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STATE OF OHIO, MURKINUM COUNTY
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Donald Knecht 1502

RESOLUTION OF
THE ARCHITECTURAL REVIEW BOARD
OF THE COLONY NORTH COMMUNITY

Pursuant to the Declaration of Covenants and Restrictions (the Declaration) dated December 22, 1976, and recorded in Deed Book 747, Pages 139 through 167, the Architectural Review Board of the Community of Colony North hereby takes the following action, to-wit:

THAT, WHEREAS, Section 4 of the Declaration establishes an Architectural Review Board (the Board) and Section 4 subsection (b) sets forth the powers and duties of the Board; and

WHEREAS, Section 4, subsection (b) 4. provides that the board shall adopt architectural standards subject to the confirmation of the Board of Trustees; and

WHEREAS, the Board wishes to adopt a resolution providing for architectural standards.

NOW, THEREFORE, be it hereby resolved that the architectural standards for the Woodlands at Colony North, as set forth on Exhibit "A" hereto attached, be and they hereby are adopted, subject to the approval of the Board of Trustees (Trustees), for use by the Board in regulating the external design, appearance and location of the properties in and the improvements thereon in all of the Plats of the Woodlands at Colony North, and that this resolution shall be in full force and effect upon the approval of the same by the Trustees, and that it be placed in the book of resolutions of the Colony North Community.

Dated this 31 day of May, 1990.

Brad Stubbs
BRAD STUBBINS

Harry Knecht
HARRY KNECHT

Durbin Dunzweiler
DURBIN DUNZWEILER

Lou Edwards
LOU EDWARDS

James Thompson
JAMES THOMPSON


The Architectural Review Board

ResoARB
A/js/d#22


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APPROVAL BY THE BOARD OF TRUSTEES OF
THE COLONY NORTH COMMUNITY

The undersigned, upon due consideration of the within resolution by the Architectural Review Board adopting architectural standards dated May 31, 1990, do hereby approve and confirm the same.


RAY OMEN


JAMES THOMPSON


HARRY KNECHT

The Board of Trustees

ResoARB
A/js/d#22

ARCHITECTURAL STANDARDS FOR
THE WOODLANDS AT COLONY NORTH

1. Building materials for new homes shall consist of the following:
 - a. Natural color brick
 - b. Natural color stone
 - c. Natural color stained or painted wood
 - d. Stucco may be used in conjunction with a, b, and c approved, but stucco is not to be the predominant external building material.
 - e. Natural log homes will not be permitted in the Woodlands.
 - f. Other colors with board approval, i.e. Williamsburg Blue, etc.
 - g. Buildings in Plat 5 of the Woodlands shall be either brick, stone or frame.

The above colors shall be constructed to be those that are normally found in an unfinished state. Wood, however, may be stained or painted a darker color but shall be that which is normally perceived as an earth tone.

During the course of performing normal maintenance on existing residences, owners are required to conform to guidelines established for new construction concerning external color selection.

2. When the home is completed, there shall be no unfinished block, or in the case of poured concrete basements, no unfinished concrete exposed.
3. Roofs shall be composition or wood shake type material and shall be earth tone in color. There shall be no roofs which have as a predominant pitch less than 4:1 pitch.
4. Home size must be at least 1800 square feet in the case of a single floor residence. One and a half and 2 story homes shall also contain a minimum of 1800 square feet of living space. This square footage does not include garage, decks, or heated enclosed porches. Homes in Plat 5 of the Woodlands shall be a minimum of 3000 square feet on the first two floors.
5. Modular or prefabricated housing is not permitted. Roof lines should be broken in some manner that interrupts a continuous roof line.
6. Windows must be painted, stained, or covered with earth tone colors. Garage doors must be made of a material or covered with a material that blends with the home, with no glass windows permitted in the garage doors.

7. The builder must maintain the maximum number of trees. Plans must be submitted to the Architectural Review Board for approval. After approval of plans, the site must be staked out in such a manner as to retain all possible trees. This staked-out area shall be inspected by the Board and approved prior to cutting any trees or starting actual construction.
8. Basketball goals shall be permitted if they are erected behind homes and not visible from the street. On new plans, the location of an intended goal shall be indicated on said plans. For any basketball goal which is visible from the street, it is necessary that the basketball pole be painted a dark brown color. The backboard must be either a dark brown or of clear plexiglass. The only exception to this would be where some other trim color is used, for this to blend more appropriately with the home in question. Any color other than a dark brown color for the basketball backboard and pole must be approved by the Architectural Review Board.
9. Above ground swimming pools and satellite dishes are not permitted.
10. Fencing must be of natural construction and color, with prior approval by the Architectural Review Board before construction.
11. Within 12 months after ground has been broken for construction, the approved home shall be completely sided and finished so that the exterior is in accordance with the approved plans and specifications for that home. At that time, the lot shall be cleared of all building debris, and the lawn shall be graded and seeded.
12. Landscaping plans are to be submitted to the Architectural Review Board for approval before landscaping begins.
13. Driveways shall be of concrete construction.
14. Any variance of any of the aforementioned resolutions must be approved unanimously by the Architectural Review Board and owners of all contiguous property to the home site in question.

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Standard
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