitted. Double bay garage doors are prohibited. Garage door materials shall be submitted to the ARC for review & approval prior to purchase.

**Section 7.7 Driveways, Entry Courts, and Drive Aprons.**

**Driveways.** The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Suggested materials include brick or asphalt. Poured concrete driveways are not permitted. Railroad tie edging of driveways is not permitted. Driveways shall be limited to one lane width (12 feet) between the street and the Building Line, but may then be widened to provide a turnaround area with adequate space for guest parking.

**Entry Courts.** Entry courtyards shall be limited to the Front Yard area of the Site. Courtyards shall be screened from the street and adjoining views by wall and/or appropriate plantings. The recommended paving materials include brick, stone aggregate topped bituminous pavement, or asphalt. All drive and courtyard materials must be submitted for ARC approval.

**Drive Aprons:** The drive apron material shall be determined by the presence or absence of a public sidewalk and/or leisure path. Where public brick sidewalks occur, the drive apron shall be asphalt from the curb to the public sidewalk. Where there is a public concrete sidewalk, the driveway surface shall extend to the sidewalk and the sidewalk and drive apron shall be asphalt to the roadway curb. Where public asphalt leisure path occur, the drive apron shall be asphalt from the curb to the public sidewalk.

**Section 7.8 Private Walkways.** Private and/or Entry Walkways shall be constructed of brick pavers. Each lot owner is required to provide a 4'-0" wide walkway from the front entry to the street unless a front auto-court exists. Railroad tie edging of walks and/or steps is not permitted. All private walkway locations, designs, and paver materials must be submitted for ARC approval prior to or at the time of landscape submission.

**Section 7.9 Public Sidewalks.** Dwellings shall have public sidewalks constructed of concrete and shall be 5'-0" wide with approved ramps and terminations. All sidewalks are to be maintained by the lot owner.

**Section 7.10 Screened Porches.** Screened porches are permitted on the rear or sides of the dwelling but are not permitted on the front. Deetailing shall be traditional wood with a break in screening at the rail height. Columns or full height vertical wood members shall be in proper proportion to the height of the space. All screened porch trim shall be painted to match the trim color of the dwelling. Rooflines of screened porches shall conform to the architectural style of the house and complement the massing of the main house block. Porches on the rear of the house that are backing to the golf course will be required to have a brick base.

**Section 7.11 Front Porches and Front Balconies.** Extended front porches, balconies, or other constructed platforms above grade are discouraged. All balcony style porches with two story columns are prohibited.

**Section 7.12 Landscaping.** Traditional landscape pattern in the front yard should follow the equation of thirds. First third of the lot is street trees, the second third of the front yard is planted lawn, and the third of three is planted/ designed in a manner to complement the architectural detailing. All proposed landscaping, site lighting, fencing and vertical structures are required to be submitted to the ARC for review and approval prior to installation.

**Section 7.13 Utilities.** All utilities shall be installed underground where possible. Screening for above ground utility structures, meters, and heat and cooling units is required and is the responsibility of the lot owner. Utility screening must be shown on the landscape submission and is subject to ARC approval.

**Section 7.14 Pools/Spas, Fountains/Ponds.** All water features shall be of in-ground construction. The mechanical equipment shall be located within an enclosure and completely screened from adjoining properties. Exterior spas shall be integrated with the

architecture and landscape incorporating terraces, walls, and structures. "Above ground" spas are prohibited. Fountains are prohibited in the front and side yards.

Screening is required and shall be determined by the ARC. Adequate screening shall account for adjacent views of surrounding homes, golf course and public roadways. Each lot will be reviewed separately to determine the amount of screening required. Particular attention will be given to materiality used, heights, landscaping and colors. Fences are to be dark in color; black is suggested. Cut sheets and proposed color samples are to be submitted to the ARC. The ARC may prohibit the motion or some accessories. All proposed designs, accessories, screening, fencing, and other such structures shall be submitted to the ARC for review and approval prior to installation.

**Section 7.15 Service Courts.** Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including air conditioners/heat pumps, approved miniature satellite dishes, trash receptacles and carts, irrigation controllers and meters, and other utilities. All such facilities on a Site shall be enclosed within a service court which is attached to the house and entirely enclosed by a privacy wall or landscaped fence that is a minimum of 4'-0" high. Service courts shall be located away from adjoining residences where possible and may be located in side or rear yards but not in the Front Yard. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

**Section 7.16 Ancillary Structures.** All ancillary structures shall be either freestanding or attached to the main structure of the house or garage. These ancillary structures must be specifically approved by the ARC and shall be constructed of the same materials as the house. Ancillary structure eaves will be limited to thirteen (13) feet in height, gutter to ground, and ridges will be required to be less than twenty-five (25) feet in height. The colors, walls, roof, and trim shall match those used on the house and shall be reviewed and approved by the ARC prior to installation. Play structures & Play houses are one lane width (12 feet) between the street and the Building Line, but may then be widened to provide a turnaround area with adequate space for guest parking.

**Section 7.17 Equipment Storage.** Storage of all trash receptacles and maintenance equipment shall be within garages, garden walls, or ancillary structures. Such items should not be visible from streets, common open spaces, or adjacent lots.

**Section 7.18 Vehicle Storage.** All campers, off-road vehicles, pickup trucks, or boats must be parked within an enclosed garage. No drivable vehicles or parts of vehicles may be stored outside. Owner or guest vehicles which cannot be accommodated in garages must be parked in city approved parking areas. Under no circumstances are vehicles allowed to be parked on lawn or landscaped areas.

**Section 7.19 Sport and Recreational Equipment.** Basketball backboards and supports, swing sets, and other children's play facilities including play houses are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from the street, adjoining properties and provide adequate screening. Sketches indicating types of structures, locations within the site, materials and colors to be used, and methods of screening are required to be submitted to the ARC for approval prior to installation.

**Section 7.20 Warranty Disclaimer.** Neither the Declarant (as such term is defined in the CCRs) nor the New Albany Country Club Community Association, by establishing architectural standards and establishing covenants, conditions, and restrictions, in any way warrant or guarantee the quality, merchantability, or fitness for a particular purpose of any items, products, goods, or materials that have been approved or are from time to time approved pursuant to architectural standards established under CCRs. ANY EXPRESS OR IMPLIED WARRANTIES THAT MAY HAVE BEEN MADE ARE HEREBY DISCLAIMED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND NEITHER THE DECLARANT NOR THE MASTER ASSOCIATION SHALL BE LIABLE FOR ANY LATENT, HIDDEN, OR PATENT DEFECT THEREIN OR THE FAILURE OF ANY ITEMS, PRODUCTS, GOODS, OR MATERIALS THAT HAVE BEEN APPROVED OR MAY FROM TIME TO TIME BE APPROVED PURSUANT TO THE DECLARATION.