

Oxford - Section 29

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.



NEW ALBANY COUNTRY CLUB

Oxford

REQUIRED ARCHITECTURAL STANDARDS OXFORD

GENERAL NOTES

Revision Date: 06 October 2014

1. 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 Architectural Review Committee (ARC) has the express right to provide variances and to modify the content of these requirements at any time. It is the purchaser's responsibility to familiarize themselves with the current required architectural standards and lot requirements.

2. Purchasers of lots 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 Oxford is unique and may have unique architectural restrictions and guidelines. A concept meeting with the ARC shall be required for all lots within the Oxford subdivision prior to any submittal.

3. Final architectural and preliminary landscape plans are required to be reviewed and approved by the ARC prior to commencement of construction and installation of materials related to the home's construction. Final landscape plans must be submitted a minimum of 30 days prior to installation and approved prior to installation of any related materials. Failure to submit required plans and forms is a violation of 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 Oxford is derived from Classical American architecture, including Federal, Georgian, and Vernacular 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.

A strong hierarchy of the primary dwelling with secondary ancillary hyphens and dependencies will be stressed. The height, form and scale of elements should follow the simplest traditional references of the existing architectural context of the Country Club Community as other late 19th century references in the Village Center. A "primary dwelling form" that establishes consistent massing and scale shall be utilized. This massing shall typically be brick or siding. Ancillary forms, hyphens, dependencies, pavilions, garages, follies, etc., shall be generally diminutive in nature and rendered with brick and/or clapboard siding. A minimum roof pitch of 7:12 are permitted only on minor roofs, i.e. entry porches, dormers, etc. Flat roofs or roofs with pitches less than 7:12 are permitted but must integrate strong cornice lines. Extreme roof pitches (15:12) are flared eaves that typify more European antecedents will not be permitted.

Lots 1 and 20 have supplemental criteria:

1. All brick houses with approved brick by ARC.
2. Garage orientation with no garage doors facing State Route 62/Johnstown Road or Oxford Loop Road.
3. Lantern detail required on garage massing.
4. Front door locations are to be remote and downplayed with no exposure to State Route 62.
5. Controlled rear yard area; to prevent visible domestic items from State Route 62.
6. Play sets, doll houses, play forts, and clubhouse prohibited on these two lots.
7. These two lots require shutters in New Albany green on the majority of windows.

Section 7.3 Home Size and Height.

The minimum heated and site-conditioned space permitted in a dwelling on lots 1 through 30 shall be no less than 2500 square feet, exclusive of ancillary structures, and shall be one and one half (1-1/2) to two (2) stories in height.

All purchasers are strongly encouraged to meet with the ARC to ascertain the detailed design requirements prior to starting the design of a house.

Section 7.4 Exterior Finish Materials. (Please see Section 7.4.4 for approved sites).

Wood paneling or clapboard siding, in appropriate styles, may be used on hyphens or dependencies on these "brick" designated lots. All other dwellings may be constructed of an approved brick or painted

clapboard siding. All proposed paint colors, including those for doors, shutters, and trim, must be submitted to the ARC for written approval prior to application. Refer to Section 7.4.10 for a list of pre-approved paint colors. The construction of a brick sample wall is required only if the builder and/or owner requests the use of materials and/or colors not approved in the remainder of Section 7.4. If construction is necessary, the sample wall shall measure a minimum of 4' - 0" wide x 4' - 0" tall and shall accurately depict the wall materials. An integral cornice and sloping roof section that depict the proposed colors, material and roof material are required.

Section 7.4.1 Exterior Materials Submission Forms

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. This section has identified a specific palette of exterior materials selected by the ARC that must be thoroughly referenced by the purchaser.

Section 7.4.2 Roofing.

Dwellings on all lots shall have an ARC approved Architectural Grade asphalt shingle. Purchasers should contact the ARC for a current pre-approved shingle list. This list is not intended to be exclusive. The owner and/or designer may present alternate manufacturer's sample boards and colors to the ARC for approval. Roofs constructed of slate or wood shake and wood shingle may be acceptable alternatives for certain lots and shall be approved on a case-by-case basis. Standing seam metal roofs in copper and galvanized metal are appropriate for dependencies only subject to ARC consideration as well.

Section 7.4.3 Gutters/Downspouts

Open or half-round gutters and round downspouts shall be utilized. Dwellings shall have painted galvanized, aluminum, or copper gutters and downspouts. The finished color of the galvanized or aluminum gutters shall match the trim color of the dwelling.

Section 7.4.4 Brick

Dwellings on lots 1 - 9, 20, 21, 22 and 26 shall use an approved brick in traditional shapes and sizes as approved by the ARC. All dwellings which utilize brick shall use bricks in traditional shapes and sizes as approved by the ARC.

Colored mortar is required. The use of special bond patterns such as Flemish or English bond is encouraged, as well as the use of watertable brick, bullnose sills and reads, and other shaped brick as deemed appropriate for the design.

Jack arches are encouraged to be factory made on a radius and shall be four or five courses in height with the use of optional brick or limestone keystones. Optional brick or limestone keystones are not permitted.

Section 7.4.5 Brick Chimneys

Brick chimneys are encouraged for all lots and are required for homes on lots 1, 2, 4, 6, 7, 9, and 20.

Section 7.4.6 Siding and Wood Trim.

Traditional patterns of clapboard siding and trim shall be utilized. The use of wood siding and fiber-cement product is permitted. Trim materials shall be wood or fiber-cement product, provided that it exceeds a minimum thickness of 0.625". Traditional profiles that utilize "Azek" or equivalent may be considered on a case-by-case basis. All exterior trim is to be painted an approved white or off-white.

Section 7.4.7 Windows.

Approved windows should be constructed of wood with an exterior composed of wood or an extruded aluminum frame and sash. All units should have an extruded aluminum SDL (simulated divided lite) with an inner bar for aesthetic appeal. This SDL bar should have a minimum width of 7/8" and a maximum of 1 1/4".

Where applicable, all exterior window casings shall be factory applied aluminum extrusions from the window manufacture to insure aesthetics, window performance, and best possible paint color match. All of the above items shall be noted in the required window shop drawings.

Double hungs shall have jamb liners of the concealed type to provide a more traditional style.

Mixing of window manufacturers on the same dwelling is prohibited. Window manufacturers and distributors are required to meet certain criteria and are required to be approved by the ARC. Purchasers should contact the

OXFORD

A New Albany Country Club Community

ARC for a current Approved Window Manufacturer and Distributor list.

Computer generated shop window drawings with casing details noted are required to be submitted to the ARC for review and approval for each lot prior to the ordering of windows. Units not approved are subject to removal at window purchaser's cost.

Section 7.4.8 Doors.

A. Front Doors.

Front doors are encouraged to be traditional paneled wood of a durable species. Composite doors shall be considered on a case-by-case basis and must be approved by the ARC. Metal insulated doors are not appropriate for front doors in Oxford.

Single panel and flush wood doors are not permitted. Hardware should be subtle, natural finish. 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.

B. 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 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 the doors.

Section 7.4.9 Skylights and Accent Elements.

Skylights are not permitted unless properly screened from sight 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, beldovers, window bays and traditional glass conservatories are permitted, provided they are consistent with the architectural theme 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. All exterior trim, including fascias, cornices, and soffits, are required to be an approved white or off-white. Variations of white and off-white are typically required for siding. Front doors, garage doors, and shutters are required to utilize colors from a selective palette. Garage doors that occur in brick shall have a dark value white garage doors that occur in clapboard are required to match the siding color. 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 manufacturer's color samples to the ARC for review and approval.

MANUFACTURER

Sherwin-Williams Paint Co.

Coronado Paint Company

Benjamin Moore Paints

COLOR

"Heritage Colors"

"Preservation Palette"

"Chesapeake Bay"

"Restoration Colors"

"Supreme Collection"

"Historical Color Collection"

Section 7.4.11 Shutters.

Exterior shutter may be raised panel or louvered. 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 to one - half the width of the window frame. Shutters may be required for homes with clapboard siding or painted brick. Shutter design, material, and location must be approved by the ARC.

Section 7.5 Exterior Lighting and Mailbox. A standard New Albany Country Club Communities 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 submittal. Dwellings on all lots shall utilize a limited, pre-determined selection of hanging and wall-mounted copper or brass light fixtures by a specified manufacturer.

Lighting of the Front Entry Court and Rear Yard area for the safety and convenience of the homeowner may be permitted upon review and approval of a lighting plan by the ARC.

Spotlights that accent the architecture are prohibited. Decorative accent low-voltage style lighting of any type is prohibited. The location of any security lighting must be indicated on the final design submittal or the landscape submittal 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.

Section 7.6 Garages.

Garages with vehicular doors facing the street shall be set back a minimum of 10' - 0" behind the front building face. Garages with vehicular doors facing the rear property line shall be set back a minimum of 25' - 0" from the rear property line. Garages with vehicular doors facing the side property line shall be set back a minimum of 25' - 0".

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. Designers are encouraged to consider dedicating sufficient storage space for tools, landscaping supplies, lawn-care equipment, trash receptacles, and auto accessories within the total garage area.

Section 7.6.1 Garages 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 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 7.7 Driveways, Entry Courts, and Drive Aprons.

The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Suggested materials are house brick, house brick pavers, approved concrete pavers, asphalt, tar and chip, decomposed granite, and Pennsylvania bluestone. Poured concrete driveways are not permitted. Railroad edging of driveways is not permitted. Driveways shall be limited to one lane width (12ft) between the street and the Building Line but may then be widened to provide a turn-around area with adequate space for guest parking.

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.

Section 7.8 Private Walkways.

Private walkways shall be constructed of brick pavers and shall match the approved house brick. Purchasers of lots are 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 the time of landscape submission.

Section 7.9 Public Sidewalks.

Public sidewalks shall be constructed of concrete and shall be 4' - 0" wide with approved ramps and terminations. Public walks are required on all public frontages of all lots. (Note: The graphic depiction above does not illustrate this.)

Section 7.10 Screened Porches.

Screened porches are encouraged on the rear or sides of the dwelling but are not permitted on the front. Detailing 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 screen porch trim shall be painted to match the trim color of the dwelling. Roof lines of screen 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

depending on location, may be required to have a brick base.

Section 7.11 Front Porches, Balconies, and Porches.

Extended front porches, balconies, or other constructed platforms above grade are discouraged. All such structures must be submitted to the ARC for specific variance approval. Antebellum style porticos with tow story columns are prohibited.

Section 7.12 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 purchaser. Utility screening must be shown on the landscape submission and is subject to ARC approval.

Section 7.13 Pools/Spas, Fountains/Ponds.

All water features shall be of in-ground construction. The pool/spa/fountain 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.

Swimming pools and spas shall be screened from adjoining properties by fencing or landscaping. "Above-ground" spas are typically prohibited. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

Section 7.14 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 curbs, 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. They 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 7.15 Ancillary Structures.

All exterior structures shall be either free standing or attached to the main structure of the house or garage. These ancillary structures must be specifically approved by the ARC and shall be no more than one story in height and shall be constructed of the same materials as the house. 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.

Section 7.16 Equipment Storage.

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

Section 7.17 Vehicle Storage.

All campers, off-road vehicles, pickup trucks, or boats must be parked within an enclosed garage. No inoperable vehicles or parts of vehicles may be stored outside. Owner or guest vehicles which cannot be accommodated in garages must be parked in designated courtyards and/or driveways. Under no circumstances are vehicles allowed to be parked on lawn or landscaped areas.

Section 7.18 Sport and Recreational Equipment.

Basketball backboards and supports, swing sets, and other children's play facilities are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from 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 7.19 Warranty Disclaimer.

Neither the Declarant nor the Master 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 pursuant to architectural standards established under the Declaration of Covenants, Conditions, Restrictions and Easements, dated December 3, 1990.

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.