

THE ESTATES OF PARAGON

As Amended
30 October 2017

Architectural Standards and Requirements

These Architectural Standards and Requirements (“STANDARDS”) are issued, modified, and amended pursuant to Section 5.05 of the Declaration of Covenants, Conditions and Restrictions for The Estates of Paragon, recorded at Microfiche # SP-I-04-100777 0063 of the Deed Records of Montgomery County, Ohio. All terms defined in the DECLARATION shall have the same meaning herein as in the DECLARATION. In no event, shall the provisions contained herein be interpreted to limit the provisions of the DECLARATION in any fashion.

These STANDARDS are intended to give direction to BUILDERS, OWNERS, and their respective representatives to help fulfill the objective of creating, enhancing and ultimately preserving a community of fine homes. By establishing high standards for "The Estates of Paragon" the OWNERS will benefit from greater enjoyment and pride of residence and neighborhood, and, we believe, from greater financial appreciation of their RESIDENCES.

The BOARD recognizes that the design of a single family home is a personal expression of one's values and preferences. It is not the intent of these criteria to dictate particular architectural styles or other design details to BUILDERS, but to establish standards for the protection of all OWNERS.

The STANDARDS shall be the minimum requirements for construction and design and are subject to amendment by the BOARD at any time, in its sole discretion.

The STANDARDS shall be made available to any BUILDERS upon request.

Residences:

- a. Square Footage: The square footage must be approved by the BOARD. Consideration will be given (front yard, side yard and rear yard) to design and elevation. Approvals will not be granted for RESIDENCES with less than 3,000 square feet when the RESIDENCE contains a basement, nor less than 3,500 square feet when the RESIDENCE does not contain a basement.
- b. Garages: All garages shall be attached to the RESIDENCE and shall be large enough to house a minimum of two (2) full size cars, but not more than (4) full size cars. All garages must be designed and constructed as an attached structure to the main living area of the RESIDENCE.
- c. Chimneys: The exterior of all chimneys must be brick, stone, dryvit, or stucco. No metal flues or vents shall be exposed in any manner so as to be visible from other LOTS or from any street. All exposed portions of metal flues and vents that are permitted shall be painted.
- d. Roofs and Shingles: All roofs on single story RESIDENCES must be a minimum of 8/12 pitch. All roofs on all other RESIDENCES must be a minimum of 7/12 pitch. Lower pitch roofs, however, may be approved by the BOARD, if the BOARD determines in its sole discretion that the design is compatible with the architectural integrity, harmony and general aesthetics of the community.

All shingles and their colors must be approved by the BOARD.

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- e. Windows and Siding: No aluminum frame windows will be permitted on any RESIDENCE in the community, except for solariums or sunrooms. No aluminum siding or vinyl siding is allowed. The type of windows and design must be approved by the BOARD.
 - f. Minimum Building Set Backs: All building setbacks (front yard, side yard and rear yard) must comply with the zoning regulations of the Washington Township.
 - g. Elevations: First floor plan elevation must be consistent with the development grading plan. Each OWN'ER shall submit for approval by the BOARD a proposed plan for grading and drainage.
 - h. Exterior Colors: The color of all external portions of each RESIDENCE, including, without limitation, the color of all paint, stain, metal, roofing and concrete must be approved by the BOARD. Without limitation, the foregoing approval requirements apply to siding, trim, overhangs, decks, patios and all other external improvements to any LOT.
 - i. Floor Plans: All floor plans will include a minimum of three (3) bedrooms and two (2) baths.
 - j. Other Criteria: All other aspects of the plans and specifications and all other improvements on any LOT must meet these STANDARDS and the requirements of the DECLARATION.
 - k. Satellite Dishes: All satellite dishes are subject to approval by the BOARD (i.e. size, location).
- II. Other Improvements: In addition to providing careful attention to the design of the individual RESIDENCE, it is the further objective of these STANDARDS to assure high standards for all other improvements that will be installed by BUILDERS and OWNERS on each LOT.
- a. Landscaping: Each owner must submit a Landscaping Tree Preservation and Clearing Plan for the LOT to the BOARD which complies with the DECLARATION and is aesthetically consistent with the overall development.
 - b. Lawns: As soon as weather permits during or after completion of the construction of a RESIDENCE on a LOT, the area disturbed shall be finished graded and sodded or seeded within (2) months in the growing season so as to prevent, or to minimize, the possibility of erosion from the LOT OWNERS shall be responsible for sodding, as well as, for mowing and maintaining all lawn areas on their LOTS.
 - c. Minimum Trees: In addition to other requirements, a minimum of two (2) front yard shade trees or pines with a minimum of two inch (2") caliper, measured six inches (6") above the ground, must be planted or remain at the front of every RESIDENCE.
 - d. Fences: A "fence" means any free-standing structure composed of wood or other material that is erected to enclose or partially enclose, or to divide any portion of the LOT for purposes of confinement, screening, partitioning or decoration. No fence shall be erected on any lot unless

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its design and location are approved by the BOARD in advance. All fences shall comply with requirements of the Washington Township and Montgomery County, OH. No chain link, cyclone or wire fences (including barbed 'Wire) are permitted. No fence shall exceed five feet (5') in height, measured from the surface of the ground. The bottom of any fence used for screening shall not be less than six inches (6") from the surface to the ground. No fence shall be erected any closer than six inches (6") from any property line. All permitted fences must be restricted to the rear or side yards of the LOT. All gates must match the fence in design, material, height and color. Any fencing that is only finished on one side shall be constructed with the finished side facing out. All fencing and masonry walls and/or decorative styles of the houses must be approved by the BOARD.

- e. Outdoor Lighting and Street Number: The BOARD must approve all outdoor lighting and the street number.
 - f. Utilities: All utilities shall be brought underground from the distribution lines to each RESIDENCE. All utility meters and junction boxes shall be painted to match the color of the RESIDENCE wall to which they are attached, to the extent permitted by the respective .utility companies.
 - g. Driveways and Sidewalks: All driveways, driveway aprons, and sidewalks to the RESIDENCE shall be constructed of concrete according to the specifications to be provided by the BOARD so as to be uniform throughout the community. Gravel and dirt are prohibited. Plain or textured concrete, or brick or stone pavers, may be used in driveways with approval of the BOARD.
- III. Plan Submission Documents: The following shall constitute the procedures and documentation required to be submitted to the BOARD for plan approval:

Procedure: The plan submission procedure shall be a two (2) step process: 1) Preliminary plan submission and 2) Final plan submission. Each step requires the plan documentation described below. Preliminary plan submission will involve submission of the required documentation of the BOARD for review and comment Final plan submission will involve submission of the required documentation to the BOARD showing that all changes required by the BOARD have been properly made. If for the preliminary step, the OWNER submits the detail of documents required for final plan submission and the BOARD approves those plans as submitted, such approval shall constitute final plan approval without the need to resubmit plan for the final plan submission step. In any event, no zoning or building permits shall be applied for or obtained until the BOARD has issued its approval of the final plans. If additional changes are made to the plans as a result of the zoning or building permit process,' those changes must be shown on revised plan documentation and submitted to the BOARD for approval before commencing construction.

Documentation: The following documentation must be submitted to the BOARD. Preliminary plans must include all information requested in sub-paragraph number 3, below, and a preliminary site plan. Final plan submissions must include two (2) full sets of

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the required plans. One set will be returned to the OWNER with the comments, approvals or rejection of the BOARD. The BOARD will retain the other set for its records (for file reference only). All plans should be on a scale of 1/4" = 1 foot. A scale of 1/8" = 1 foot will be acceptable if the required information cannot be shown on a standard 24" x 36" plan sheet. In addition to the general descriptions provided below, the BOARD may provide the OWNER with more specific requirements of what must be contained in each plan at the various stages of the review process. OWNERS are advised to obtain this information from the BOARD prior to preparing any plans.

1. Site or Plot Plan: Prepared by a civil engineer, the Site Plan will show the location and buildings, and dimensions of easements, access drives, outdoor lighting, parking and all other proposed improvements to the LOT, as well as, erosion control devices. Existing and proposed spot elevations and finished floor elevations must show provision for proper grading and drainage.
 2. Landscaping, Tree Preservation and Clearing Plan: This plan will show the size, type and location of existing and proposed tree locations and planting areas, including planting and mulching details and proposed removal and/or protection measures of existing trees.
 3. Architectural Plans: Dimensioned plans shall be submitted for all floor, cross sections and detailed exterior elevation including projections and retaining walls. Floor plans must show total square footage of finished and habitable areas, as well as, dimensions in the garage. Garages, and open porches are not included in computing minimum floor areas. These plans will include building specifications, colors to be used and any other information associated with any site improvement including walls, fencing and screening, patios, decks, swimming pools and porches.
 4. Reduced Plans: In addition to the full size plan sets required above, the submission shall include the floor plan, all four (4) elevations and Landscaping, Tree Preservations and Clearing Plan reduced and clearly readable in black line and in a size suitable for facsimile transmission and convenient filing and storage. These transmission and filing requirements should normally be accomplished by quality reduction to sheets not exceeding 8 1/2 x 11"
- IV. Further Specific Criteria: Included below are further specific criteria which the BOARD will consider in reviewing submissions by OWNERS. In some cases, these criteria may duplicate other provisions of the STANDARDS or the DECLARATION.
1. Trees and Lot Contours: Existing trees and LOT contours shall, whenever reasonable and possible, be preserved and incorporated into building and landscaping proposals. Existing vegetation shall be preserved and will include, but not be limited to, trees over two inches (2") in diameter, measured six inches (6") from the ground.
 - a. Massive Grading: Massive grading, in the opinion of the BOARD, of one or more LOTS

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to create one or more flat building sites shall be prohibited.

- b. Foundations on Slopes: A stepped foundation shall generally be required on sloping LOTS. No block or poured foundation shall be exposed more than twenty-four inches (24") above the final grade of the LOT.
- c. Lot Grading: There shall be no grading within ten (10) feet of any LOT boundary, except to facilitate proper drainage. In general, LOT cuts shall be sculpted to blend with the adjacent terrain.
- d. Architectural Consistency: There shall be architectural consistency among all elevations of a home. The architectural treatments established on the front facades of approved house designs, including masonry veneer, shall be carried around to the sides and rear elevations of the buildings. This requirement includes, for example, special gable and sidings such as shingles, custom gable and vents, wood or stucco siding, special gable and stick work, window and door trims.
- e. Window and Door Treatments: All windows and doors shall be architecturally treated in a manner complementary to the building's overall design.
- g. Roof Overhangs: Homes shall have a roof overhang, unless the architectural style is incompatible with an overhang.
- h. Screening: Screening, provided by a structure, or landscaping, shall be provided for all mechanical and electrical equipment greater than two (2) cubic feet. For any roof and wall mounted equipment, the screening shall be an integral part of a building design. Trash containers shall also be screened.
- i. Exterior Materials: Exterior materials shall generally consist of the following: wood, stucco, dryvit, glass, brick, stone or other masonry products. The majority of the homes exterior (51%) should be composed of brick, stone or dryvit Unpainted metal, galvanized metal or metal subject to ordinary rusting may not be used. Metals that develop an attractive oxidized finish may be used. Copper is an example of such metals.
- j. Energy Conservation: Homes shall be designed to provide for energy conservation features consistent with the climate in southwest Ohio.
- k. Baseline Considerations: The BOARD will consider the following in its evaluation of submitted plans:
 - 1. Landscaping detail and consistency;
 - 2. Color palette;
 - 3. Roof material;

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- 4. Roof pitch;
- 5. Window detail (size, shape, mullions, frame color, trim size, etc.);
- 6. Garage doors;
- 7. Entry doors;
- 8. Addressing details;
- 9. Mailbox design;
- 10. Chimney details (design, material, spark arrester detail);
- 11. Materials and color, and
- 12. Overall design and compatibility.

2. Architectural variety: Plans shall not be approved which result in more than two homes side-by-side with the same elevation.

V. Right to Modify these Standards and Requirements:

a. These STANDARDS may be modified from time to time by the BOARD in its sole discretion. Before preparing plans for any construction or landscaping improvement all OWNERS are urged to consult with the BOARD to determine if changes have been made which might impact construction planning.

b. As more fully stated in the DECLARATION, the BOARD may delegate one or more of its obligations hereunder to the DECLARANT (being Courtney Duff Construction Company, LLC) or to a separate review board appointed by the BOARD.

This BOARD has adopted these modified and amended Standards and Requirements this 30th day of October 2017.

THE ESTATES OF PARAGON HOMEOWNERS' ASSOCIATION

By: **Christine Imwalle**

Christine Imwalle
Board Member

By

Andy Higgins
Board Member

By **Bob Gayler**__

Bob Gayler
Board Member

By **Connie Wellinghoff**_

Connie Wellinghoff
Board Member

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