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MARY L. MORRIS
GREENE CO. RECORDER
XENIA, OHIO

**AMENDMENT OF
THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
AND RESERVATION OF EASEMENTS
FOR SPRING MEADOWS/RIDGE OWNERS ASSOCIATION, INC.**

WHEREAS, a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Spring Meadows/Ridge Owners Association, Inc. ("the Declaration") was filed and recorded in Official Records Volume 2743, Page 451 of the Greene County, Ohio Recorder's Office, on September 21, 2007 at 8:48 a.m. for the benefit of the Spring Meadows/Ridge Owners Association, Inc., an Ohio nonprofit corporation (the "Association"), and;

WHEREAS, the Declaration was modified by a Supplemental Filing recorded in Official Records Volume 2745, Page 112 of the Greene County, Ohio Recorder's Office, pursuant to which part of the Additional Property was annexed into the Property covered by the Declaration, and;

WHEREAS, pursuant to the Declaration, Section 12.2, the Declaration may be amended in whole or in part or terminated by a recorded instrument approved by (i) the members representing 75% of the total votes of the Association and (ii) so long as it is the Owner of at least one Lot, the Developer, and;

WHEREAS, the undersigned Developer currently carries at least 75% of the voting rights of the Association, and;

WHEREAS, the Developer and the Association desire to amend the Declaration in order to add the Design Standards for the Association, and;

NOW, THEREFORE, the Developer and Association hereby amend the Declaration as follows:

1. Pursuant to its authority under Section 8.1.1 of the Declaration, the Board of the Association has adopted, and by its execution hereby the Association hereby adopts, the Design Guidelines attached hereto as Exhibit D as the Design Standards for the Property. Developer hereby joins in the execution of this Amendment to acknowledge the adoption of the Design Standards and to formally make the Design Standards attached as Exhibit D a part of the Declaration.
2. This Amendment shall not be construed to limit the authority of the Board to amend the Design Standards pursuant to the terms and conditions of the Declaration.
3. Except as amended hereby, the Declaration is ratified and confirmed.

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OWNERS, DEVELOPERS, AND DECLARANT:

NGT Developers, Ltd., an Ohio limited liability company

By: Oberer Land Developers, Ltd., an Ohio limited liability company, its Sole Member

By: *Michael F. Oberer*
Michael F. Oberer, Vice President

BFD New Germany Trebein Developers, Ltd., an Ohio limited liability company

By: Oberer Land Developers, Ltd., an Ohio limited liability company, its Sole Member

By: *Michael F. Oberer*
Michael F. Oberer, Vice President

ASSOCIATION:

Spring Meadows/Ridge Owners Association, Inc., an Ohio nonprofit corporation

By: *George R. Oberer, Jr.*
George R. Oberer, Jr., President

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 11th day of February 2008, by Michael F. Oberer, Vice President on behalf of Oberer Land Developers, Ltd., Sole Member on behalf of NGT Developers, Ltd., an Ohio limited liability company.

Barbara Gainey
Notary Public

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)



BARBARA GAINEY, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 6, 2010

NO. 2783 PG 855

The foregoing instrument was acknowledged before me this 11th day of February, 2008, by Michael F. Oberer, Vice President on behalf of Oberer Land Developers, Ltd., Sole Member on behalf of BFD New Germany Trebein, Ltd., an Ohio limited liability company.



BARBARA GAINEY, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 6, 2010

Barbara Gainey
Notary Public

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 11th day of February, 2008, by George R. Oberer, Jr., the President of Spring Meadows/Ridge Owners Association, Inc., an Ohio nonprofit corporation, on behalf of the corporation.

Barbara Gainey
Notary Public

This Instrument Prepared By:
NGT Developers, Ltd.
2800 East River Road
Dayton, Ohio 45439
(937) 278-0851

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BARBARA GAINEY, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 6, 2010

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DESIGN GUIDELINES FOR SPRING MEADOWS AND SPRING RIDGE

Residential structures in Spring Meadows/Spring Ridge will be planned and designed to achieve a traditional appearance. To assure that the buildings will maintain a high quality appearance over time, the buildings will utilize high quality and long-lasting materials (such as brick, stone, stucco type material, aluminum trim, vinyl and wood siding).

The Developer will establish a Design Review Committee for the purpose of administering these guidelines. The Design Review Committee, Developer or Seller is not reviewing plans and specifications for structural integrity, buildability on said lot, or compliance with any applicable codes all of which are the sole responsibility of the Owner.

The owner shall submit to the Design Review Committee for approval, approval with modification, or disapproval, two (2) sets of detailed building plans, site and grading plan with landscaping, material descriptions with color selections prior to closing. All reviews by the Design Review Committee are for aesthetics only.

CONSTRUCTION REQUIREMENTS - No resident building with less than the following designated square footage of finished living area above grade, exclusive of garage, porches and unfinished areas, shall be erected or placed on any Lot in the Phases, as noted.

Dwelling Size/Minimum Standards: All dwellings shall be used for single-family purposes. The minimum square footage of the dwelling shall be regulated as follows by their respective neighborhoods:

Spring Ridge Single Family lots: (Finished floor area above grade exclusive of garages, porches or unfinished areas): All homes shall be no less than 1500 sq. ft. above grade.

Spring Meadows Product A (aka 95' typical lots): (Finished floor area above grade exclusive of garages, porches or unfinished areas): All homes shall be no less than 2000 sq. ft. above grade.

Spring Meadows Product B (aka 70' typical lots): (Finished floor area above grade exclusive of garages, porches or unfinished areas): All homes shall be no less than 1700 sq. ft. above grade.

INTRODUCTION TO THE DESIGN GUIDLEINES - The Spring Meadows/Spring Ridge Design Guidelines have been prepared to help homebuyers, homebuilders, architects, and residents of the community not only understand, but also become active participants in this process to assure the long-term quality of the community. It is not the intent of these guidelines to review plans for structural integrity, life safety issues, code compliance or any technical applications, or to modify or restate the deed restrictions. The intent of this document is to provide a foundation for design, which will create a consistent character, quality, and value throughout the community.

CONFLICTS AND DISCLAIMERS - In the event of any conflict between the terms of the Design Review Guidelines, the Lot Purchase Agreement, and either the Declaration of Covenants, Restrictions, Easements and Liens for Spring Meadows/Spring Ridge, then the

Developer will resolve the conflict, in its discretion, with primary reliance on the Covenants and Restrictions.

DESIGN APPROVAL PROCESS - The Design Review Committee must review every proposed new home in Spring Meadows/Spring Ridge before construction can begin. To assist you in understanding this review, the Development Guidelines have been developed. These guidelines provide a basis for review of plans by the Design review Committee, and serves as a checklist for you to insure all design elements have been considered in the creation of your home. Any questions in reference to the Design Guidelines should be submitted to the Design Review Committee through your builder or architect. Builders who contract to purchase multiple lots at one time or on a take down schedule will be allowed to submit a group of plans and color combinations for blanket approval on all their lots. This approval will be regarding the design of the house and color selections not specific site approval. The following is an outline of the steps involved in the design approval process.

Step One: Preliminary Architectural Review - In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below. The Design Review Committee will review all design documents, sample materials, color chips and return one set of plans to the Participating Builder within 15 days with the appropriate comments.

General Drawing Requirements

Drawing Size: 11" x 17" (or larger) Blue line, including Owner's Name, Builder's and Architect/Designer's name, Lot Address, Date of Drawing.

Note: It is recommended that the owner submit a preliminary plan for a pre-review prior to proceeding with final construction plans and engineering. Participating Builder must submit three (3) building sets of specifications and specific color and manufacturer selections.

Design Review Application Form
Site Plan with Topography (also see Landscape Plan)
Scale: 1" = 20' or 1" = 40'
Property Lines
Building Setback Lines
Easements
Right of Ways
Driveways (location and material proposed)
Patios/Decks (indicate material proposed)
Walkways (indicate material proposed)
Pools
Pool Pumps, Heater, and Equipment
Culverts

Drainage Plan
Proposed Retaining Wall
Dwelling Perimeter (1st/2nd Floor)
Roof Line/Overhang
Topography (finish and existing grades)
Equipment
Lighting

Landscape Plans (also see Site Plan)

Scale: 1" = 20' or 1" = 40'
Topography
Drainage
Easements
Right of Ways
Existing Trees (8" diameter @ 3' above grade)
Plant Material
Surface Material
Exterior Lighting Details
Transformer Location
Electric and Gas Meter Location
House Plans
Exterior Elevations (4 sides)
Roofing, Facades, Fascia, trim, Windows, Doors, Garage Doors

Note: Materials, Types, Specifications and Finish of each are to be noted on plan.

Floor Plans (square footage of heated areas, porches, garages and unfinished areas must be noted on floor plans)
Color Chips (Exterior)
Patio/Decks: materials, finish
Fences/Walls: structure, materials, finish
Screen enclosures: structure, materials, finish
Mechanical equipment: location and screening details
Exterior lighting details: lamppost and floodlights
Driveway: materials, finish
Exterior light fixtures

Detailed specifications, material selections and color selections stating specific manufacturer. Material samples, product photos, and color chips are to be submitted upon request.

Step Two: Submission of Plans to Appropriate Building Department - Participating Builder submits approved plans to the Building Inspector and any other such agencies having jurisdiction for required permits.

Step Three: Final Architectural Compliance Review (As Built) - The review of home and proposed landscaping will be reviewed upon completion for compliance. Pending full

compliance with proposed design, specifications, and materials, and subject to the terms of the Lot Purchase Agreement, performance deposits will be refunded less review fees.

Design Document Changes - The Participating Builder must notify the Design Review Committee prior to making any significant or material changes to the approved plans. A letter with applicable support data (as required) must be submitted to the Design Review Committee for the file. Any major deviations (as determined solely by the Design Review Committee) may require full Committee approval prior to commencement of changes. The Design Review Committee reserves the right to inspect construction in progress for conformance with approved design documents and Applicants agree to cooperate fully with members of the Design Review Committee at all times.

Additions and Remodeling - It is required that all plans for remodeling or additions that alter the exterior appearance of any permanent structure or home-site be approved by the Design Review committee. All of the requirements and guidelines in this document, as well as applicable governmental approvals, apply to these types of improvements.

The participating builder must go through the same 3-step process as it relates to each individual remodeling or addition. Decks, patios, and landscape walls are examples of additions.

DESIGN REQUIREMENTS

Landscaping and Irrigation - Landscape must be not cost less than 3% of cost of lot as a minimum excluding irrigation or seed. All easements and right-of-ways shall be landscaped in conformance with easement limitations and must be included in your landscape design. All homes must be fully landscaped and maintained – front, sides and rear. Front and side yards at a minimum must be sodded. If the rear yard is seeded, the seeding must be completed within 60 days of the house closing/house completion or as soon as weather permits if the home was completed in the winter months. Existing tree line and proposed tree preservation areas with a diameter of 8 inches or more (measured 3 feet above grade outside the building pad) must be noted on the site plan and landscape plan. Specimens scheduled for removal must be included on plans tagged with final stakeout. In no case shall trees with a diameter of 8 inches or more (measured 3 feet above grade outside the building pad) be removed without approval. All Applicant and Participating Builders shall make a diligent effort to protect all remaining trees during construction, to provide staked-off areas to protect root systems from heavy vehicles and equipment, to install tree wells, and to take other precautions in cases where fill is required around trees. If provided for in the Lot Purchase Agreement, trees to be planted between the curbs and sidewalk may be required per the street tree-planting plan. The number of trees and species per lineal footage of street frontage are noted on the landscape plan for each home section. Street trees may be shown on the stage-two development plan and may be shown on the master landscape plan. Typical lots will be required to plan at least one “street tree.” Some lots, such as corner lots may require two or three street trees. The species and size of the “street tree(s)” will be Oak, Maple, or Birch and a minimum of 2”. Each owner will be required to pay for the professional installation of the Developer-required “street tree(s)” on each lot at the time of installation of landscaping for their respective lot. Each lot owner will be responsible for the maintenance of lawns and “street tree(s)” even when such plans may be located within the public

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right-of-way. Builder/Buyer is responsible for obtaining and complying with an NPDES permit from Ohio EPA, and maintain a control plan for erosion and sediment control in accordance with all Federal, State, and Local laws, rules and regulations during the construction period and until all landscaping, grass seeding or sodding is in place.

Utilities - Applicant shall be responsible for all utility services from point of utility company connections underground to the Applicant's home. All utilities shall be underground except temporary electrical service for homes under construction.

Note: Utilities must conform to the Greene County and Beaver Creek Township Zoning Department requirements.

Accessory Structures – Dog Houses and Dog Runs shall not be permitted. Tool sheds (100 sf max) shall not be permitted without prior approval of the DRC. A maximum of one shed per lot will be considered. Sheds must be built on a foundation and be of typical wood frame construction with exterior materials and design standards that comply with these design guidelines. Shed colors must match the primary residential structure on the lot including the roof. Outside antennas and satellite dishes shall not be permitted unless 18" or less and not in view. Satellite receivers are prohibited in front and side yards. Such devices may be installed in the rear yard or on the house if not visible from the street with approval of the Design Review Committee. Such approval shall be conditioned upon compliance with such conditions regarding location, screening and size, as the Design Review Committee shall deem reasonable. Maximum size of the unit will be 18" in diameter. No clotheslines shall be allowed.

HOMESITE

Site Qualities - Identify the natural qualities of the site, and decide what they are and how they should be used. Attempt to preserve the trees, rock outcroppings, and scenic areas, use the views, recognize the slopes and drainage patterns. Position your house on the site to minimize the change in existing grades and contours. During construction, protect trees or natural areas with the use of snow and silt fences. Leave ravine areas natural and undisturbed; never fill with dirt or debris. Do not remove trees or natural features before final approval of plans and specifications.

Grading - Builder/Buyer is responsible for staking out property limits and providing building construction staking. Final grading must be according to approved site plans, and prior to seeding, sodding or landscaping and following the grades identified on the grading plan. All drainage swales shall be maintained as shown on the developer's grading plan. Builder/Buyer shall set all finish grade evaluations in accordance with the grading plan for the subdivision. When trees or other such elements are to be preserved, they will determine the level of grading in their immediate vicinity. Retaining walls, terraced banks, and planted slopes should be considered as part of a grading plan. Applicant shall be responsible for grading and surface drainage so that surface run-off will not adversely affect adjoining properties. Applicant shall provide construction devices, stepped terraces, or other forms of erosion control.

Drainage - Drainage is often a major problem for the new homeowner, often forgotten and seldom completely solved before the first big rain or spring thaw forces action. On sloping land, each neighbor receives water from those above him and deposits water on those below. Therefore a pattern of compulsory mutual responsibility is established. The acts of excavating or filling, or destroying the natural vegetative cover, or of building impervious roofs, or paved surfaces, increases the amount of surface run-off and change its direction and concentration. Storm water from building and pavements on each site shall be directed by pipe or swale to the street, the nearest storm sewer, or natural waterway. Sump pumps may not be permitted to connect into down spout lines (if applicable). Storm water originating from the natural watersheds of adjacent property shall be accommodated and transmitted through your site to an existing outlet. It is required at Spring Meadows/Spring Ridge to control storm water and sedimentation both during and after construction. The following guidelines will help with this process. Builder/Buyer shall leave all sanitary sewer manholes (if applicable), storm sewer manholes, main water line boxes and water tap box uncovered and exposed to finish grade after sodding and seeding of the yard or installation of driveways. Builder/Buyer is responsible for securing and paying all individual zoning permits, sewer (if applicable) and water tap-in fees, building and other associated fees. All buildings will be completed at a finished floor elevation compatible with its surroundings.

Topography - The land at Spring Meadows/Spring Ridge varies in elevation from level to sloping. Therefore, such design elements as mounding, retaining walls and the stepping of slopes should be considered in properly developing your site. These elements should naturally blend with your site and enhance the existing features of the land.

Outdoor Living Area/Swimming Pools/Screen Enclosures - Swimming pools shall not be permitted on the street side of any residence. No above ground pools are permitted. In-ground pool and tennis court fencing must receive Design Review Committee approval. Screen enclosure material and colors must be approved by the DRC. Pool enclosures must be neutral in color. Wrought iron type fence is recommended for all homes. All outdoor recreational devices (sandboxes, swing sets, swimming pools, basketball backboards, lawn games, etc.) must be approved by the Design Review Committee prior to installation.

Mailboxes - The Design Review Committee requires the installation of a standardized mailbox prior to final site inspection and release of the Lot Development Deposit (LDD). The Design Review Committee has approved a model/design for the mailbox. The procurement and payment for the mailbox and its installation is the responsibility of lot owner/builder.

Walls and Fences - Walls and fences are considered an extension of the architecture of the residence. They are used to make transitions between the mass of the architecture and natural forms of the site. All walls and fences shall be designed to be compatible with the total surrounding environment and shall not block natural views. Fences, walls and hedges are considered design elements to enclose and define courtyard, to extend and relate the building forms to the landscape, and to provide security and privacy to the property. Although it is encouraged that homeowners add trees and shrubs to their yards, the installation of row like planting will be discouraged. No fence or wall shall be installed on any portion of the lot that is closer to the street than the primary rear wall of the residence on the lot.

The Design Review Committee prior to installation must approve all walls and fences. It is recommended that walls be made of solid masonry. Fences should be vinyl, ornamental aluminum or wrought iron type, split rail (vinyl or wood), or picket type (vinyl or wood). Any approved wood fencing will be required to be adequately maintained or shall be removed by the owner within 30 days of notice and failure to correct any maintenance issues. Chain link fencing will not be permitted within the community. All fence posts shall be located on the inside of the fenced area. Maximum height for walls and fences (depending on type and style) is 6' above grade. In general, fencing above 48" will not be approved unless they are privacy or required by code. Privacy fencing will only be allowed when used to screen a pool, hot tub, or patio area. Privacy fencing shall not be used to screen the entire rear yard. The Design Review Committee will review requests for adjustments to height material usage on a case-by-case basis.

Retaining walls that attach to the residence should utilize the same materials that the wall comes in contact with. All retaining walls shall be made from stone, brick, landscape ties or other approved materials. The Design Review Committee must approve final design and materials.

Fencing is permitted, however, an illustration, sample of the fence, site plan, landscaping and color information must be submitted to the Design Review Committee.

1. Attempts to establish property lines through individual fencing are not acceptable. Every effort must be made to retain the feeling of open spaces.
2. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads. Fencing and walls on double fronting lots must adhere to the building setback requirements. No fence or wall on these lots will be allowed to extend beyond the plane of the house. Placement and design should not block neighboring views.
3. A survey and staking is required before performing work near property lines.
4. Neighboring lots shall share any fence erected between any two lots. The owner of an existing fence must allow their neighbor to connect to that fence along a shared property line should that neighbor desire to erect a fence. Two fences running side by side along a shared property line will not be permitted. Example: The owner of lot 2 erects a fence along the property line shared with lot 3. If the owner of lot 3 decides to erect a fence as well, the owner of lot 2 must allow the owner of lot 3 to connect to their fence if the owner of lot 3 desires rather than erect another fence side by side along the property line.

Refer to Covenants & Restrictions for any additional requirements.

Play Equipment - To create a harmonious order, minimum design standards are established for all play equipment. All play sets including swings, forts and climbers must be constructed of natural materials. Tenting is permitted on the play sets but must be neutral, green or blue in color. Harsh primary or neon colors are not permitted. A Design Review Committee approval is

required of all play sets. The applicant must submit a representation of the equipment proposed along with a plan of the lot that locates the placement of the proposed construction. Landscape screening of the equipment may be required by the Committee to reduce views from roadways and adjoining properties. Basketball courts are permitted as long as the goal is located behind the projection of the front plane of the house and have a permanent, freestanding nature. Residents with front load garages may have a permanent, freestanding basketball goal that is perpendicular to the street. Portable goals are permitted as long as they are stored within the structure when not in use. In all cases, poles must be black or white in color, with clear, white or grey backboards exclusive of ornamentation. Roof or wall mounted backboards are not permitted. Applicants must submit a plan of the lot with the proposed location of the pole to the Design Review Committee for approval. All play equipment shall be placed to the rear of the residence. All play equipment including basketball goals must be maintained. Any item that becomes damaged or broken must be replaced, repaired, or removed within 30 days of notification by the Design Review Committee. Lighting of play equipment including basketball goals shall not be permitted. Use of play equipment and basketball goals shall be during reasonable hours depending on the season. In general, use shall be limited to the hours of 10 am to 10 pm. The Declarant reserves the right to set different hours in the event that use creates an unreasonable disturbance.

AUTOMOBILES

Garages - Carports are not permitted. Garages will accommodate not less than two vehicles. Only panel or flush type garage doors shall be permitted (wood or steel). Garages should be designed so that the structure will not dominate the elevation. The garage should blend or be integral part of the overall design. Outside Storage of recreational vehicles, boats, campers, trailers and other similar vehicles on a permanent basis, on any portion of the lot or street is prohibited. Permanent is defined as exceeding 72 hours.

Driveways – Driveway approaches and public sidewalks shall be constructed of concrete. Driveways, private walks, and patios shall be concrete, pavers, or similar material or as approved by the Design Review Committee. Asphalt drives will be considered by the DRC on a case-by-case basis. No street-side parking areas may be created by extending any portion of the street pavement. No overnight business vehicle or equipment parking shall be permitted outdoors; including RV's and boats for more than 72 hours within any consecutive seven-day period. Builder agrees to set all finish grade evaluations in accordance with the grading Plan for the subdivision and to install the driveway.

Exterior Lighting - All proposed exterior lighting shall be detailed on the final Landscape Plan. No exterior lighting shall be permitted which in the opinion of the Design Review Committee would create a nuisance to the adjoining property owners. No exterior light fixture shall be allowed to exceed 75 watts total per fixture. Lots adjacent to The Ohio Department of Natural Resources and Beaver Creek Wetlands Association properties shall not be permitted to use lighting sources, individual or combined, that emit in excess of one (1) foot candle at the property line. All exterior lighting fixtures and locations are to be approved by the DRC. Builder/Buyer shall install one pole mounted exterior light in the front yard as approved by the Design Review Committee. All exterior pole mounted lighting shall be controlled by a

photoelectric cell. The placement of all exterior area lights shall be reviewed and approved by the Design Review Committee and shall be metered to the single-family residence constructed on the Lot. Refer to the Covenants & Restrictions for any additional requirements.

YOUR HOME

Character - Although Spring Meadows/Spring Ridge does not limit to particular styles of homes, the following are recommendations for design to insure Design Review Committee approval. Design and elevations of all four sides (front, sides, & rear) should have symmetry, consistent use of materials, and rhythm of design, details and materials for each elevation

Roof Pitch/Roofing Materials - Roofs should slope at a minimum pitch of 6-12 unless otherwise approved. Recommended roof-surfacing materials are asphalt shingles, cedar shakes, cedar shingles, natural slate, tile, and copper seamed roofing. Gutters and downspouts are required. Flat roofs shall not be more than 10% of the roof area. Flues, roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible.

Exterior Materials - Most earth-tone colors work well in tying together the continuity of buildings. The intent is for individual houses to blend into the total image. Roof colors should not contrast sharply with the rest of the house. The selection of exterior materials shall be harmonious with the architecture of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic material. Depending on specific applications, the following materials have been approved by the Design Review Committee.

Wood (cypress/cedar/redwood): cedar shake, lap siding, cedar shake (roofs) tongue and groove siding or other hardboard/cementous siding with approval of the Design Review Committee. No T-111 or similar type panel siding will be allowed.

Vinyl/Aluminum: Vinyl lap siding, vinyl shakes, and trim. Aluminum trim and overhang materials, No aluminum siding.

Stucco: (Approval subject to application, texture, and use of other Primary, secondary or decorative treatments.) External Insulated Finish System EIFS

Masonry: Natural and synthetic stone or brick.

Windows: Wood frame, aluminum or vinyl clad, Aluminum, or Vinyl.

Doors: Front doors and sidelights will be wood frame with wood, steel, fiberglass, and/or glass door panels. Alternate front door styles will be considered by the DRC on an individual basis.

Garage Doors: Wood or Steel garage doors are suggested.

The following exterior materials are not approved for construction: concrete block (except for sub-surface wall); fiberglass; logs (imitation or otherwise except for landscaping purposes); fiberglass garage doors; and certain types of imitation stone and brick; fiberglass or asphalt shingles used as siding. High quality simulated stone and brick from natural materials will be considered on their own merit by the Design Review Committee, but are subject to disapproval. Exterior colors that, in the opinion of the Design review Committee, would be inharmonious, discordant and/or incongruous shall not be permitted. The Design Review Committee shall have final approval of all exterior color submittal. Each applicant must submit to the Design Review Committee as part of Final Architectural Review, a color board showing the color of the roof, exterior walls, shutters, trim, gutters and down pipes, etc. Predetermined color combinations may be pre approved by the DRC. A color board with manufacturer's name and number, with color/material "chip" and location of same, of 8-1/2" x 11" or 8-1/2" x 14" size shall be provided if requested. Should color or materials be revised prior to completion, contractor shall update (modify) that reference file. It is required that all exterior finish materials be consistently applied to all sides of the building.

Patios, Terraces and Decks - The design of outdoor living spaces must be approved by the Design Review Committee.

Meters and Equipment - Utility meters and air conditioning equipment must be located only in the side or rear yard, unless the Design Review Committee gives a site specific design exception due to the architectural character of the home and all improvements are screened from public view. Pool equipment may be allowed in rear yards only after proper location and screening has been approved by the Design Review Committee. Mechanical equipment shall be located in such a manner as to minimize offensive noises, odors and appearances to adjoining properties. Equipment shall be located on the appropriate drawings and documents. All plumbing vents, flue pipes, and roof ventilators shall be installed with no visibility from any street side of the home where possible.

Refuse and Storage Areas - Garbage and refuse shall be placed in containers and shall be capped or contained in such a manner they are inaccessible to animals. These containers shall be concealed within the homes or screened by landscaping sufficient to ensure that they are not visible from the street.

GENERAL COMMUNITY STANDARDS

Temporary Improvements - No temporary building or structure shall be permitted except for trailers, barricades, trash receptacles or portable toilets as may be approved or required by the Design Review Committee. The existence of these structures will only be permitted during the construction period for a permanent improvement.

Site Cleanliness - Builder/Buyer is responsible for all mud and debris left on each lot or tracked onto the streets, or any damage to Declarant improvements, by employees or subcontractors during construction. Declarant may require the Builder/Buyer to deposit up to Twenty-five Hundred Dollars (\$2,500.00) additional, for the purpose of bonding or insuring these requirements during construction. Upon completion of construction and favorable inspection of Declarant improvements, as determined by the

ARC, the Twenty-five Hundred Dollars (\$2,500.00) LESS any amount incurred by the Association for street cleaning will be refunded. All sites must be kept free of loose debris and other non-indigenous waste materials. During construction, the builder is required to maintain a trash receptacle of sufficient size to contain all debris from the project, and to cause the removal of the trash periodically in order to avoid overloading the receptacle to the point the debris projects above the top rim. During the construction period it is critical that all loose debris be contained on a daily basis and that no debris is allowed to blow onto adjacent home sites.

Signs - The installation of signs other than those specifically approved by the developer, are strictly prohibited. This signage restriction includes but is not limited to builders, subcontractors, realtors, lender, architect and suppliers. Standardized community and model signs benefiting the Developer and Featured Builders for the development are permitted. Signs of a temporary nature that advertise the development of the community or model homes shall be removed when 100% of the lots have been sold to homeowners. Model home signage shall be removed sooner if the model home is closed or sold. Temporary signs on individual lots advertising the builder shall be removed when the home has been transferred to the homeowner

Coordinate With Your Neighbor - Create privacy for you and your neighbor by carefully locating and coordinating the private spaces of your home. When possible, use common screen walls or fences to help each other create privacy. Think about where you place your windows; avoid windows that “look into” your neighbor’s windows.

**SPRING MEADOWS/SPRING RIDGE
PLANS APPROVAL SUBMISSION FORM**

Applicant: _____
Applicant Address: _____
Daytime Contact Number: _____
Lot Owner: _____
Builder: _____
Architect/Designer: _____
Landscape Architect/Designer: _____

This Submission For:

Send three (3) sets of plans to:

- Preliminary Design Approval
- Final Design Approval
- Landscape Approval
- Additions, changes, and remodeling
(\$100.00 due upon submission)

NGT Developers
c/o Oberer Land Developers, Ltd.
2800 East River Road
Dayton, Ohio 45439

It is not the intent of these guidelines to review plans for structural integrity, like safety issues, code compliance or any technical applications, but only for design intent and character, consistent to the community.

Building Program: All house plans must bear an Architect or Residential Designer's name.

- Standard House Plan -- show details of any variation from standard plans
- Custom/Architect Designed
- Other

Finished Livable Square Footage (each level)

First Level: _____
Second Level: _____
Lower Level: _____
Attic/Bonus: _____

Total: _____

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This Design Review Application shall be submitted for both Preliminary Design Review and for Final Design Review. This application serves (1) as a checklist to help in the consideration of the many decisions that will affect the design of your home at Spring Meadows/Spring Ridge and (2) to provide the Design Review Committee with the required basic data needed for proper understanding. This application is to be used in conjunction with the Spring Meadows/Spring Ridge Guidelines.

Design Data

The following items must be considered in the preparation of the above document. Check off all items that have been implemented into your design.

1. Site Design

a. Lot Type (Check all that Apply)

Open Level Wooded Sloping

b. Driveway

Straight in from street

Curve in from street

Per attached site plan

c. Home Orientation

Private areas have been coordinated with neighboring lots: Yes No

Home is oriented:

Parallel to street

At an angle to street

Home is set on site so that it does not "line-up" directly with others

Garages Orientation:

Right Left Courtyard

2. Site Qualities - Indicate on site plan or grading plan:

Trees to be removed – area

Areas to be preserved (no debris to be placed in ravines)

Views to be used (indicate direction with arrow)

Existing rainwater drainage pattern noted

Rainwater control during and after construction

Side and backyard grade differentials have been coordinated with neighboring lots

Downspout drainage lines located

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3. Home Design

a. Type of Home

- One story One and one-half story
 Two story Other -- Describe _____

b. Roof Form

- Gable Roof Other -- Describe _____
Roof Slope -- Describe (10/12, etc.) _____

c. Roof Features

- Dormers Other -- Describe _____
 Varying eave heights
 Varying ridge heights _____
 Roof fans, vents and flashing (except copper) will be painted to match roof.

d. Exterior Walls

- All exterior walls same material
 Exterior walls combine different materials (brick, wood, etc.). Show transition detail with elevations; corner board, edge board, etc.

Special details (indicate on elevations)

- Bay windows Balconies/Railings Skylights
 Other -- Describe _____

e. Windows

Manufacturer _____ Trim Color _____

Type:

- | | | |
|---|-------------------------------|--------------------------------------|
| <input type="checkbox"/> Casement | <input type="checkbox"/> Wood | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Horizontal sliding | <input type="checkbox"/> Wood | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Double Hung | <input type="checkbox"/> Wood | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Fixed | <input type="checkbox"/> Wood | <input type="checkbox"/> Other _____ |

Same window type used on all sides of home? Yes No

Are you using divided light or grill? Yes No

- Built-in Clip-in

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Are you using storm windows? Yes No

Wood Color-coated metal

Are you using shutters? Yes No

State shutter material _____

f. Doors

Entrance Door Material

Stained Painted Other – Describe _____

Storm and/or Screen Door (type):

Wood Stained Painted Color-coated metal

g. Garage Door

Flush overhead Stained Painted Natural Wood

Paneled overhead Stained Painted Natural Wood

Wood siding covered Stained Painted Natural Wood

Other-Describe _____

4. Building Materials and Color

a. Roof Materials

Asphalt shingles – color, style and mfg. _____

Hand split shakes Wood Shingles

Slate Tile

Gutters, Fascia and Rake board colors to be complimentary to the roof color.

b. Exterior Sidewall Material

Wood Type _____

Stone Type _____

Brick Type _____

Other- Describe _____

c. Colors – Indicate color locations on elevations.

Other colors

Siding Color _____ Brick Mfg. _____ Color _____

Trim Color _____ Roofing Mfg. _____ Color _____

Accent Color _____

5. Patios, terraces, Decks, Etc. (Locate on Landscape Plan)

Patio – Material _____ Color _____

Decks – Materials _____ Color _____

Swimming Pool:

Size _____

Pool Bottom Material _____

Pool Deck Material _____

Trellis

Basketball Backboard Located behind front line of house

Trash receptacles:

Trashcans and rubbish areas hidden from view by:

Keep trash in garage

Visually screened area – Describe _____

Entry Walk Material/Design shown on site or landscape plan.

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