



**DESIGN GUIDELINES
FOR
VISTA POINTE
at
RIVER'S BEND
VILLAGE OF SOUTH LEBANON, OHIO**

These guidelines have been established in order to insure that the design and construction process work in harmony with the existing natural features of the site and assure a commitment to quality in the development of Vista Pointe at River's Bend.

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THE VISTA POINTE at RIVER'S BEND CONCEPT

Vista Pointe at River's Bend is a meticulously master planned community for single-family residences located on approximately 107 acres in the Village of South Lebanon. The natural beauty, wooded settings, and vistas provide a rare opportunity to enjoy an unsurpassed living experience. Vista Pointe at River's Bend has recognized the importance of offering outstanding recreational and social amenities in creating a community of the highest quality.

Vista Pointe at River's Bend is dedicated to preserving the natural beauty of the land through good design practices, good management and controlled growth. This will ensure the long-term protection of each homeowner's investment, as well as maintaining the quality of the environment throughout the development.

INTRODUCTION TO THE DESIGN GUIDELINES

The Vista Pointe at River's Bend Design Guidelines have been prepared to help homebuyers, homebuilders, architects, and residents of Vista Pointe at River's Bend 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, Conditions, Restrictions, Easements and Liens for Vista Pointe at River's Bend, then the Developer will resolve the conflict, in its discretion, with primary reliance on the Covenants and Restrictions.

DESIGN APPROVAL PROCESS

Design Review

The Architectural Review Board (ARB) must review every proposed new home in Vista Pointe at River's Bend before construction can begin. To assist you in understanding this review, the Development Guidelines have been developed. These guidelines provide the basis for review of plans by the ARB, 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 ARB through your builder or architect.

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.

General Drawing Requirements

Drawing Size: 24" x 36" Blueline, including
Owner's Name
Builder's and Architect/Designer's name
Lot Address
Date of Drawing

Participating Builder must submit two (2) sets of construction drawings as follows:

1. Design Review Application Form
2. Site Plan with Topography (also see Landscape Plan)
 - Scale: 1" = 20'
 - Property Lines
 - Building Setback Lines
 - Easements
 - Right of Ways
 - Driveways
 - Patios/Decks
 - Walkways
 - Pools
 - Culverts
 - Drainage Plan
 - Dwelling Perimeters (1st/2nd Floor)
 - Roof Line/Overhang
 - Topography (finish and existing grades)
 - Equipment
 - Lighting

3. Landscape Plans (also see Site Plan)
 - Scale: 1" = 20'
 - 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
4. House Plans
 - A. 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.
 - B. Floor Plans
5. Color Chips (Exterior)
6. Patios/Decks: materials, finish
7. Fences/Walls: structure, materials, finish
8. Screen enclosures: structure, materials, finish
9. Mechanical equipment: location and screening details
10. Exterior lighting details: lamp post and flood light
11. Driveway: materials, finish

Material samples, product photos, and color chips are to be submitted upon request.

The ARB 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.

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)

A 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 ARB 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 ARB for the file. Any major deviations (as determined solely by the ARB) may require full Committee approval prior to commencement of changes. The ARB reserves the right to inspect construction in progress for conformance with approved design documents and Applicants agree to cooperate fully with members of the ARB at all times.

Additions and Remodeling

Every house addition or remodeling in Vista Pointe at River's Bend must be reviewed by the ARB before construction can begin. 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.

Fees:

ARB Approval

A. Architectural Review	
Landscaping Review	\$400.00
B. Changes to Approved Plans	\$100.00
C. Additions and Remodel Review	\$100.00

Please remit the fee to:

SABO DESIGN ASSOCIATES
550 Wards Corner Road, Suite 201
Loveland, Ohio 45140

Please include the "Lot # Vista Pointe" in the memo line.

(If questions, please contact Yvonne Johnson at Sabo Design 513-683-1236)

DESIGN REQUIREMENTS

YOUR HOMESITE

Landscaping and Irrigation

1. All easements and right-of-ways shall be landscaped in conformance with easement limitations and must be included in your landscape design.
2. Irrigation from wells shall not be permitted.
3. All homes must be fully landscaped and maintained – front, sides and rear.
4. 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 and tagged with the 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
5. All Applicants 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.
6. The following represents a guideline for landscaping and irrigation requirements:

As provided for in the Lot Purchase Agreement, trees to be planted between the curb 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.

Landscape and irrigation: 8% of cost of lot.

Utilities/Service Areas/Accessory Structures

1. Accessory structures, tool sheds, doghouses, or dog runs, shall not be permitted.
2. All playground equipment shall be placed to the rear of the residence
3. Outside antennas and satellite dishes shall not be permitted unless 18” or less and not in view.
4. A flagpole for display of the American Flag or other banners shall be permitted providing they are attached to a building, subject to approval of the size, placement, color, finish, and design.
5. No clotheslines shall be allowed.
6. All garbage containers, AC compressors, water softeners, pool pump equipment, etc., shall be located in rear yards or side yards behind the setback line and shall be screened or walled from front streets and adjoining properties.
7. Applicant shall be responsible for all utility services from the point of utility company connections underground to the Applicant’s home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment/gear shall be shielded by screening, walls, or landscaping.
8. Tennis courts and other sports courts and related equipment are not permitted except as otherwise approved in writing by developer.
9. Refer to the Declaration of Covenants & Restrictions for any additional requirements.

Note: Utilities must conform with the Village of South Lebanon Zoning Department.

Grading and Drainage

1. No bulldozing or clearing of trees shall be commenced until plans and specifications showing the nature, kind, shape, and location of work have been submitted and approved. Fill shall not be deposited at any location prior to approval. Cut or fill shall be replanted with plant materials, which shall blend with native vegetation.
2. All buildings will be completed at a finished floor elevation compatible with its surroundings.
3. 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. Downspouts shall be piped to the storm system and drainage shall be directed toward catch basins. Splash blocks are not allowed.
4. The use of 4” black corrugated plastic storm drain is prohibited. The use of 4” white PVC (2,500 lbs.) is required. Install 4” collector lines for drainage where required by the developer.

Outdoor Living Area/ Swimming Pools/ Screen Enclosures

1. Swimming pools shall not be permitted on the street side of any residence. No above ground pools are permitted.
2. Screen enclosure materials and colors must be approved. Pool enclosures must be neutral in color. Materials and color must be submitted for approval. Wrought iron type fence is recommended for all homes.
3. All outdoor recreational devices (sandboxes, swing sets, swimming pools, basketball backboards, lawn games, etc.) must be approved.

Mailboxes

1. Mailboxes or other similar receptacle design and specifications must be incorporated into final plans and will be uniform as designated by developer.

Fences

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. Placement and design should not block neighboring views.
3. A survey and staking is required before performing work near property lines.
4. All fences, including location and materials, must be approved by the Developer.
5. Refer to Covenants & Restrictions for any additional requirements.

YOUR AUTOMOBILE

Garages/Driveways/Exterior Lighting

1. Carports are not permitted
2. No street-side parking areas may be created by extending any portion of the street pavement.
3. No overnight business vehicle or equipment parking shall be permitted outdoors including RV's and boats.
4. All proposed exterior lighting shall be detailed on the final Landscape Plan. No exterior lighting shall be permitted which in the opinion of the ARB would create a nuisance to the adjoining property owners.
5. Where possible, access to corner lots shall be from the least traveled street
6. Side and rear entry garages only, unless otherwise approved by the ARB.
7. Refer to Covenants & Restrictions for any additional requirements.

YOUR HOME

Character

Although Vista Pointe at River's Bend does not limit to particular styles of homes, the following are recommendations for design to insure ARB approval.

1. Traditional styles of historical architectural identification, such as:
 - A. Colonial – Southern, Georgian
 - B. European – Country French, Country English
 - C. East Coast – Carolina Coastal, Hamptons
 - D. Arts Crafts, Bucks County
2. Massing and proportionality consideration is ultimately important with any style.
3. 4-Side designs will be reviewed
 - A. Symmetry
 - B. Consistent use of materials
 - C. Rhythm of design, details and materials for each elevation

Dwelling Size/Minimum Standards

All residences shall conform to the following standards:

1. All dwellings shall be used only for single-family purposes.
2. The minimum square footage of dwellings shall be regulated as follows by their respective neighborhoods:

Ranch homes	2,250 square feet
2-Story homes	2,850 square feet

3. Enclosed Garage: 2-car minimum.
4. Driveways: 16' minimum width at entrance to garage.

Roof Pitch/Roofing Materials

1. Roofs should slope at a minimum pitch of 10/12 facing gable unless otherwise approved. Recommended roof-surfacing materials are cedar shakes, cedar shingles, natural slate, tile, copper seamed roofing, fiberglass and asphalt shingles. Dimensional shingle is required with a 30-year guarantee. Gutters and downspouts are required and shall drain to underground drainage. Flat roofs shall be no more than 10% of the roof area.
2. All roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs.

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.

1. The selection of exterior materials shall be harmonious with the architectural motif 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 ARB:
 - A. Wood (cypress/cedar/redwood): cedar shake, lap siding, cedar shakes (roofs) tongue and groove siding or other hardboard siding with approval of the ARB.
 - B. Stucco: (Approval subject to application, texture, and use of other primary, secondary or decorative treatments.) External Insulated Finish System EIFS (Dryvit)
 - C. Masonry: Natural stone, brick, or cultured stone.
 - D. Windows: Wood frame (aluminum or vinyl clad); Premium vinyl clad with wider frame (Manufacturer and Series # must be provided for approval) must be separately approved in writing by the ARB. Divided light or grilles are recommended.
2. The following exterior materials are not approved for construction: aluminum or vinyl siding; 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 ARB, but are subject to disapproval.
3. Exterior colors that, in the opinion of the ARB, would be inharmonious, discordant and/or incongruous shall not be permitted.
4. No cantilevered chimneys. All chimneys shall have stone, stucco, or brick exterior finish.

The ARB shall have final approval of all exterior color submittal. Each Applicant must submit to the ARB as part of Final Architectural Review, a color board showing the color of the roof, exterior walls, shutters, trim, etc.

A color board with manufacturer's name and number, with color/material "chip" and location of same, of 8-1/2" x 11" size 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.

Patios, Terraces and Decks (on grade where possible)

The design of outdoor living spaces must be professionally coordinated and approved by a Landscape Architect with the design of every home.

Outdoor spaces, when designed to provide privacy, can be enclosed with planting fences, walls, or gently mounded earth.

DESIGN RECOMMENDATIONS

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.

Topography

The land at Vista Pointe at River's Bend 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.

Grading

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.

Graded portions of lots outside the buildable area shall be kept near existing grade.

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, increase the amount of surface run-off and change its direction and concentration.

Storm water from buildings and pavements on each site shall be directed by pipe or swale to the street, the nearest storm sewer, or natural waterway. Sump pump may not be permitted to connect into down spout lines. 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 Vista Pointe at River's Bend to control storm water and sedimentation both during and after construction.

Setbacks and Side Yards

Building setbacks are flexible at Vista Pointe at River's Bend within the minimum requirements set by zoning. It is the intention that homes have varied setbacks, not "lined up" as in a subdivision, and be carefully sited in more random order where trees and topography indicate. Side yard setbacks will vary according to lot size.

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.

AUTOMOBILE

Driveway

The ideal driveway links strongly with the front entrance, making it easy for a person to use the front door before reaching the rear. This concept makes the driveway part of the entry garden, partially enclosing it with shrubs or a wall creating a real "auto entrance". Special driveway paving is encouraged (brick, combination brick, textured concrete, etc.). On sloping lots, "sunken" or cut-in driveways should be considered. On flat sites, mounding may be considered to help driveways blend with their sites.

Access from the street should be as easy and direct as possible, but often the straight-line drive makes the garage overly important. Ideally, garage doors are screened with planting. Curved driveways and driveways to detached garages at the rear of homes are possible.

Garage

Place your garage so that the door does not dominate your house. Set it back from the main face of the house, curve the driveway, and enter from the side or rear. Side entry garage shall be required unless otherwise approved.

Detached Garages/Pool Houses

These structures shall be considered as part of the house. Materials and design shall be of like style as the house. Additionally, these structures must follow setback requirements and not obstruct view as previously outlined