



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, August 10, 2016
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the July 13, 2016 meeting
5. Old Business:

i. JEFF-16-05 – Brad Fisher

Applicant:	Barton Hall, LLC
Agent:	Underhill & Hodge LLC – David Hodge
Township:	Jefferson Township
Site/Owners:	842 Taylor Station Road (170-001149) – Mark and Judith Sweatland 852 Taylor Station Road (170-001150) – Mario Alvarez, Jr 870 Taylor Station Road (170-000138) – Kanwal and Lynn Singh
Acreage:	3.9 acres
Utilities:	Public water and sewer
Zoning:	Countryside Residential (CSR)
Request:	Requesting to rezone from the Countryside Residential (CSR) to the Planned Commercial (PC) District to allow the construction of a residential hotel.

6. New Business:

i. JEFF-16-06 – Brad Fisher

Applicant:	Grand Communities
Owner:	Stanford Clark
Township:	Jefferson Township
Owners:	3866 Waggoner Rd (170-000101)
Acreage:	25.76 acres
Utilities:	Public water and sewer
Zoning:	Restricted Suburban Residential (RSR)
Request:	Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow the construction of a 26 lot single family subdivision.

7. Adjournment of meeting to September 14, 2016



Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, July 13, 2016

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, July 13, 2016.

Present were:

Nancy White, Chairperson
Tim Guyton, Vice Chairperson
Roxyanne Burrus
Ashley Hoye
Debbie Johnson
Annie Ryznar
Jason Sanson

Franklin County Economic Development and Planning Department:

Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator
Brad Fisher, Planner

Chairperson White opened the meeting.

The first order of business being the roll call of members, the introduction of Staff, and the swearing in of witnesses.

The next order of business being the approval of the minutes from the June 8, 2016, meeting. Ms. Johnson made a motion to approve the minutes from the June 8, 2016, meeting. It was seconded by Mr. Guyton. The motion was approved by a vote of five yeases with one abstention.

OLD BUSINESS:

The next item of business being Case No. JEFF-16-05. The Applicant is Barton Hall, LLC. The township is Jefferson Township. The locations are 842, 852, 870, and 875 Taylor Station Road. It is 7.30 acres and is served by public water and wastewater. The request is to table the case until the August 10, 2016, hearing. Mr. Guyton made a motion to remove Case No. JEFF-16-05 from the table. It was seconded by Ms. Burrus. The motion was approved by unanimous vote. Mr. Guyton made a motion to table the case until the August 10th, 2016, meeting. It was seconded by Ms. Burrus. The motion was approved by a seven-to-zero vote. (Ms. Ryznar joined the hearing.)

NEW BUSINESS:

The next item of business being Case No. 672-FP(b). The Applicant is Rockford Homes, Inc. The township is Jefferson Township. The subdivision is Morrison Farms East Section 2 located at 8211, 8265 Havens Corners Road, and 3134 Waggoner Road. It is 16.668 acres in size. The request is for Final Plat approval to allow the creation of 39 single-family lots and 5 reserves. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Sanson made a motion to approve Case No. 672-FP(b). It was seconded by Ms. Johnson. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. ZON-16-03. The Applicant is West Broad Street Building, LLC. The township is Franklin Township. The locations are 4152 through 4160 West Broad Street. It is 1.26 acres in size and is served by public water and wastewater. The request is to rezone from the General Industrial (GI) District to the Community Service (CS) District. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Guyton made a motion to approve Case No. ZON-16-03 with one Staff condition. It was seconded by Ms. Burrus. The motion was approved by a seven-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Ms. White adjourned the meeting. Ms. Burrus made a motion to adjourn the hearing. It was seconded by Mr. Guyton.

By unanimous vote, the hearing was adjourned at 2:38 p.m.

Minutes of the July 13, 2016, Franklin County Planning Commission hearing were approved this 10th day of August, 2016

Signature

Commissioner John O’Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
August 10, 2016

Case JEFF-16-05

Prepared by: Brad Fisher

Applicant:	Barton Hall, LLC
Agent:	Underhill & Hodge LLC – David Hodge
Township:	Jefferson Township
Site/Owners:	842 Taylor Station Road (PID #170-001149) – Mark and Judith Sweatland 852 Taylor Station Road (PID #170-001150) – Mario Alvarez, Jr 870 Taylor Station Road (PID #170-000138) – Kanwal and Lynn Singh
Acreage:	3.9 acres
Utilities:	Public water and sewer
Zoning:	Countryside Residential (CSR)
Request:	Requesting to rezone from the Countryside Residential (CSR) to the Planned Commercial District (PC) to allow the construction of a residential hotel.

Summary

The applicant is requesting to rezone from the Countryside Residential district to the Planned Commercial District (PSRD) to allow the property to develop as a residential hotel. The proposal complies with the intent of the Jefferson Township Zoning Resolution and keeps with the township Comprehensive Plan. Staff recommends approval with conditions.

Project overview

The request is to rezone three properties totaling 3.9 acres to allow the applicant to develop a residential hotel. The development will include two buildings, providing 36 suites in each, totaling 72 suites, one parking garage that will provide 9 parking spaces, a pool and club house. The proposed development area is located on the east side of Taylor Station Road, between Cross Pointe Road to the south, and Taylor Road to the north.

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Limited Industrial (Jefferson Township) Office, Commerce and Technology (Gahanna) Suburban Office (Gahanna)	Industrial Educational/Industrial Office
East	Office, Commerce and Technology (Gahanna)	Industrial
South	Office, Commerce and Technology (Gahanna)	Multi-family
West	Limited Industrial (Jefferson Township)	Industrial

Existing Zoning District

The property is currently located in the Countryside Residential (CSR) District. This district is intended for areas where agricultural uses are appropriate and where conservation of the land is important.

Permitted uses in the district include single-family dwellings, Home Occupations, Accessory Uses, Guest Houses, Schools, Religious, Adult Family Homes and Child Day Care Type B Homes. The minimum lot size in the CSR district is 5 acres and the lot must be of sufficient size to meet sanitation requirements. Based on the minimum lot size of the CSR district the maximum density is 1 dwelling unit per 5 acres.

Proposed Zoning District

The request is for approval of a rezoning to the Planned Commercial District (PC) that will allow for the construction of a residential hotel. The Planned Commercial District (PC) is intended to be designed to preserve unique natural features of the landscape or manmade structures using innovative land use concepts which would better achieve this goal than would standard zoning.

Planned Commercial District Requirements

Permitted Uses

The Planned Commercial District (PC) in Jefferson Township allows for specifically selected uses identified by the applicant and found within the Suburban Office, Neighborhood Commercial, and Community Service Zoning Districts.

The Applicant proposes to use the site for a residential hotel and accessory amenities.

Tract and Density Criteria

The minimum area to be considered for a rezoning to the Planned Commercial District is 1 acre. The proposed area for rezoning is 3.9 acres in size.

Development Plan

A development plan must be submitted in support of an application to rezone to the Planned Commercial District (PC). The development plan must address a number of items detailed in Section 640.04 of the Jefferson Township Zoning Resolution. Staff identified the omission of one development plan requirement – proof of sewer and water capacity was not provided.

Development Standards

- *Lot and Yard Areas*
 - Adequate lot width shall be provided to achieve the yard space required by the development standards.
 - Minimum lot area is 43,560 square feet.
 - Area to be rezoned is 169,884 square feet
 - Minimum lot width is 200 feet.
 - Area to be rezoned has a lot width of 875 feet
 - Minimum front setback is not addressed in the PC district; however, the Jefferson Township Zoning Resolution's general development standards establish a front setback of 110 feet from the center line of the existing pavement, unless otherwise approved as part of a PC zoning district.
 - Proposed front building setback is 60 feet
 - Minimum side yard for buildings is 50 feet.
 - Proposed side yard from the southernmost building is 15 feet and will require a divergence
 - Minimum rear yard is 20% of lot depth, or 50 feet, whichever is less. The calculated total rear yard setback is 35 feet.
 - Proposed rear yard for the buildings is 15 feet and will require a divergence
- *Access*
 - The proposed development will have one access point that will align with Taylor Station Road.

- *Parking*
 - The Planned Commercial District (PC) requires parking in compliance with Article VIII of the Jefferson Township Zoning Resolution.
 - Open parking shall be permitted to extend toward the street right-of-way from the established building line a distance equal to (40%) of the required setback distance, except as otherwise provided as part of an approved development plan in Planned Districts. Parking setback from property lines are not required when adjacent to non-residential districts.
 - Proposed parking setback is 10 feet from all property lines
 - Minimum parking spaces required for Commercial Lodging is one space per sleeping room, equaling 72 parking spaces.
 - Proposed parking include 118 surface and 9 garage spaces, totaling 127 parking spaces
- *Screening*
 - Screening shall consist of earth mounding, plantings, fencing, or a combination of the same. Fencing utilized in providing screening shall be incorporated into the overall architectural design concept. Whenever a proposed PC abuts or can be seen from a residential area, screening shall be provided along the entire area of abutment.
 - The Taylor Station Road setback will be landscaped with mounding, 16 shade trees and 13 ornamental trees
- *Landscaping*
 - For every ten (10) parking spaces on an individual lot, the owner shall be required to place at least one (1) tree (3" caliper or larger) in such a manner as to be spaced and placed in or among the parking rows.
 - There are 118 surface parking spaces, 12 tree plantings are required
 - The development plan indicates 15 trees will be planted among the parking rows
- *Stormwater drainage*
 - Stormwater drainage and runoff from the proposed development shall not cause property damage. All drainage improvements shall be designed in conformance with the requirements of the Franklin County Subdivision Regulations.
 - The proposed development will comply with Franklin County Stormwater Drainage Manual and the Franklin County Subdivision Regulations
- *Sewage disposal and Water Supply*
 - Information regarding sewage disposal and water supply techniques to be utilized will be provided in the application for the proposed PC, together with letters of approval from the pertinent local, state and, if applicable, private agencies. The letters shall be submitted with the development plan.
 - No letter indicating availability and capacity of sewage disposal and water supply was provided
- *Architectural design*
 - Building height shall not exceed fifty (50) feet.
 - Proposed maximum building height is 41.8 feet
- *Graphics*
 - One entry sign has been proposed, meeting all development standards.
- *Lighting*
 - The development plan must indicate the types of lamps and lighting fixtures, and the height of lighting fixtures to be used and the relationship of lighting fixtures to overall architectural design of the development.
 - The development plan indicates five (5) full cut-off light fixtures will be placed on site producing an average of 13,650 lamp lumens

Comprehensive Plan

Jefferson Township's Comprehensive Plan was adopted in 1996. The township's future land use map recommends the subject property for Commercial and Industrial uses, with particular care taken to ensure

protection of well fields for any industrial development. Jefferson Township also adopted Core Values in 1996 to describe the community's vision for the future. One Core Value is to adhere to the following principles:

- Protect and nurture the Township's exceptional natural landscape.
- Prevent inappropriately located, poorly planned and/or extremely high density development because of its negative impact on Jefferson Township's rural beauty, natural resources, infrastructure and "Green Community" character.
- Identify areas where growth is likely and provide the means to accommodate that growth in ways that do not diminish the Green Community Character of the Township.
- Promote and enhance the Township's economic viability.

The proposed development plan keeps with the future land use plan recommendations and Core Values.

Technical Review

Jefferson Water and Sewer District

No comments provided.

Jefferson Township Fire Department

Provided a letter indicating fire and EMS service is provided to the subject parcels.

Franklin County Engineer

Indicated no concerns with the proposed rezoning.

Franklin County Drainage Engineer

Indicated no concerns with the proposed rezoning.

Franklin Soil and Water Conservation District

Indicated that the adjoining wetland hydrology has been impacted from surrounding development and the incremental loss of the contributing watershed which has been diverted via municipal stormwater systems. The proposed stormwater system would divert all the site runoff into a different sub-watershed. Clean rooftop runoff is recommended to be directed to the wetland to maintain some of the existing hydrology and reduce the detention volume requirements necessary to meet site development permit conditions.

City of Gahanna

The City of Gahanna is responsible for maintaining Taylor Station Road and has provided the following comments:

1. General Comments
 - a. A formal final engineering plan review will be required by the city following approval of any Final Development Plan (FDP), or concurrently with the FDP process if requested by the developer at their risk.
2. Site Access
 - a. Information provided by the developer shows that the development may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, which will require a detailed Traffic Impact Study to be completed at the time of the FDP, unless the developer can provide information that supports that the development will not meet the aforementioned Traffic Impact Study threshold or warrant.
 - b. The development will be restricted to one full access to Taylor Station Road. The access drive shall be located at the northern end of development and be located in a position that aligns with the proposed extension of Techcenter Drive on the west side of Taylor Station Road.
 - c. The City of Gahanna Thoroughfare Plan identifies that the proposed right-of-way on Taylor Station Road is needed to be 80', where it is currently 50'. Additional right-of-way shall be dedicated to the City as part of this development.

Staff analysis

Basis of Approval: The basis for approving a Planned Commercial (PC) District application shall be:

1. *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this zoning resolution;*
 - The proposed development requires divergences from the Jefferson Township Zoning Resolution for the proposed rear yard for buildings and proposed side yard from the southernmost building; however, the proposed development meets the intent of the Planned Commercial District (PC) to preserve unique natural features of the landscape or manmade structures using innovative land use concepts which would better achieve this goal than would standard zoning.
2. *That the proposed development is in conformity with a comprehensive plan or portion thereof as it may apply;*
 - The proposed development conforms to the Jefferson Township Comprehensive Plan and Core Values.
3. *That the proposed development advances the general welfare of the Township and the immediate vicinity;*
 - The development as proposed conforms to the Comprehensive Plan that has been adopted to advance the general welfare of the community and will meet technical requirements for access, stormwater management, wastewater disposal, water supply and emergency services.
4. *That the benefits, improved arrangement, and the design of the proposed development justify the deviation from standard residential district requirements included in the Zoning Resolution;*
 - The development as proposed justifies the deviation from the standard development requirements as adopted township policies are met and the proposed development keeps with the adjacent development character.
5. *Any other consideration as determined by the Board of Trustees to be important to the Township in accordance with the Community Core Values and Comprehensive Plan.*
 - The development as proposed is in line with the Township's Core Values and Comprehensive Plan.

Staff Recommendation

Staff recommends ***approval*** with conditions of the request to rezone from the Countryside Residential District to the Planned Commercial District. The conditions are as follows:

1. Proof of the water and sewer capacity must be provided prior to rezoning approval by the Township Board of Trustees.
2. The applicant must comply with all City of Gahanna requirements prior to the township's issuance of a Certificate of Zoning Compliance.
3. The Jefferson Township Fire Department must review and approve the proposed development prior to the township's issuance of a Certificate of Zoning Compliance.
4. Per Section 640.05(H) of the Jefferson Township Zoning Resolution, an applicant may request a divergence from any development standard or other requirements as laid out in Section 640. The development plan must be updated, specifically and separately listing each requested divergence and the justification on the development plan. The necessary divergences noted by staff are as follows:
 - a. Proposed rear yard for the buildings
 - b. Proposed side yard from the southernmost building
5. The applicant must comply with the Franklin County Stormwater Drainage Manual.
6. The applicant must design the stormwater system in such a way as to allow clean stormwater runoff to be directed to the adjacent wetland area to the extent practicable. The extent practicable should be determined by the Franklin Soil and Water Conservation District prior to the issuance of a Certificate of Zoning Compliance.
7. The owner must combine the three parcels into one (1) parcel upon approval of the rezoning by the Board of Trustees.

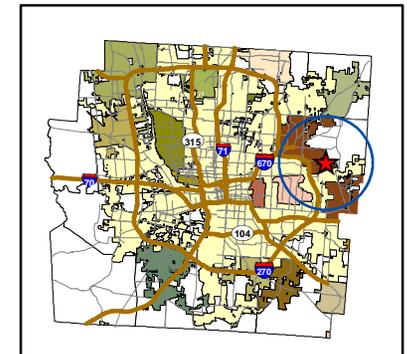


JEFF-16-05

Requesting to rezone from the Countryside Residential (CSR) to the Planned Commercial (PC) District to allow the construction of a hotel.

3.9 Acres
Jefferson Township

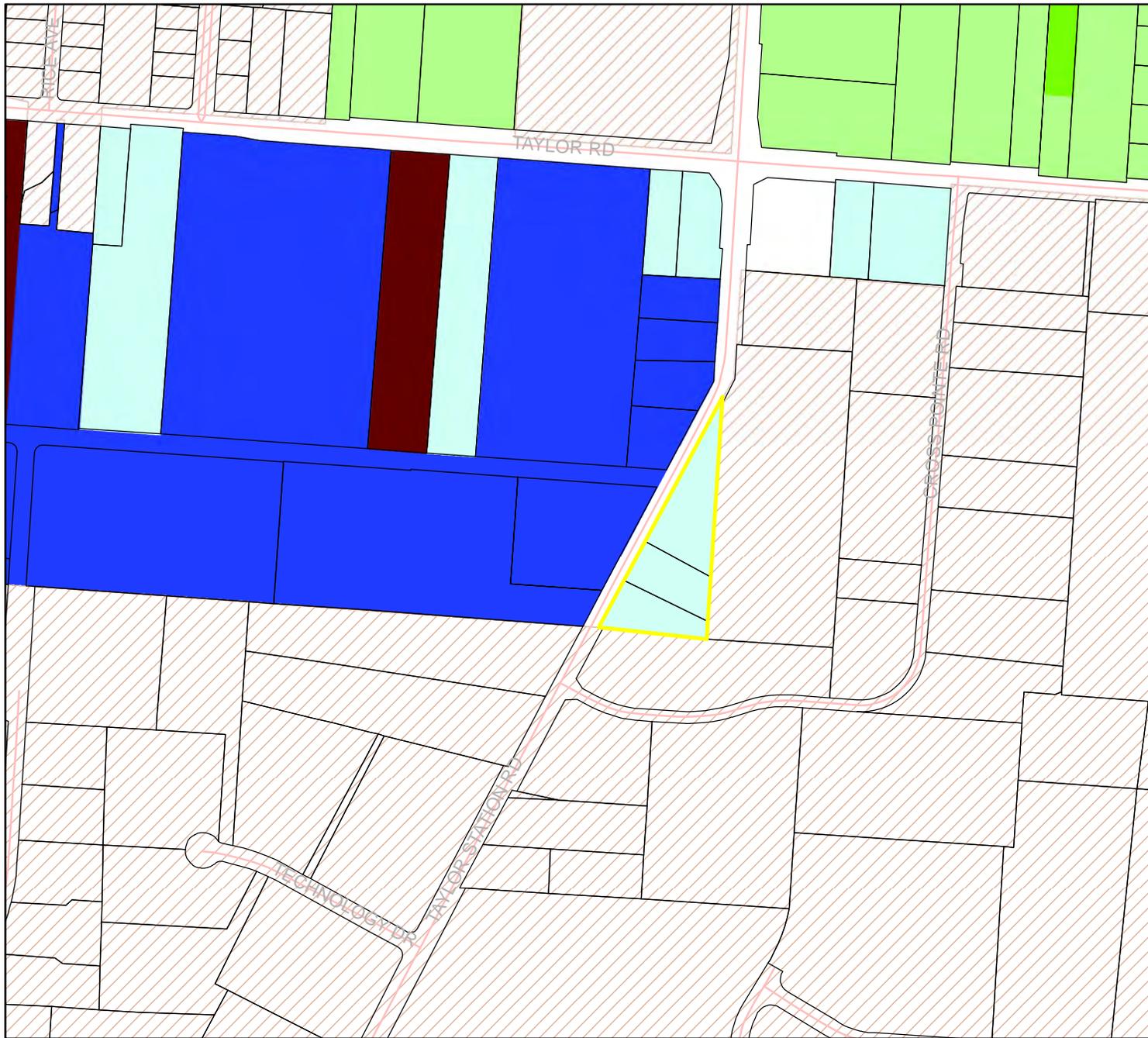
-  842, 852, 870 Taylor Station Rd.
-  Parcels
-  Streets



JEFF-16-05

Requesting to rezone from the Countryside Residential (CSR) to the Planned Commercial (PC) District to allow the construction of a hotel.

3.9 Acres
Jefferson Township



842, 852, 870 Taylor Station Rd.

Parcels

Streets

Countryside Residential

Restricted Suburban

Planned Res. District

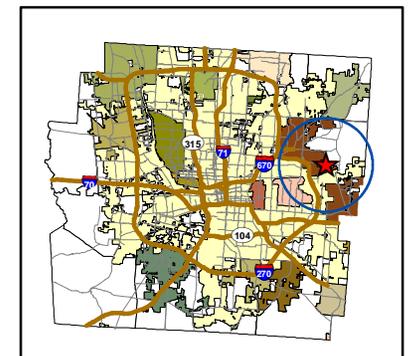
Planned Suburban Res.

Community Service

Limited Industrial

Corporate Boundaries

Gahanna



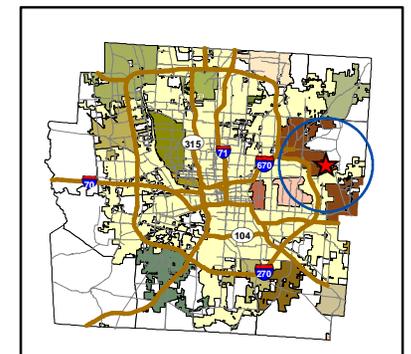


JEFF-16-05

Requesting to rezone from the Countryside Residential (CSR) to the Planned Commercial (PC) District to allow the construction of a hotel.

3.9 Acres
Jefferson Township

-  842, 852, 870 Taylor Station Rd.
-  Parcels
-  Streets



JEFFERSON TOWNSHIP ZONING COMMISSION
6545 Havens Road, Blacklick, Ohio 43004
TEL: (614) 855-4265
FAX: (614) 855-1759
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: _____ Date: July 13, 2016

Applicant: Barton Hall LLC _____ Property Owner: Kanwal & Lynn Singh

Street Address: 280 North High Street, 17th Floor _____ Street Address: 1415 East Dublin Granville Rd., #101

City: Columbus, State: Ohio Zip: 43215 _____ City: Columbus, State: Ohio Zip: 43229

Phone Number: (614) 430.5030 _____ Phone Number: ()

E-Mail Address: michael.mullady@cbre.com _____ E-Mail Address:

In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the Countryside Residential Zoning District to the ~~Planned Commercial~~ Zoning District for property located at:

Street Address: 870 Taylor Station Road, Gahanna, Ohio 43230 _____ Parcel #: 170-000138

Acreage to be rezoned: 1.61 +/- acres

---- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is: Please see attached Planned Commercial District Text.

2. The property is currently being used for: Please see attached Planned Commercial District Text.

RECEIVED
JUL 19 2016
Franklin County Planning Department
Franklin County, OH

JEFF-16-05

3. The legal description of the property for which the rezoning is requested:

Please see attached legal description.

4. The property is outlined on the attached Auditor's A plot map.

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

Please see attached Statement.

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Kanwal and Lynn Singh certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Please Print:

Mailing Address: 1415 East Dublin Granville Road, #101

City, State, and Zip: Columbus, Ohio 43229

Phone Number: ()

Cell #: ()

E-Mail Address:

Signature of Applicant:

David Hodge - attorney
(If different than property owner)

Please Print:

David Hodge - attorney

Mailing Address: Barton Hall LLC, 280 North High Street, 17th Floor

City, State, and Zip: Columbus, Ohio 43215

Phone Number: (614) 430.5030

Cell #: (614) 565.9509

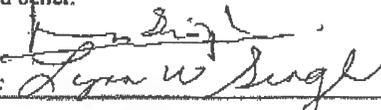
E-Mail Address: michael.mullady@cbre.com

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Karwal and Lynn Singh certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:  Please Print: KARWAR N. SINGH
LYNN W. SINGH

Mailing Address: 1415 East Dublin Granville Road, #101

City, State, and Zip: Columbus, Ohio 43229

Phone Number: (614) 439-6405 Cell #: (614) 439-6405

E-Mail Address: Lynn@LynnSingh.com

Signature of Applicant: _____ Please Print: _____
(if different than property owner)

Mailing Address: Barton Hall LLC, 280 North High Street, 17th Floor

City, State, and Zip: Columbus, Ohio 43215

Phone Number: (614) 430.5030 Cell #: (614) 565.9509

E-Mail Address: michael.mullady@cbre.com

APPLICANT:

Barton Hall LLC
280 North High Street, 17th Floor
Columbus, Ohio 43215

PROPERTY OWNER(S):

Kanwal and Lynn Singh
1415 East Dublin Granville Rd., #101
Columbus, Ohio 43229

Mario Alvarez, Jr.
852 Taylor Station Road
Columbus, Ohio 43230

Mark & Judith Sweatland
1200 Taylor Station Road
Columbus, Ohio 43230

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Taylor Pointe Apartments LLC
470 Olde Worthington Road S.
Westerville, Ohio 43082

JCS Property Management LLC
5737 Westbourne Avenue
Columbus, Ohio 43213

JCS Property Management LLC
735 Cross Pointe Road, Suite C
Gahanna, Ohio 43230

CP Road LLC
2636 Berwyn Road
Columbus, Ohio 43221

Sutusa, Inc.
17350 Bittersweet Trail
Chagrin Falls, Ohio 44022

Bernie Cohen Venture Ltd.
1303 Poppy Hills Drive
Blacklick, Ohio 43004

GWJ Holdings II Ltd.
P.O. Box 1009
Reynoldsburg, Ohio 43068

Spnd Ltd.
600 Taylor Station Road
Columbus, Ohio 43230

SS Gahanna LLC
7279 Talanth Place
New Albany, Ohio 43054

Bernard R. Black, Tr.
6125 Taylor Road
Columbus, Ohio 43230

Bernard R. Black, Tr.
3720 Elbern Avenue
Columbus, Ohio 43213-1720

790 Cross Pointe LLC
790 Cross Pointe Road
Columbus, Ohio 43230

Warehouse Specialists LLC
650 Taylor Station Road
Columbus, Ohio 43230

United States of America
P.O. Box 59
Louisville, Kentucky 40201

Mark Sweatland
1200 Taylor Road
Columbus, Ohio 43230

Mario Alvarez
852 Taylor Station Road
Columbus, Ohio 43230

JEFFERSON TOWNSHIP ZONING COMMISSION
6545 Havens Road, Blacklick, Ohio 43004
TEL: (614) 855-4265
FAX: (614) 855-1759
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: _____ Date: July 13, 2016

Applicant: Barton Hall LLC _____ Property Owner: Mario Alvarez, Jr.

Street Address: 280 North High Street, 17th Floor _____ Street Address: 852 Taylor Station Road

City: Columbus, State: Ohio Zip: 43215 _____ City: Columbus, State: Ohio Zip: 43230

Phone Number: (614) 430.5030 _____ Phone Number: ()

E-Mail Address: michael.mullady@cbre.com _____ E-Mail Address:

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,
I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the
Countryside Residential Zoning District to the Planned Commercial Zoning District for property located at:*

Street Address: 852 Taylor Station Road, Gahanna, Ohio 43230 _____ Parcel #: 170-001150

Acreage to be rezoned: 1.020 +/- acres

--- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is: Please see attached Planned Commercial District Text.

2. The property is currently being used for: Please see attached Planned Commercial District Text.

3. The legal description of the property for which the rezoning is requested:

Please see attached legal description.

4. The property is outlined on the attached Auditor's A plot map.

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

Please see attached Statement.

6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) A-size map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

Fee to request a modification to an Approved Development Plan \$500 + 50 Notice

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, David Hodge, Esq. (applicant / owner / **agent**) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: David Hodge - attorney Date: 7/18/2016

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Mario Alvarez, Jr. certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Please Print:

Mailing Address: 852 Taylor Station Road

City, State, and Zip: Columbus, Ohio 43230

Phone Number: ()

Cell #: ()

E-Mail Address:

Signature of Applicant:

David Hodge
(If different than property owner)

Please Print:

David Hodge
7/18/2016

Mailing Address: Barton Hall LLC, 280 North High Street, 17th Floor

City, State, and Zip: Columbus, Ohio 43215

Phone Number: (614) 430.5030

Cell #: (614) 565.9509

E-Mail Address: michael.mullady@cbre.com

PROPERTY OWNER AUTHORIZATION

Mario Alvarez, Jr., being the owner of the following described real estate (the "Property"):

Auditor's Parcel Number: Franklin County Auditor Parcel Numbers:
170-001150

hereby grants a limited power of attorney to the law firm of Underhill & Hodge LLC to act on his behalf to pursue rezoning of the Property with Jefferson Township, Ohio and to take any reasonable action in order to do so.

DocuSigned by:

66437CE481421F8

Mario Alvarez, Jr.

5/24/2016

Date

APPLICANT:

Barton Hall LLC
280 North High Street, 17th Floor
Columbus, Ohio 43215

PROPERTY OWNER(S):

Kanwal and Lynn Singh
1415 East Dublin Granville Rd., #101
Columbus, Ohio 43229

Mario Alvarez, Jr.
852 Taylor Station Road
Columbus, Ohio 43230

Mark & Judith Sweatland
1200 Taylor Station Road
Columbus, Ohio 43230

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Taylor Pointe Apartments LLC
470 Olde Worthington Road S.
Westerville, Ohio 43082

JCS Property Management LLC
5737 Westbourne Avenue
Columbus, Ohio 43213

JCS Property Management LLC
735 Cross Pointe Road, Suite C
Gahanna, Ohio 43230

CP Road LLC
2636 Berwyn Road
Columbus, Ohio 43221

Sutusa, Inc.
17350 Bittersweet Trail
Chagrin Falls, Ohio 44022

Bernie Cohen Venture Ltd.
1303 Poppy Hills Drive
Blacklick, Ohio 43004

GWJ Holdings II Ltd.
P.O. Box 1009
Reynoldsburg, Ohio 43068

Spnd Ltd.
600 Taylor Station Road
Columbus, Ohio 43230

SS Gahanna LLC
7279 Talanth Place
New Albany, Ohio 43054

Bernard R. Black, Tr.
6125 Taylor Road
Columbus, Ohio 43230

Bernard R. Black, Tr.
3720 Elbern Avenue
Columbus, Ohio 43213-1720

790 Cross Pointe LLC
790 Cross Pointe Road
Columbus, Ohio 43230

Warehouse Specialists LLC
650 Taylor Station Road
Columbus, Ohio 43230

United States of America
P.O. Box 59
Louisville, Kentucky 40201

Mark Sweatland
1200 Taylor Road
Columbus, Ohio 43230

Mario Alvarez
852 Taylor Station Road
Columbus, Ohio 43230

JEFFERSON TOWNSHIP ZONING COMMISSION
6545 Havens Road, Blacklick, Ohio 43004
TEL: (614) 855-4265
FAX: (614) 855-1759
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number:	Date: July 13, 2016
Applicant: Barton Hall LLC	Property Owner: Mark and Judith Sweatland
Street Address: 280 North High Street, 17th Floor	Street Address: 1200 Taylor Station Road
City: Columbus, State: Ohio Zip: 43215	City: Columbus, State: Ohio Zip: 43230
Phone Number: (614) 430.5030	Phone Number: ()
E-Mail Address: michael.mullady@cbre.com	E-Mail Address:
<i>In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution, I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the Countryside Residential Zoning District to the Planned Commercial Zoning District for property located at:</i>	
Street Address: 842 Taylor Station Road, Columbus, Ohio 43230	Parcel #: 170-001149
Acreage to be rezoned: 0.952 +/- acres	

--- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is: Please see attached Planned Commercial District Text.

2. The property is currently being used for: Please see attached Planned Commercial District Text.

6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) A-size map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

Fee to request a modification to an Approved Development Plan \$500 + 50 Notice

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, David Hodge, Esq. (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature:

David Hodge attorney

Date: 7/18/2016

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Mark and Judith Sweatland certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Please Print:

Mailing Address: 1200 Taylor Station Road

City, State, and Zip: Columbus, Ohio 43230

Phone Number: ()

Cell #: ()

E-Mail Address:

Signature of Applicant:

David Hodge - attorney
(If different than property owner)

Please Print:

David Hodge

Mailing Address: Barton Hall LLC, 280 North High Street, 17th Floor

City, State, and Zip: Columbus, Ohio 43215

Phone Number: (614) 430.5030

Cell #: (614) 565.9509

E-Mail Address: michael.mullady@cbre.com

PROPERTY OWNER AUTHORIZATION

Mark and Judith Sweatland, being the owners of the following described real estate (the "Property"):

Auditor's Parcel Number: Franklin County Auditor Parcel Numbers:
170-001149

hereby grant a limited power of attorney to the law firm of Underhill & Hodge LLC to act on their behalf to pursue rezoning of the Property with Jefferson Township, Ohio and to take any reasonable action in order to do so.


Mark Sweatland

5-23-16
Date


Judith Sweatland

5-23-16
Date

APPLICANT:

Barton Hall LLC
280 North High Street, 17th Floor
Columbus, Ohio 43215

PROPERTY OWNER(S):

Kanwal and Lynn Singh
1415 East Dublin Granville Rd., #101
Columbus, Ohio 43229

Mario Alvarez, Jr.
852 Taylor Station Road
Columbus, Ohio 43230

Mark & Judith Sweatland
1200 Taylor Station Road
Columbus, Ohio 43230

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Taylor Pointe Apartments LLC
470 Olde Worthington Road S.
Westerville, Ohio 43082

JCS Property Management LLC
5737 Westbourne Avenue
Columbus, Ohio 43213

JCS Property Management LLC
735 Cross Pointe Road, Suite C
Gahanna, Ohio 43230

CP Road LLC
2636 Berwyn Road
Columbus, Ohio 43221

Sutusa, Inc.
17350 Bittersweet Trail
Chagrin Falls, Ohio 44022

Bernie Cohen Venture Ltd.
1303 Poppy Hills Drive
Blacklick, Ohio 43004

GWJ Holdings II Ltd.
P.O. Box 1009
Reynoldsburg, Ohio 43068

Spnd Ltd.
600 Taylor Station Road
Columbus, Ohio 43230

SS Gahanna LLC
7279 Talanth Place
New Albany, Ohio 43054

Bernard R. Black, Tr.
6125 Taylor Road
Columbus, Ohio 43230

Bernard R. Black, Tr.
3720 Elbern Avenue
Columbus, Ohio 43213-1720

790 Cross Pointe LLC
790 Cross Pointe Road
Columbus, Ohio 43230

Warehouse Specialists LLC
650 Taylor Station Road
Columbus, Ohio 43230

United States of America
P.O. Box 59
Louisville, Kentucky 40201

Mark Sweatland
1200 Taylor Road
Columbus, Ohio 43230

Mario Alvarez
852 Taylor Station Road
Columbus, Ohio 43230

TABLE OF CONTENTS

EXHIBITS

- EX. 1.1 : Legal Description
- EX. 1.2 : Boundary Survey
- EX. 2.1 : Surrounding Property Owners
- EX. 2.2 : Mailing Labels
- EX. 3 : Map of Surrounding Properties
- EX. 4 : Site Photography
- EX. 5 : Development Text
- EX. 6.1 : Utility Plan
- EX. 6.2 : Grading Plan
- EX. 6.3 : Columbia Gas Letter
- EX. 6.4 : Fire Letter
- EX. 6.5 : AT&T Letter
- EX. 6.6 : AEP Letter
- EX. 6.7 : TWC Letter
- EX. 6.8 : Storm Water Management Report
- EX. 7.1 : Development Plan
- EX. 7.2 : Illustrative Plan
- EX. 8.1 : Overall Landscape Plan
- EX. 8.2 : Community Center/Office & Entry Landscape Plans
- EX. 8.3 : Building Landscape Plans
- EX. 8.4 : Site Details
- EX. 9.1 : Illustrative Building Elevations
- EX. 9.2 : Illustrative Community Center/Office, Garage & Compactor Elevations
- EX. 10 : Lighting Plan
- EX. 11 : Soil Survey

Exhibit "1.1 and 1.2"-Legal Description and Boundary Survey

ZONING DESCRIPTION
3.9± ACRES

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being in Lot 27, Section 3, Township 1, Range 16 United States Military District, also being all of the 1.968 acre tract as conveyed to Kanwal Singh and Lynn W. Signh, husband and wife for their joint lives, remainder to the survivor of them in Instrument Number 200405260121295, all of a 1.020 acre tract as conveyed to Mario Alvarez Jr. in Instrument Number 200211060282908, all of a 0.952 acre tract as conveyed to Mark L. Sweatland, married, and Judith P. Sweatland, married, for their joint lives, remainder to the survivor of them and being further described as follows;

Beginning at the southwest corner of said 0.952 acre tract, the northwest corner of Lot 2 of the Crossroads Commerce Center as recorded in Plat Book 94, Page 91 as conveyed to Taylor Pointe Apartments LLC in Instrument Number 201512020169211, and being in the centerline of Taylor Station Road, right of way varies, and being the **TRUE POINT OF BEGINNING**, for the property herein described as follows;

Thence with the centerline of Taylor Station Road, the west line of said 0.952 acre tract, the west line of said 1.020 acre tract, and the west line of said 1.968 acre tract, **N 24° 14' 20" E, 955.3 feet** to the northwest corner of said 1.968 acre tract and being in the west line of a 0.381 acre tract as conveyed to the City of Gahanna, Ohio in Official Record 12676, Page F01;

Thence with the east line of said 1.968 acre tract, the east line of said 1.020 acre tract, the east line of said 0.952 acre tract, a portion of the west line of said 0.381 acre tract, the west line of a 9.71 acre tract as conveyed to Warehouse Specialists LLC in Instrument Number 200610310218396, **S 00° 06' 50" E, 870.8 feet** to the southeast corner of said 0.952 acre tract, the southwest corner of said 9.71 acre tract, and being in the north line of said Lot 2;

Thence with the south line of said 0.952 acre tract and the north line of said Lot 2, **S 89° 57' 22" W, 393.9 feet** to the **TRUE POINT OF BEGINNING**, containing **3.9± acres**, more or less;

This description is based on existing Franklin County records and information obtained from the Franklin County Auditor's website. This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC.

EXHIBIT 1.1

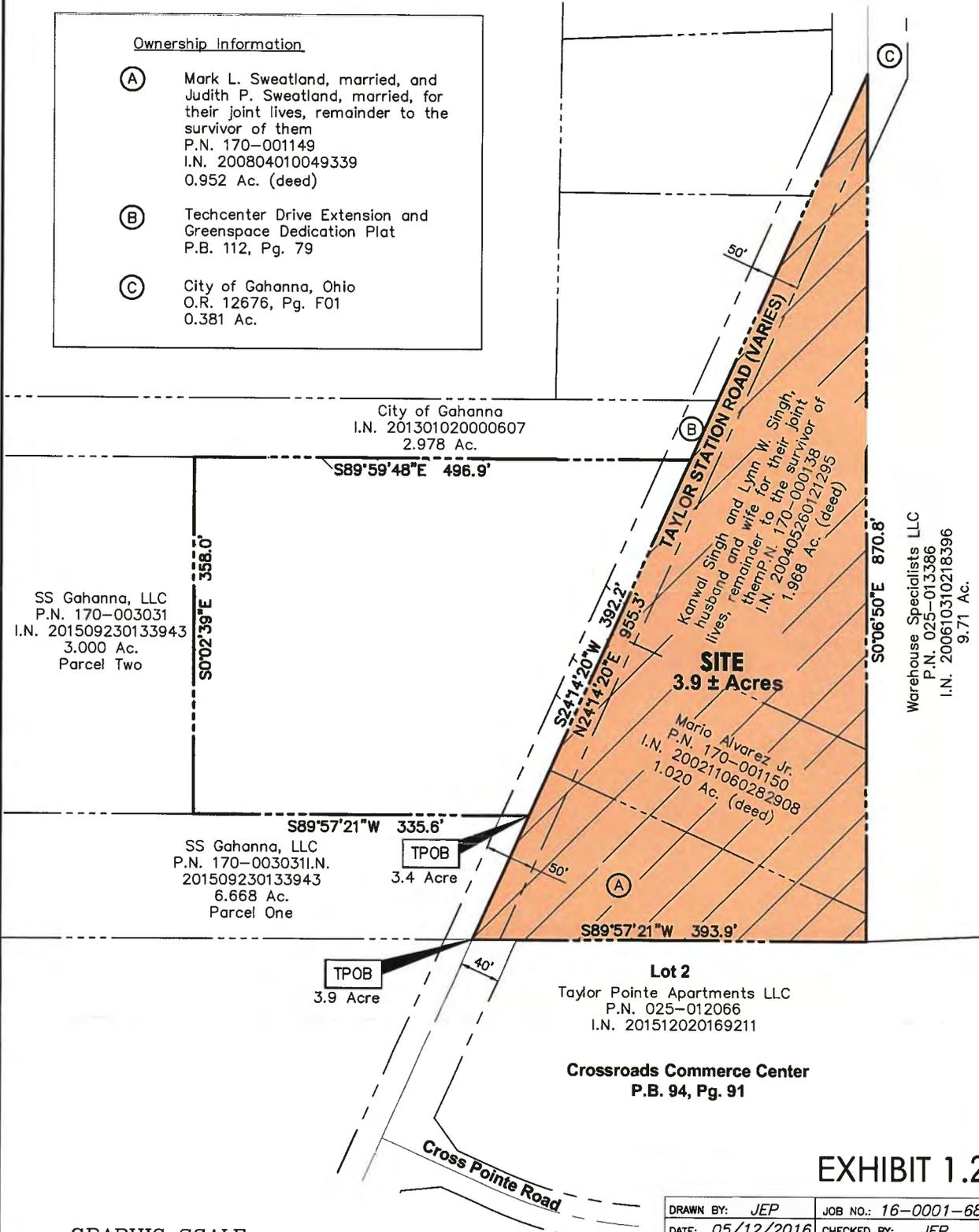
3.9± Acre Zoning Exhibit
 In Lot 27, Section 3, Township 1 Range 16
 United States Military District
 Jefferson Township, Franklin County, Ohio

JEFF-16-05
 Received 7/19/2016



Ownership Information

- (A) Mark L. Sweatland, married, and Judith P. Sweatland, married, for their joint lives, remainder to the survivor of them
 P.N. 170-001149
 I.N. 200804010049339
 0.952 Ac. (deed)
- (B) Techcenter Drive Extension and Greenspace Dedication Plat
 P.B. 112, Pg. 79
- (C) City of Gahanna, Ohio
 O.R. 12676, Pg. F01
 0.381 Ac.



Z:\16-0017-414\DWG\PRODUCTION DRAWINGS\SURVEY\0017-414 Zoning2.dwg USE PER DEED May 12, 2016 - 3:15:09pm jhelps

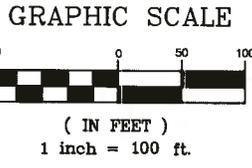


EXHIBIT 1.2

DRAWN BY: JEP JOB NO.: 16-0001-682
 DATE: 05/12/2016 CHECKED BY: JEP

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Exhibit "2.1 and 2.2"-Surrounding Property Owners and Mailing Labels

APPLICANT:

Barton Hall LLC
280 North High Street, 17th Floor
Columbus, Ohio 43215

PROPERTY OWNER(S):

Kanwal and Lynn Singh
1415 East Dublin Granville Rd., #101
Columbus, Ohio 43229

Mario Alvarez, Jr.
852 Taylor Station Road
Columbus, Ohio 43230

Mark & Judith Sweatland
1200 Taylor Station Road
Columbus, Ohio 43230

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Taylor Pointe Apartments LLC
470 Olde Worthington Road S.
Westerville, Ohio 43082

JCS Property Management LLC
5737 Westbourne Avenue
Columbus, Ohio 43213

JCS Property Management LLC
735 Cross Pointe Road, Suite C
Gahanna, Ohio 43230

CP Road LLC
2636 Berwyn Road
Columbus, Ohio 43221

Sutusa, Inc.
17350 Bittersweet Trail
Chagrin Falls, Ohio 44022

Bernie Cohen Venture Ltd.
1303 Poppy Hills Drive
Blacklick, Ohio 43004

GWJ Holdings II Ltd.
P.O. Box 1009
Reynoldsburg, Ohio 43068

Spnd Ltd.
600 Taylor Station Road
Columbus, Ohio 43230

SS Gahanna LLC
7279 Talanth Place
New Albany, Ohio 43054

Bernard R. Black, Tr.
6125 Taylor Road
Columbus, Ohio 43230

Bernard R. Black, Tr.
3720 Elbern Avenue
Columbus, Ohio 43213-1720

790 Cross Pointe LLC
790 Cross Pointe Road
Columbus, Ohio 43230

Warehouse Specialists LLC
650 Taylor Station Road
Columbus, Ohio 43230

United States of America
P.O. Box 59
Louisville, Kentucky 40201

Mark Sweatland
1200 Taylor Road
Columbus, Ohio 43230

Mario Alvarez
852 Taylor Station Road
Columbus, Ohio 43230

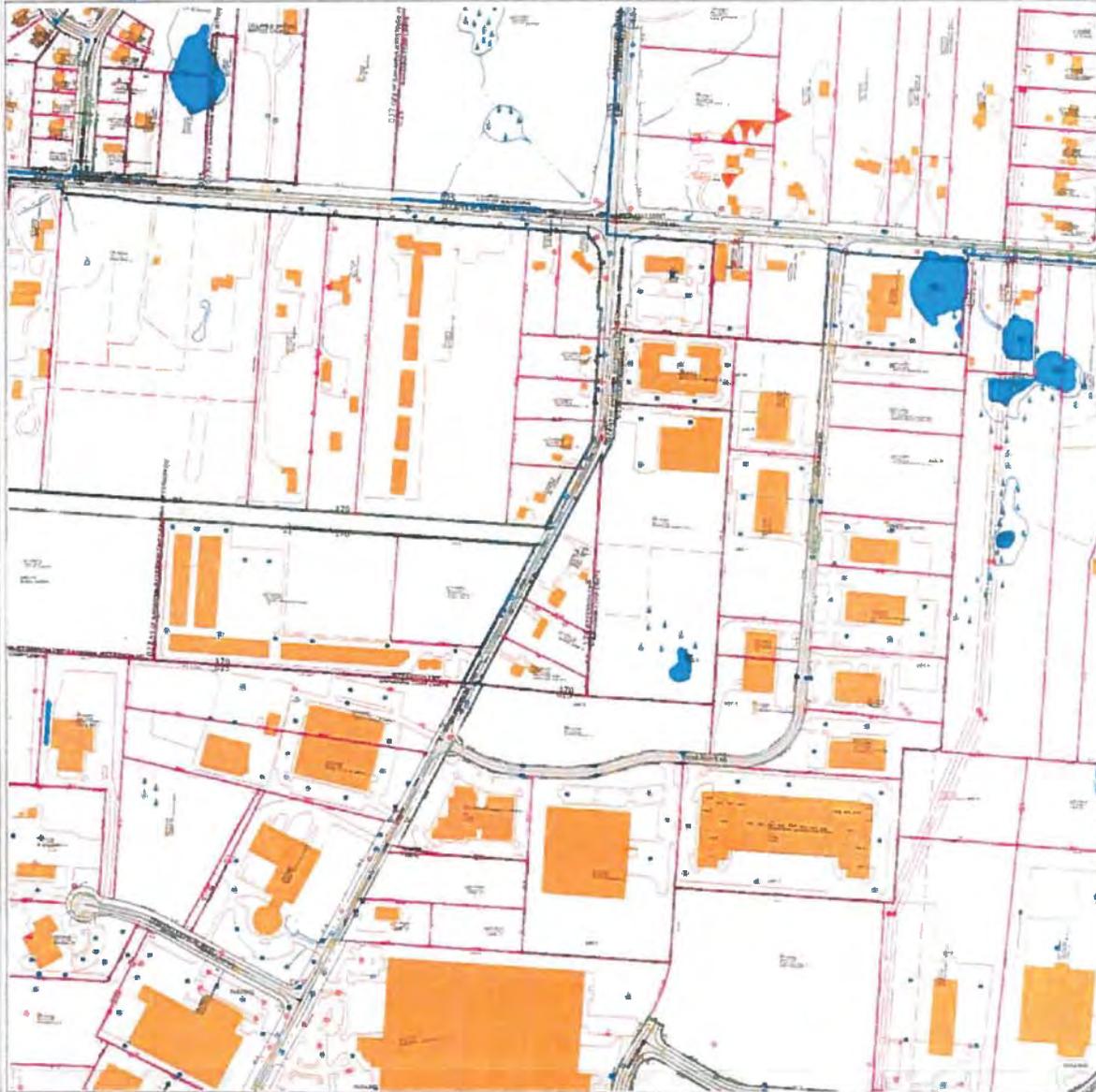
Exhibit "3" - Map of Surrounding Properties



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 4/29/16



Disclaimer

Scale = 500

Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Exhibit-3

Exhibit "4" - Site Photography



1 VIEW TO EAST



2 VIEW TO WEST



3 VIEW TO EAST



4 VIEW TO EAST



5 VIEW TO EAST



6 VIEW TO EAST



7 VIEW TO SOUTH



8 VIEW TO WEST

REVISIONS	

SITE PHOTOS

JEFFERSON POINT
PREPARED FOR
 BARTON HALL LLC

Paris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 452-1754 www.parisplanninganddesign.com

DATE	5/13/16
PROJECT	16028
SHEET	

EX-4

Exhibit "5"- Development Text

PLANNED COMMERCIAL DISTRICT
3.9 +/- ACRES

JEFFERSON POINT

TAYLOR STATION ROAD

BACKGROUND

The subject property is located on the east side of Taylor Station Road, between Cross Pointe Road to the south, and Taylor Road to the north. The property consists of three separate tax parcels, owned by three different owners. It is all zoned in the Countryside Residential Classification, and each parcel is currently developed with a 1950's ranch house. The property consists of 3.9+/- acres, and is surrounded by the City of Gahanna on the south, east, and northeast. The Gahanna property is zoned in the Office, Commerce, and Technology District - OCT. The property to the south is developed as an extended stay hotel, the property to the east / northeast is developed with industrial warehouse uses.

The request is to rezone the property from the existing CR and LI districts to the PC district to allow for a residential hotel, complimentary to the existing extended stay hotel currently located on the Gahanna property to the south.

The applicant is Barton Hall, LLC. Underhill & Hodge LLC will be representing the applicant. Faris Planning & Design will be providing the development plans, landscape plans, building elevations and site lighting information, and Advanced Civil Design will be providing the surveying, utility layout, and engineering.

This rezoning request is in accordance with the Jefferson Township Comprehensive Plan generally, and with the Jefferson Township Land Use Map specifically.

DEVELOPMENT PLAN SUBMISSION

The application includes site plans which include topographical contours at two foot intervals, lot locations, soil data, wooded areas, storm water detention areas, and preliminary sewer and water line locations. The application also includes architectural elevations, landscape plans, and lighting plans.

The total site encompasses 3.9+/- acres and the proposal is to rezone the property in accordance with the Jefferson Township Comprehensive Plan to the Planned Commercial District to allow construction of a residential hotel with accessory parking, clubhouse, fitness and pool amenities, with a total of 72 suites.

1.00 DESCRIPTION AND LOCATION:

The property is 3.9 +/- acres situated along the east side of Taylor Station Road, north of the existing extended stay hotel located in Gahanna. It will be developed with two hotel buildings, a building for parking and storage, and amenity space providing a clubhouse, community center, office, and pool.

1.01 PERMITTED USES / DEVELOPMENT STANDARDS

- a. The uses permitted shall be a hotel and accessory amenities.
- b. Except as otherwise noted in this Development Text, the applicable development standards of the Planned Commercial District of the Jefferson Township Zoning Resolution shall apply.

1.02 YARD AND SETBACK REQUIREMENTS

- a. The pavement setback from Taylor Station Road shall be 36 feet.
- b. The building setback from Taylor Station Road shall be 60 feet.
- c. The pavement setback from adjacent properties is 10 feet.
- d. The building setback from adjacent properties is 15 feet.

1.03 HEIGHT REQUIREMENTS

The maximum building height shall be 50 feet as provided by Zoning Resolution Section 640.04(J)(4).

1.04 TRAFFIC AND CIRCULATION

- a. Access to Taylor Station Road from shall be via one full service access point, located as depicted on the attached Development Plan and generally across from what will eventually become the intersection of Tech Center Drive and Taylor Station Road.
- b. Right-of-way shall be dedicated if necessary to accommodate future roadway improvements if necessary.
- c. Parking spaces shall be sized and provided in accordance with the Jefferson Township Zoning Resolution Article VIII. Parking spaces and drive aisles are arranged for efficient internal traffic circulation.

1.05 OPEN SPACE AND LANDSCAPING

- a. The existing vegetation along the north side of the site will be preserved as a buffer to the development to the east, northeast. Mature and healthy trees shall be maintained, scrub growth may be removed.
- b. The Taylor Station Road setback will be landscaped in accordance with the Landscape Plan attached hereto, which includes a combination of mounding, shade trees, and ornamental trees within the pavement setback.
- c. The property shall be landscaped in conformity with the Landscape Plans attached hereto.

- d. Existing vegetation within the perimeter pavement and building setbacks will be preserved when feasible.
- e. All landscaping shall be maintained by the property owner. Newly installed landscaping that fails to thrive shall be replaced within six months.

1.06 ARCHITECTURAL DESIGN

All buildings shall be designed to be compatible, employing similar roof pitches and architectural details, and be constructed of exterior building materials consistent with the Taylor Pointe development to the south, and as otherwise approved by the Jefferson Township Zoning Commission and Township Trustees.

A representative sample of the architectural style of the product proposed to be constructed within this development is attached hereto. The attached architectural elevations, or comparable elevations, shall be deemed to meet the architectural standards. The finished product shall be substantially similar to the elevations submitted herewith.

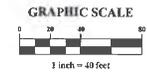
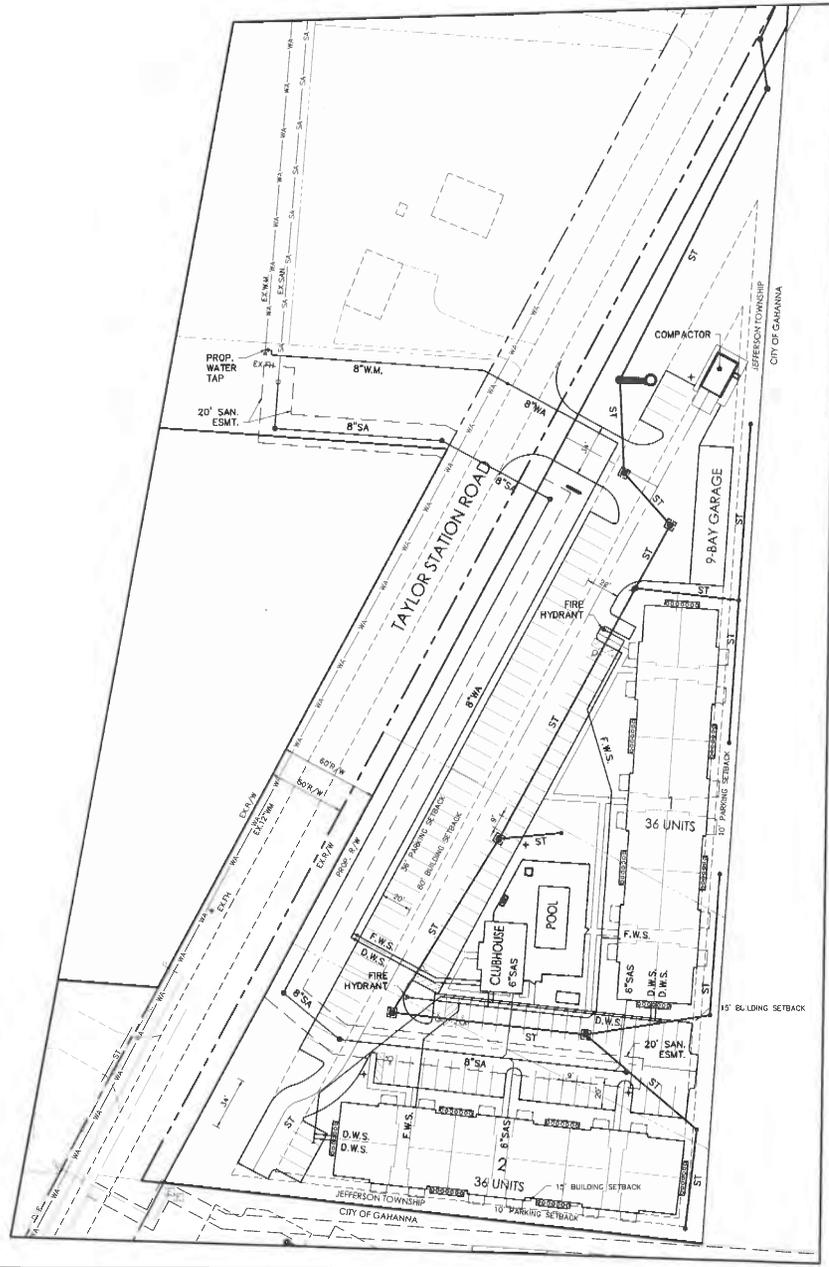
- a. Building size:
 - i. The hotel building sizes are approximately 38,300 square feet for the north building, and 34,000 square feet for the south building.
 - ii. The parking structure is approximately 2,000 square feet.
 - iii. The clubhouse structure is approximately 1,300 square feet.
- b. Color Palette: Earth tones.
- c. Exterior materials: Brick, stone, cultured stone, stucco, hardi-plank, heavy gauge vinyl if in combination with natural materials, vinyl shall be .44" thick or greater.
- d. Windows: Atria, single-hung vinyl.
- e. Roof: 30-year dimensional shingles.

1.07 REFUSE

- a. Refuse shall be by compactor located as indicated on the Development Plan.
- b. The compactor shall be enclosed as depicted on the Landscape Plans.
- c. Refuse service shall be by private hauler.

Exhibit "6.1 - 6.7"- Site Engineering and Utility Letters

Z:\16-0017-414\DWG\...3DIN DRAWINGS\PRE DEVELOPMENT PLAN\16-0017-414_PDP.dwg EAST - Jul 12, 2016 - 4:14:56pm jstichop



LEGEND		
PROPOSED		
	MANHOLE	SANITARY SEWER
	VALVE	WATER
	MANHOLE	STORM SEWER
EXISTING		
	MANHOLE	SANITARY SEWER
	MANHOLE	STORM SEWER
	VALVE	WATER
		UNDERGROUND TELEPHONE
		GAS MAIN
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		CABLE TV LINE
		UTILITY POLE

PLAN PREPARED BY

422 River Road
 Gahanna, Ohio 43030
 p: 614.687.9790
 f: 614.687.9791
ADVANCED CIVIL DESIGN, INC.

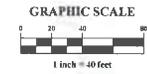
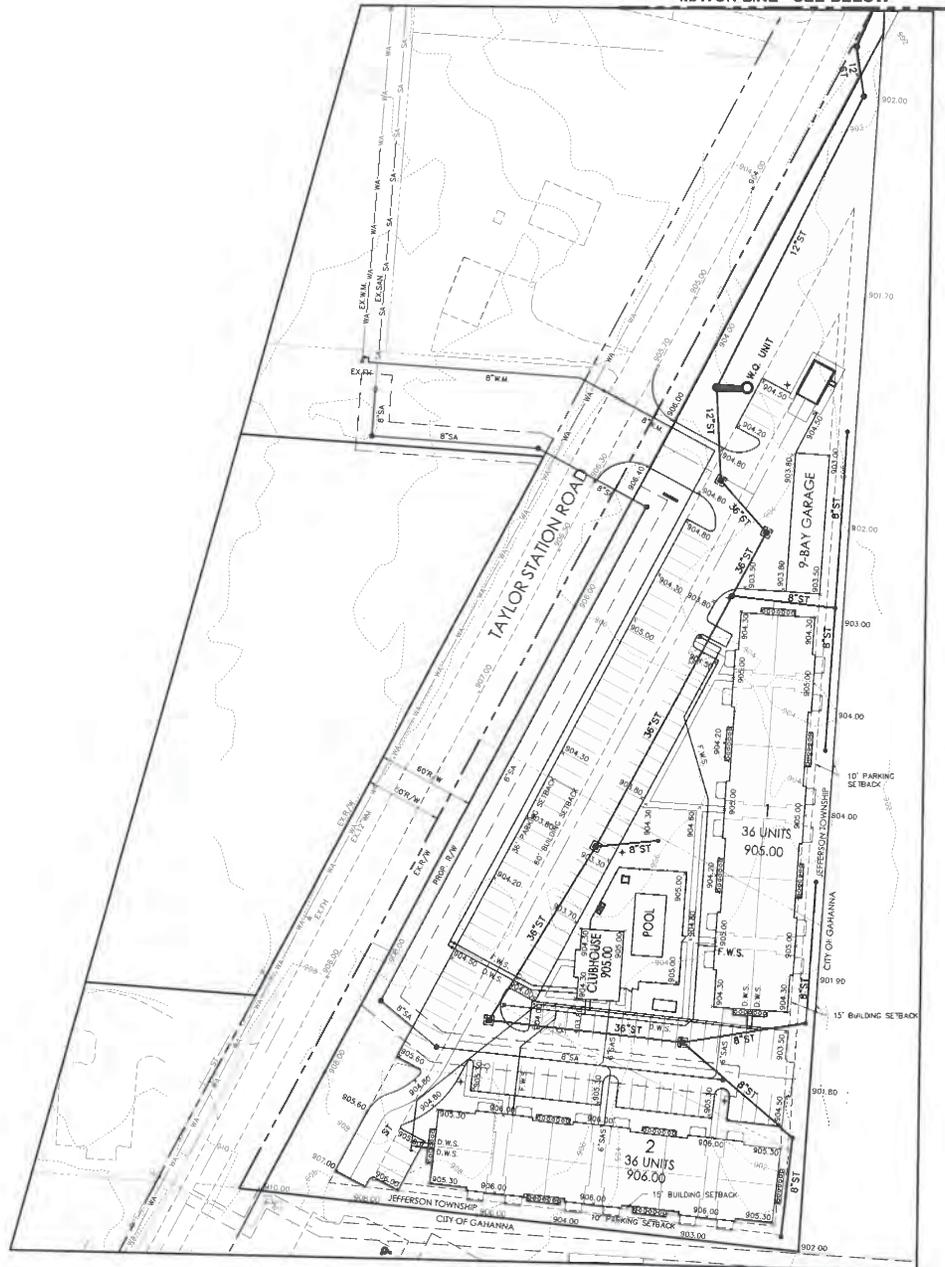
PLAN PREPARED FOR

JEFFERSON TOWNSHIP, FRANKLIN COUNTY OHIO
JEFFERSON POINT
PRELIMINARY UTILITY PLAN
 BARTON HALL LLC

Issue Date	By	Checked

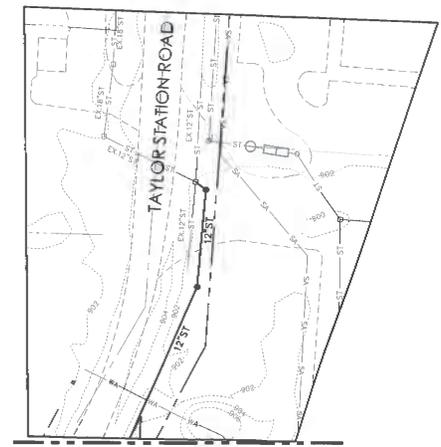
Date:	07/13/2016
Scale:	AS NOTED
Drawn By:	JAP
Checked By:	
Project Number:	16-0017-414
Drawing Number:	1/1

MATCH LINE - SEE BELOW



DETENTION NOTE
 STORMWATER DETENTION WILL BE PROVIDED WITH A COMBINATION OF SURFACE PONDING AND UNDERGROUND PIPE STORAGE.

LEGEND	
PROPOSED	
	MANHOLE
	HYDRANT
	VALVE
	MANHOLE
EXISTING	
	SANITARY SEWER
	STORM SEWER
	WATER
	UNDERGROUND TELEPHONE
	GAS MAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	CABLE TV LINE
	UTILITY POLE



MATCH LINE - SEE ABOVE

Z:\16-0017-414\DWG\PROPOSED DEVELOPMENT PLAN\16-0017-414_P2P.dwg EAST - 11.13.2016 - 9:03:19am jpklsd

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**
 437 Reister Road
 Gahanna, Ohio 43030
 PH: 614.488.7700
 FAX: 614.488.7755

PLAN PREPARED FOR: **JEFFERSON POINT**
 PRELIMINARY GRADING PLAN
 BARTON HALL LLC
 SUABAREA A

DATE: 07/13/2016
 SCALE: AS NOTED
 DRAWN BY: JAP
 CHECKED BY: TW
 PROJECT NUMBER: 16-0017-414
 DRAWING NUMBER: 1/1

A NiSource Company

New Business Team
290 W Nationwide Bv 3rd Floor
Columbus, OH 43215

May 4, 2016

Advanced Civil Design, Inc.
Attn: David M Thomas
422 Beecher Rd
Gahanna, Ohio 43230

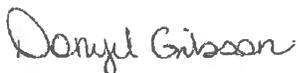
Re: Taylor Station Apartments
Opportunity Id: 104892

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed apartment project. This letter is to confirm COH does have facilities on Taylor Station Rd, Gahanna, Ohio, between Taylor Rd and Crosspointe Rd. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 800-440-6111 ext 3028 Monday-Friday, 8:00am to 4:30pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,



Columbia Gas of Ohio a Nisource Company
Donyel Gibson
New Business Development Manager



JEFF-16-05
Received 7/19/2016

Jefferson Township
Franklin County, Ohio

Fire Chief Bradford L. Shull, OFE

May 3, 2016

Advanced Civil Design, Inc.
Attn. David M. Thomas
422 Beecher Road
Gahanna, Ohio 43230

Mr. Thomas,

This letter it to affirm Jefferson Township fire and EMS services are provided to the following parcels within Jefferson Township as outlined in your drawing.

170-000138 (870 Taylor Station Road)
170-001150 (852 Taylor Station Road)
170-001149 (842 Taylor Station Road)
170-003449 (875 Taylor Station Road)

If you require further information feel free to contact me at bshull@jeffersontownship.org or 614-861-3757.

Sincerely,

Brad Shull, OFE
Fire Chief

Cc: Twp Admin
Twp Zoning

Exhibit 6.4

Our Family, Caring For Yours

6767 Havens Corners Road | Blacklick OH 43004 Phone 614-861-3757 Fax 614-861-0968 yourJTFD@jeffersontownship.org



111 N 4th Street
Columbus, OH 43215

5/6/2016

Mr. David M. Thomas
Advanced Civil Design
422 Beecher Road
Gahanna, Ohio 43230

Dear Mr. Thomas,

AT&T Ohio is a local exchange carrier authorized to do business in Ohio and providing services in Gahanna. AT&T Ohio will provide services to the proposed area along Taylor Road North of Cross Pointe Road in accord with the provisions of tariffs on file with the ICC, PUCO, etc. or pursuant to negotiated private arrangements, if applicable.

If you require further information on the terms and conditions of service availability to the property, please contact me at 614.223.5316.

Sincerely,

Dwight Thomason
Manager/AT&T Engineering

Exhibit 6.5



Taylor Station Apartments
Attn: David M Thomas

May 9, 2016

Dear Mr. Thomas,

This letter is in regards to American Electric Power supplying service to Taylor Station Apartments in Jefferson Township, Franklin County

American Electric Power currently has three phase overhead distribution facilities on the West side of Taylor Station Rd. running north & south.

American Electric Power can provide standard facilities of adequate capacity, using standard construction practices, to facilities in this area. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

The above statement is based upon providing the most economical standard construction and presumes no special characteristics of the electric load or method of providing service.

Please contact me at (614) 883-6852 if any additional information is required.

Sincerely,

A handwritten signature in cursive script that reads 'Travis L. Wheeler'.

Travis L. Wheeler
Customer Design
American Electric Power

P.O. Box 2553
Columbus, Ohio 43216
Tel. (614) 481-5263
Fax (614) 255-6428



May 10, 2016

David Thomas
Advanced Civil Design Inc
422 Beecher Rd
Gahanna, OH 43230

RE: Taylor Station Apts

Dear Mr. Thomas:

This letter is to confirm that Time Warner Cable has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the proposed Taylor Station Apartments project, a Multi-family development of up to 162 units located on Taylor Rd in Jefferson Twp, Franklin County.

Please contact Will Andrews at 614-255-5177 in order to execute a Right-of-Entry agreement for service to this development.

If you have any questions give me a call at 614-481-5263 and I will be happy to discuss this project with you.

Thank You!

A handwritten signature in black ink, appearing to read "Kevin D. Rich".

Kevin D. Rich
Construction Manager
kevin.rich@twcable.com

**STORM WATER
MANAGEMENT REPORT
FOR
JEFFERSON POINT**

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

Prepared By:



**ADVANCED
CIVIL DESIGN**

ENGINEERS & SURVEYORS
422 BEECHER ROAD
GAHANNA, OHIO 43230
Ph: 614-428-7750
Fax: 614-4287755

Date:
July 12, 2016

Exhibit 6.8

TABLE OF CONTENTS

STORMWATER MANAGEMENT REVIEW:

Site Summary:.....	3
Existing Conditions:.....	3
Critical Storm:.....	3
Post-Construction Conditions:	3
Storm Water Quantity Control:.....	4
Storm Water Quality Control:.....	4
Conclusion:	4

APPENDICES:

- APPENDIX A: Stormwater Management Exhibit
- APPENDIX B: HydroCAD Pre-Developed Calculations

Site Summary:

Jefferson Point is a proposed development to be constructed along Taylor Station Road in Jefferson Township, Franklin County, Ohio. This development will be built on a 3.19 acre parcel. This parcel adjoins Taylor Station Road to the west, commercial property to the north, undeveloped property to the east and multifamily residences to the south.

Runoff calculations within this report follow the SCS Curve Number method. Rainfall depths for the 1, 2, 5, 10, 25, 50, and 100 year storm events are taken from the Atlas 14 rainfall data presented in the City of Columbus Stormwater Drainage Manual. Design rainfall depths are given in Table 1. Runoff and pond routing computations were performed within the HydroCAD software suite using TR-20 methodology and a Type-II rainfall distribution. Exhibits displaying existing and proposed conditions of can be found in Appendix A of this report.

Design Event (yr)	Rainfall Depth (in)
1	2.20
2	2.63
5	3.24
10	3.74
25	4.44
50	5.02
100	5.63

Table 1
Design Storm Rainfall Depths

Existing Conditions:

The existing 3.19 acre site contains residential housing, associated driveways and out buildings. Impervious surfaces cover approximately 20% of the property in its current condition. Overland flow carries water on this property over onto the undeveloped property to the east. Stormwater runoff was modeled with a curve number of 79 and a time of concentration of 50.6 minutes. Hydrologic calculations for the pre-developed condition are included within Appendix B, peak runoff rates are given in Table 2.

Design Event	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Release rate (cfs)	1.11	1.67	2.55	3.32	4.45	5.42	6.45

Table 2 - Existing Condition Peak Runoff Rates

Critical Storm:

Per the City of Columbus's Stormwater Design Manual the allowable release rate from Jefferson Point is determined by following the guidance of the critical storm method. For all storm events up to and including the critical storm, runoff must be discharged from the site at a rate not to exceed the 1-year pre developed runoff rate. Storm events with less frequent recurrence intervals from than the critical storm may be discharged at the 10-yr pre-developed rate.

Post-Construction Conditions:

The proposed development will consist of two multi-family buildings, associated parking and drive aisles as well as associated clubhouse and pool area. Stormwater runoff will be conveyed from the buildings and associated parking and drive aisles will be collected with a storm sewer system. These areas will be modeled using a minimum curve number of 98 for the rooftops and pavement areas. The remaining areas will be assigned a curve number based on the represented

land coverage for those areas. The rooftops areas will be assigned a 5 minute time of concentration and the remaining areas will be assigned a minimum of 10 minutes for the storm sewer collection. The post-developed conditions will be modeled and provided during the final engineering submittal. Runoff hydrographs and peak runoff rates will be provided that that time.

Stormwater Quantity Control:

A combination of parking lot detention and underground pipe storage will limited the peak runoff rates so as not to exceed the allowable release rates. Orifice plates will be located within catch basins to restrict flow creating the parking lot detention and pipe storage.

Stormwater Quality Control:

Per the Ohio EPA's General Construction Permit, a post-construction water quality BMP is required to treat the first flush of runoff from this property. Jefferson Point will provide water quality treatment of with a manufactured water quality device, due to the limited opportunity to provide open space for a water quality facility. Determination of the required treatment flow for this device followed the guidance of the Ohio Department of Transportation's L&D Manual, Vol. 2, Section 1115.5.

$$WQf = C i a \quad ("C"=0.83 * "i"=0.65 \text{ in./hr.} * "a"=X.XXX \text{ ac.})$$

"C" – Commercial and business, from Table 2-5, Runoff Coefficients for Typical Land Uses in Columbus, Columbus Stormwater Drainage Manual.

Conclusion:

Jefferson Point will utilize surface parking lot ponding and storm sewer pipe storage to meet the stormwater quantity control required by the City of Columbus. A Hydro International Downstream Defender will address water quality treatment of the "first flush" of the stormwater runoff. Stormwater leaving the site will enter Franklin County storm sewer north of the site, at or below the allowable release rates.

APPENDIX A

**STORMWATER MANAGEMENT
EXHIBIT**

APPENDIX B

**PRE-DEVELOPED HYDROCAD
CALCULATIONS**



Pre-Developed



Subcat



Reach



Pond



Link

16-0017-414 Jefferson Point

Type II 24-hr 1-yr COC Rainfall=2.20"

Prepared by {enter your company name here}

Printed 7/12/2016

HydroCAD® 10.00-17 s/n 09322 © 2016 HydroCAD Software Solutions LLC

Page 2

Summary for Subcatchment 1S: Pre-Developed

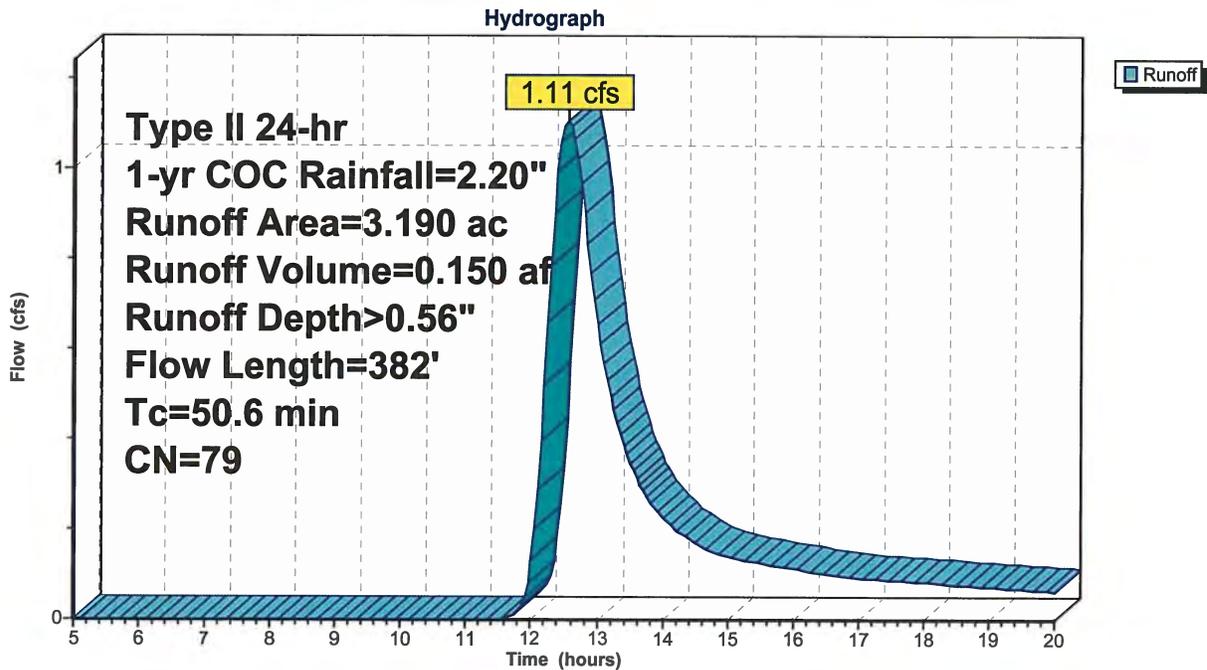
Runoff = 1.11 cfs @ 12.55 hrs, Volume= 0.150 af, Depth> 0.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 1-yr COC Rainfall=2.20"

Area (ac)	CN	Description
3.190	79	1 acre lots, 20% imp, HSG C
2.552		80.00% Pervious Area
0.638		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
48.5	104	0.0013	0.04		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.63"
2.1	278	0.0211	2.18		Shallow Concentrated Flow, Shallow Concentrated Flow Grassed Waterway Kv= 15.0 fps
50.6	382	Total			

Subcatchment 1S: Pre-Developed



16-0017-414 Jefferson Point

Type II 24-hr 2-yr COC Rainfall=2.63"

Prepared by {enter your company name here}

Printed 7/12/2016

HydroCAD® 10.00-17 s/n 09322 © 2016 HydroCAD Software Solutions LLC

Page 3

Summary for Subcatchment 1S: Pre-Developed

Runoff = 1.67 cfs @ 12.54 hrs, Volume= 0.218 af, Depth> 0.82"

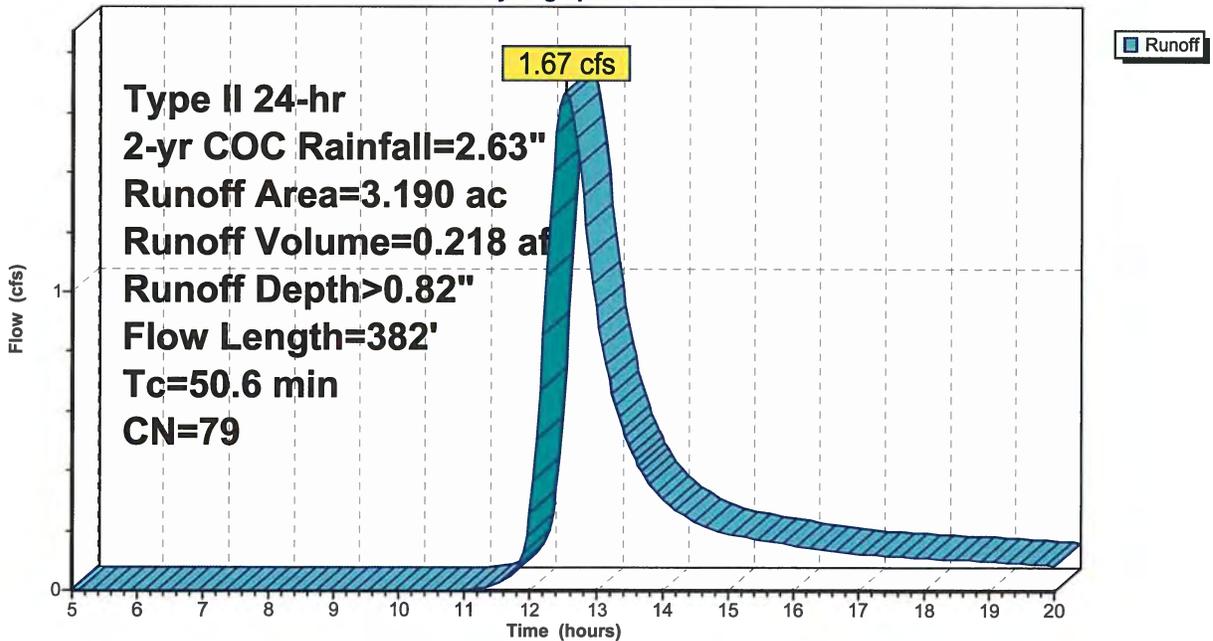
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-yr COC Rainfall=2.63"

Area (ac)	CN	Description
3.190	79	1 acre lots, 20% imp, HSG C
2.552		80.00% Pervious Area
0.638		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
48.5	104	0.0013	0.04		Sheet Flow, Sheet Flow Grass: Dense n= 0.240 P2= 2.63"
2.1	278	0.0211	2.18		Shallow Concentrated Flow, Shallow Concentrated Flow Grassed Waterway Kv= 15.0 fps
50.6	382	Total			

Subcatchment 1S: Pre-Developed

Hydrograph



16-0017-414 Jefferson Point

Type II 24-hr 5-yr COC Rainfall=3.24"

Prepared by {enter your company name here}

Printed 7/12/2016

HydroCAD® 10.00-17 s/n 09322 © 2016 HydroCAD Software Solutions LLC

Page 4

Summary for Subcatchment 1S: Pre-Developed

Runoff = 2.55 cfs @ 12.53 hrs, Volume= 0.326 af, Depth> 1.22"

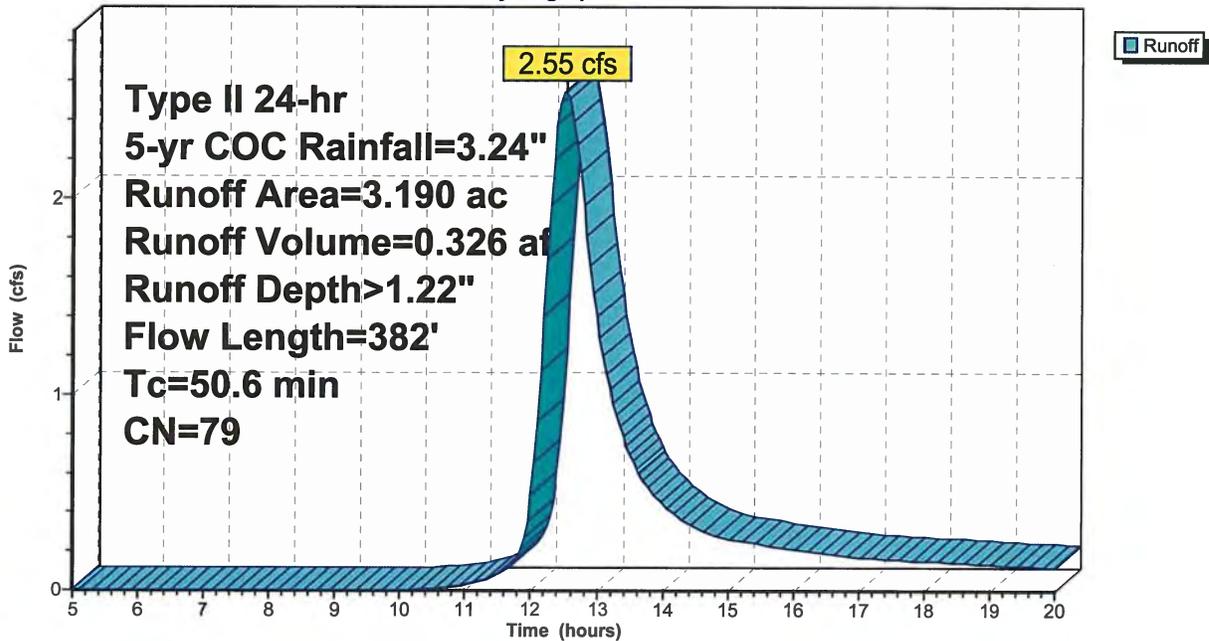
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 5-yr COC Rainfall=3.24"

Area (ac)	CN	Description
3.190	79	1 acre lots, 20% imp, HSG C
2.552		80.00% Pervious Area
0.638		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
48.5	104	0.0013	0.04		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.63"
2.1	278	0.0211	2.18		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
50.6	382	Total			

Subcatchment 1S: Pre-Developed

Hydrograph



16-0017-414 Jefferson Point

Type II 24-hr 10-yr COC Rainfall=3.74"

Prepared by {enter your company name here}

Printed 7/12/2016

HydroCAD® 10.00-17 s/n 09322 © 2016 HydroCAD Software Solutions LLC

Page 5

Summary for Subcatchment 1S: Pre-Developed

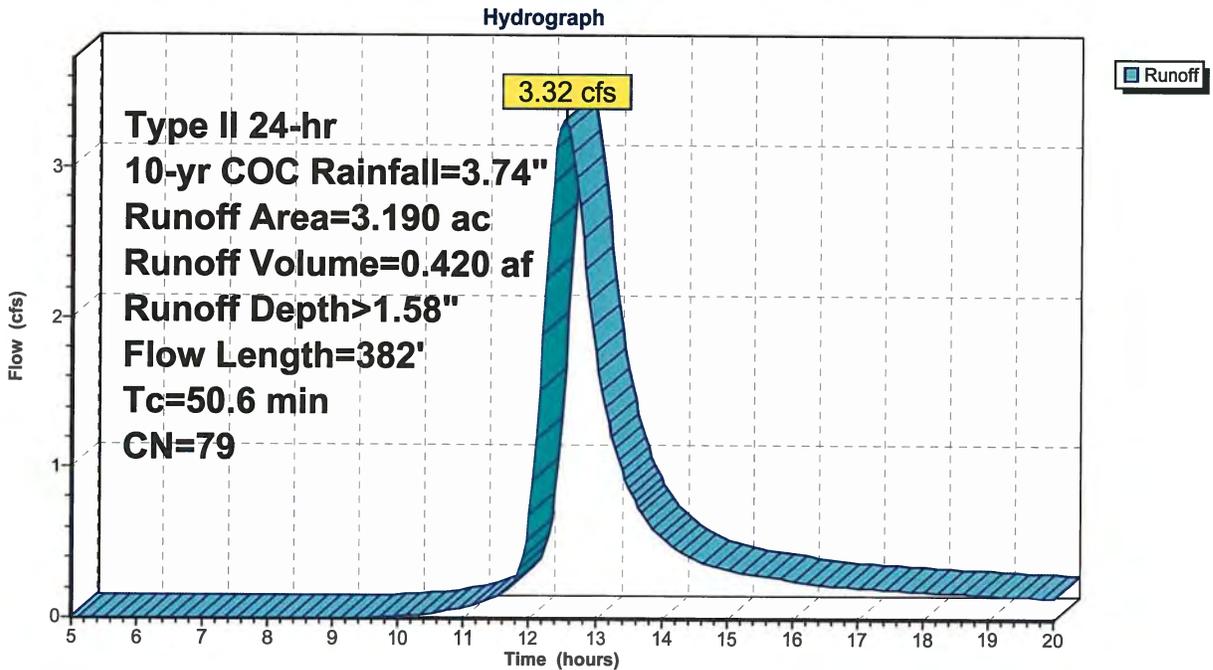
Runoff = 3.32 cfs @ 12.52 hrs, Volume= 0.420 af, Depth> 1.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-yr COC Rainfall=3.74"

Area (ac)	CN	Description
3.190	79	1 acre lots, 20% imp, HSG C
2.552		80.00% Pervious Area
0.638		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
48.5	104	0.0013	0.04		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.63"
2.1	278	0.0211	2.18		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
50.6	382	Total			

Subcatchment 1S: Pre-Developed



16-0017-414 Jefferson Point

Type II 24-hr 25-yr COC Rainfall=4.44"

Prepared by {enter your company name here}

Printed 7/12/2016

HydroCAD® 10.00-17 s/n 09322 © 2016 HydroCAD Software Solutions LLC

Page 6

Summary for Subcatchment 1S: Pre-Developed

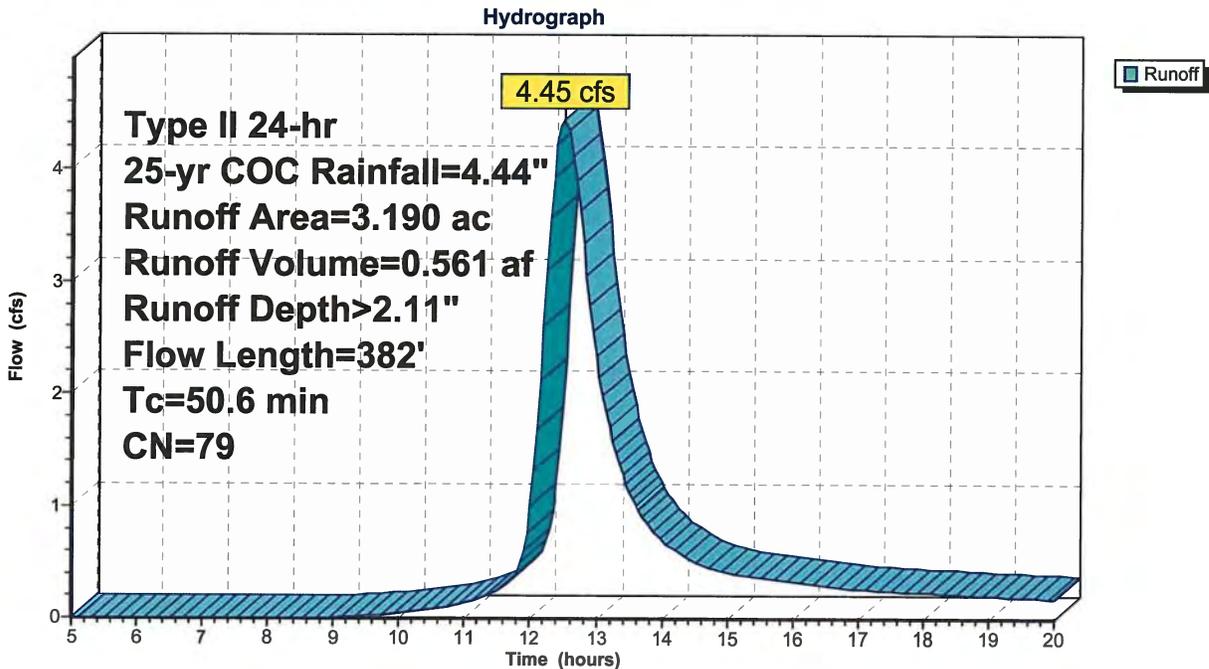
Runoff = 4.45 cfs @ 12.51 hrs, Volume= 0.561 af, Depth> 2.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 25-yr COC Rainfall=4.44"

Area (ac)	CN	Description
3.190	79	1 acre lots, 20% imp, HSG C
2.552		80.00% Pervious Area
0.638		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
48.5	104	0.0013	0.04		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.63"
2.1	278	0.0211	2.18		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
50.6	382	Total			

Subcatchment 1S: Pre-Developed



16-0017-414 Jefferson Point

Type II 24-hr 50-yr COC Rainfall=5.02"

Prepared by {enter your company name here}

Printed 7/12/2016

HydroCAD® 10.00-17 s/n 09322 © 2016 HydroCAD Software Solutions LLC

Page 7

Summary for Subcatchment 1S: Pre-Developed

Runoff = 5.42 cfs @ 12.51 hrs, Volume= 0.682 af, Depth> 2.57"

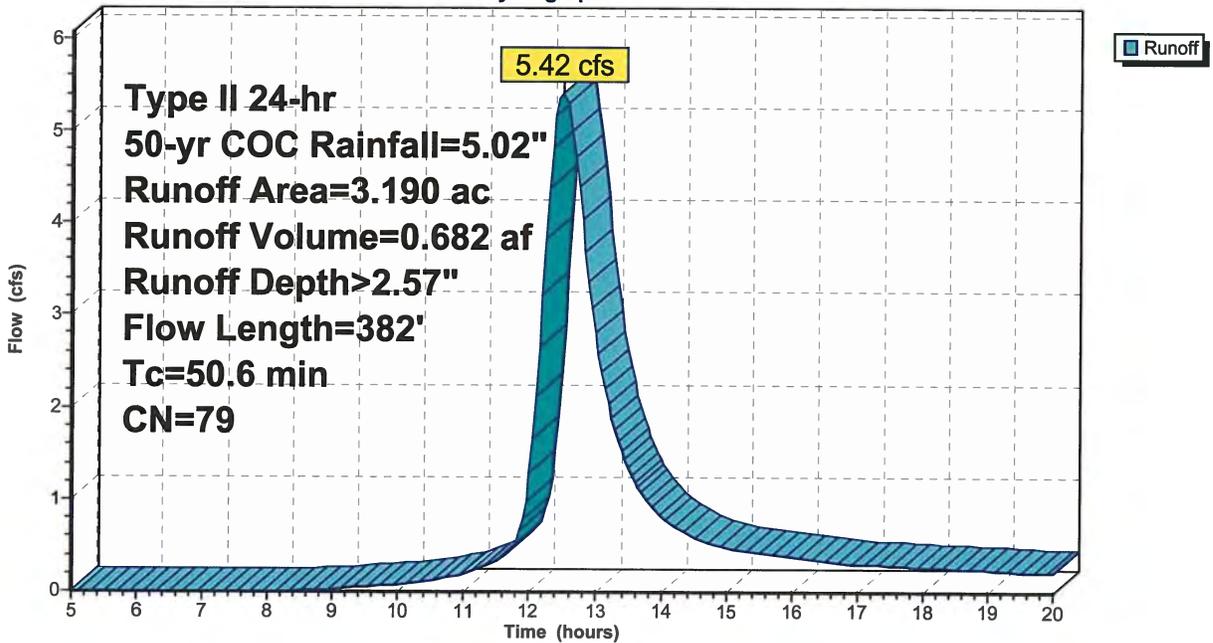
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-yr COC Rainfall=5.02"

Area (ac)	CN	Description
3.190	79	1 acre lots, 20% imp, HSG C
2.552		80.00% Pervious Area
0.638		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
48.5	104	0.0013	0.04		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.63"
2.1	278	0.0211	2.18		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
50.6	382	Total			

Subcatchment 1S: Pre-Developed

Hydrograph



16-0017-414 Jefferson Point

Type II 24-hr 100-yr COC Rainfall=5.63"

Prepared by {enter your company name here}

Printed 7/12/2016

HydroCAD® 10.00-17 s/n 09322 © 2016 HydroCAD Software Solutions LLC

Page 8

Summary for Subcatchment 1S: Pre-Developed

Runoff = 6.45 cfs @ 12.50 hrs, Volume= 0.814 af, Depth> 3.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-yr COC Rainfall=5.63"

Area (ac)	CN	Description
3.190	79	1 acre lots, 20% imp, HSG C
2.552		80.00% Pervious Area
0.638		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
48.5	104	0.0013	0.04		Sheet Flow, Sheet Flow
					Grass: Dense n= 0.240 P2= 2.63"
2.1	278	0.0211	2.18		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
50.6	382	Total			

Subcatchment 1S: Pre-Developed

Hydrograph

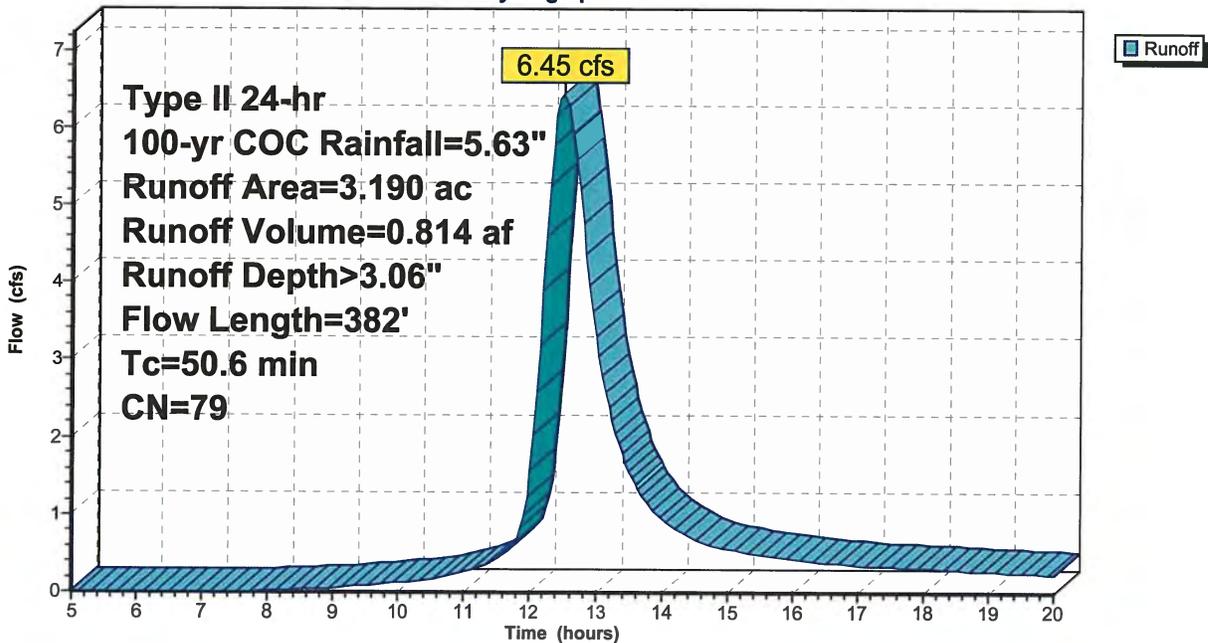


Exhibit "7.1 and 7.2"- Development and Illustrative Plans

VICINITY MAP



SITE DATA

ZONING	PC
TOTAL ACRES	+/- 3.9 AC.
TOTAL SUITES	72
PROPOSED BUILDING HEIGHT	35' MAX (PRIMARY STRUCTURES) (MEASURED TO MEAN OF GABLE)
PARKING PROVIDED	127 (1.76 SP/SUITE)
SURFACE	118
GARAGE	9
SETBACKS REQUIRED	SEE PLAN

DEVELOPMENT CALCULATIONS

PARKING	
SQUARE FOOTAGE OF BLDGS.	27,314.55 SF
SPACES PER SQUARE FOOT	.005 SP/FT
PROPOSED SPACES	127
LOT COVERAGE	
SITE	42.44%
BUILDING	+/- 169,884 SF
PAVEMENT	44,775.93 SF

REVISIONS

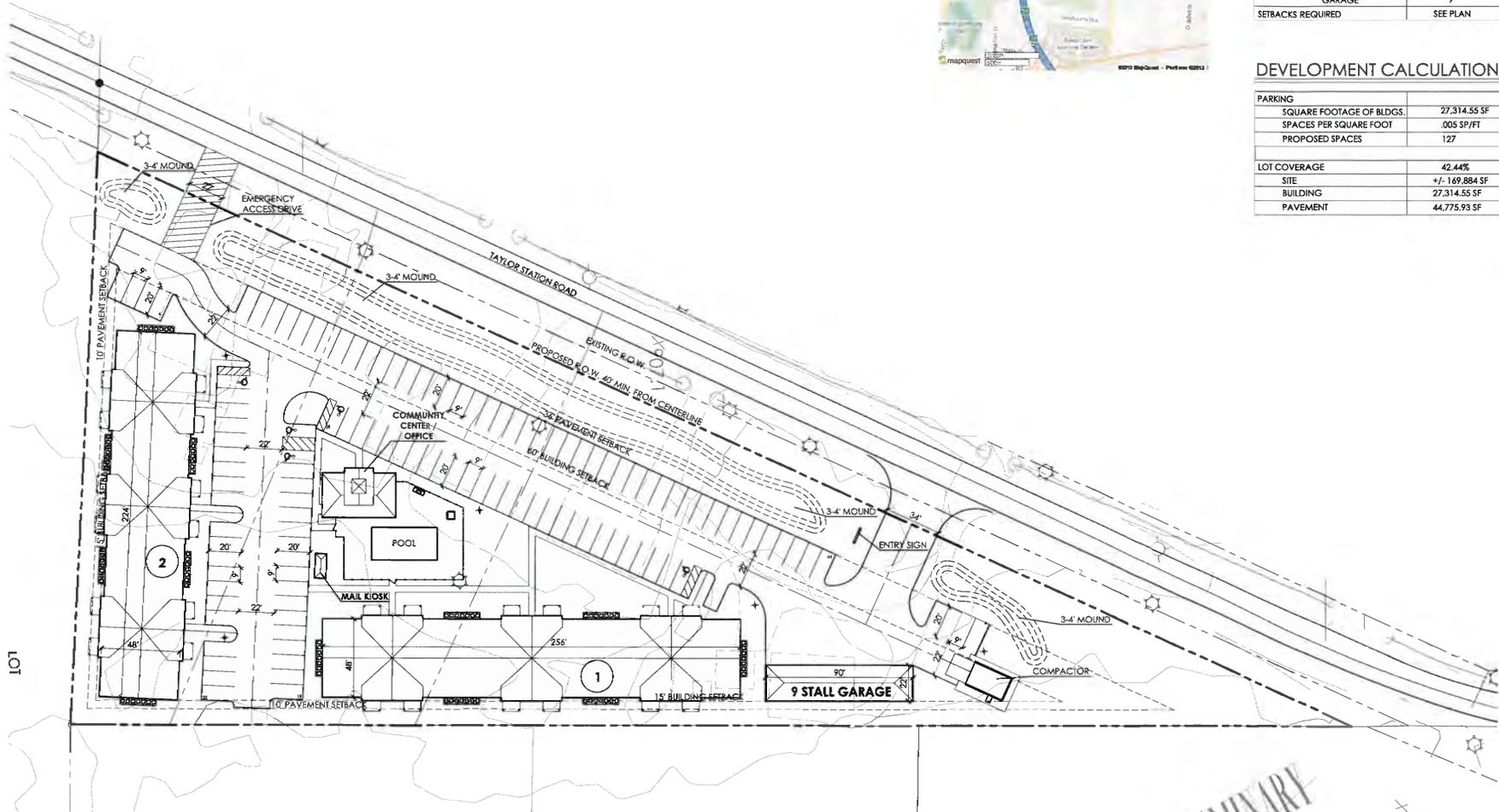
DEVELOPMENT PLAN

JEFFERSON POINT
 #42, 852, 870 TAYLOR STATION RD, GAHANNA, OH 43020
 PREPARED FOR
 BARTON HALL LLC

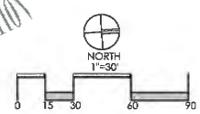
Paris Planning & Design
 LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 243 N. 5TH STREET SUITE 401 COLUMBUS, OH 43215
 P: 614.481.1144 WWW.PARISPLANNINGANDDESIGN.COM

DATE	7/14/16
PROJECT	16028
SHEET	

EX-7.1



PRELIMINARY
 NOT FOR CONSTRUCTION





SITE DATA

ZONING	PC
TOTAL ACRES	+/-3.9 AC.
TOTAL SUITES	72
PROPOSED BUILDING HEIGHT	35' MAX (PRIMARY STRUCTURES) (MEASURED TO MEAN OF GABLE)
PARKING PROVIDED	127 (1.76 SP/SUITE)
SURFACE	118
GARAGE	9
SETBACKS REQUIRED	SEE PLAN

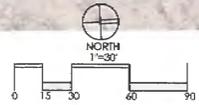
REVISIONS	

ILLUSTRATIVE PLAN

MULLADY SQUARE
 PREPARED FOR
BARTON HALL LLC
 CLIENT ADDRESS

Faris Planning & Design
 LAND PLANNING 9 LANDSCAPE ARCHITECTURE
 248 N. 5th Street Columbus, OH 43215
 P 614.457.1154 S 614.457.1154
 www.farisplanninganddesign.com

DATE	7/14/16
PROJECT	16028
SHEET	



EX 7.2

Exhibit "8.1-8.4"- Landscape Plans and Site Details

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
7	AFS	ACER X FREDMANI 'SIENNA GLEN'	SIENNA GLEN MAPLE	2" CAL.	B&B	
3	GBP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	
14	UP	ULMUS PARVIFLORA	LACEBARK ELM	2" CAL.	B&B	
13	ZSG	ZELKOVA SEBRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	
5	ACG	AMELANCHIER CANADENSIS 'GLENFORM'	GLENFORM SERVICEBERRY	1 1/2" CAL.	B&B	
8	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1 1/2" CAL.	B&B	
4	PAB	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
INTERIOR PARKING LOT STANDARDS		
INTERIOR GREEN SPACE - (TOTAL PAVEMENT AREA = 44,775.93 SF)		
INTERIOR LANDSCAPE AREA	2,238.80 SF (5%)	2,294.70 SF (5%)
TREES - 1 PER 100 SF OF REQUIRED LANDSCAPE AREA (MIN. 2" CALIPER)	23 TREES	23 TREES
SCREENING		
PARKING LOT SCREENING - ANY PARKING LOT ADJACENT TO PUBLIC ROAD FRONTAGES (MIN. 1 1/2" CALIPER INCH TREE)	3' HGT SCREEN	PROVIDED
STREET TREES		
SHALL BE INSTALLED ALONG PUBLIC ROAD FRONTAGES (MIN. 1 1/2" CALIPER INCH TREE)	LARGE TREES - 45" O.C., MEDIUM - 35" O.C., SMALL - 25" O.C.	16 TREES

GENERAL PLANTING NOTES:

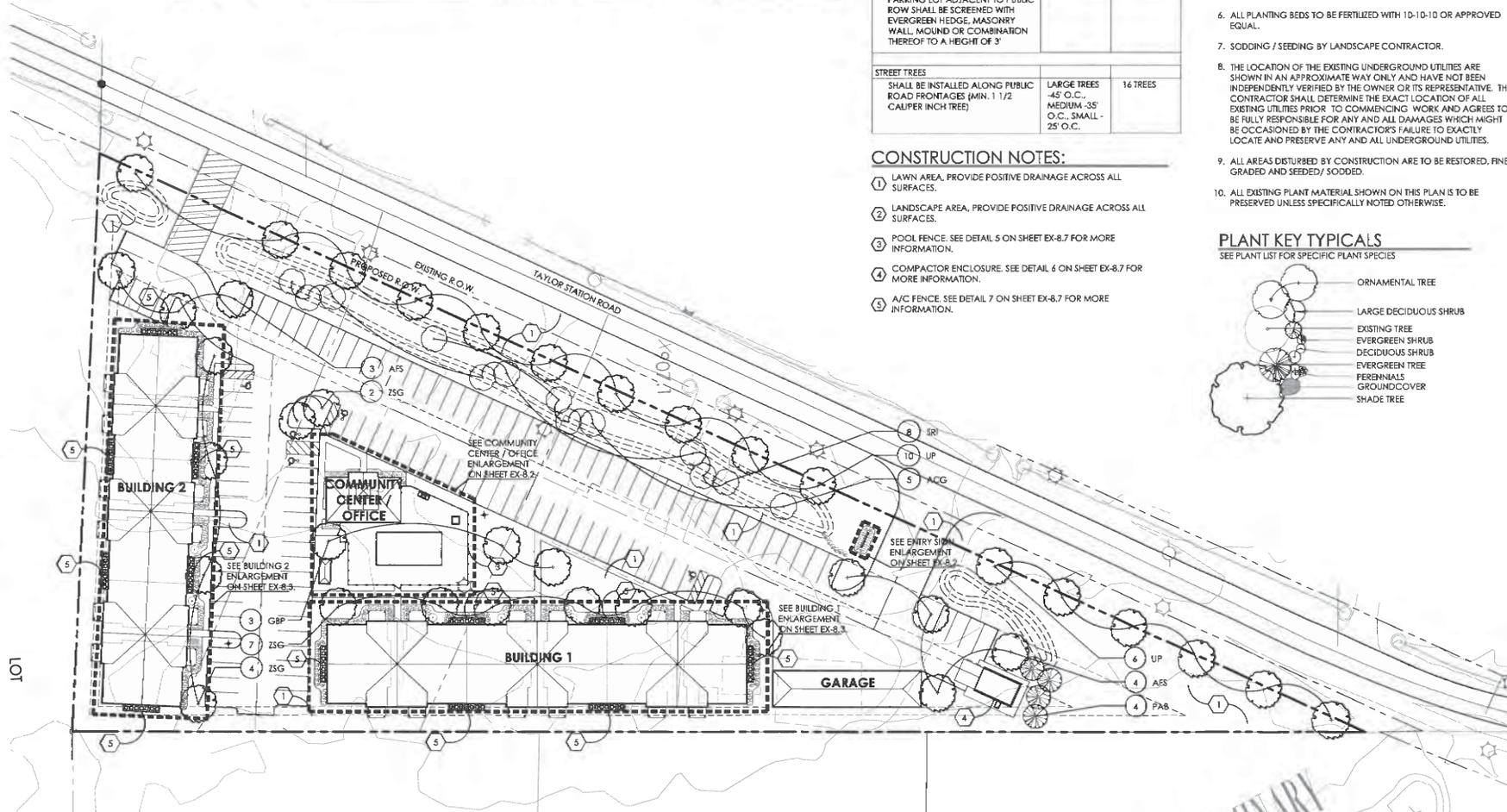
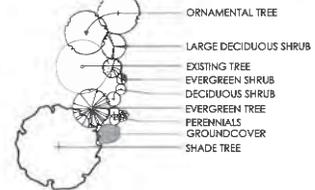
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

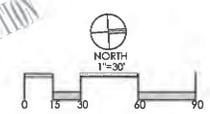
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- POOL FENCE, SEE DETAIL 5 ON SHEET EX-8.7 FOR MORE INFORMATION.
- COMPACTOR ENCLOSURE, SEE DETAIL 6 ON SHEET EX-8.7 FOR MORE INFORMATION.
- A/C FENCE, SEE DETAIL 7 ON SHEET EX-8.7 FOR MORE INFORMATION.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PRELIMINARY
NOT FOR CONSTRUCTION



REVISIONS	

OVERALL
LANDSCAPE PLAN

JEFFERSON POINT
642, 652, 870 TAYLOR STATION RD., GAYMAN, OH 43020
BARTON HALL LLC

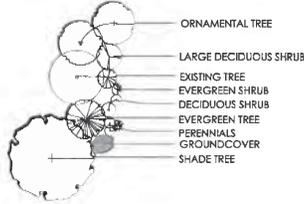
Paris Planning & Design
LAND PLANNING
9 LANDSCAPE ARCHITECTURE
155 N. 15th Street, Columbus, OH 43215
614.462.7944
www.parisplanning.com

DATE	7/14/16
PROJECT	16028
SHEET	

EX-8.1

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

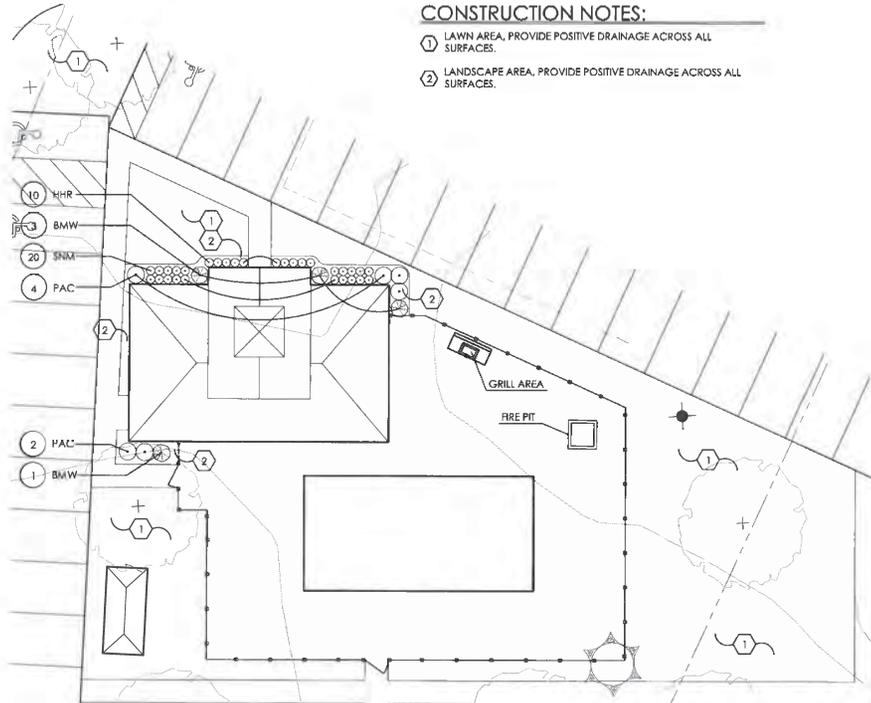
CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

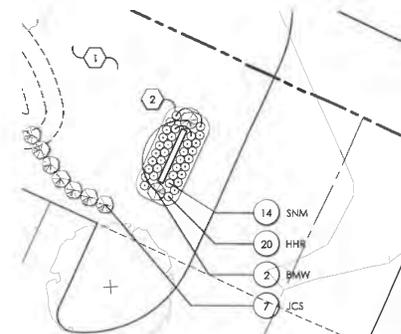
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

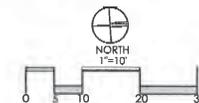
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
8	BMW	BUXUS MICROPHYLLA 'WINTERGEM'	WINTERGEM BOXWOOD	18" HGT	B&B	
17	JCS	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
50	HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
6	PAC	PENNISETUM ALOPECUROIDES 'CASSAIN'	CASSAIN DWARF FTN. GRASS	NO. 1	CONT.	
48	SNM	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	NO. 1	CONT.	



1 COMMUNITY CENTER / OFFICE ENLARGEMENT
SCALE: 1"=10'



2 ENTRY SIGN ENLARGEMENT
SCALE: 1"=10'



REVISIONS

COMMUNITY CENTER
/ OFFICE & ENTRY
LANDSCAPE PLAN

JEFFERSON POINT
842, 852, 870 TAYLOR STATION RD. GAHANNA OH 43230
PREPARED FOR
BARTON HALL LLC

Paris Planning & Design
LAND PLANNING
260 N. 9th Street
P.O. Box 104
Columbus, OH 43215
www.parisplanning.com

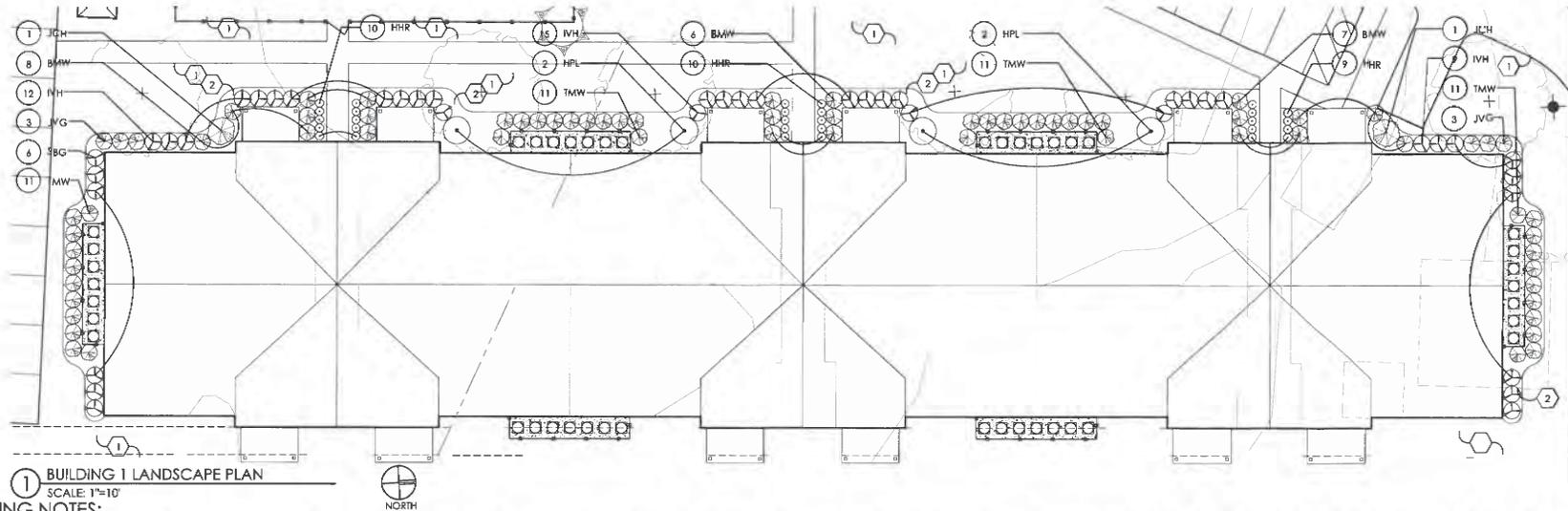
DATE 7/14/16

PROJECT 16028

SHEET

EX-8.2

PRELIMINARY
NOT FOR CONSTRUCTION



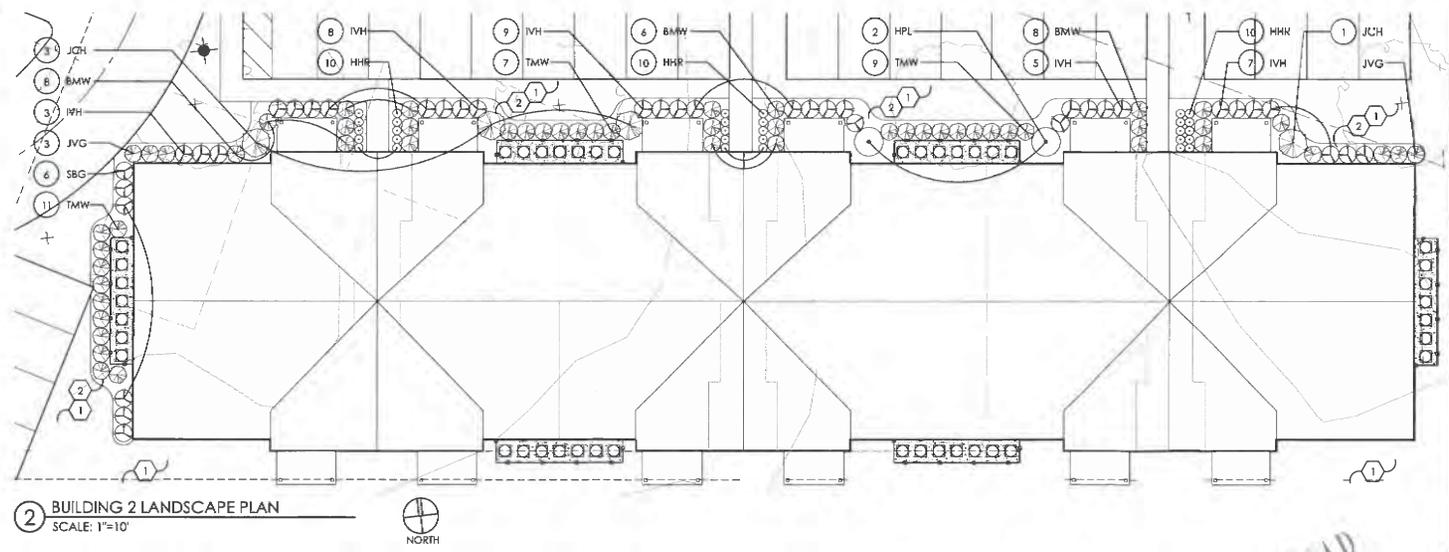
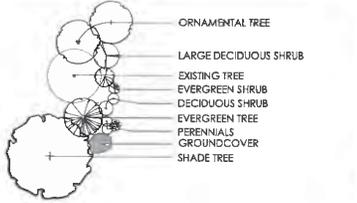
GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

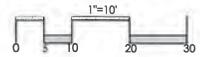
PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
6	JCH	JUNIPERUS CHINENSIS 'HOOKS'	HOOKS JUNIPER	5' HGT.	B&B	
12	SBG	SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	18" SPRD.	B&B	
43	BMW	BUXUS MICROPHYLLA 'WINTERGEM'	WINTERGEM BOXWOOD	18" HGT.	B&B	
12	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HGT.	B&B	
71	TMW	TAXUS MEDIA 'WARDIE'	WARDS YEW	24" SPRD.	B&B	
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HGT.	B&B	
68	IVH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
59	HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	

PR - AMVAR
0 0



REVISIONS

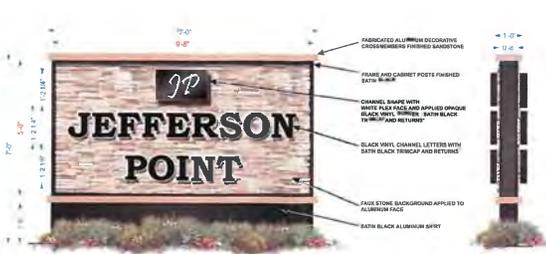
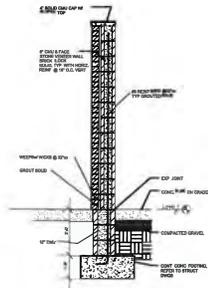
BUILDING
LANDSCAPE PLANS

JEFFERSON POINT
842, 852, 870 TAYLOR STATION RD. GAINMANA OH
PREPARED FOR
BARTON HALL LLC

Paris Planning & Design
LAND PLANNING
243 N. 5th Street
P.O. Box 1144
COLUMBUS, OH 43211
www.parisplanninganddesign.com

DATE	7/14/16
PROJECT	16028
SHEET	

EX-8.3



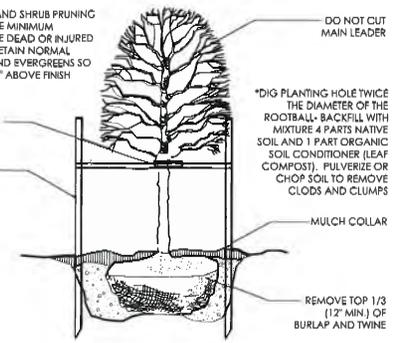
A D/F MONUMENT SIGN
48.3 SQ. FT.

***NOTE: FINAL FONT & TEXT BY OWNER**

diversitysource

EXHIBIT	1
---------	---

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE



FLEXIBLE TREE WEBBING MATERIAL 3/4" WIDE-GREEN COLOR

2' X 2' X 8' WOOD STAKE, 2 PER TREE

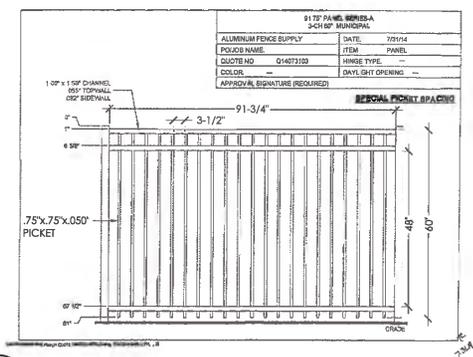
DO NOT CUT MAIN LEADER

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

MULCH COLLAR

REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE

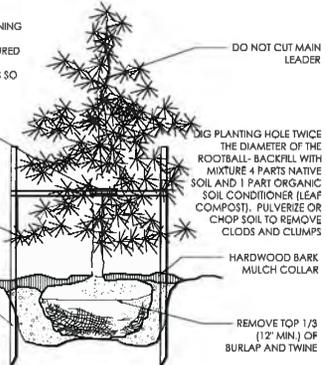
4 ENTRY SIGN
SCALE: N.T.S.



5 POOL FENCE
SCALE: N.T.S.

1 DECIDUOUS TREE
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.



FLEXIBLE TREE WEBBING MATERIAL 3/4" WIDE-GREEN COLOR- THE AT J HGT OF TREE

2' X 2' X 8' WOOD STAKE, 3 PER TREE UP TO 7' HEIGHT

DRIVE STAKES TO 18" BELOW PIT

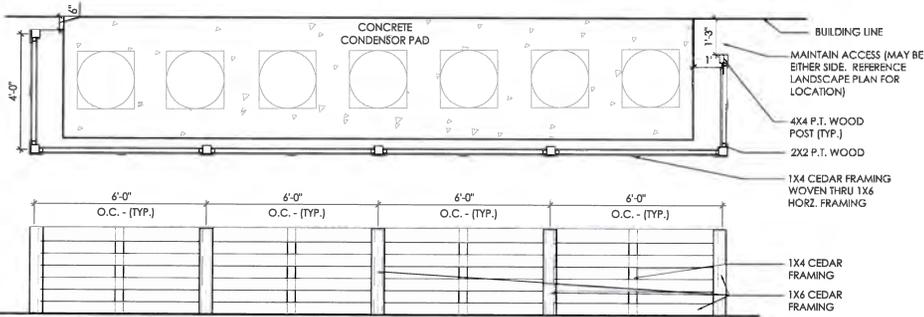
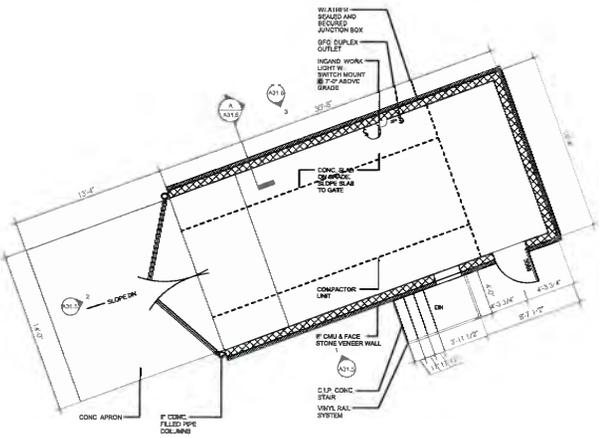
DO NOT CUT MAIN LEADER

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

HARDWOOD BARK MULCH COLLAR

REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE

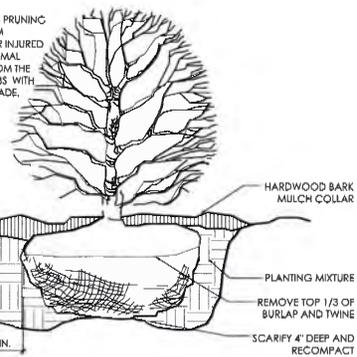
6 COMPACTOR ENCLOSURE
SCALE: N.T.S.



7 A/C CONDENSER SCREENING FENCE
N.T.S.

2 EVERGREEN TREE UNDER 7' HGT.
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.



DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

HARDWOOD BARK MULCH COLLAR

REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE

3 SHRUB PLANTING DETAIL
N.T.S.

REVISIONS	

SITE DETAILS

JEFFERSON POINT
PREPARED FOR
BARTON HALL LLC

846.652.870, 815 TAYLOR STATION RD., GAYMANNA, OH 43020

Paris Planning & Design
LANDSCAPE ARCHITECTURE
COLUMBUS, OH 43215
360 N. 7th Street
P.O. Box 107104
www.parisplanninganddesign.com

DATE	7/14/16
PROJECT	16028
SHEET	

EX-8.4

Exhibit "9.1 and 9.2"- Illustrative Elevations



1 3 STORY-36 UNIT BUILDING (TYPICAL ELEVATION WITH PATIOS AND DECKS)
 SCALE: 1"=10'



2 3 STORY BUILDING (TYPICAL SIDE ELEVATION)
 SCALE: 1"=10'

ARCHITECTURAL MATERIALS KEY



REVISIONS	

ILLUSTRATIVE BUILDING
 ELEVATIONS

JEFFERSON POINT
PREPARED FOR
 BARTON HALL LLC

Faris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE
 245 N. 5th Street
 Suite 401
 Columbus, OH 43215
 www.farisplanninganddesign.com
 P (614) 462-7766

DATE	7/14/16
PROJECT	16028
SHEET	

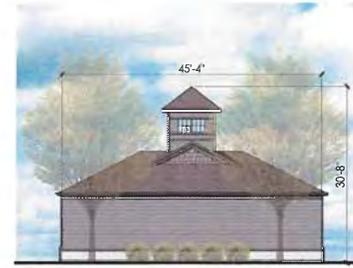
EX 9.1



1 COMMUNITY CENTER/OFFICE
(FRONT ELEVATION)
SCALE: 1"=10'



2 COMMUNITY CENTER/OFFICE
(RIGHT ELEVATION)
SCALE: 1"=10'



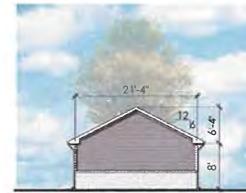
3 COMMUNITY CENTER/OFFICE
(REAR ELEVATION)
SCALE: 1"=10'



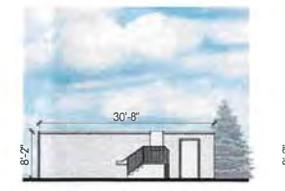
4 COMMUNITY CENTER/OFFICE
(LEFT SIDE ELEVATION)
SCALE: 1"=10'



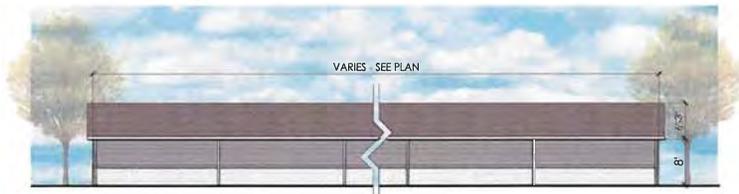
5 GARAGE (FRONT ELEVATION)
SCALE: 1"=10'



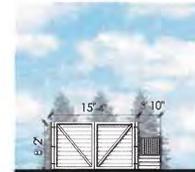
7 GARAGE (SIDE ELEVATION)
SCALE: 1"=10'



9 COMPACTOR (RIGHT SIDE ELEVATION)
SCALE: 1"=10'



6 GARAGE (REAR ELEVATION)
SCALE: 1"=10'



8 COMPACTOR (FRONT ELEVATION)
SCALE: 1"=10'



10 COMPACTOR (LEFT SIDE ELEVATION)
SCALE: 1"=10'

ARCHITECTURAL MATERIALS KEY



ASPHALT SHINGLES



VINYL SHAKE SIDING



VINYL LAP SIDING



PAINTED BRICK

REVISIONS

ILLUSTRATIVE COMMUNITY CENTER/OFFICE, GARAGE & COMPACTOR ELEVATIONS

JEFFERSON POINT
PREPARED FOR
BARTON HALL LLC

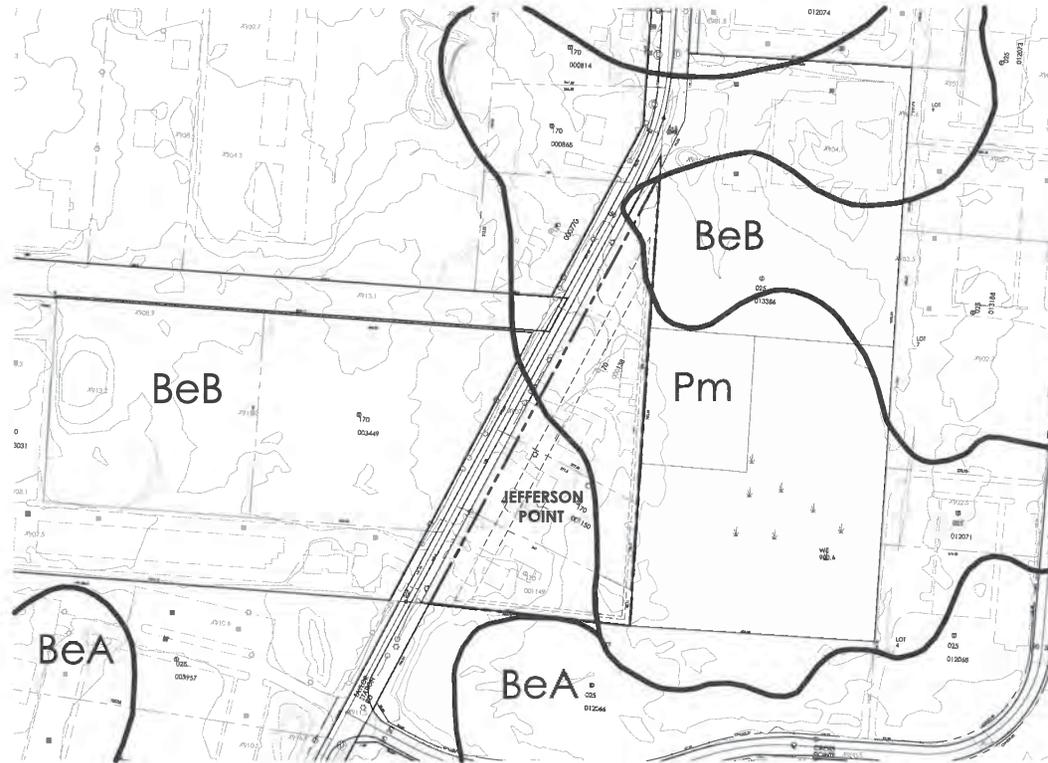
Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 4th Street
P.O. Box 4871164
Columbus, OH 43215
www.parisplanningdesign.com

DATE	7/14/16
PROJECT	16028
SHEET	

EX 9.2

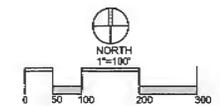
Exhibit "10"- Lighting Plan

Exhibit "11"- Soil Survey



USDA SOILS SURVEY KEY

BeA	Bennington silt loam, 0 to 2 percent slopes
BeB	Bennington silt loam, 2 to 6 percent slopes
Pm	Pewamo silty clay loam, 0 to 1 percent slopes



REVISIONS	

USDA SOILS SURVEY MAP

JEFFERSON POINT
 PREPARED FOR
 BARTON HALL LLC

Paris Planning & Design
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 246 N. 5th Street
 P.O. Box 487194
 Columbus, OH 43215
 Phone: 614.467.1794
 www.parisplanninganddesign.com

DATE	7/14/16
PROJECT	16028
SHEET	

EX-11



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
 President

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT

Planning Commission
 August 10, 2016

Case JEFF-16-06

Prepared by: Brad Fisher and Matt Brown

Applicant:	Grand Communities LTD
Owner:	Stanford Clark
Township:	Jefferson Township
Site/Owners:	3866 Waggoner (PID 170-000101)
Acreage:	25.76 acres
Utilities:	Public water and sewer
Zoning:	Restricted Suburban Residential (RSR)
Request:	Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow the construction of a 26 lot single-family subdivision.

Summary

The applicant is requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow the property to develop as a single-family subdivision. The proposal does not keep with the recommendations of the Jefferson Township Comprehensive Plan, Core Values or Scenic Byways Plan. Staff recommends denial.

Project overview

The request is to rezone one property, containing a vacant home, totaling 25.76 acres to allow the applicant to develop 26 single-family lots within a residential subdivision. The development will include 14.51 acres of open space in 1 reserve with a gross density of 1.01 dwelling units per acre. The subject area is located south of McOwen Road, east of Waggoner Road and north of Havens Road. The development includes one access point to Waggoner Road, aligned with Creek Hollow Road to the west.

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Countryside Residential(0.2 du/ac)	Single-family and vacant
East	Restricted Suburban Residential (1 du/ac) Countryside Residential	Single-family
South	Restricted Suburban Residential	Single-family
West	Restricted Suburban Residential	Single-Family Subdivision

Existing Zoning District

The property is currently located in the Restricted Suburban Residential (RSR) District. This district is for low density residential developments that are intended to promote attractiveness, order and efficiency and a healthful, safe environment.

Permitted uses in the district include single-family dwellings, Home Occupations, Accessory Uses and Non-Commercial Guest Houses. The minimum lot size in the RSR district is 1 acre and the lot must be of sufficient size to meet sanitation requirements. Based on the minimum lot size of the RSR district the maximum density is 1 dwelling unit per acre.

Proposed Zoning District

The request is for approval of a development plan in the Planned Suburban Residential District (PSR). The intent of the PSR District is to promote imaginative, well-designed developments, which preserve open space, respect the physical qualities and limitations of the land and provide improved living environments.

Planned Suburban Residential District Requirements

Permitted Uses

The PSR district allows for the uses permitted in the existing Restricted Suburban Residential (RSR) District in addition to attached single-family, townhouses, or other innovative forms of suburban residential development.

The applicant has proposed to develop the site with detached, single-family dwellings.

Tract and Density Criteria

The minimum area to be considered for a rezoning to the Planned Suburban Residential District is 10 acres. The proposed area for rezoning is 25.76 acres in size.

The maximum density in the PSR District is 2.5 dwelling units per gross acre. The proposed development has a gross density of 1.01 dwelling units per acre.

Development Standards

1. Open Space

- 40 percent of the gross tract area must be designated as open space, 10.31 acres for this specific development area
 - The proposal includes 14.51 acres of open space to be placed in platted reserves and owned and maintained by a Home Owners Association

2. Lot and Yard Areas

- Minimum lot area is 7,000 square feet
 - Proposed minimum lot area is 7,000 square feet
- Minimum lot width at front setback is 60 feet
 - Proposed minimum lot width is 60 feet
- Minimum front setback is 25 feet from right-of-way
 - Proposed front setback is 25 feet
- Minimum side yard is 5 feet
 - Proposed minimum side yard is 5 feet
- Minimum rear yard is 20% of lot depth
 - Proposed minimum rear yard is 20% of lot depth

3. Private Roads

- Private roads may be utilized in the PSR District
 - No private roads are proposed; all roads will be public and designed to meet Franklin County Engineer and Franklin County Subdivision standards with the exception of not meeting the minimum centerline radius requirement of 250 feet in the loop section of roadway. The loop section of roadway is proposed with a centerline radius of 75 feet.
 - The proposed development will have one access point to Waggoner Road. The roadway in the development will be 22 feet wide located in a right-of-way 60 feet wide.

4. *Parking*

- The PSR District requires off-street parking in compliance with Article VIII of the Township Zoning Resolution.
 - The example architectural designs submitted with the application materials indicate that homes will have attached, 2-car garages, meeting the requirements of Article VII

5. *Buffer Area*

- The Township Zoning Commission has discretion to require buffer areas where the particular location causes the necessity of buffering. The zoning commission when deemed necessary shall define size, location, type and density of buffering.
 - The proposed development plan indicates no buffering.

Natural Resource Protection

1. *Wetlands*

- 100 percent of all wetland areas must be protected except as follows:
 - Where disturbance is necessary for access to buildable portions of the property, if no alternative exists.
 - Where required to provide access to water-related use.
 - Where a street crossing the wetland is essential to the establishment of a permitted use.
- The area proposed to be rezoned includes two wetlands identified by a wetland delineation. Both wetlands will be completely located in a reserve however; the applicant did not provide information related to the quality of wetlands which impacts the buffer distance required by Section 405.09 of the Franklin County Subdivision Regulations.

2. *Drainage Ways*

- 100 percent of all drainage ways as defined by Section 620.05(B(1)) of the Township Zoning Resolution must be protected per said section as permanent open space.
 - A stream was identified in the eastern portion of the development site. The stream and adjacent stream buffer is completely contained in a reserve.

3. *Floodplains*

- 100 percent of all floodplain areas must be protected as permanent open space
 - No regulatory floodplain areas exist within the development area

4. *Woodlands*

- No less than 50% of the trees within a mature woodland and no less than 20% of the trees in a young woodland, as defined by Section 620.05(D(1)) of the Township Zoning Resolution, shall be preserved.
 - The proposed development plan indicates 23.0 acres of woodlands on the site with 12.4 acres, or 53.9%, of the woodland area preserved.

Comprehensive Plan

Jefferson Township's land use plan was adopted in 1996. The township's future land use map recommends the subject property for Low Density Residential uses. The Comprehensive Plan text states that the subject area may allow a variety of densities depending on the merits of the proposed development, the availability of water and sewer, and the preservation of open space and natural resources, and efforts should be made to retain an overall density that is lower than that in other areas of the Township.

Jefferson Township also adopted Core Values in 1996 to describe the community's vision for the future. One Core Value is to adhere to the following principles:

- Protect and nurture the Township's exceptional natural landscape.
- Prevent inappropriately located, poorly planned and/or extremely high density development because of its negative impact on Jefferson Township's rural beauty, natural resources, infrastructure and "Green Community" character.
- Identify areas where growth is likely and provide the means to accommodate that growth in ways that do not diminish the Green Community Character of the Township.

- Promote and enhance the Township's economic viability

The proposed subdivision does not keep with the Comprehensive Plan's recommended density of development or Core Values to prevent inappropriately located or extremely high density development because of its negative impact on Jefferson Township's rural beauty.

Jefferson Township Scenic Byways Management Plan

The Scenic Byways Management Plan, adopted by the Township Trustees in 2003 and updated in 2015, helps to protect the character and nature of major corridors in Jefferson Township. Waggoneer Road, adjacent to the proposed development, is classified as a Scenic Byway.

The Management Plan makes numerous recommendations, including:

- Proposed subdivisions along the byways should match the traditional rural setbacks and prevent the massing of structures close to the roadway. The plan indicates that the township requires 250 foot building setbacks for subdivisions.
- When the side or back of structures are placed in a manner that would be visible from the byway it must be heavily screened by vegetation.
- When using fencing, use post on board or split rail styles no higher than 42 inches in height
- Preserve fence rows, hedges, pastures, wooded lots, and open fields.
- Use native plants and natural planting schemes in new developments
- Discourages planting schemes that obscure scenic vistas
- Encourage the protection of views of historic structures

The proposed development fails to meet the recommendations of the Scenic Byways Plan.

Technical Review

Jefferson Water and Sewer District

The Jefferson Water and Sewer District (JWSD) provided a letter indicating that water and sewer service is available to the site.

Jefferson Township Fire Department

The Jefferson Township Fire Department provided no comments.

Franklin County Engineer

An access study must be completed by the applicant and submitted to the County Engineer's office for review prior to filing a subdivision preliminary plan application. The Engineer's Office provided no comments related to the variance to the minimum centerline radius that would be required at the time of filing for subdivision preliminary plan approval.

Franklin County Drainage Engineer

The Franklin County Drainage Engineer's office has stated that the proposed development must comply with the Franklin County Stormwater Drainage Manual.

Franklin Soil and Water Conservation District

The Franklin Soil and Water Conservation District has indicated that lots 13 and 14 may have larger wetland setbacks on them depending of the quality of wetlands on site. The wetland setback of 25 feet shown on the development plan would correspond to a Category 1 wetland, which is generally not a forested wetland such as found on the site.

Franklin County EDP

Franklin County Economic Development and Planning staff identified the following items:

- The development plan does not provide for the recommended building setback of 250 feet from Scenic Byways.
 - The applicant requested a divergence from this requirement to allow a setback of 70 feet.

- The development plan states that the area along Waggoner Road will include mounding and landscaping but no details are provided.
- Four lots are identified on the development plan as having poorly drained soils but these soils are located outside of the proposed building footprint. The Franklin County Subdivision Regulations prohibits the construction of basements in these soils. A note identifying lots impacted by these soils must be included on the Preliminary Plan.
- Seven lots are identified on the development plan as having side lot lines exceeding the maximum divergence from perpendicular to the street of 5 degrees and four lots are identified with depth to width ratios exceeding the maximum ratio of 4 to 1. A variance to the Franklin County Subdivision Regulations will be required to allow for these arrangements.
- The centerline radiuses for the curves in the loop section of roadway are proposed to be 75 feet which fails to meet the Subdivision Regulations' minimum of 250 feet. A variance to the Subdivision Regulations will be required to allow for this deviation.
- The applicant did not provide information related to the quality of wetlands on site to determine the necessary wetland buffer. As such, it is unknown if the development can comply with Section 405 of the Franklin County Subdivision Regulations.
- There is a stream on the northwest corner of the subject site that was not labeled on the development plan. This stream and necessary stream buffer will need to be included on the subdivision preliminary plan.

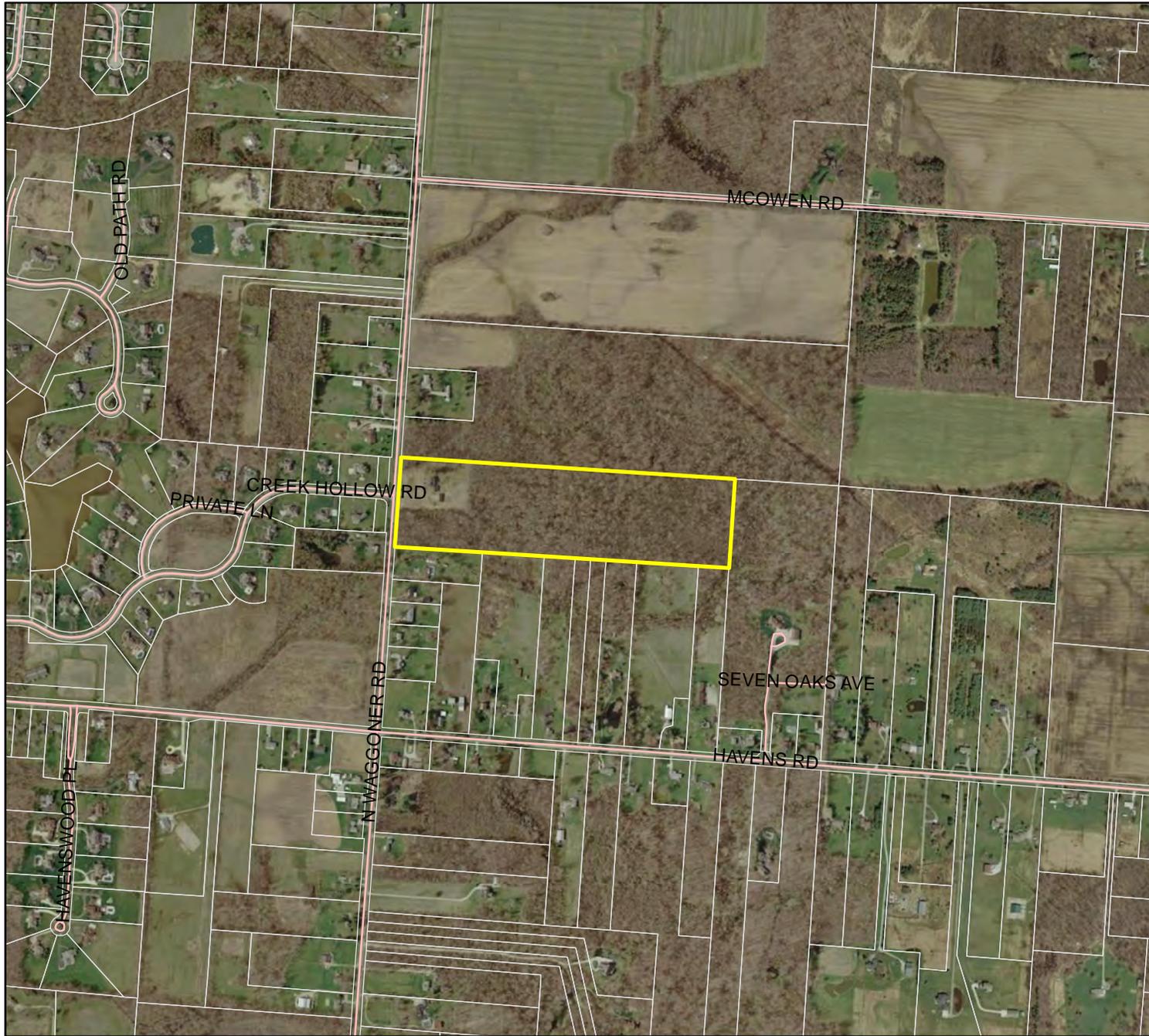
Staff analysis

Basis of Approval: The basis for approving a Planned Suburban Residential (PSR) District application shall be, but is not limited to, the following:

1. *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this zoning resolution;*
 - The development proposal as submitted complies with the purpose, intent and standards of the Planned Suburban Residential District to allow imaginative, well-designed developments, which preserve open space and respect the physical limitations of the land.
2. *That the proposed development is in conformity with a comprehensive plan or portion thereof as it may apply;*
 - The proposed zoning district and proposed density exceeds the density in the surrounding area and the recommended density of the Township Comprehensive Plan.
 - The proposal does not keep with the Township's adopted Core Values to protect and nurture the Township's exceptional natural landscape, and prevent inappropriately located development because of its negative impact on Jefferson Township's rural beauty and natural resources.
 - The proposal does not provide the recommended setback from scenic byways, does not preserve woodlands, and does not heavily screen the development as recommended by the Scenic Byways Management Plan.
3. *That the proposed development advances the general welfare of the Township and the immediate vicinity;*
 - The development as proposed does not conform to the Comprehensive Plan, Core Values or the Scenic Byways Plan which are adopted to advance the general welfare of the community. The Comprehensive Plan only recommends allowing a variety of densities in the area so long as the overall density in the area remains lower than in other areas of the township. The proposal provides no assurances that other lands in the area will not be developed at a similar density as currently proposed which would be detrimental to the general welfare in the immediate vicinity.
4. *The benefits, improved arrangement, and the design of the proposed development justify the deviation from standard residential development requirements included in the zoning resolution.*
 - The development as proposed does not justify the deviation from the standard development requirements as many adopted policies and regulations are unmet. Staff believes that development of the site under the existing zoning and subdivision regulations would better conform to adopted policies for the area.

Staff Recommendation

Staff recommends denial of the request to rezone from the Restricted Suburban Residential District to the Planned Suburban Residential District. The reason for recommending denial is that the request fails to satisfy the criteria for approving a rezoning to the Planned Suburban Residential District as outlined above.

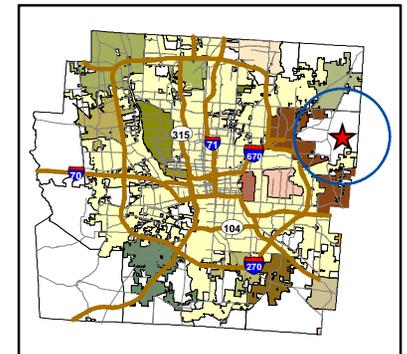


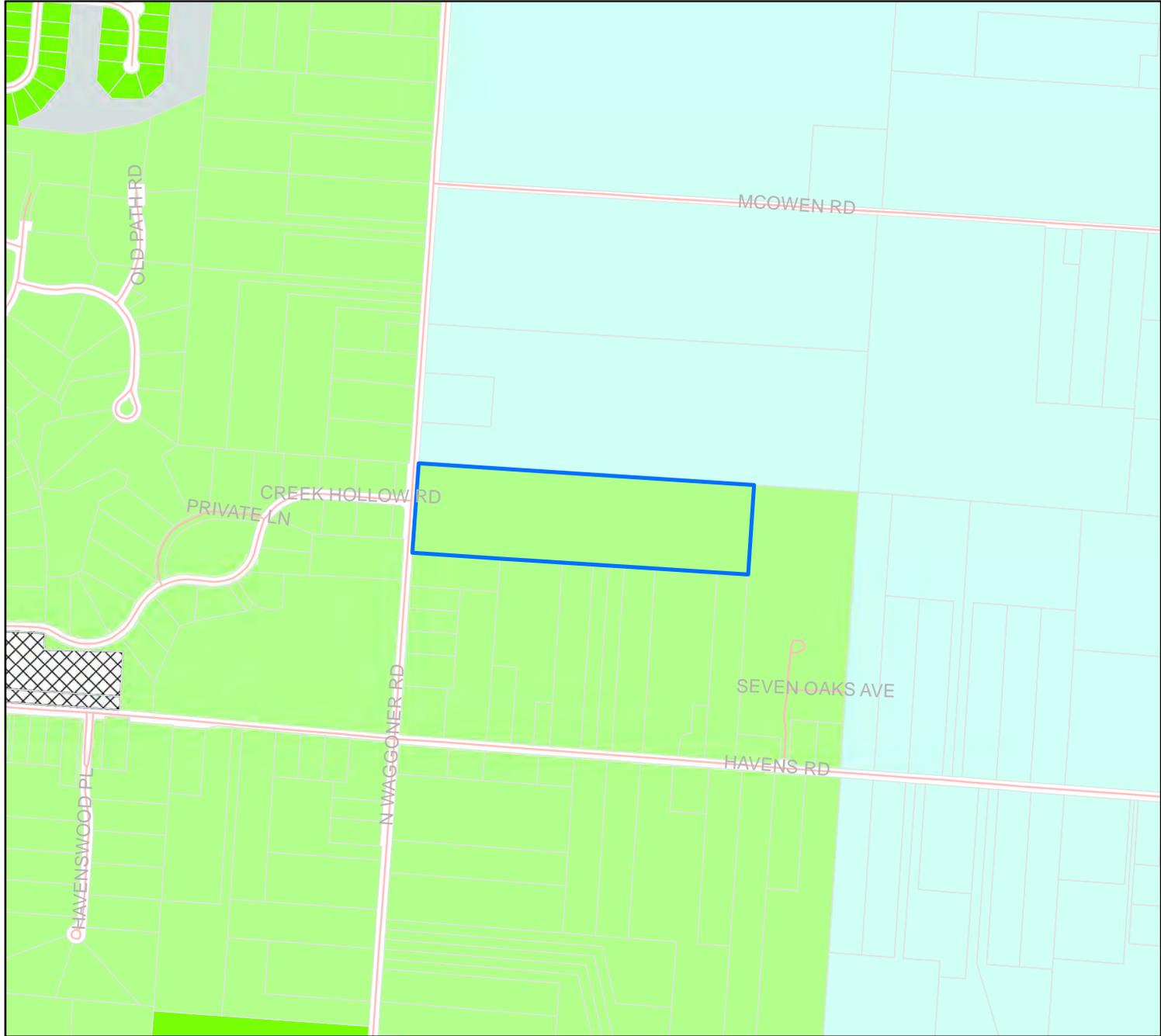
JEFF-16-06

Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow the construction of a 26 lot single family subdivision.

25.76 Acres
Jefferson Township

- 3866 Waggoner Road
- Parcels
- Streets





JEFF-16-06

Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow the construction of a 26 lot single family subdivision.

25.76 Acres
Jefferson Township

 3866 Waggoner Road

 Parcels

 Streets

Jefferson Zoning

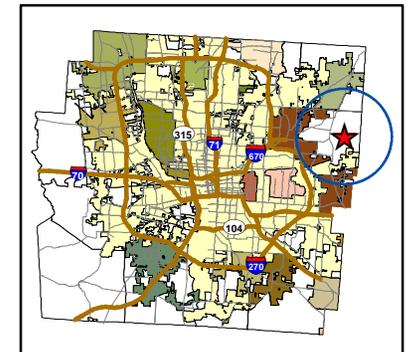
 Countryside Residential

 Restricted Suburban

 Planned Suburban Res.

 Exceptional Use

 Government



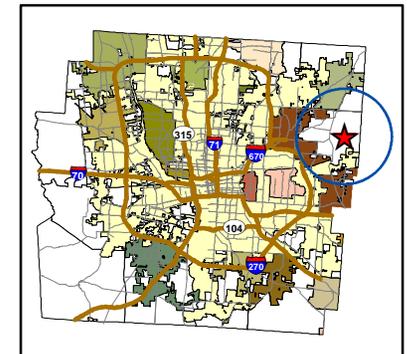


JEFF-16-06

Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow the construction of a 26 lot single family subdivision.

25.76 Acres
Jefferson Township

- 3866 Waggoner Road
- Parcels
- Streets



JEFF-16-06
Received 7/19/2016



JEFF-16-06

DEVELOPMENT PLAN
PADDOCK RESERVE
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

Prepared For:

GRAND COMMUNITIES, LTD.
3940 OLYMPIC BLVD., SUITE 100
ERLANGER, KY 41018

Prepared By:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OH 43085

CEC 161-606

JULY 14, 2016



Civil & Environmental Consultants, Inc.

TABLE OF CONTENTS

1.0 DEVELOPMENT PLAN TEXT..... 1
2.0 APPLICATION FOR ZONING CHANGE 3

APPENDICES

- Appendix A: Development Plan
- Appendix B: Legal Description
- Appendix C: Aerial Exhibit
- Appendix D: Sample Architectural Design Concepts
- Appendix E: Sample Landscape Design Concepts
- Appendix F: Development Guidelines & Principles
- Appendix G: Sample Deed Restrictions
- Appendix H: Utility Availability Letter
- Appendix I: Evidence of Control Letter
- Appendix J: Adjacent Owners & Addresses

1.0 DEVELOPMENT PLAN TEXT

Applicant: Grand Communities, LTD.
3940 Olympic Blvd., Suite 100
Erlanger, KY 41018

Owner: Stanford Clark
1225 Jade Road
Savannah, TN 38372

Engineer/ Surveyor: Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

Property Address: 3866 Waggoner Road

Property Acreage: 25.76 Acres

Tax Parcel Number: 170-000101-00

1.1 PROJECT NARRATIVE

The project site consists of approximately 25.76 acres located on the east side of Waggoner Road, across from the Colts Neck Subdivision. It is currently zoned Restricted Suburban Residential District (RSR) with an existing vacant house.

Currently located around the proposed development to the:

- North of the property is undeveloped, woodlands;
- South of the property is developed single family, large lots;
- East of the property is developed single family, large lots; and,
- West of the property is Colts Neck Subdivision.

The applicant is requesting to rezone the property to Planned Suburban Residential District (PSR). The proposed development will consist of 26 detached single family homes. Lots will be ninety feet in width at the building line.

Site Acreage: 25.76 Acres
Number of Lots: 26
Open Space/ Percentage: 14.51 acres/ 56%
Right of Way: 2.66 Acres
Gross Density: 1.01 Lots per Acre
Net Density: 1.13 Lots per Acre

The existing house and driveway will be removed in its entirety. Any existing septic and wells will be abandoned per the Franklin County Department of Health regulations.

To the greatest extent possible, the developer intends to preserve 12.4 acres of the existing woods located on the project site. All wetlands and streams located on site will be placed within a reserve area/ open space.

1.2 UTILITIES

All utilities shall be underground except for telephone and cable pedestals and electric transformers.

1.2.1 Waterline

There is an existing 12" waterline located on the east side of Waggoner Road available for connection.

1.2.2 Sanitary

There is an existing 8" sanitary sewer located on the north side of Hollow Creek Road available for connection.

1.2.3 Drainage

Existing drainage flows northeast to southwest. A retention pond is being proposed at the southwest corner of the project site.

1.3 DIVERGENCE REQUEST

A divergence is being requested from the required 250-foot building setback for new subdivisions along Waggoner Road, as required per the Jefferson Township Scenic Byways Corridor Management Plan.

Existing wetlands and streams located on the site prevent development from being pushed further away from Waggoner Road. A 70 foot buffer/open space was placed between Waggoner Road and the first lots in the subdivision. This matches the Colts Neck Subdivision located on the west side of Waggoner Road, across from the project site. The 70 foot buffer will be mounded and landscaped to preserve the scenic byway streetscape.

2.0 APPLICATION FOR ZONING CHANGE

JEFFERSON TOWNSHIP ZONING COMMISSION
6545 Havens Road, Blacklick, Ohio 43004
TEL: (614) 855-4265
FAX: (614) 855-1759
www.jeffersontownship.org
Email: cmccroskey@jeffersontownship.org

APPLICATION FOR ZONING CHANGE

Case Number: _____ Date: JULY 12, 2016

Applicant: GRAND COMMUNITIES, LTD. Property Owner: STANFORD J. CLARK

Street Address: 3940 OLYMPIC BLVD. Street Address: 1225 JADE ROAD

City: ERLANGER State: KY Zip: 41018 City: SAVANNAH State: TN Zip: 38372

Phone Number: (859) 344-5939 Phone Number: (731) 412-6448 OR 6380

E-Mail Address: kridder@fischerhomes.com E-Mail Address: N/A

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,
I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the
_____ RSR _____ Zoning District to the _____ PSR _____ Zoning District for property located at:*

Street Address: 3866 WAGGONER ROAD Parcel #: 170-000101-00

Acreage to be rezoned: 25.76 +/-

--- Please type or print information ---
--- Please answer the following questions thoroughly and completely ---
--- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is:

_____ TWENTY SIX (26) SINGLE FAMILY RESIDENTIAL HOMESITES.

2. The property is currently being used for:

_____ VACANT/ FOR SALE

3. The legal description of the property for which the rezoning is requested:

REFER TO APPENDIX "B"

4. The property is outlined on the attached _____ AUDITOR _____ map.

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

THE PADDOCK RESERVE IS A TWENTY SIX (26) HOMESITE, SINGLE FAMILY RESIDENTIAL COMMUNITY ON APPROXIMATELY 25.76 ACRES OF LAND. THE GROSS DENISITY WILL BE 1.01 UNITS PER ACRE AND WILL BE MADE UP OF ALL NINETY FOOT (90') HOMESITES. THE DEVELOPMENT WILL FIT IN WITH EXISTING RESIDENTIAL COMMUNITIES SUCH AS THE "RESERVE AT CLARK STATE" AND "WOODS AT HAVENS ROAD" AND PERSERVE 14.51 ACRES OF OPEN SPACE (56%), INCLUDING EXISTING WETLANDS AND STREAMS. THE CHARACTER OF THE COMMUNITY WILL BE CONSISTENT WITH THE AREA IN TERMS OF THE "COUNTRY-RURAL" THEME AND IMPELMANTING ROADSIDE DITCH PAVEMENT SECTION.

6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) A-size map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

Fee to request a modification to an Approved Development Plan

\$500 + 50 Notice

If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, Kirk Bidder (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Kirk J. Bidder

Date: 7/19/2016

8. Certification:

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE STANFORD J. CLARK certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: Stan J. Clark Please Print: STAN J. CLARK

Mailing Address: 1225 JADE RD.

City, State, and Zip: SAVANNAH, TN 38372

Phone Number: (731) 412-6448 Cell #: (731) 412-6380

E-Mail Address: N/A

Signature of Applicant: Kirk J. Ridder Please Print: Kirk Ridder - Project Planner
(If different than property owner)

Mailing Address: 3940 Olympic Boulevard

City, State, and Zip: Fairfax, KY 41018

Phone Number: (859) 344-5939 Cell #: (513) 532-0183

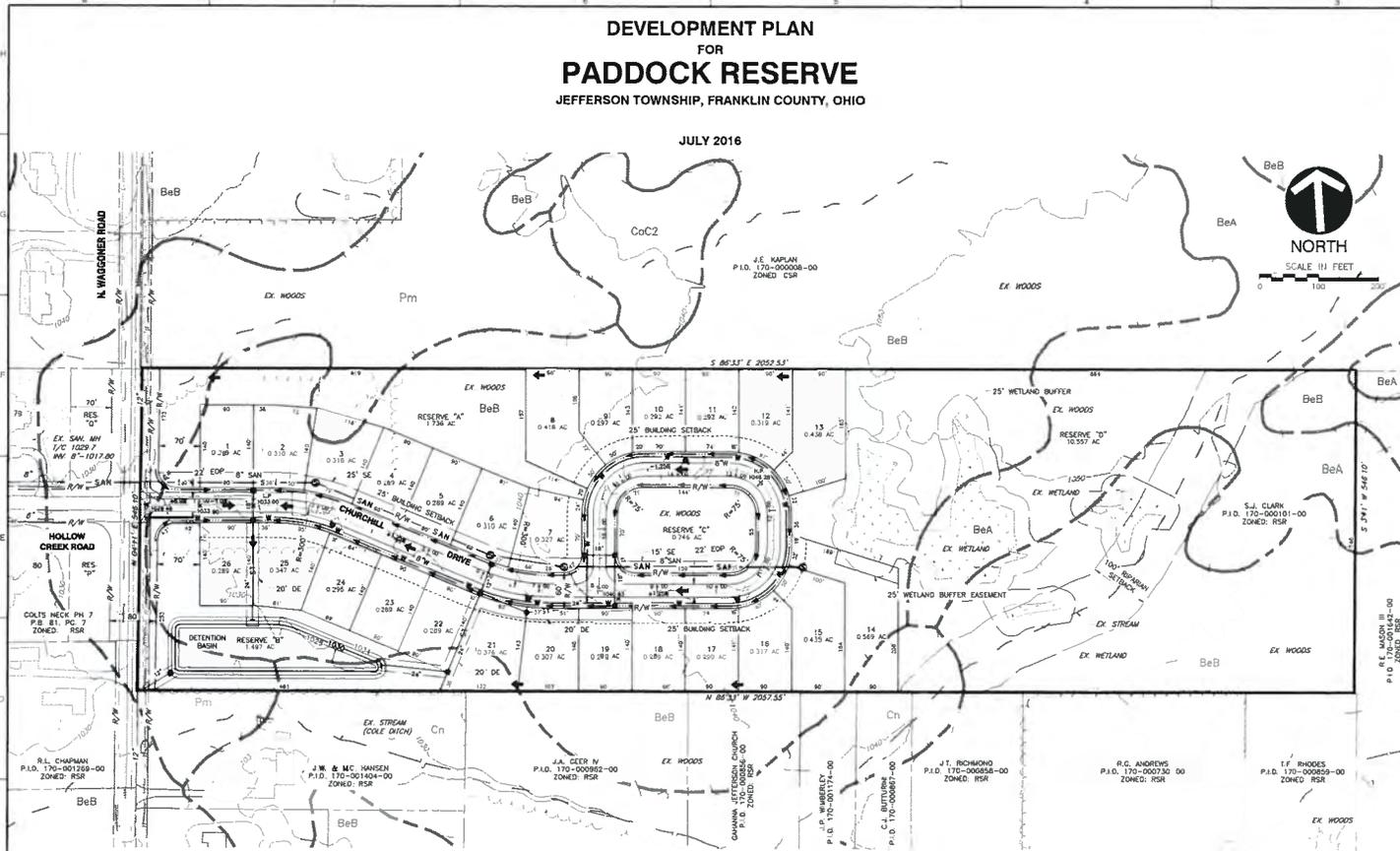
E-Mail Address: KRidder@fischerhomes.com

APPENDIX A

DEVELOPMENT PLAN

**DEVELOPMENT PLAN
FOR
PADDOCK RESERVE**
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

JULY 2016



LEGEND

- EXISTING PARCEL LINES
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- - - EXISTING TREE LINE
- - - EXISTING WETLAND BOUNDARY
- - - EXISTING STORM SEWER
- - - EXISTING GAS PIPELINE
- - - EXISTING WATERLINES
- - - EXISTING SANITARY SEWER
- - - EXISTING SANITARY MANHOLE
- - - EXISTING SECTION LINE
- - - EXISTING STREAM
- - - EXISTING STRUCTURE
- - - EXISTING OVERHEAD WIRES
- - - EXISTING UTILITY POLE
- - - EXISTING SOIL TYPE BOUNDARY
- - - EXISTING SOIL TYPE
- - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- - - PROPOSED SITE BOUNDARY
- - - PROPOSED PARCEL LINES
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED PARKING
- - - PROPOSED CENTERLINE
- - - PROPOSED DITCH
- - - PROPOSED EASEMENT
- - - PROPOSED SETBACK
- - - PROPOSED BASIN
- - - PROPOSED STORM SEWER
- - - PROPOSED STORM CATCH BASIN
- - - PROPOSED STORM MANHOLE
- - - PROPOSED HEADWALL
- - - PROPOSED WATERLINES
- - - PROPOSED FIRE HYDRANT
- - - PROPOSED WATER VALVE
- - - PROPOSED SANITARY SEWER
- - - PROPOSED STORM ROUTING PATH
- - - PROPOSED DRAINAGE EASEMENT
- - - PROPOSED SANITARY EASEMENT

SOIL SURVEY LEGEND

MAP SYMBOL	SOIL NAME
BaA	BEAUMONT S&T LOAM, 0 TO 2 PERCENT SLOPES
BaB	BEAUMONT S&T LOAM, 2 TO 8 PERCENT SLOPES
CoC2	CARDINGTON S&T LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Cn	CONROT S&T LOAM, 0 TO 1 PERCENT SLOPES
Pm	PEWMAO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

SITE DATA
 SITE ADDRESS = 3886 WAGGONER ROAD
 SCHOOL DISTRICT = GAHANNA-JEFFERSON LOCAL SCHOOLS
 TOTAL SITE ACREAGE = 25.76 AC
 LOT ACREAGE = 8.59 ACRES
 RESERVE ACREAGE = 14.51 ACRES
 RIGHT OF WAY ACREAGE = 2.66 ACRES
 TOTAL PROPOSED SINGLE FAMILY RESIDENTIAL LOTS = 26 (90'x140' TYP)
 EXISTING WOODS ON SITE = 23.0 ACRES (89%)
 PROPOSED WOODS PRESERVED ON SITE = 12.4 ACRES (48%)

ZONING
 CURRENT ZONE: RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (RSR)
 PROPOSED ZONE: PLANNED SUBURBAN RESIDENTIAL DISTRICT (PSR)
 OPEN SPACE REQUIRED: 10.31 ACRES (40%)
 OPEN SPACE PROVIDED: 14.51 ACRES (56%)
 GROSS DENSITY: 1.014 LOTS/ACRE (26 LOTS/25.76 AC)
 NET DENSITY: 1.13 ACRES/ACRE (26 LOTS / (25.76 AC - 2.66 AC))
 MINIMUM LOT SIZE: 7,000 SQ. FT (0.16 AC)
 MINIMUM LOT WIDTH: 60'
 BUILDING SETBACK: 25'
 SIDE: 5'
 REAR: 20% LOT DEPTH

NOTES

- PER FEMA FLOOD INSURANCE RATE MAP NUMBER 39049C0218K, DATED 06/13/08, THE SITE IS ZONED X OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- WETLAND & STREAM DELINEATION COMPLETED BY CEC IN JUNE 2016. ALL WETLANDS IDENTIFIED ARE LOCATED WITHIN THE RESERVE AREAS.
- RESERVE AREAS TO BE OWNED AND MAINTAINED BY THE POLLOCK RESERVE HOME OWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.
- PER THE GROUND WATER POLLUTION POTENTIAL REPORT NO 40 FOR FRANKLIN COUNTY, THE SITES POLLUTION POTENTIAL INDEX RANGE IS 100-115.
- WAGGONER ROAD IS PART OF THE JEFFERSON TOWNSHIP SCENIC BYWAYS A DIVERGENCE FROM THE 250 FOOT BUILDING SETBACK IS REQUIRED.
- ROAD TYPICAL PER COUNTY SUBDIVISION STANDARDS
- PER FRANKLIN COUNTY SUBDIVISION REGULATIONS 432.01.B - LOTS 2, 3, 21 & 22 HAVE POORLY DRAIN SOILS (Pm & Cn) LOCATED ON SITE, HOWEVER THESE SOILS ARE LOCATED OUTSIDE THE PROPOSED BUILDING FOOTPRINT
- A VARIANCE IS REQUIRED FROM FRANKLIN COUNTY SUBDIVISION REGULATIONS 501.05 TO ALLOW LOT LINES GREATER THAN FIVE DEGREE OF PERPENDICULAR FOR LOTS 8, 9, 12, 13, 14, 15 & 16 AND TO ALLOW DEPTH TO WIDTH RATIO GREATER THAN 4:1 FOR LOTS 8, 13, 14 & 15
- A VARIANCE IS REQUIRED FROM FRANKLIN COUNTY SUBDIVISION REGULATIONS 502.15 TO ALLOW A CENTERLINE RADIUS LESS THAN 250 FT

REFERENCES

- PARCEL LINES & TOPOGRAPHIC INFORMATION SHOWN FROM FRANKLIN COUNTY AUDITORS.
- SOILS INFORMATION SHOWN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY

ENGINEER/SURVEYOR

C.M. & ENVIRONMENTAL CONSULTANTS, INC
 250 OLD WILSON BRIDGE ROAD, SUITE 250
 WORTHINGTON, OH 43085

DEVELOPER

GRAND COMMUNITIES LTD
 3940 OLYMPIC BLVD, SUITE 100
 ERLANGER, KY 41018

OWNER

STANFORD J CLARK
 1225 JADE ROAD
 SHERWOOD, TN 36372

CONTACT: KRIS ROOPER
 PHONE: 859 344 5939
 EMAIL: krrooper@ecacoh.com



JEFF-16-06

REVISION RECORD

C&E
 Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road - Suite 250, Worthington, OH 43085
 614-546-6633 • 614-546-6600
 www.cecinc.com

GRAND COMMUNITIES, LTD.
 PADDOCK RESERVE
 JEFFERSON TOWNSHIP
 FRANKLIN COUNTY, OHIO

DEVELOPMENT PLAN
 JULY 2016
 DRAWN BY: JAMES CALKINS
 CHECKED BY: T. LIND
 PROJECT NO: 161-006
 APPROVED BY: [Signature]

DRAWING NO: **SP1**
 SHEET 1 OF 1

APPENDIX B
LEGAL DESCRIPTION

910863
CONVEYANCE TAX
EXEMPT
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

TRANSFERRED

OCT 01 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

JEFF-16-06
Received 7/19/2016
201410010129408
Pg# 2 \$28.00 T20140068968
10/01/2014 1:46PM RTC
Terry J. Brown
Franklin County Recorder

FIDUCIARY DEED

Christopher L. Clark, in his capacity as the Trustee of the Donna B. Renollet Revocable Trust dated 12/05/01, by the power conferred by Article 14, Section 2, and Article 14, Section 5, paragraph e of the Donna B. Renollet Revocable Trust dated 12/05/01, and every other power, for valuable consideration paid, grants, with fiduciary covenants, to Stanford J. Clark, whose tax mailing address is 1225 Jade Road, Savannah, Tennessee 38372, the following described real property:

Situated in the County of Franklin, in the State of Ohio, and in the Township of Jefferson,

Beginning at an iron pipe on Waggoner Road at the northwest corner of Lot 12 (being northwest corner of the Alice Jones 80.24 acre tract); thence along the north line of Lot 12 and the north line of the Alice Jones tract, south 86 deg. 33' east (passing an iron pipe at 15.85 feet) 2052.53 feet to an iron pipe that is westerly 636.97 feet from an iron pipe at the northeast corner of Lot 12; thence along the east line of said Jones tract (parallel to, and 636.97 feet west of the east line of Lot 12) south 3 deg. 41' west 546.1 feet to an iron pipe; thence north 86 deg. 33' west (passing an iron pipe at 2044.55 feet) 2057.55 feet to an iron pipe in Waggoner Road and in the West line of Lot 12; thence along said west line north 4 deg. 11' east 546.1 feet to the place of beginning, containing 25.762 acres.

0-038-F
ALL OF
(170)
000101

Tax District and Parcel No.: 170-101
Known as: 3866 Waggoner Road, Blacklick, Ohio 43004
Prior Instrument Reference: 200209110225882

Grantor(s) has executed this deed this 18th day of September, 2014

Chris L. Clark Trustee
Christopher L. Clark, Trustee

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E. P.S.
BY: *RW*
DATE: 09-20-14

STATE OF OHIO

COUNTY OF FRANKLIN SS.:

BE IT REMEMBERED, That on this 18th day of SEPTEMBER, 2014, before me, the subscriber, a Notary Public in and for said county, personally came Christopher L. Clark, as the Trustee of the Donna B. Renollet Revocable Trust dated 12/05/01, the Grantor in the foregoing Deed, and acknowledged the signing to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



Notary Public

This Instrument Prepared By:
Nicholas J. Testa, Esq.
555 City Park Avenue
Columbus, Ohio 43215
Phone: (614) 227-0007
Fax: (614) 227-0001
shawandmiller@gmail.com

Douglas M. Shaw
Attorney at Law
Notary Public - State of Ohio
~~Shaw is a Lifetime Commissioner~~

NOT A CERTIFIED COPY

APPENDIX C
AERIAL EXHIBIT

APPENDIX D

SAMPLE ARCHITECTURAL DESIGN CONCEPTS



JEFF-16-06
Received 7/19/2016

CLAY

Masterpiece Collection

welcome home.

Approximately 3029 sq ft and Up



FRENCH MANOR
(WITH OPTIONAL ENTRY COURTYARD & CURVED BRICK WING WALL)

designed by: 



COASTAL CLASSIC
(WITH OPTIONAL BRICK VENEER &
WOOD TRELLIS WING WALL
WITH STONE BASE)

designed by: 



HYDE PARK COTTAGE
(WITH OPTIONAL BRICK WING WALL)

designed by: 



ENGLISH ELEGANCE
(WITH OPTIONAL BRICK WALL
EXTENSION)

designed by: 

Images & Options Available at fischerhomes.com

Our Plans Include You



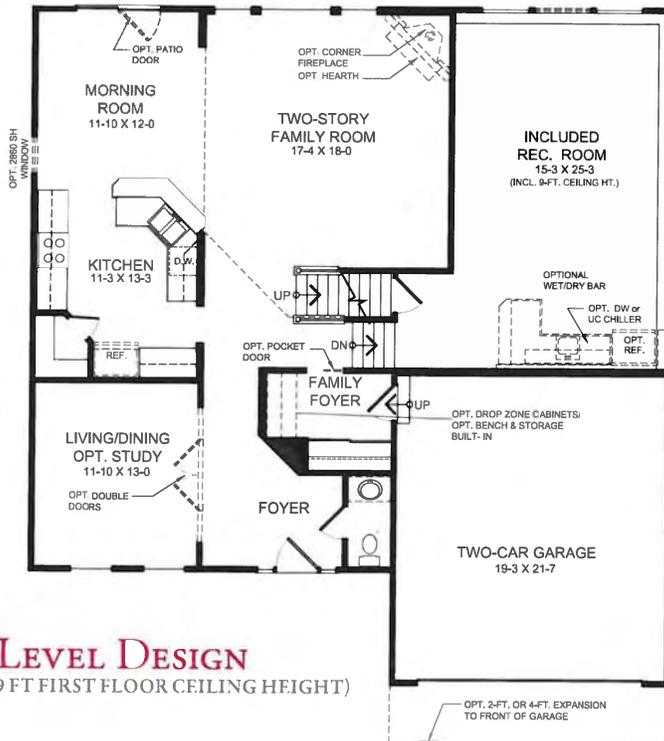
JEFF-16-06
Received 7/19/2016

CLAY

Masterpiece Collection

welcome home.

Approximately 3029 sq ft and Up

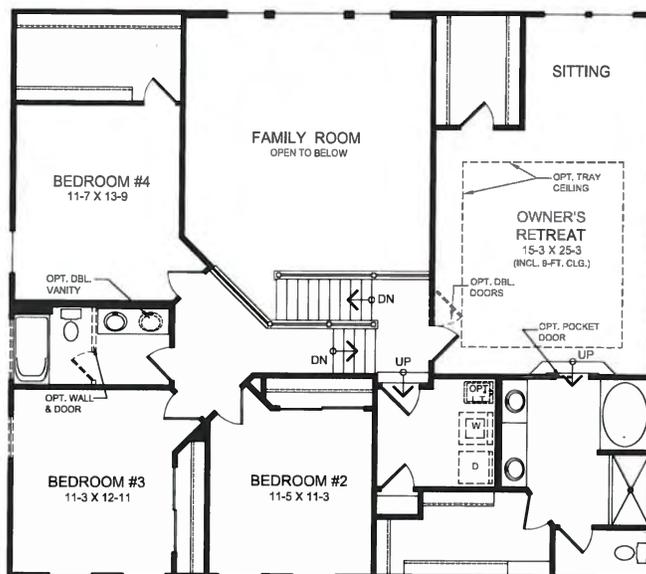


MAIN LEVEL FEATURES

- Unique Five-Level design
- Two Story Family Room
- Large Kitchen with Pantry & Multi-Height Cabinets
- Living/Dining Room with Optional Study
- Included Family Foyer
- Optional Fireplace
- Included Recreation Room One Level Down from Family Room with Optional Wet Bar
- Optional 4 ft Expanded Morning Room

OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Sitting Room & Dual Walk-In Closets
- Spacious Owner's Bath with Separate Shower & Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile & Platform Tub



UPPER LEVEL FEATURES

- Three Additional Bedrooms
- Dynamic Views of Family Room Below
- Optional Divided Hall Bath
- Optional Third Full Bath

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD.03/16
IM 11/14

Our Plans Include You



JEFF-16-06
Received 7/19/2016
PAXTON
Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by *FH*



AMERICAN CLASSIC
(WITH OPTIONAL PORCH)

designed by *FH*



COASTAL CLASSIC

designed by *FH*



FRENCH MANOR

designed by *FH*

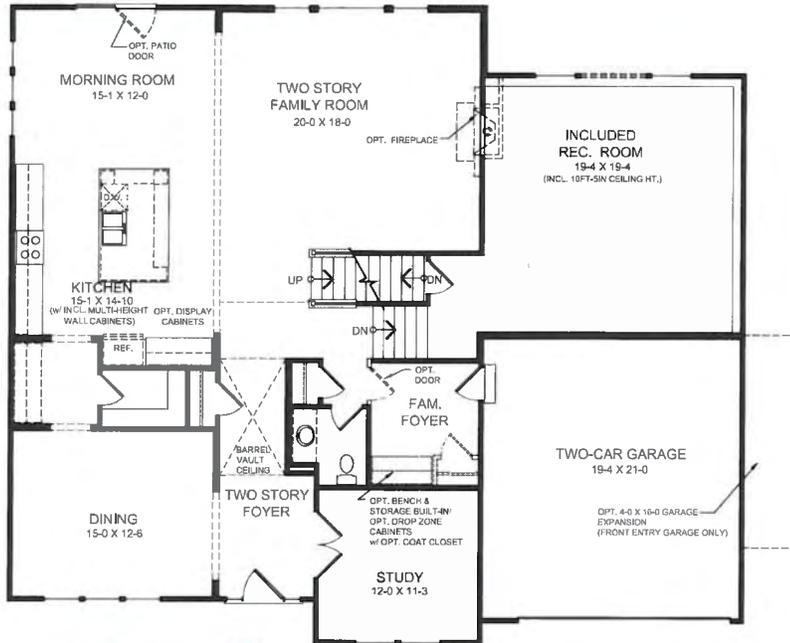
Images & Options Available at fischerhomes.com

Our Plans Include You



welcome home.

Approximately 4069 sq ft and Up



MAIN LEVEL FEATURES

- Unique Five-Level Design
- Two Story Foyer
- Two Story Family Room
- Large Open Kitchen Design with Walk-in Pantry
- Alternate Kitchen Design
- Optional 4 ft Expanded Morning Room
- Included Family Foyer
- Included Dining Room and Study
- Optional First Floor Laundry
- Included Recreation Room One Level Down from Family Room

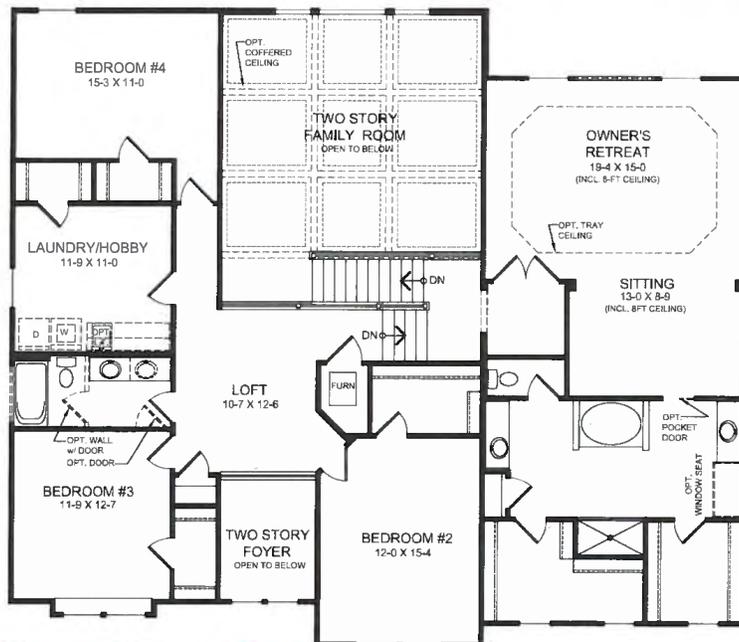
OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Included Sitting Room & Dual Walk-in Closets
- Optional Two-sided Fireplace
- Spacious Owner's Bath with Separate Shower and Tub
- Variety of Owner's Bath Options Including Platform Tub and Oversized Deluxe Shower
- Alternate Owner's Suite Design with Private Sitting Room.

UPPER LEVEL FEATURES

- Three Additional Bedrooms with Walk-in Closets
- Included Loft Overlooking Foyer and Family Room Below
- Spacious Laundry/Hobby Room with Walk-in Closet
- Included Fifth Bedroom with Optional First Floor Laundry
- Optional Divided Hall Bath
- Optional Third Bath

MAIN LEVEL DESIGN
 (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



UPPER LEVEL DESIGN

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. *Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information.*

RVSD. 03/16
 IM 12/14



Our Plans Include You



JEFF-16-06
Received 7/19/2016

BRADFORD

Masterpiece Collection

welcome home.

Approximately 2851 sq ft and Up



STRATFORD TUDOR
(WITH OPTIONAL STONE VENEER & STONE WING WALL)

designed by:



PACIFIC CRAFTSMAN
(WITH OPTIONAL STONE VENEER
& WOOD TRELLIS WING WALL)

designed by:



NANTUCKET RETREAT
(WITH OPTIONAL BRICK VENEER
& WOOD TRELLIS WING WALL)

designed by:



VILLA TOSCANO
(WITH OPTIONAL STONE & BRICK
VENEER & STONE WING WALL)

designed by:

Images & Options Available at fischerhomes.com

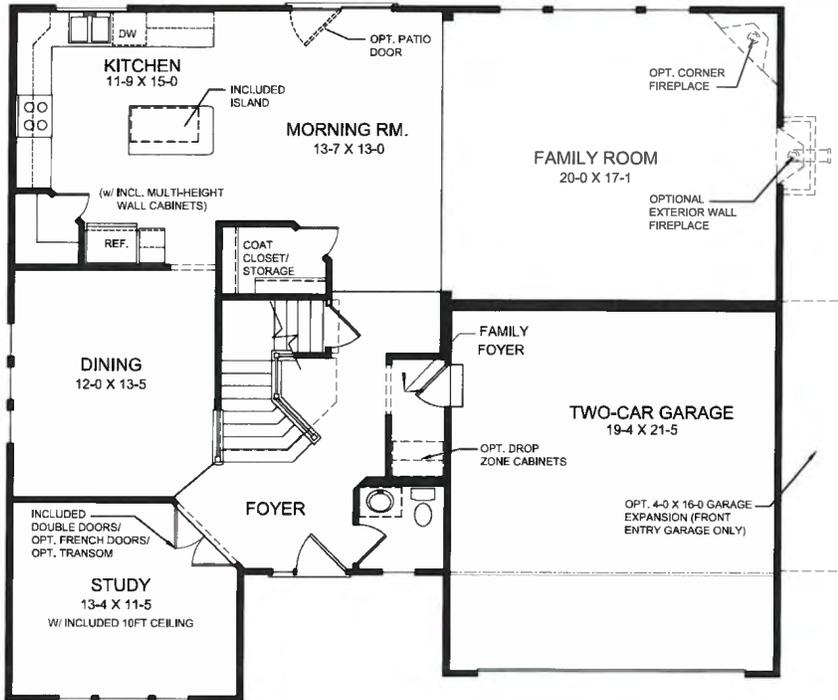
Our Plans Include You



JEFF-16-06
 Received 7/19/2016
BRADFORD
Masterpiece Collection

welcome home.

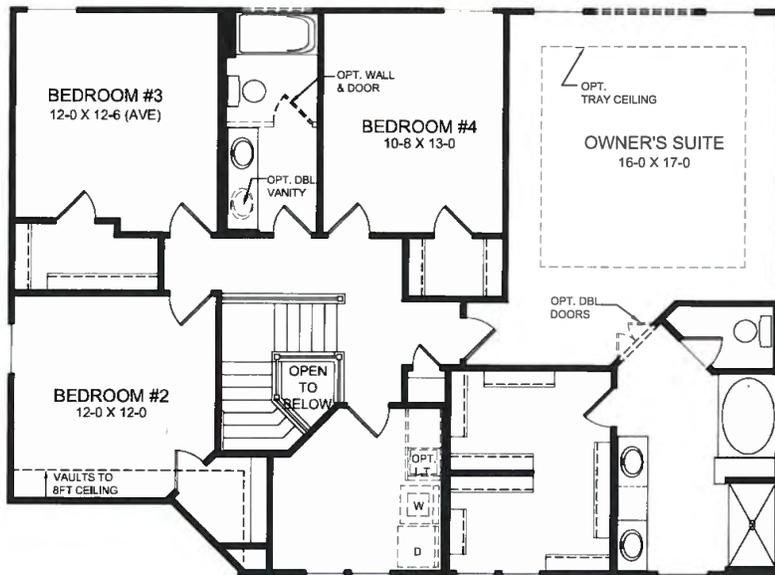
Approximately 2851 sq ft and Up



FIRST FLOOR FEATURES

- Spacious Entry Foyer
- Study with Included 10 ft Ceiling Height
- Large Family Room Open to Kitchen/Morning Room
- Kitchen Features Included Island, Optional Furniture Island & Walk-In Pantry
- Alternate First Floor Design with Separate Living/Dining Rooms
- Alternate First Floor Design with Open Kitchen Design & Hearth Room
- Optional First Floor Guest Suite
- Oversized Coat/Storage Closet
- Optional Bay Window in Morning Room

FIRST FLOOR DESIGN
 (INCLUDES 9 FT. FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR FEATURES

- Generous Owner's Suite with Included Shower and Garden Tub in Owner's Bath
- Walk-in Closets in all Four Bedrooms
- Optional Divided Hall Bath
- Convenient and Spacious Second Floor Laundry
- Optional Third Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

SECOND FLOOR DESIGN

Images & Options Available at fischerhomes.com

Copyright © 2012 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD.03/16
 IM 08/12

Our Plans Include You



JEFF-16-06
Received 7/19/2016

YALE

Masterpiece Collection

welcome home.

Approximately 2400 sq ft and Up



VINTAGE VICTORIAN
(WITH ALTERNATE SECOND FLOOR DESIGN,
OPTIONAL PORCH, & LOW BRICK VENEER)

designed by: *J. Amberg*



AMERICAN CLASSIC
(WITH ALTERNATE SECOND FLOOR DESIGN &
OPTIONAL PORCH RAILING)

designed by: *FH*



CAMBRIDGE COTTAGE
(WITH ALTERNATE SECOND FLOOR DESIGN)

designed by: *J. Amberg*



PACIFIC CRAFTSMAN
(WITH ALTERNATE SECOND FLOOR DESIGN)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



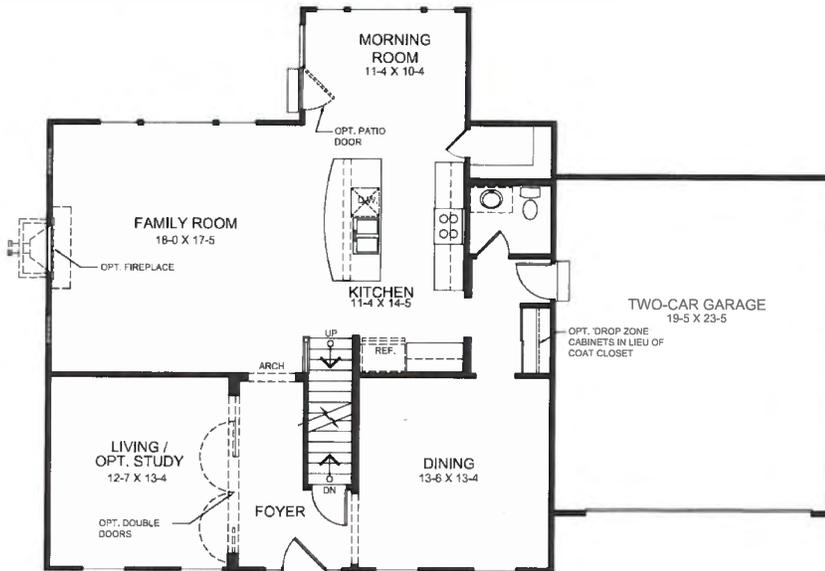
JEFF-16-06
Received 7/19/2016

YALE

Masterpiece Collection

welcome home.

Approximately 2400 sq ft and Up

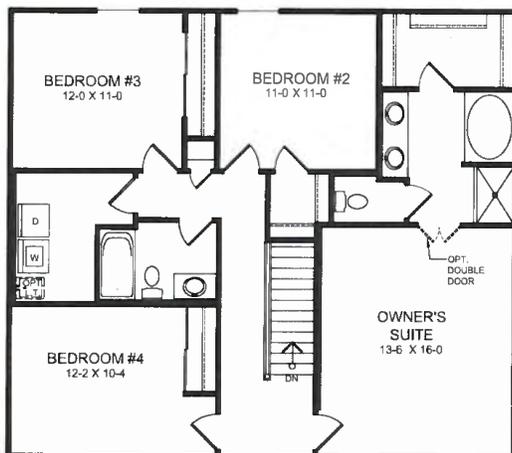


FIRST FLOOR FEATURES

- Living/Optional Study
- Formal Dining
- Optional Open Stair to Basement
- Spacious Family Room Open to Kitchen & Morning Room
- Kitchen Includes Large Island with Seating & Walk-in Pantry
- Optional Display Cabinets
- Light-Filled Morning Room
- Optional Expanded Morning Room
- Optional First Floor Hobby/Laundry Room
- Optional Three Car Garage
- Included Oversized Garage
- Alternate First Floor Design with Hearth Room

FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Large Owner's Suite with Included Shower & Garden Tub
- Included Double Vanity in Owner's Bath
- Alternate Second Floor Design with Expanded Owner's Suite with Sitting Room & Owner's Bath
- Four Bedrooms
- Second Floor Laundry
- Optional Third Full Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. *Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information.*

RVSD.03/16
IM 10/13



Our Plans Include You



JEFF-16-06
Received 7/19/2016

KELLER

Masterpiece Collection

welcome home.

Approximately 3467 sq ft and Up



CASA BELLA

(WITH OPTIONAL METAL ROOF & SECOND FLOOR BONUS ROOM)

designed by:



VILLA TUSCANO

(WITH OPTIONAL STONE VENTNER & SECOND FLOOR BONUS ROOM)

designed by:



PACIFIC CRAFTSMAN

(WITH OPTIONAL METAL ROOF & SECOND FLOOR BONUS ROOM)

designed by:



BELLA VISTA

(WITH OPTIONAL SECOND FLOOR BONUS ROOM)

designed by:

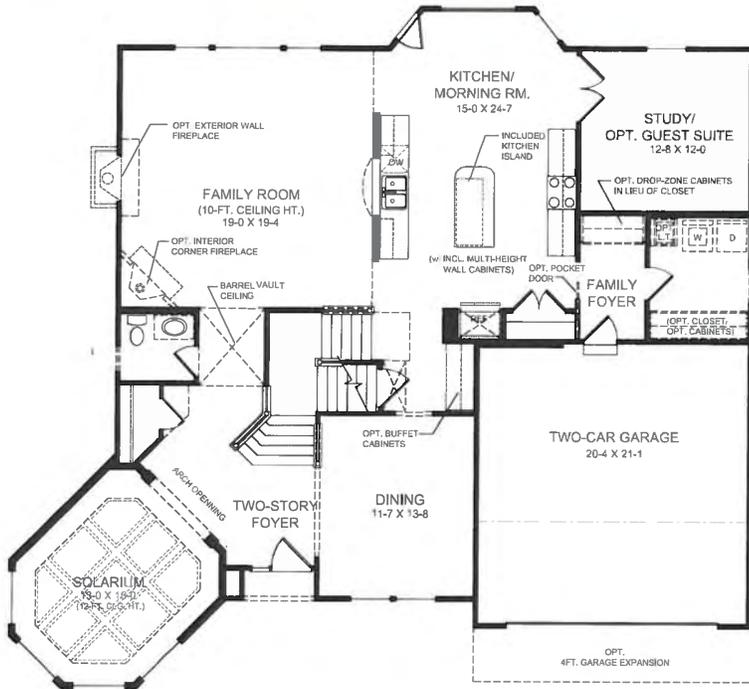
Images & Options Available at fischerhomes.com

Our Plans Include You



welcome home.

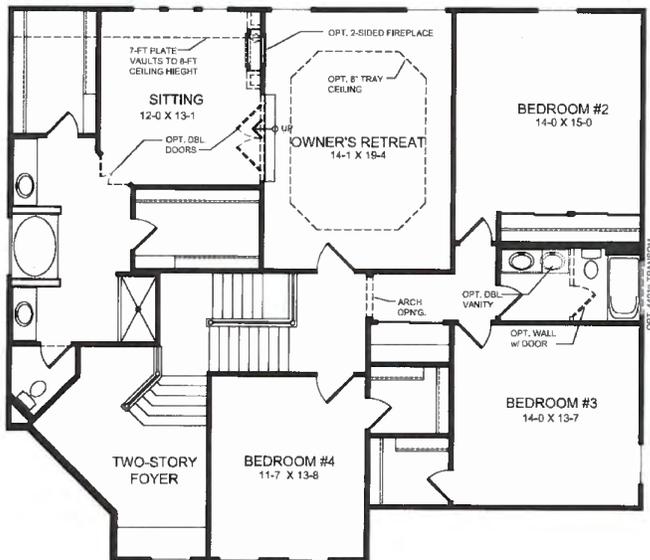
Approximately 3467 sq ft and Up



FIRST FLOOR FEATURES

- Two-Story Entry Foyer
- Unique, Light-Filled Solarium with Optional Coffered Ceiling
- Formal Dining Room
- Spacious Family Room with 10 ft Ceiling Height
- Optional Fireplace
- Optional Buffet Cabinets
- Kitchen Features Multi-Height Cabinets, Included Island and Pantry
- Optional Expanded Morning Room
- Private Rear Study/Optional Guest Suite
- Large First Floor Laundry
- Included Family Foyer

FIRST FLOOR DESIGN
 (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR FEATURES

- Expansive Owner's Retreat with Included Sitting Room
- Owner's Bath Features Included Separate Shower/Garden Tub, Double Vanity and Dual Walk-In Closets
- Three Spacious Secondary Bedrooms
- Optional Bonus Room
- Optional Divided Hall Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

SECOND FLOOR DESIGN

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD. 03/16
 IM 11/13

Our Plans Include You





JEFF-16-06
Received 7/19/2016
CLAYTON
Masterpiece Collection

welcome home.

Approximately 2802 sq ft and Up



ENGLISH ELEGANCE
(WITH OPTIONAL STONE VENEER)

designed by:



AMERICAN CLASSIC
(WITH OPTIONAL STONE VENEER)

designed by:



FRENCH MANOR

designed by:



VINTAGE VICTORIAN

designed by:

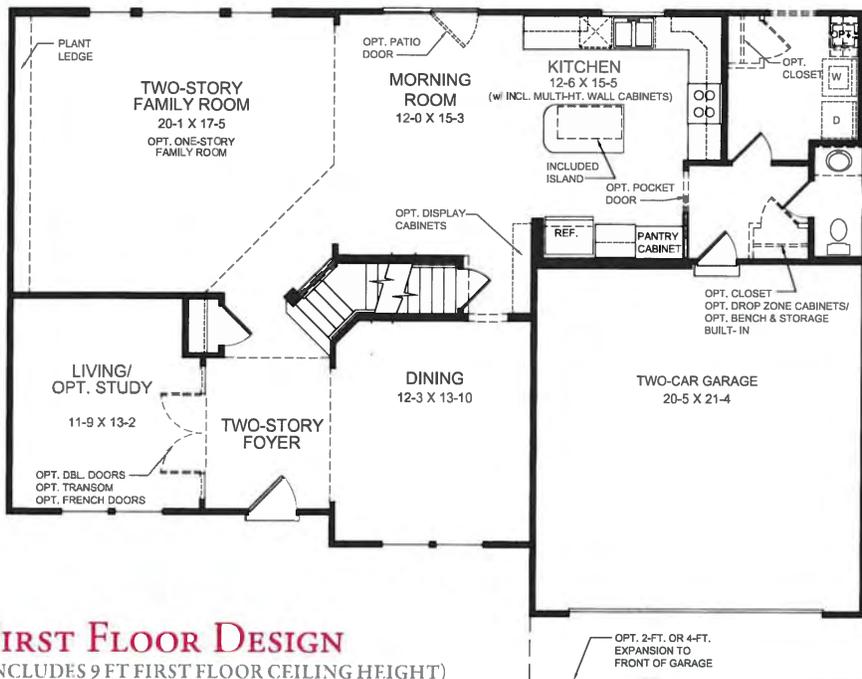
Images & Options Available at fischerhomes.com

Our Plans Include You



welcome home.

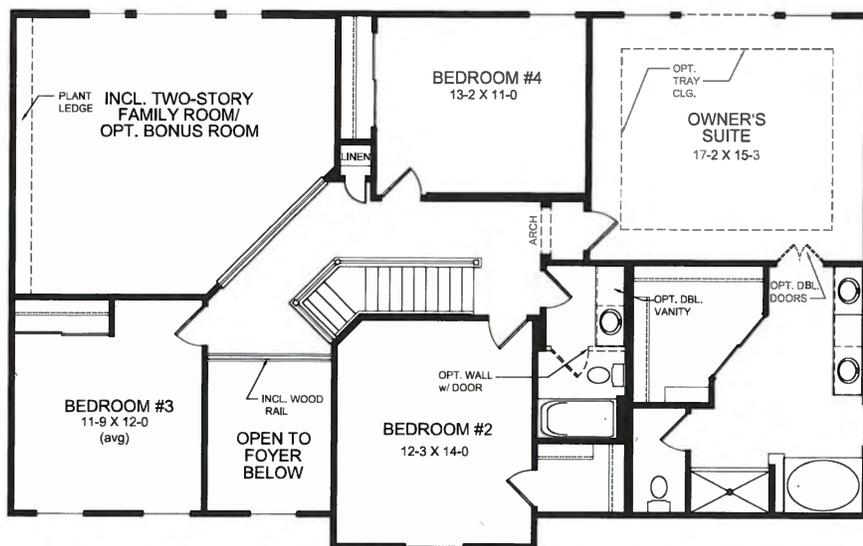
Approximately 2802 sq ft and Up



FIRST FLOOR DESIGN
 (INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

FIRST FLOOR FEATURES

- Soaring Two-Story Entry Foyer
- Large Dining Room and Living Room with Optional Study
- Optional Fireplace
- Optional Bay Window
- Expansive Two-Story Family Room
- Spacious Morning Room with Kitchen with Included Island
- Alternate First Floor Design with Hearth Room & Gourmet Island
- Large First Floor Laundry



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Large Owner's Suite with Optional Tray Ceiling
- Included Shower and Garden Tub in the Owner's Bath
- Optional Divided Hall Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub
- 4 Bedrooms
- Balcony Provides Dynamic Views into Family Room and Foyer Below
- Optional Bonus Room in lieu of Two Story Family Room
- Optional Third Full Bath

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD.03/16
 IM 11/14



Our Plans Include You



JEFF-16-06
 Received 7/19/2016
MARSHALL
Masterpiece Collection

welcome home.

Approximately 3722 sq ft and Up



WESTERN CRAFTSMAN

(WITH OPTIONAL DORMER & WOOD TRELLIS WING WALL WITH STONE BASE)

designed by



ENGLISH ELEGANCE

(WITH OPTIONAL CURVED BRICK WING WALL)

designed by



FRENCH MANOR

(WITH OPTIONAL BRICK & STONE VENEER & STONE WALL EXTENSION WITH ARCHED OPENING)

designed by



GRANDE VISTA

(WITH OPTIONAL BRICK VENEER & STONE WING WALL)

designed by

Images & Options Available at fischerhomes.com

Our Plans Include You



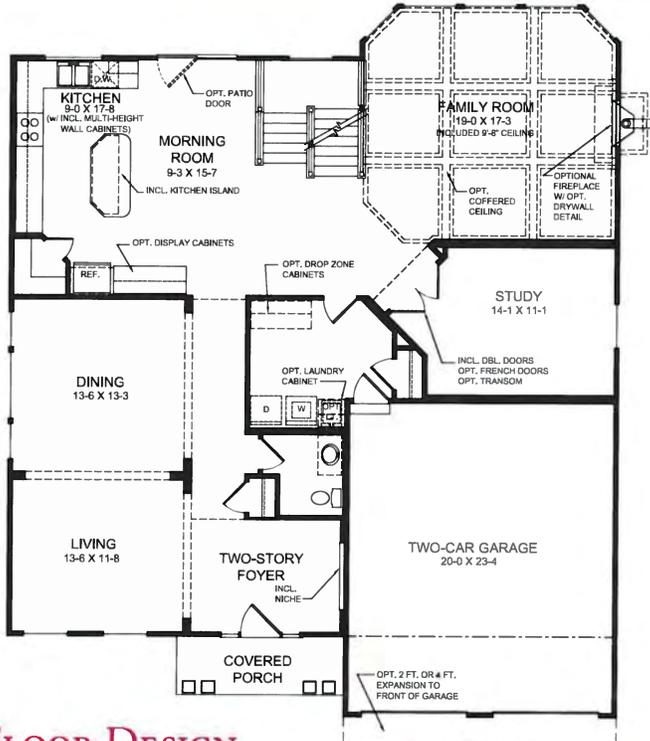
JEFF-16-06
Received 7/19/2016

MARSHALL

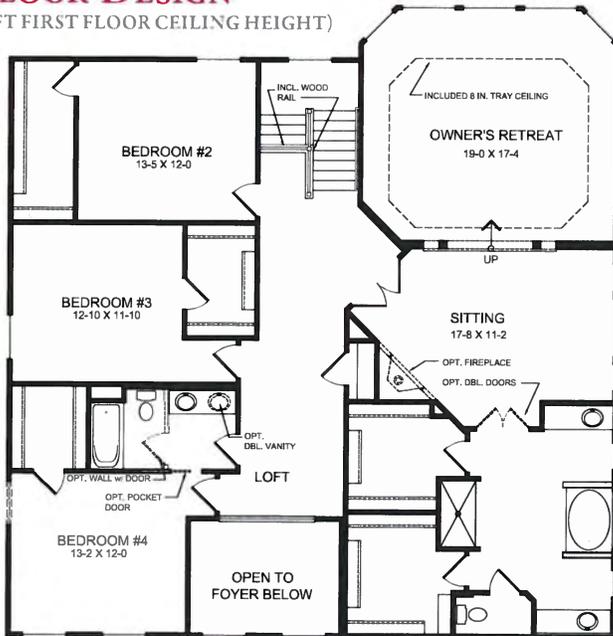
Masterpiece Collection

welcome home.

Approximately 3722 sq ft and Up



FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Soaring Two-Story Foyer
- Open Living/Dining Room
- Spacious Kitchen/Morning Room with Included Island and Corner Pantry
- Light Filled Family Room with Unique Angled Window Wall
- Included Private Study
- Optional Coffered Ceiling in Family Room
- Alternate First Floor with Hearth Room, Open Kitchen & Gourmet Island
- Optional Family Foyer

SECOND FLOOR FEATURES

- Deluxe Owner's Retreat with Spacious Sitting Room Included
- Optional Tray Ceiling in Owner's Retreat
- Owner's Bath Features Dual Walk-In Closets and Separate Shower and Garden Tub
- Loft Overlooking Foyer Below
- Optional Expanded Loft in lieu of Two-Story Foyer
- Four Bedrooms with Tech Loft
- All Bedrooms have Large Walk-In Closets
- Optional Third Bath Design
- Optional Second Floor Laundry
- Optional Divided Hall Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD. 03/16
IM 01/14



Our Plans Include You



JEFF-16-06
Received 7/19/2016

ANDOVER

Masterpiece Collection

welcome home.

Approximately 2876 sq ft and Up



STRATFORD TUDOR
(WITH OPTIONAL DORMER & OPTIONAL CURVED BRICK WING WALL)

designed by: *FH*



GRANDE VISTA
(WITH OPTIONAL CURVED
BRICK WING WALL)

designed by: *FH*



WESTERN CRAFTSMAN
(WITH OPTIONAL WOOD TRELLIS WING
WALL WITH STONE VENEER BASE)

designed by: *FH*



NANTUCKET RETREAT
(WITH OPTIONAL BRICK WING WALL)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You



JEFF-16-06

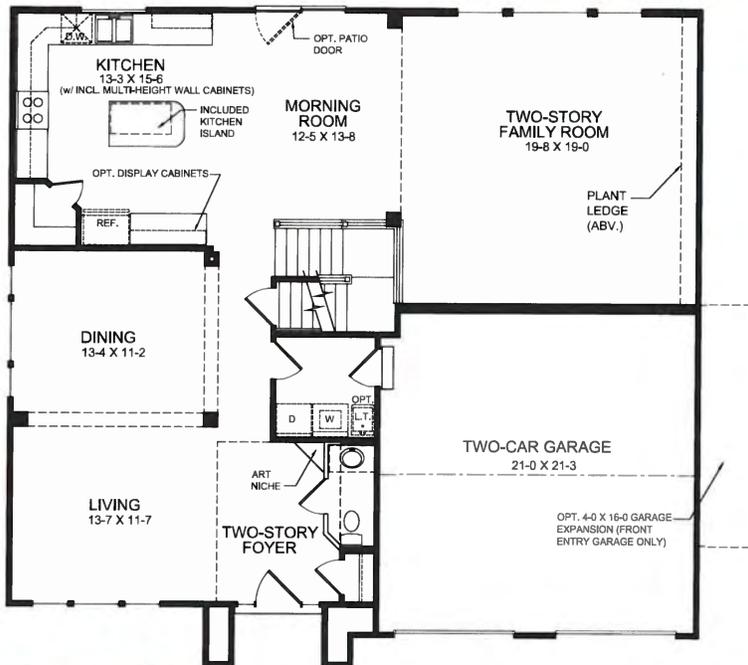
Received 7/19/2016

ANDOVER

Masterpiece Collection

welcome home.

Approximately 2876 sq ft and Up

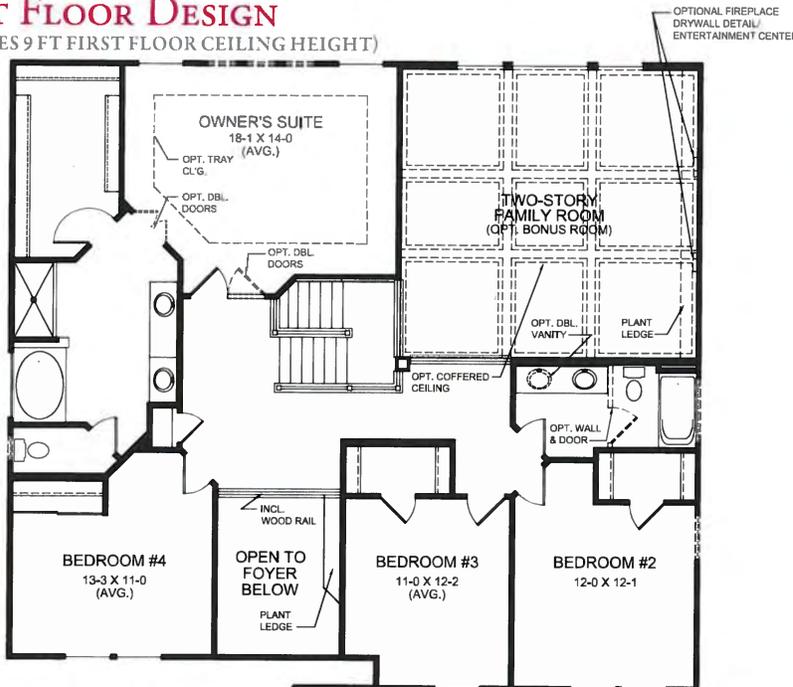


FIRST FLOOR FEATURES

- Soaring Two-Story Foyer
- Open Living/Dining Rooms with Optional Study in lieu of Living Room
- First Floor Laundry
- Open Kitchen & Morning Room with Large Corner Pantry and Included Island
- Optional Furniture Island
- Large Two-Story Family Room
- Optional Fireplace
- Optional Family Foyer
- Optional Bay Window
- Alternate First Floor Design with Hearth Room & Gourmet Kitchen Island
- Optional Coffered Ceiling in Family Room

FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Generous Owner's Suite with Included Shower and Garden Tub in the Owner's Bath
- 4 Bedrooms
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Optional Deluxe Second Floor Laundry in lieu of Two-Story Foyer
- Optional Bonus Room or Guest Suite in lieu of Two-Story Family Room
- Optional Divided Hall Bath
- Optional Third Full Bath

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD. 03/16
IM 08/12

Our Plans Include You



JEFF-16-06
Received 7/19/2016

STANTON

Masterpiece Collection

welcome home.

Approximately 3276 sq ft and Up



ENGLISH ELEGANCE

designed by:



AMERICAN CLASSIC
(WITH OPTIONAL DORMERS)

designed by:



WESTERN CRAFTSMAN

designed by:



GRANDE VISTA
(WITH OPTIONAL DORMER)

designed by:



Images & Options Available at fischerhomes.com

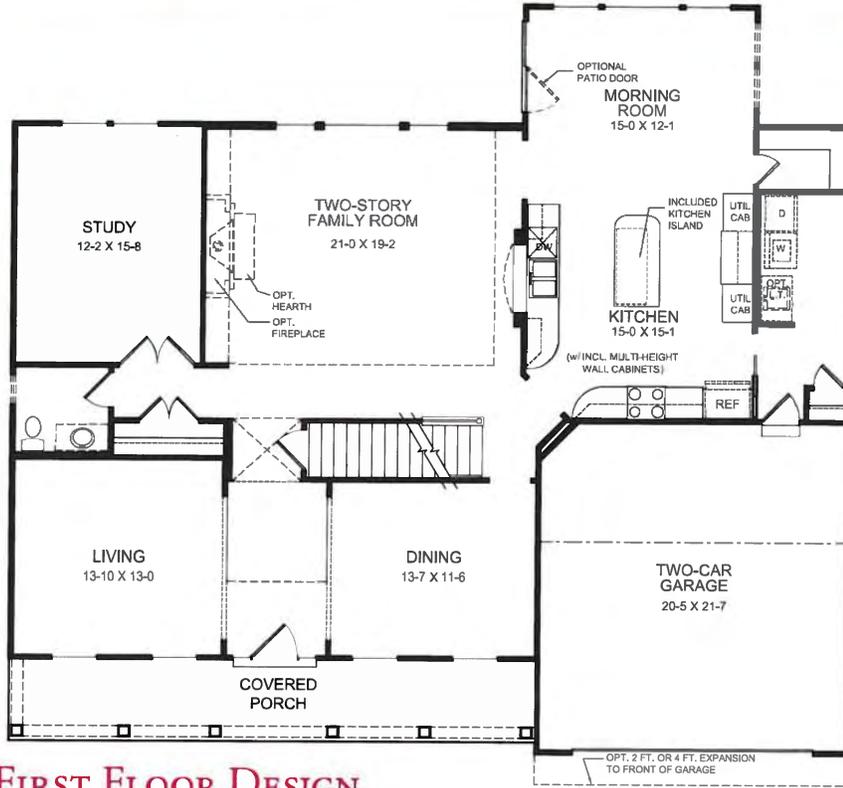
Our Plans Include You



JEFF-16-06
Received 7/19/2016
STANTON
Masterpiece Collection

welcome home.

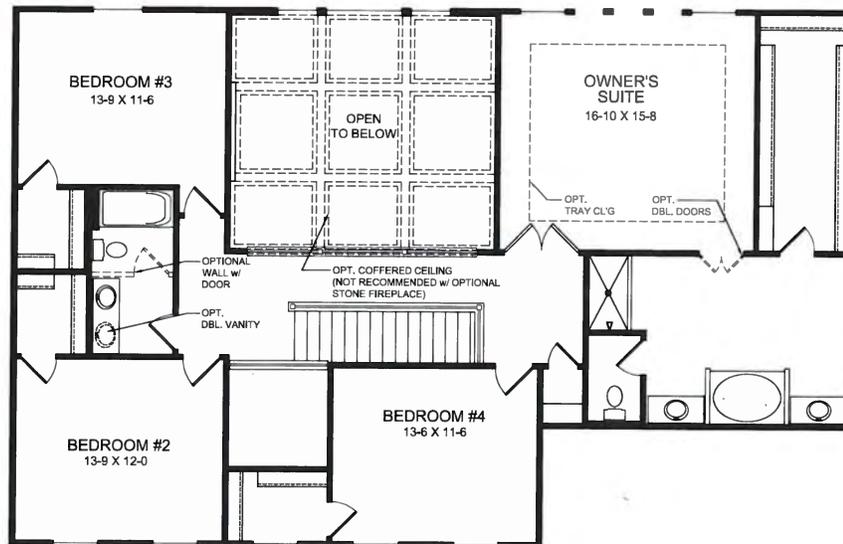
Approximately 3276 sq ft and Up



FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

FIRST FLOOR FEATURES

- Soaring Two-Story Entry Foyer & Family Room
- Formal Dining and Living Rooms
- Private First Floor Study
- Spacious Kitchen with Walk-In Pantry and Light Filled Morning Room
- Convenient First Floor Laundry
- Optional Coffered Ceiling in Family Room
- Optional Guest Suite
- Optional Fireplace



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Generously Proportioned Owner's Suite with Oversized Walk-In Closet and Optional Light Filled Sitting Area
- Spacious Owner's Bath with Separate Shower, Garden Tub and Split Vanities
- 4 Bedrooms Each with Large Walk-In Closets
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Optional Third Full Bath
- Optional Divided Hall Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD. 03/16
IM 10/15



Our Plans Include You



JEFF-16-06
Received 7/19/2016
HAYDEN
Masterpiece Collection

welcome home.

Approximately 2406 sq ft and Up



GRANDE VISTA

designed by:



CAMBRIDGE COTTAGE
(WITH OPTIONAL DORMER)

designed by:



WESTERN CRAFTSMAN

designed by:



AMERICAN CLASSIC

designed by:

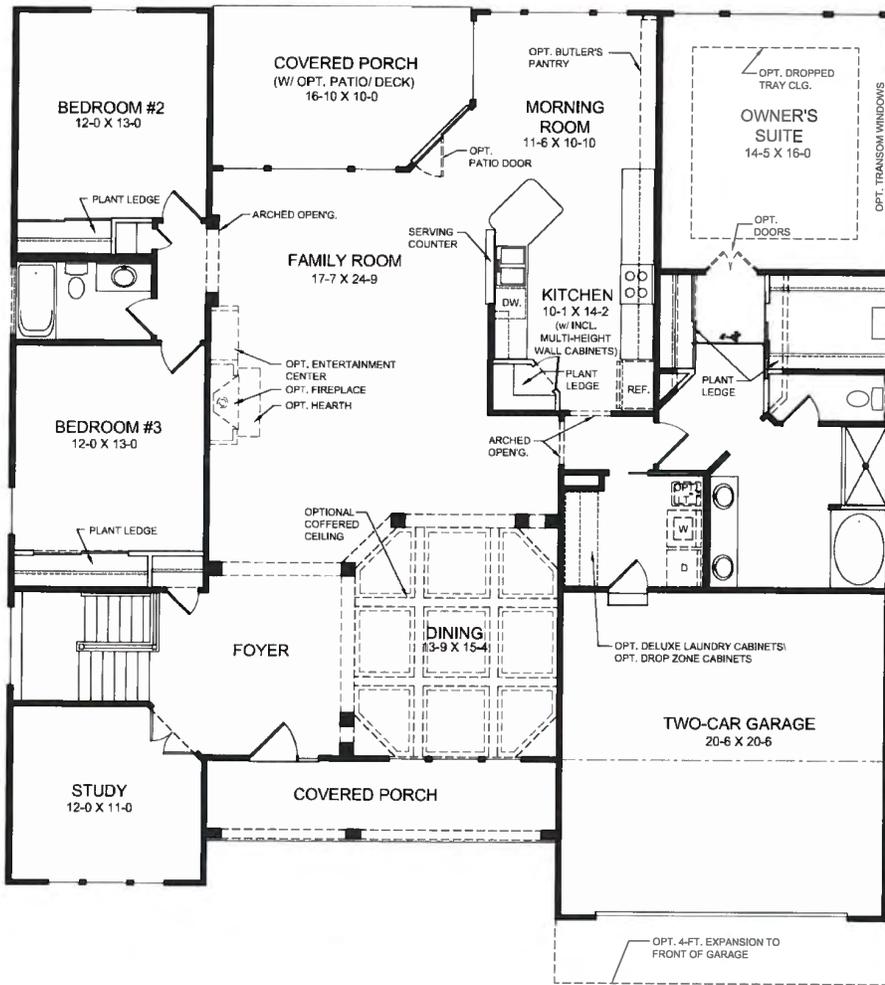
Images & Options Available at fischerhomes.com

Our Plans Include You



welcome home.

Approximately 2406 sq ft and Up



FIRST FLOOR FEATURES

- Included 10 ft First Floor Ceiling Height
- Welcoming Entry Foyer
- Formal Dining Room
- Included Study
- Spacious Family Room with Optional Fireplace/Entertainment Center
- Light Filled Morning Room
- Included Covered Porch Off Kitchen
- Private Owner's Suite
- Owner's Bath Includes Separate Shower and Garden Tub
- Three Bedrooms
- Optional Open Kitchen with Included Island
- Alternate First Floor Design with Expanded Morning Room & Owner's Suite
- Optional Coffered Ceiling in Dining Room
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

FIRST FLOOR DESIGN
 (INCLUDES 10 FT FIRST FLOOR CEILING HEIGHT)

Images & Options Available at fischerhomes.com

Copyright © 2016 Fischer Homes, Inc. "Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information."

RVSD. 03/16
 IM 09/15



Our Plans Include You

APPENDIX E

SAMPLE LANDSCAPE DESIGN CONCEPTS



Paddock Reserve

Paddock Reserve is a proposed twenty-six (26) homesite single-family residential housing development located in Jefferson Township, Ohio. The concept of Paddock Reserve is to create a new community similar to existing communities such as 'Reserve at Clark State' and 'Woods at Havens Run' while still maintaining the character and feel of the local area. Situated across from the 'Colt's Neck', Paddock Reserve intends to continue the horse theme in its community and use similar features.

Site Data

Total Lots 26 (90' x 140' Typ.)
Total Area 25.55 Ac.
Density 1.02 Units Per Acre
Open Space 14.5 Ac. (57%)

Open Space and Natural Features

Fifty seven percent (57%) of Paddock Reserve shall be dedicated to open space in order to preserve existing wooded areas, wetlands, and streams. Reasonable good faith efforts will be made to avoid existing healthy trees during construction, and minimize disturbance to the existing vegetation. To the extent possible, existing trees along the perimeter will be undisturbed. Final design, details, and plantings can be provided at a later date.



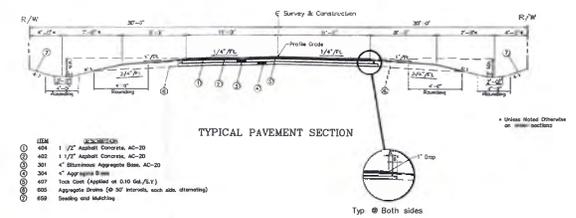
Monumentation and Signage

A coordinated monumentation and signage system shall be implemented throughout Paddock Reserve; the design shall tie into the adjacent 'Colt's Neck' community by the use of a 'horse' theme including, but not limited to, signage and fencing.



Street and Right of Way

Streets within Paddock Reserve will be publicly owned and shall be dedicated to the Township. In order to complement the existing character of the area, all streets will implement the roadside ditch and have a pavement width of 22'. In addition, the community will implement a boulevard-style entrance (Not depicted above).



Grand Communities, Ltd.

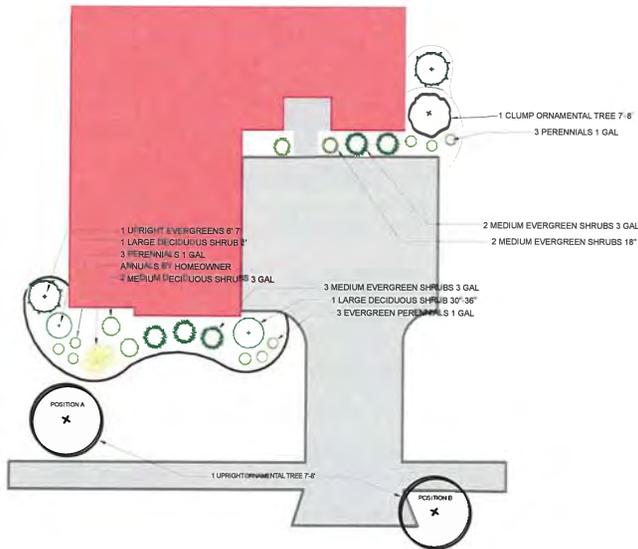
Paddock Reserve Jefferson Township, Ohio

Landscape and Community Theme Plan

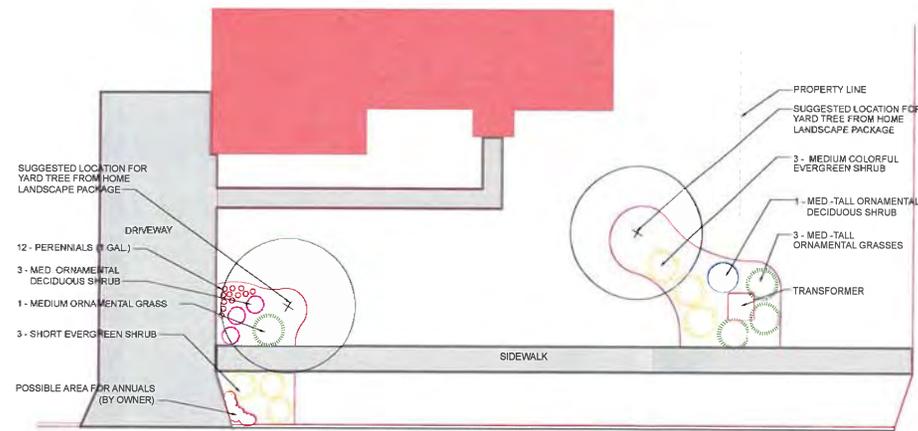


welcome home.

WINTHROP LANDSCAPE PACKAGE



LANDSCAPE PACKAGE A



LANDSCAPE PACKAGE B

- 1 SUGGESTED RELOCATION OF THE INCLUDED HOME LANDSCAPE PACKAGE YARD TREE CAN BE PLACED IN THE DRIVEWAY LANDSCAPE BED. IF A COMMUNITY HAS A STREET TREE PROGRAM, THEN IT SHOULD STAY IN THE ORIGINAL LOCATION.
- 2 BE CAUTIOUS OF THE STREET TREE AND YARD TREE LOCATION. THEY SHALL NOT INTERFERE WITH EACH OTHER.

- 1 SUGGESTED RELOCATION OF THE INCLUDED HOME LANDSCAPE PACKAGE YARD TREE CAN BE PLACED IN THE TRANSFORMER LANDSCAPE BED. IF A COMMUNITY HAS A STREET TREE PROGRAM, THEN IT SHOULD STAY IN THE ORIGINAL LOCATION.
- 2 BE CAUTIOUS OF THE STREET TREE AND YARD TREE LOCATION. THEY SHALL NOT INTERFERE WITH EACH OTHER.
- 3 LANDSCAPE PACKAGE B CAN ALSO BE USED AS A CORNER LOT PLANTING BED.



NOT TO SCALE

TYPICAL PATIO LANDSCAPING & STREETScape PACKAGE

ALL DIVISIONS

REVISED: 4/28/16

APPENDIX F

DEVELOPMENT GUIDELINES & PRINCIPLES



TABLE OF CONTENTS

I. Introduction 2

II. Target Market..... 2

III. Product Overview 3

IV. Product Strategy 4

V. Land Strategy 5

VI. Model Home Strategy 5

VII. Site Design / Layout..... 5

VIII. Utility Layout / Design 6

IX. Grading Layout / Design 12

X. Appendix..... 19



A Fischer Group Company

Fischer Single Family Homes

Community Development Guidelines & Principles

I. INTRODUCTION

Our mission is to deliver the “*best total new home solution*”. It is a concept that involves a number of procedures and processes in the construction of a new Fischer home. Our goal is to deliver a great design and floor plan in a pleasing and appropriate community. We recognize the fundamental relationship between the home and its surroundings. The community should enhance livability and property value over time for our homeowner. We plan and organize our community presentation through a comprehensive Community Startup process.

II. TARGET MARKET

We market 1st Time and Move-up buyers with families. This is the traditional suburban “American Dream”. Employment growth and income growth are the primary drivers of this business as people relocate for better jobs or trade up as their buying power, space and location needs change. Location and community, particularly schools, are of primary importance. Product design and features are important at every level. People are moving up and seeking to improve on their last home. Finally, the perception of investment value impacts this buyer’s valuation.

Demographics and the retiring boomers have also brought out more Empty Nester and Move-Down buyers than ever. This remains a secondary niche for our traditional product.

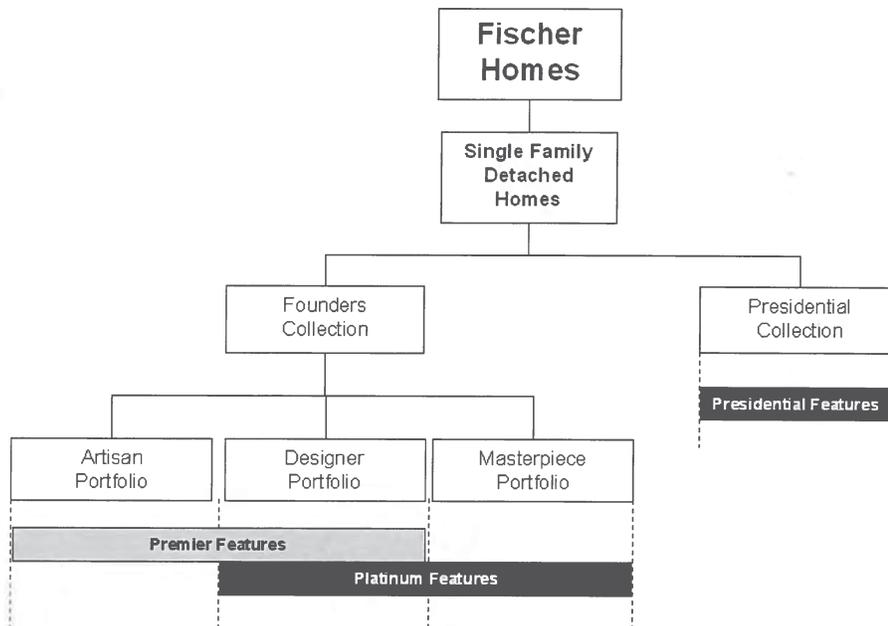
	MAPLE STREET	DESIGNER & MASTERPIECE	GRAND ESTATES
Age	25-29	25 – 45	45+
Profile	1 st Time Buyer and 1 st Time Move-up	1st/2nd & 3rd Move-up Discretionary Move-down	2nd/3rd+ Move-up Discretionary Move-down Empty Nester
Kids	0-4 Newborn to Elementary	0-4 in Middle School or High School	High School or College
Price Range	\$200,000	\$170,000 – \$350,000	\$280,000 – \$500,000
Income	\$65,000 - \$80,000	\$80,000 – \$120,000+	\$100,000 or higher
Financing	80%-100% LTV	80% - 95% LTV	80% (and less) LTV
PMT	\$1,200 - \$1,800/month	\$1,600 – \$2,000/month	\$1,600 – \$2,800/month



Fischer Single Family Homes

Community Development Guidelines & Principles

III. PRODUCT OVERVIEW AND STRATEGIES



Maple Street Homes Collection

We have sixteen floor plans including ranches, two-stories and one bi-level. They have two to five bedrooms that range between 1,000 to 2,900 sq. ft. and have two-car garages. We have between two to four exteriors per floor plan where our top selling plans have multiple elevations.

The goal when developing our floor plans and designs is to have a nice open feel when you enter the home. The arched openings between rooms have become our signature feature. Our floor plans have many unique features with rear staircases or stairs starting in the rear of the home. We have spent tremendous amounts of time selecting high quality, low maintenance and cost effective products for our homes.

Designer Collection

Our Designer Collection is 14 floor plans that include 2 to 5 bedrooms, having a square foot range between 1,700 to 3,800 sq. ft. All plans have an included two-car garage with most plans having an option for three-car garages. The Designer Collection is ideally suited for the buyer seeking the best combination of design, attractive space and affordability as it appeals to a wide range of budgets and tastes.



A Fischer Group Company

Fischer Single Family Homes

Community Development Guidelines & Principles

Masterpiece Collection

Our Masterpiece Collection is seventeen floor plans ranging between 1,900 to 4,900 sq. ft. This collection provides a higher level of included features as well as more options allowing a homeowner to personalize the home to their lifestyle. Stylized exteriors, elegant interior design, gourmet kitchens and a gracious living space are just some of the features found in this collection.

Grand Estates Collection

The Grand Estates Collection is designed for the upper price range homebuyer. These homes have spacious designs with attention to architectural details. They range from three to five bedrooms with three-car garages and have square footages from 2,700 to 6,000. These homes are generally the largest and carry the highest level of architectural interest and detail finish. Personalization is possible within a Customer Pricing and Sketch process. Designs in the Grand Estates Collection are more plan specific and do not cross over plan boundaries. We start off including most of what the customer would want. Managing a higher level of design detail, as well as a generally higher level of customer expectation takes longer and is more costly. Grand Estates Collection homes therefore are the proportionally highest priced Fischer Homes and typically carry a premium margin.

IV. PRODUCT STRATEGY

Fischer Homes' provides homes of superior design, at better value than the rest of the market place. Careful community planning has always been part of that strategy. This approach maximizes street appeal and contributes to the property value by creating a "Fischer feeling" that is apparent to the homebuyer. This is accomplished by thoughtful determination of setbacks, house orientation, driveway configuration and other house siting elements, as well as landscaping, entry features and other community theming components.

Briefly, the collections have some inherent similarities and difference in the way they are built and marketed. For instance each of the collections have an included landscape package with each containing "more" as you move up the portfolio lines from value priced Maple Street (Package X) to Designer Portfolio (Package Y) to Grand Estates Collection (Package Z). Also, each of the portfolios has their own Base Construction Specifications.

The more in-depth you look into each collection, the more noticeable the differences. For instance, the Designer Portfolio is usually built on 65' to 75' sites. Base homes include a 2 car front-entry garage with a siding front. The Masterpiece Portfolio is usually built on 80' to 90' sites. Homes can be either front or side-entry two-car garage with a brick front. The Grand Estates Collection is usually built on 80' to 100' sites. Homes include side entry three-car garage and masonry wrap. These types of "increased" features also follow the same patterns inside the homes.



A Fischer Group Company

Fischer Single Family Homes

Community Development Guidelines & Principles

V. LAND STRATEGY

We build homes to order, for customers or as market homes, on “developed homesites.” This means that the grade is established and roughly balanced, water, sewer, gas, telephone, and cable utilities are available at the site line, the street and curbs installed, the homesite is recorded and building permits are available.

A core part of our market and merchandising strategy is to set our homes in the proper community setting. We focus a lot of energy internally on such issues as community theming, amenities, and streetscape. This is all part of an effort to create a “Fischer Feeling” and to distinguish ourselves from the competition. We consider this element a key part of our brand identity. It is vital to our market strategy and ultimately our sales success. We can do these things more effectively in communities, or in subsections of communities, where we are the exclusive builders.

It is our strategic direction to only acquire sites in communities where we are able to do the things that we do well. This means that we need a critical mass of contiguous sites where we are able to control the architecture, landscape planning, theming, (including such things as signage, mailboxes, and lights), setbacks, and orientation. To the extent that these things are already specified in a master planned community, we need to be satisfied that these items are consistent with our general standards. Even in these situations, we need to have our own subsection of the community where we can control the setbacks, house setting, and the impact of one home on another and the overall streetscape. At a minimum, we cannot simply sell on scattered sites alongside competitors’ customers. This reduces our product to simply a “house on a site”, and it becomes difficult to deliver the total value package we are promising.

VI. MODEL HOME STRATEGY

Fischer Homes generally builds one model in a community where the number of homesites and absorption expected justifies the investment. There is an effort to show any optional features and upgrades to allow the sales counselor the maximum flexibility in demonstrating these features. Merchandising keeps in step with the target market and is aimed, along with the product design and features to “WOW” the prospect and get them excited about the new home purchase. Parking, signage and landscaping are all carefully planned to make it inviting and practical for the prospect to stop and enter the model home.

VII. SITE DESIGN / LAYOUT

Home Mix will be determined at the beginning of each project. Fischer Homes will provide Developers and Engineers with the desired lot widths, depths, desired home buildable area, house dimensions, etc. to assume when preparing plans. Fischer Homes will provide a preferred lot mix (i.e. 50% of 65’ lots, 30% of 70’ lots & 20% of 80’ lots) during the initial design. Generally, engineers should show a 50’ x 50’ building pad on all Grading/Improvement plan drawings for Maple Street and Designer communities; a 60x50 building pad in Masterpiece Communities; and a 70’ x 60’ building pad in Grand Estates communities. Please refer to the “Plan Dimensions and Sizes” table and the building footprint templates located in the appendix at the end of this document.



A Fischer Group Company

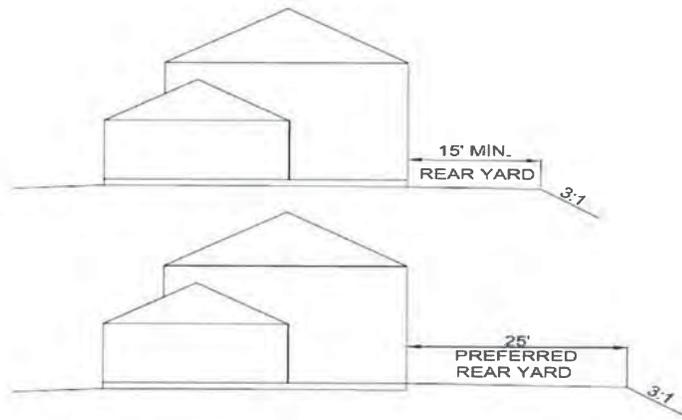
Minimum Lot Width will depend on home product, and side yard requirements, but in general the following applies:

<u>Product Mix</u>	<u>Typical Lot Width</u>
Maple Street Portfolio (Front Entry)	50' to 65'
Designer Portfolio (Front Entry)	65' to 80'
Masterpiece / Designer Portfolio (Front / Side Entry)	70' to 90'
Grand Estates Portfolio (Side Entry)	80' to 100'

<u>Product Width</u>	<u>Min. / Max.</u>
Maple Street Portfolio (Front Entry)	34' to 48'
Designer Portfolio (Front / Side Entry)	40' to 56'
Masterpiece Portfolio (Front / Side Entry)	46'-9" to 56'-9"
Grand Estates Portfolio (Side Entry)	56'-9" to 68'-9"

Minimum Lot Depth will depend on home product, and front and rear yard setback requirements set by the zoning regulations. The depth shall be designed to hold the depth of the product being offered. Please Note: An additional 15' of flat (2%) rear yard shall be included for a rear deck for those sites where step grades exist. (See Illustration below)

<u>Product Depth</u>	<u>Min. / Max.</u>
Artisan Portfolio (Front Entry)	29'-4" to 50'-4 1/2"
Designer Portfolio (Front / Side Entry)	32' to 56'
Masterpiece Portfolio (Front / Side Entry)	36'-3" to 60'
Grand Estates Portfolio (Side Entry)	50'-9" to 78'-9"





A Fischer Group Company

Fischer Single Family Homes

Community Development Guidelines & Principles

VIII. UTILITY LAYOUT / DESIGN

The following criteria shall be considered & followed when developing the utility layout for a Single Family Home site. Please refer to the typical site utility layouts located on the next several pages for proper location of utilities on a 65', 80', 90' and 100' sites.

Sanitary Sewers

Each lot shall be provided with public sanitary sewer that will provide gravity fed service to a house with normal basement construction. In the case where a lot cannot be serviced by gravity, Fischer Homes must be notified during the development of the Engineering Plan to discuss a resolution. If the lot must be pumped, this condition shall be noted on the utility plans where applicable. Sanitary Laterals shall be placed a minimum of 10' from water lines and outside of the driveway/parking locations. The sewer lateral shall be placed at a depth of 12' below the Top of Foundation. The elevation at the end of each sewer lateral shall be noted and identified on the improvement drawings. The lateral shall extend a minimum of 10' past any electric easement or trench and shall not extended any closer than 5' to the building pad/line to prevent the undermining of the home foundation. In addition, Sanitary manholes should be located on or near lot lines and away from driveways.

Engineer shall review and verify that sanitary manholes are designed to allow adequate drainage of property swales (Min. 2%). Rim elevations must be set at a height that meet street right-of-way profiles set by the local jurisdiction.

Water Service / Taps

Public water mains shall be installed or constructed by the developer to provide public water service to each lot. The meter and tap size shall be installed per the local jurisdiction's requirements for each product type. Water line laterals shall be shown on the Utility Plan even if they are to be installed by the local jurisdiction or homebuilder. The water laterals shall be located 10' away from the sanitary laterals and outside the locations of driveways, sidewalks, electric trenches, etc.

Storm Sewer

All storm sewer curb catch basins and manholes located in front yards shall be positioned on or near lot lines so that they do not fall within the driveway locations. In the event this cannot be avoided, the engineer shall specify a roll-top catch basins. Curb catch basins shall not be located in any sidewalk handicap ramps location.

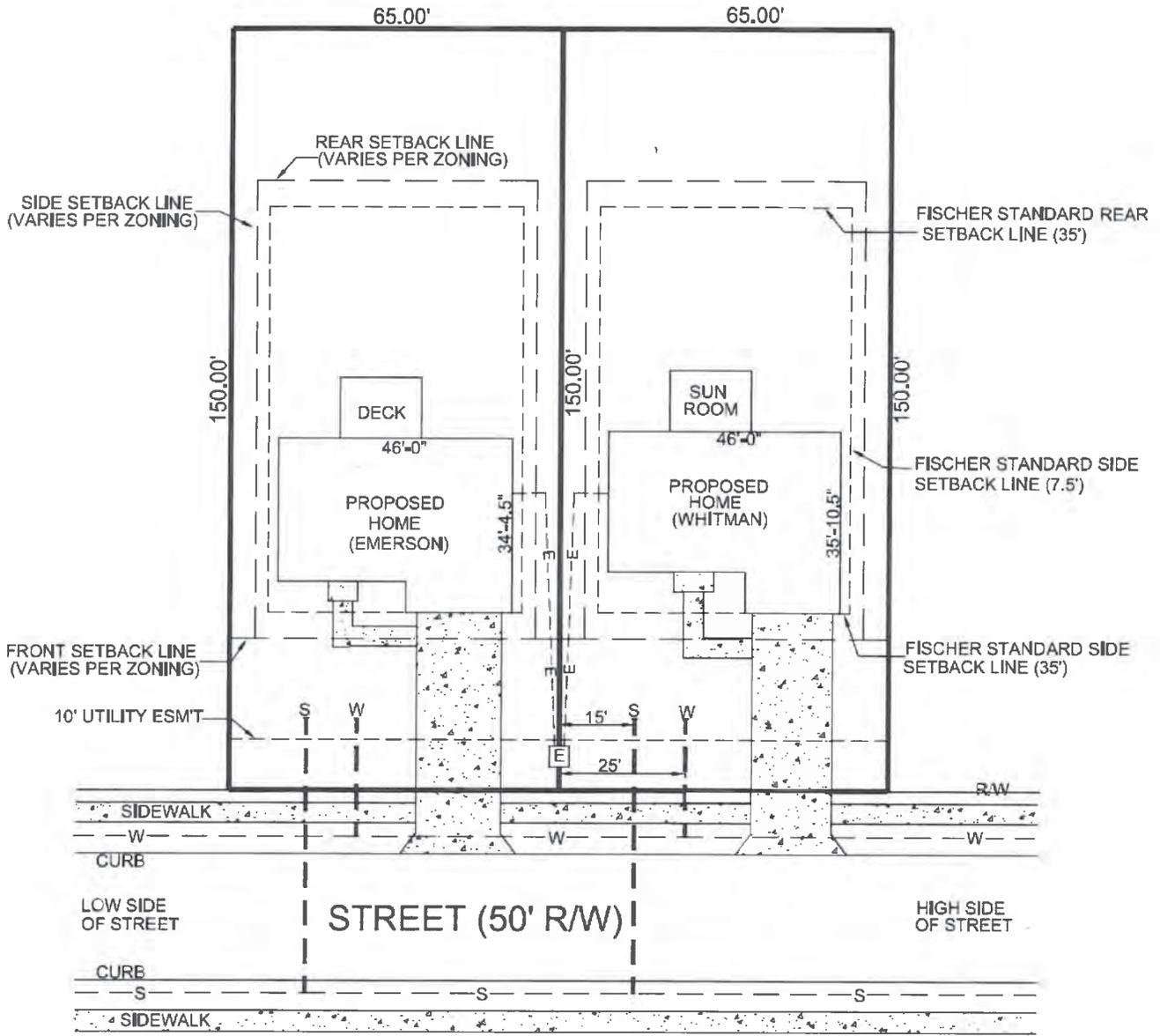
Rear yard drainage structure shall be determined and evaluated when developing site grading. See grading section for details regarding drainage swales and structures. Every attempt shall be made to locate catch basins and/or other water collection inlets on or behind the property line (not in the yard).

Engineer shall review and verify that storm manholes are designed to allow adequate drainage of property swales. Rim elevations must be set at a height that meet street right-of-way profiles set by the local jurisdiction.



A Fischer Group Company

Typical 65' Site Utility Layout



- ASSUMING:
 1. 65' WIDE BY 150' DEPTH
 2. ZONING REQUIREMENTS

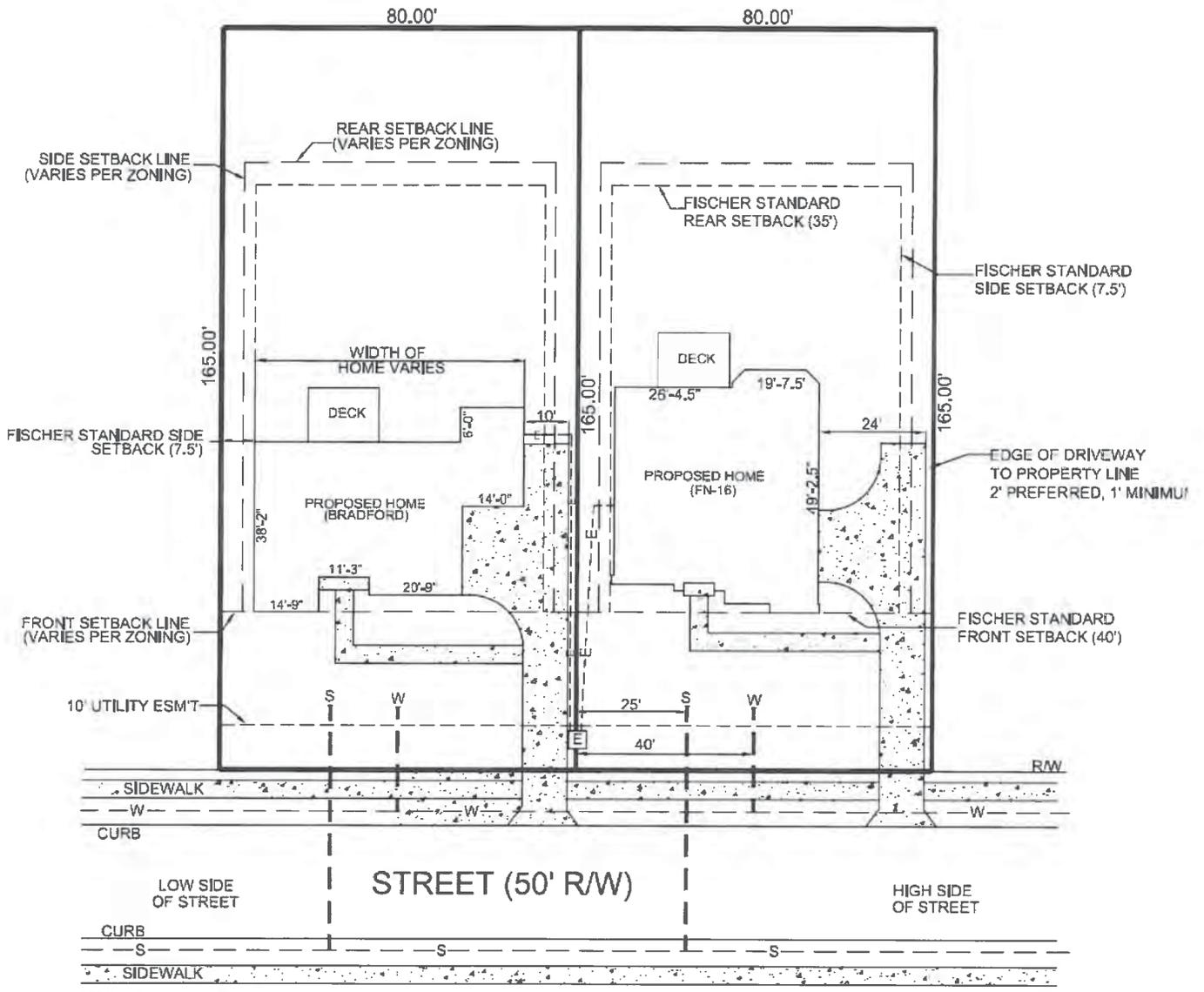
SETBACKS	ZONING	FISCHER
FRONT	30'	35'
SIDE	5'	7.5'
REAR	30'	35'

* SEWER TO BE PLACED 15' FROM LOW PROPERTY LINE
 * WATER TO BE PLACED 25' FROM LOW PROPERTY LINE

NOTE: NOT TO SCALE



Typical 80' Site Utility Layout



ASSUMING:

1. 80' WIDE BY 165' DEPTH

2. ZONING REQUIREMENTS

SETBACKS	ZONING	FISCHER
FRONT	40'	40'
SIDE	5'	7.5'
REAR	30'	35'

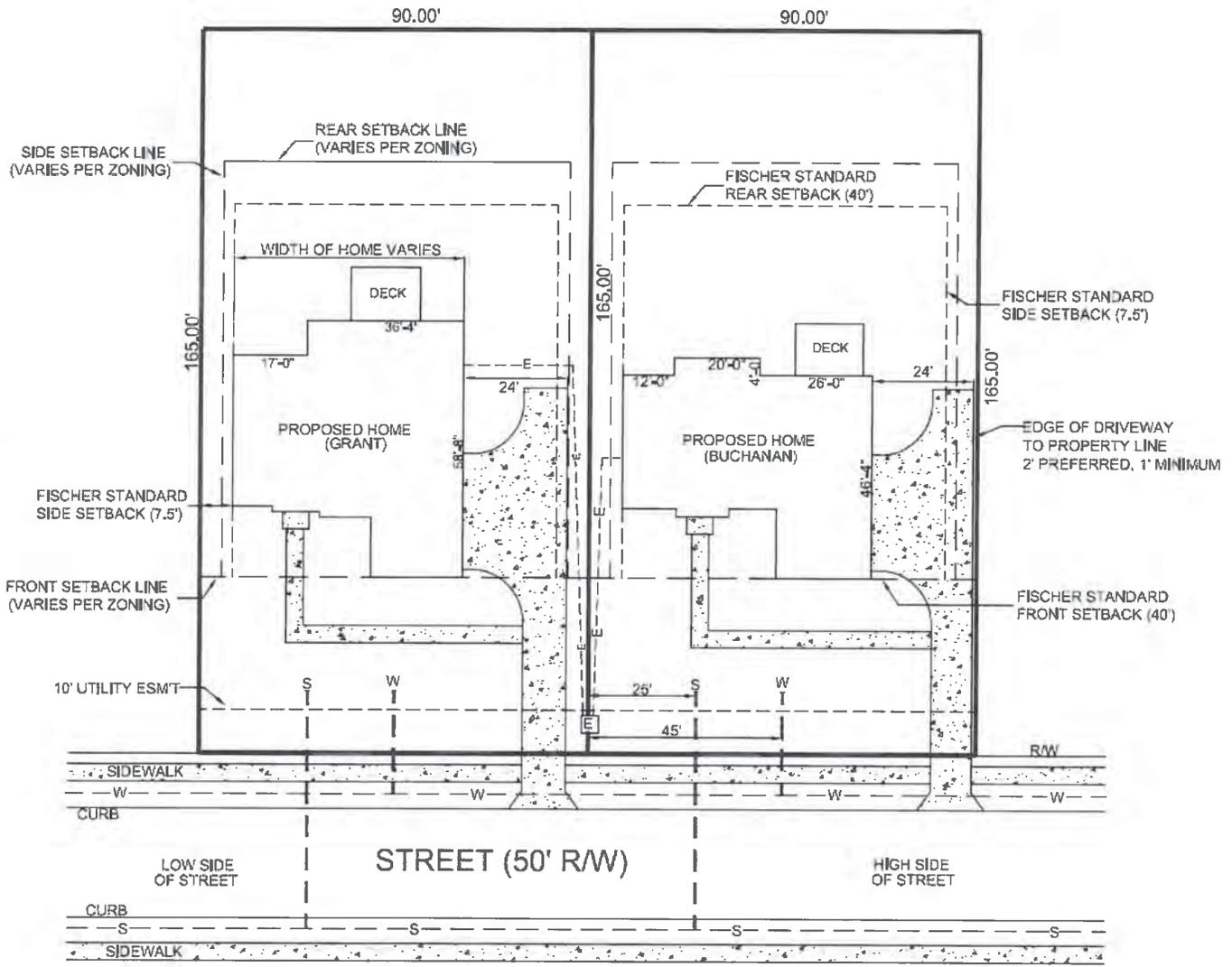
NOTE: NOT TO SCALE

* SEWER TO BE PLACED 25' FROM LOW PROPERTY LINE
 * WATER TO BE PLACED 40' FROM LOW PROPERTY LINE



A Fischer Group Company

Typical 90' Site Utility Layout



- ASSUMING:
 1. 90' WIDE BY 165' DEPTH
 2. ZONING REQUIREMENTS

SETBACKS	ZONING	FISCHER
FRONT	40'	40'
SIDE	5'	7.5'
REAR	30'	40'

- NOTE: NOT TO SCALE
 * SEWER TO BE PLACED 25' FROM LOW PROPERTY LINE
 * WATER TO BE PLACED 45' FROM LOW PROPERTY LINE



A Fischer Group Company

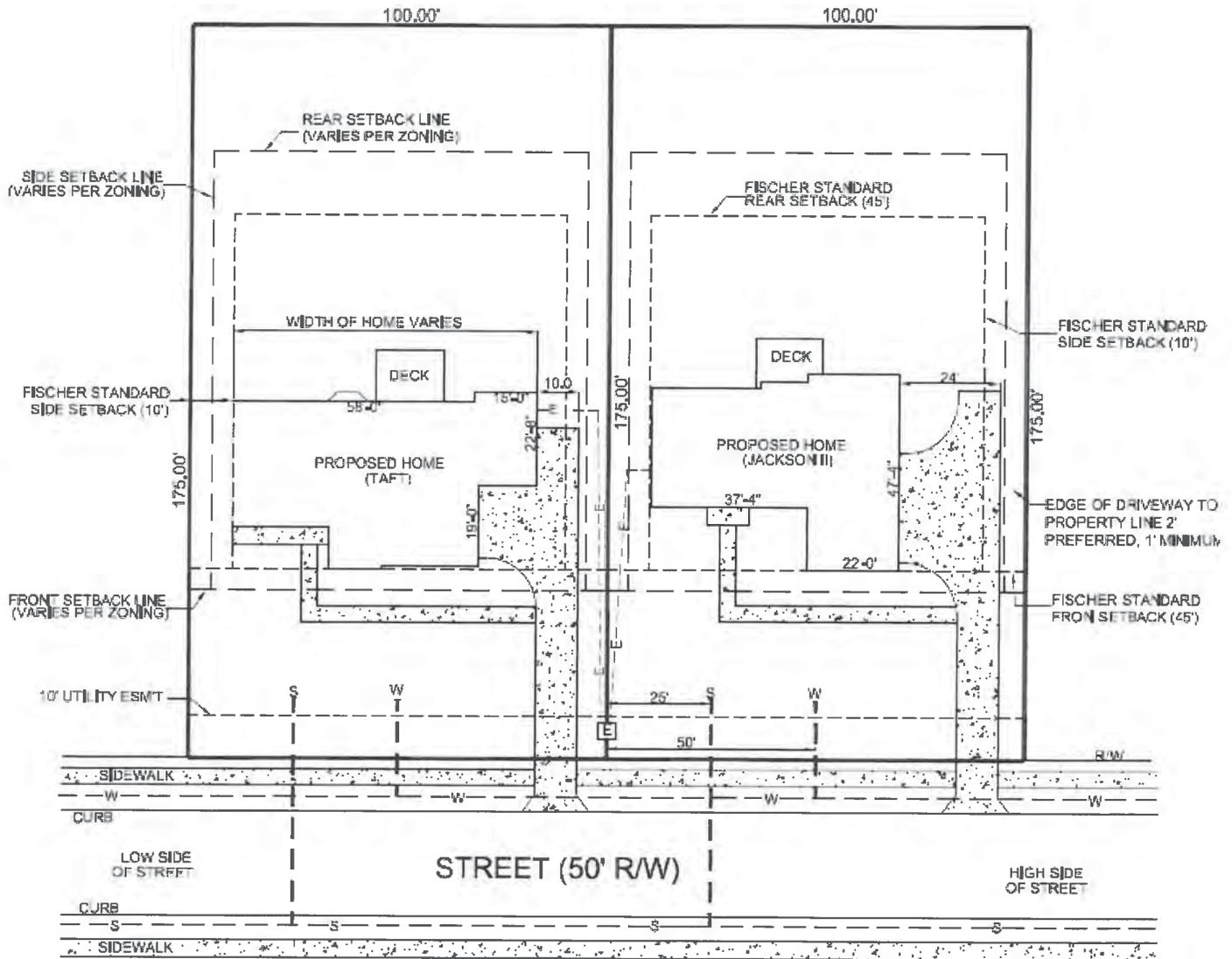
JEFF-16-06

Received 7/19/2016

Fischer Single Family Homes

Community Development Guidelines & Principles

Typical 100' Site Utility Layout



ASSUMING:

- 1. 100' WIDE BY 175' DEPTH
- 2. ZONING REQUIREMENTS

SETBACKS	ZONING	FISCHER
FRONT	40'	45'
SIDE	5'	10'
REAR	30'	45'

NOTE: NOT TO SCALE

* SEWER TO BE PLACED 25' FROM LOW PROPERTY LINE
 * WATER TO BE PLACED 50' FROM LOW PROPERTY LINE



A Fischer Group Company

IX. GRADING LAYOUT / DESIGN

The grading of a site is a key factor to the success of the overall community and the individual home sites. The homeowners expect to have useable, well-drained yards. Generally the narrower the site the more critical the grading becomes. The need to limit slopes around the home is critical toward the satisfaction of the homeowners, as well as the ability for Homebuilding to adequately finish grade the home sites. The following are guidelines that should be maintained when designing a grading plan. Any deviation should be discussed and approved by Fischer Homes.

In General, Site grading shall be designed per the product that is being offered on the site. Typically, the grading for a single-family home is determined by the following criteria (and not limited to): Site marketability, Home Exit Condition, Site Drainage, Dirt Balance, etc. to allow for proper site grading. The following criteria should be considered when developing grading for individual single family home sites.

Top of Foundation (TOF):

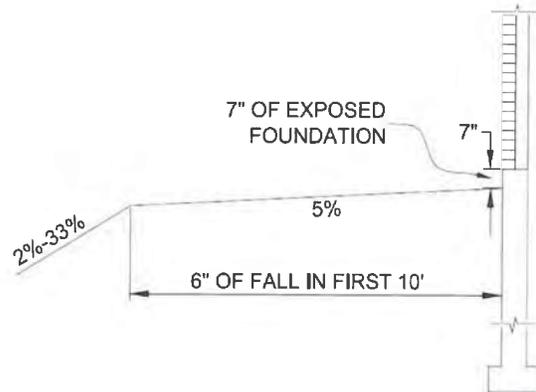
The grading on each lot will ultimately affect the Top of Foundations for the home being constructed. The TOF is typically determined and set by the Construction Manager prior to beginning construction of the home. The following criteria is considered when determining the TOF:

- ✓ Grade through the building pad area.
- ✓ Dirt balance on site (Fischer Homes prefers not to haul off site any dirt spoils).
- ✓ Exit Condition of the Home.
- ✓ Sewer Depth (Only where shallow sewers exist).

Maximum / Minimum Slopes for grading

The Maximum Slope for any site is 3:1 (or 33%). This slope allows for slope stability and prevents landslides. The slope also allows for fair ease of maintenance for the homeowner.

The Minimum Slope for any site is 2%, which allows for adequate drainage of the site. When completing final grading, Fischer Homes requires a minimum slope of 5% in the first 10' from home (6" in the first 10').



3:1 Slope Conditions

This applies to home sites that have the potential for grade conditions that are equal to or exceed three to one slope conditions. The main goal of reviewing/eliminate these conditions



A Fischer Group Company

are to improve consistency of execution of home types, properly address customers' concerns, reduce construction cost and equipment usage and create less risk to long term warranty cost. The Engineer shall identify 3:1 areas on the plans. The location of the three to one slopes should be clearly shown on the grading plan of the improvement and construction drawings. Water should be directed away from the three to one slope and sheeted instead of consolidated. Also, the cost of netting, sod, additional rye in the seed mix or crown vegetation to help hold the new three to one slopes must be considered for all disturbed areas where 3:1 conditions exist. A three to one slope should never be disturbed if it does not need to be altered.

Minimum Open Elevations

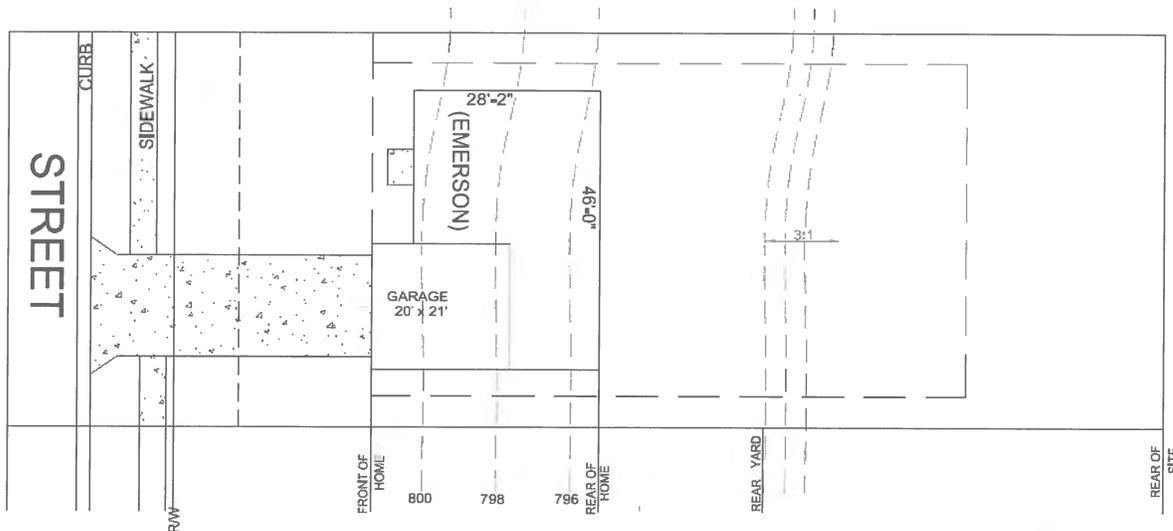
Minimum Open Elevations (M.O.E's) shall be shown on all lots which lie adjacent to, or are impacted by, streams, channels, street low spots, catch basins along rear property line and/or Lake /detention ponds.

Site / Building Pad Grading

Site Grading shall be design to provide normal basement construction and eliminate the need for subwalls and/or retaining walls. The Grade throughout building pad shall also provide a minimum soil bearing capacity of 2,000 psf (with a fluid pressure of 45 PCF) for a single family home certified by a Geotechnical Engineer.

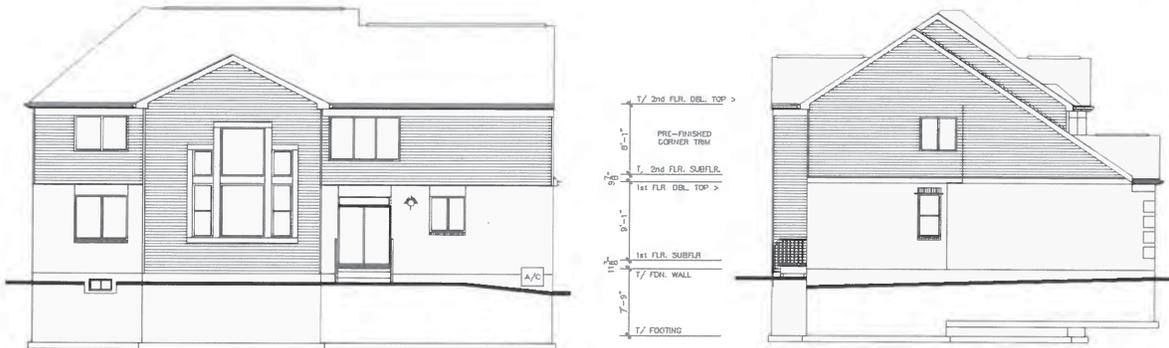
The maximum grade change shall not exceed 8' of cross grade through a single-family building pad (side yard-to-side yard, front-to-rear and/or the building diagonal). Due to the demand, Walkout Basements (Lower Level Exit Condition) shall be maximized where grade permits. On walkout lots the grade change should occur through the building pad where possible. This allows for less basement excavation work as well as allows the homeowner to have a useable rear yard. Please refer to the illustration below.

Example of Walkout Basement Grading



Home Exit Conditions

- **Upper Level Exit** - Home will have 6 inches – 2 feet of exposed foundation at the rear of the home. This is considered an upper level exit condition "U". STANDARD PLAN ONLY a patio may be selected from the first floor exit at the rear of the home.



- **Mid Level Exit** - Home will have 2 feet – 5 feet of exposed foundation at the rear of the home that will allow for a deck from the first floor exit at the rear of the home and two small windows in the basement. This is considered a mid level exit condition "M".



- **Lower Level Exit** - Home will have 7 feet – 8 feet of exposed foundation at the rear of the home which will allow for a lower level exit from the basement and one large window and 7'x6' patio. This is considered a lower level exit condition "L".

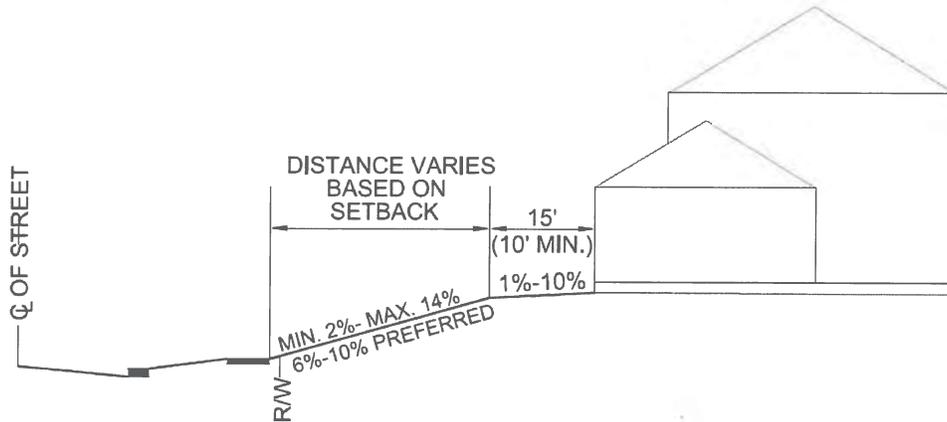




A Fischer Group Company

Driveway Slope Requirements:

Driveways are typically 10' or 16' wide and shall be placed on the high side of the lot, unless otherwise noted during a plan review by Fischer Homes. Driveway slopes shall be between 2% and 14% with the desired driveway slope being between 6 and 10%. Significant deviations from the desired range shall be approved on a case by case basis. Home sites that tolerate front entry drives allow for higher street grade percentage. Whereas, sites that allow for side entry or J-Drives require special attention when designing grading.



Driveway Run from Street to Within 15' of Home

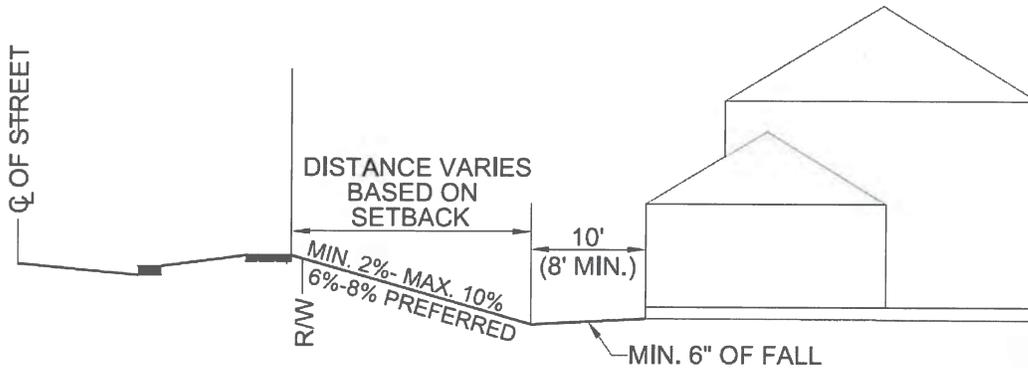
- ⇒ Min. Slope: 2% (or ~1/4" per foot)
- ⇒ Max. Slope: 14% (or ~ 1-3/4" per foot)

Driveway Run Within 15' of Home

- ⇒ Min. Slope: 2% (or ~ 1/4" per foot)
- ⇒ Max. Slope: 10% or (~ 1-1/8" per foot)

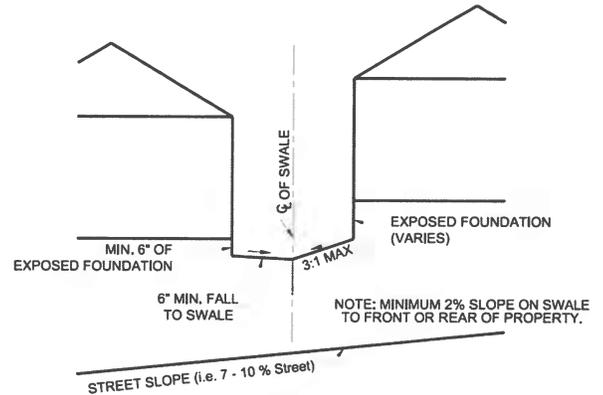
Depressed Driveway Requirements: (Not Preferred to Site Home Below Curb)

Driveway slopes for homes that sit below curb must be evaluated to ensure that the slope is a maximum of 10%. The driveway must have 6" of fall in the first 8' away from the garage floor to create a swale that will drain water away from the garage (See drawing below). The Engineer should identify sites that require a Depressed Driveway and notify Fischer Homes of these conditions.



Slope at Side Yard Property Lines²

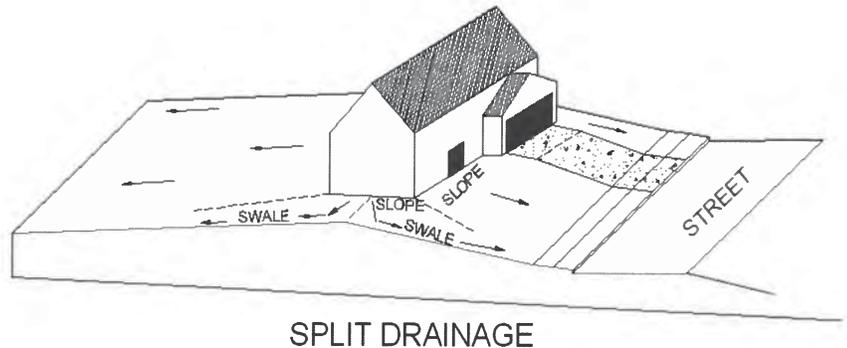
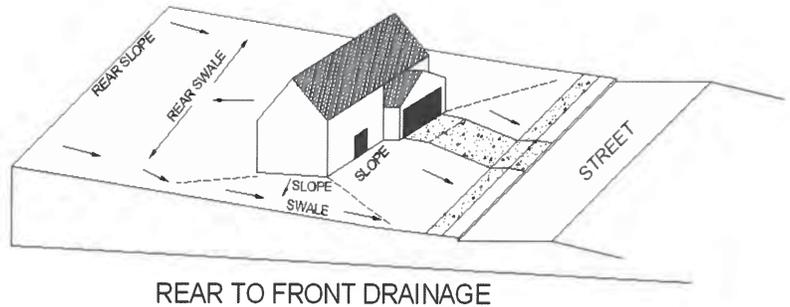
Fischer Homes goal is to create swales between homes typically at the property line to prevent cross drainage from one lot onto the other. It is important to design a swale with a steep slope of 3 to 1 (or 4" per foot) especially if there is a great deal of fall in grade of the street. This also applies if the home on either side will sit higher or lower than the home or building under construction.



Site Drainage

Drainage arrows shall be noted on each Single Family lot indicating the preferred direction for run-off water to drain off of the site upon the completion of the home. The following three scenarios are currently being used when establishing a lot:

- **Rear-to-Front Drainage** – Occurs when restricted by higher grade at rear, water runoff from the rear yard and front yard are forced to the street through use of side yard swales. The minimum grade for side yard swale is 2% Grade from rear of site to the street. For sites that back to one another, This is the preferred drainage method.
- **Split Drainage** – Occurs when rear yard water runoff is directed away from the home to the rear property line (typically a rear drainage swale or draining structure) and the front yard water runoff is directed to street. For single loaded sites, this is the most common and preferred drainage method.

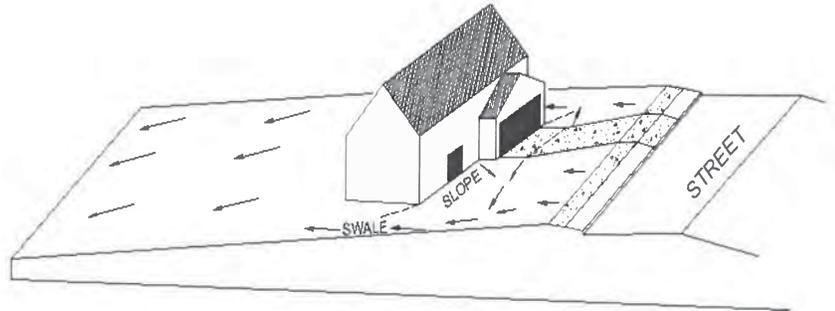


² Fischer Homes Construction Standards, Section 5, Page 6



A Fischer Group Company

- Front-to-Rear Drainage – Occurs when a home is forced to sit below curb due to grade restrictions. A front yard swale is created to force water away from home and into the side yard swale, which drains to the rear of the lot. This drainage method should only be used when restricted by grade and should never be used during lot design without written consent from Fischer Homes. If used the developer should expect to install rear yard storm drainage systems especially if sites are back to back. (See Illustration on page 18)



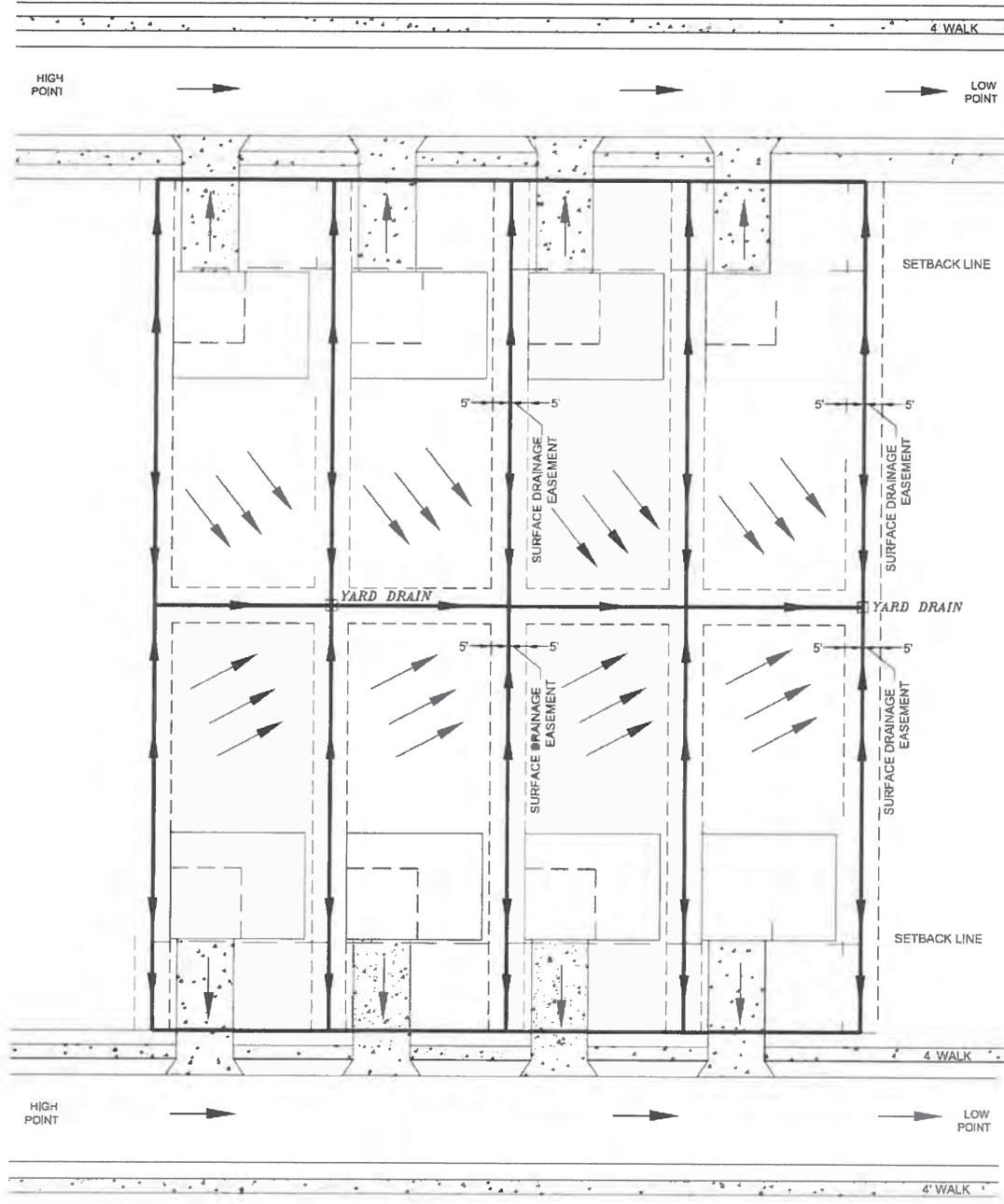
FRONT TO REAR DRAINAGE



A Fischer Group Company

Rear Yard Drainage Swales & Yard Catch Basins

For sites that back up to one another where rear to front drainage is not possible the following detail should be applied. Rear drainage swales shall be designed to collect runoff from the rear yards and carry to a rear yard basin located on the property lines of the sites. Storm water shall not drain across more than 3 rear yards or ~210 feet before entering a rear yard catch basin and/or other drainage structure.





A Fischer Group Company

X. APPENDIX

APPENDIX G

SAMPLE DEED RESTRICTIONS

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS FOR**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR _____ (“Declaration”) is made this ____ day of _____, 20____, by GRAND COMMUNITIES, LTD., a Kentucky limited partnership (the “Declarant”), under the following circumstances:

A. Declarant is the owner in fee simple of certain real property located in _____ County, _____, more particularly described in Exhibit A attached hereto (the “Property”) and desires to create a residential community consisting of single family detached homes with permanent Common Elements (as hereinafter defined) for the benefit of said community; and

B. Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance of said Common Elements; and to this end, desires to subject the Property to the covenants, conditions, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said Property and the subsequent Owners thereof; and

C. Declarant has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an Association to which should be delegated and assigned the powers and duties of maintaining and administering the Common Elements and administering and enforcing the within covenants and restrictions and disbursing the charges and assessments hereinafter created; and

D. Declarant has formed or will form the _____, as a(n) _____ not-for-profit corporation (the “Association”), which shall be responsible for the maintenance, management and control of the Common Elements on the Property.

NOW, THEREFORE, Declarant hereby declares that all of the Property described in Exhibit A and such Additional Property as may be subjected to the provisions hereof, shall be held, sold and conveyed, subject to the covenants, conditions, restrictions, easements, charges and liens set forth in this Declaration, and any subdivision plat which includes the Property, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

SECTION 1
DEFINITIONS

The words in this Declaration which begin with capital letters, other than words which would be normally capitalized, unless the context otherwise requires, shall have the meanings set forth in this Section 1.

1.1 Additional Property. "Additional Property" means property that may in the future be subjected to the plan provided herein, and consists of all or any part of property determined by Declarant, in its sole and unfettered discretion, as property subject to be part of the Property and subjected to the provisions hereof, and may include any property in the vicinity of, adjacent to or contiguous with property a part of the Property as it is then constituted, provided that, with respect to other property that owner concurs with subjecting the same to the provisions hereof.

1.2 Architectural Guidelines. "Architectural Guidelines" as defined in Section 5 of this Declaration.

1.3 Areas of Common Responsibility. "Areas of Common Responsibility" shall mean and refer to the Common Elements, together with those areas, if any, which by the terms of this Declaration or by contract or agreement become the responsibility of the Association. The office of any property manager employed by or contracting with the Association, if located on the Property, or any public rights-of-way within or adjacent to the Property or regional detention basins adjacent to the Property, may be part of the Areas of Common Responsibility.

1.4 Articles and Articles of Incorporation. "Articles" and "Articles of Incorporation" mean those articles, filed with the _____ Secretary of State, incorporating _____, as a non-profit corporation under the provisions of {INSERT STATE SPECIFIC STATUTE}, as the same may be amended from time to time.

1.5 Assessments. "Assessments" means Base Assessment, Special Assessment, Individual Assessment, Working Capital Assessment, and Capital Contribution Assessment, or any other assessments required by the Declaration or any Supplemental Declaration.

1.6 Association. "Association" means _____, a(n) _____ not-for-profit corporation, which owns, operates and maintains the Common Elements, and any successor organization which owns, operates and maintains the Common Elements.

1.7 Base Assessment. "Base Assessment" means the charge established by Section 04.2 of this Declaration.

1.8 Board of Directors/Trustees. “Board of Directors/Trustees” means the Board of Directors/Trustees of the Association established pursuant to its Articles of Incorporation, Code of Regulations/Bylaws and this Declaration.

1.9 Builder(s). “Builder(s)” means _____, a(n) _____, its successors and assigns, and such other persons and entities as may acquire one or more Lots from Declarant for the purpose of constructing improvements thereon for resale, but only to the extent of such Lots acquired.

1.10 Capital Contribution Assessment. “Capital Contribution Assessment” means as defined in Section 4.7 of this Declaration.

1.11 Class A Members or Class A Membership. “Class A Members” or “Class A Membership” means those members of the Association consisting of all Owners except, during the Development Period, Declarant.

1.12 Class B Member or Class B Membership. “Class B Member” or “Class B Membership” means, during the Development Period, Declarant, as a member of the Association.

1.13 Code of Regulations / Bylaws. “Code of Regulations/Bylaws” means the Code of Regulations/Bylaws of the Association, as the same may be amended from time to time, pursuant to {INSERT STATUTE REFERENCE} of the _____ Revised Code, a copy of which is attached hereto as Exhibit B and made a part hereof.

1.14 Common Elements. “Common Elements” shall mean and refer to all real property, or any interest therein, together with improvements located thereon, owned by, leased to the Association or granted as an easement to the Association, for the benefit, use and enjoyment of its Members.

1.15 Common Expenses. “Common Expenses” shall mean as defined in Section 4.2 of this Declaration.

1.16 Common Private Driveway. “Common Private Driveway” shall mean and refer to any private road or driveway which is built or installed as part of the original construction or improvement of the Property by the Declarant and/or the Builder to serve more than one (1) Lot; and which is situated on a dividing line between Lots or partly on one (1) Lot and partly on another Lot, together with any road or driveway which may be specifically designated by Declarant and/or Builder within a Common Driveway Easement, Private Driveway Easement, or a record plat and/or other recorded instrument.

1.17 Common Private Driveway Easement. “Common Private Driveway Easement” shall mean and refer to all private driveway easement(s) located on the Property as shown on any

Record Plat, or other recorded instrument. The areas within the easement(s) are sometimes referred to as the Common Private Driveway(s).

1.18 Community-Wide Standard. "Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Property. Such standard may be more specifically determined by the Board of Directors/Trustees and Declarant.

1.19 Conservation Easement. "Conservation Easement" shall mean and refer to all conservation easement(s) located on the Property as shown on any Record Plat or recorded Easement Plat.

1.20 Declarant. "Declarant" means Grand Communities, Ltd., a Kentucky limited partnership, its successors and assigns.

1.21 Declaration. "Declaration" means this Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for _____, as the same may from time to time be amended in the manner prescribed herein.

1.22 Default. "Default" means any violation or breach of, or any failure to comply with, the Restrictions, this Declaration or any other Governing Documents as defined below.

1.23 Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded in the _____ Recorder's / Clerk's Office and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

1.24 Dwelling Unit. "Dwelling Unit" means any building or portion of a building situated upon the Property designed and intended for use and occupancy as a residence by a single person, a family or family-sized group of persons.

1.25 Governing Documents. "Governing Documents" mean the Declaration, the Record Plat, the Code of Regulations/Bylaws, the Articles of Incorporation, the rules and regulations, if any, the management agreement, if any, entered into between the Association and any professional manager of the Property, and any other basic documents used to create and govern the Property.

1.26 Improvements. "Improvements" means all Dwellings, buildings, outbuildings, sheds, garages and other structures; overhead, aboveground and underground installations, including without limitations, utility facilities and systems, lines, pipes, wires, towers, cables, conduits, poles, antennae and satellite dishes; flagpoles; swimming pools, hot tubs, spas, and

tennis and all other types of walkways, and recreational courts, fixtures and facilities, including tree houses, play houses, children's recreational equipment or structures, basketball hoops and playground equipment; pet houses, runs, and enclosures; changing of colors or materials; exterior lighting; slope and drainage alterations; roads, driveways, uncovered parking areas and other such areas; fences, mailboxes; trellises, walls, retaining walls, exterior stairs, decks, patios and porches; planted trees, hedges, shrubs and other forms or landscaping; and all other structures or Improvements of every type, constructed or maintained on the Property.

1.27 Individual Assessment. "Individual Assessment" means the charge established in Section 4.5 of this Declaration.

1.28 Landscape and Signage Easements. "Landscape and Signage Easements" shall mean as defined in Section 8.8 of this Declaration.

1.29 Lot(s). "Lot(s)" means each of the parcels of land shown as such upon the Record Plats of the Property.

1.30 Maintenance Standards. "Maintenance Standards" mean those standards adopted by Declarant and/or the Board pursuant to Section 7 of the Declaration as the same may from time to time be amended.

1.31 Members. "Members" means all Class A Members and the Class B Member.

1.32 Occupant. "Occupant" means any person in possession of a Lot or Dwelling Unit whether or not such possession is lawful and shall include but not be limited to, an Owner's family members, guests, invitees, Tenants and lessees.

1.33 Open Spaces. "Open Spaces" shall mean and refer to all open spaces located on the Property as shown on any Record Plat, which are for the benefit of the Owners in the Subdivision.

1.34 Owner. "Owner" means, with respect to any Lot, the owner of record from time to time, whether one or more persons or entities, of an interest in fee simple, reversion, remainder or leasehold estate of 99 years or more, but shall not include the Association. Such term shall include contract sellers except those having an interest merely as security for the performance of an obligation.

1.35 Private Driveway Easement. "Private Driveway Easement" shall mean and refer to all private driveway easement(s) located on the Property as shown on any Record Plat. The areas within the easement(s) are sometimes referred to as the Common Private Driveway(s).

1.36 Private Storm Sewer Easements. "Private Storm Sewer Easements" shall mean and refer to any easements shown on any Record Plat to provide surface drainage. These areas

are for the benefit of all Lot Owners and any applicable governmental authority having jurisdiction over drainage control.

1.37 Property. "Property" means that certain land in _____, _____ County, _____, more particularly described in Exhibit A to this Declaration. When portions of the Additional Property are subjected to this Declaration pursuant to Section 10 herein, those portions shall then be deemed part of the Property.

1.38 Record Plat. "Record Plat" means a plat of _____ as recorded in the _____ County, _____ Recorder's / Clerk's records, including any subsequent plats or replats.

1.39 Recreational Facilities. "Recreational Facilities" shall mean any facilities now or hereafter installed on the Property for the benefit of Owners and Occupants, which may include, but not be limited to, swimming pools, bath houses, clubhouses, shelters, ponds, walking trails, gazebos, playgrounds and surrounding areas, and any portions of the Common Elements on which recreation activity is permitted.

1.40 Restrictions. "Restrictions" means all covenants, conditions, restrictions, easements, charges, liens and other obligations provided for in this Declaration, including, without limitation, the Maintenance Standards and all notices, rules and regulations issued in accordance with this Declaration.

1.41 Special Assessment. "Special Assessment" means the charge established by Section 4.4 of this Declaration.

1.42 Structure. "Structure" means:

(a) any thing or object (other than landscaping) the placement of which upon any part of the Property may affect the appearance of the Property, including, without limitation, porch, deck, shed, barn, storage facility, covered or uncovered patio, fence, curbing, paving, wall, signboard or any other temporary or permanent improvement; and

(b) any excavation, fill, ditch, dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any part of the Property, or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel from, upon or across any part of the Property.

1.43 Subdivision. "Subdivision" means all phases or sections of the Record Plat for _____, a subdivision in _____ Township, _____ County, _____, and consisting of all the Property from time to time made subject to the provisions of this Declaration.

1.44 Supplemental Declaration. "Supplemental Declaration" shall mean an amendment or supplement to this Declaration executed by or consented to by Declarant which subjects all or any portion of the Additional Property to this Declaration; imposes, expressly or by reference, additional restrictions and obligations on the land subject to this Declaration.

1.45 Tenant. "Tenant" means any person occupying any Lot pursuant to a written or oral lease agreement with the Owner thereof or with any other person or entity claiming under the Owner.

1.46 Working Capital Assessment. "Working Capital Assessment" as defined in Section 4.6 of this Declaration.

SECTION 2 **PROPERTY SUBJECT TO THIS DECLARATION**

The Property, each portion thereof, and all Dwelling Units thereon shall be held, transferred, sold, conveyed, leased, mortgaged and occupied subject to the terms, provisions, covenants and conditions of this Declaration.

SECTION 3 **ASSOCIATION MEMBERSHIP, MEETINGS AND BOARD**

3.1 Formation of the Association. The Declarant has caused or will cause to be chartered in accordance with {INSERT STATUTE REFERENCE} of the _____ Revised Code, a nonprofit corporation to be known as _____, a(n) _____ not-for-profit corporation. The purpose of the Association is to provide for the administrative governance, maintenance, management and upkeep of the Property and to promote the general health and welfare of the Owners and Occupants of the Property.

3.2 Rules and Regulations. The Association through its Board may make and enforce reasonable Rules governing the use of the Common Elements owned by the Association, the levying and collection of assessments for the operation of the Association, the levying and collection of administrative and enforcement charges for the infraction of the Governing Documents, including but not limited to the Rules, and the covenants, conditions, restrictions, governing organizational documents and rules imposed on or encumbering any Lot within the Subdivision, and for other purposes consistent with its goals. All of such Rules shall be consistent with the provisions of the Governing Documents. The Association shall have the power to impose sanctions on Owners, including without limitation: (i) reasonable monetary administrative charges which shall be considered Individual Lot/Unit Assessments; (ii) suspension of the right to vote as a Member of the Association; and (iii) suspension of the right of the Owner and the Owner's Occupants, licensees, and invitees, to use the Common Elements for a period not exceeding sixty (60) days, for any infraction of the Governing Documents,

including but not limited to the Rules, or for any infraction of the covenants, conditions, restrictions, governing organizational documents and rules imposed on or encumbering any Lot within the Subdivision. In addition, the Board shall have the power to seek relief in any court for violations of or to abate violations of the Governing Documents, including but not limited to the Rules, and for violations of or to abate violations of the covenants, conditions, restrictions, governing organizational documents and rules imposed on or encumbering any Lot within the Subdivision. If the Board expends funds for attorneys' fees or litigation expenses in connection with enforcing any provision of the Governing Documents, including but not limited to the Rules, or for enforcing any provision of the covenants, conditions, restrictions, governing organizational documents and rules imposed on or encumbering any Lot within the Subdivision, or otherwise, the amount so expended shall be due and payable by the Owner or Owners of the Lot or Unit whose Owner, Occupant, licensee or invitee violated the any provision of the Governing Documents, including but not limited to the Rules, or for enforcing any provision of the covenants, conditions, restrictions, governing organizational documents and rules imposed on or encumbering any Lot within the Subdivision, and the same shall be an individual Lot/Unit Assessment against such Owner's Lot or Unit and such Owner.

3.3 Board of Directors/Trustees. Until the _____ Annual Meeting, the initial Board shall consist of three (3) persons appointed by the Class B Member who shall serve until their respective successors are elected and qualified. Directors/Trustees appointed by the Declarant need not be Members of the Association. However, a Director elected by Class A Members shall be a Lot Owner or a spouse of a Lot Owner, except that if a Lot Owner is a corporation, partnership, joint venturer, or other entity, the Lot Owner may elect as a Director an officer, partner, joint venturer, or like individual affiliated with this Lot Owner.

At the _____ Annual Meeting, the Board of Directors/Trustees shall expand from three (3) to five (5) Directors/Trustees. At such meeting, the Class B Member shall appoint three (3) Directors/Trustees for a two (2) year term. Thereafter, at each bi-annual meeting the Class B Member, until the Development Period Special Meeting (as hereinafter defined), shall appoint three (3) Directors/Trustees for a two (2) year term.

At the _____ Annual Meeting, the Class B Member shall appoint two (2) Class A Members as Directors/Trustees. One of the Directors/Trustees shall be appointed for a two (2) year term and one (1) of the Directors/Trustees shall be appointed for a one (1) year term. At the expiration of the terms of such Directors/Trustees, until such time as the Declarant shall transfer control of the Board to the Class A Members, the Class B Member shall, at the respective Annual Meeting, appoint successor Directors/Trustees for a two (2) year term. The Directors/Trustees appointed by the Declarant need not be Members of the Association.

Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors/Trustees shall be deemed removed from office, and the Class A Members, including

the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board. The terms of said elected Directors/Trustees shall be from one (1) to two (2) years, as determined by the Board, so that in any one (1) year thereafter, the terms of no more than three (3) nor less than two (2) Directors/Trustees shall expire. The three (3) Directors/Trustees with the most votes shall be the Directors/Trustees who shall serve the two (2) year term. Additionally, after the Development Period Special Meeting, all Directors/Trustees, and their successors, shall be elected by Class A Members and shall be elected for a two (2) year term.

Notwithstanding anything above to the contrary, the Class B Member may, by written notice to the Board, at or before any Annual Meeting, relinquish to the Class A Members, the Class B Member's right to appoint one or more Directors/Trustees at such Annual Meeting pursuant to this Section 3.

3.4 Membership. The membership of the Association shall at all times consist exclusively of Owners. All Owners shall be Members. Membership shall be appurtenant to and may not be separated from such ownership.

3.5 Members Rights and Duties. Each Member shall have the rights, duties and obligations set forth in this Declaration and all amendments duly made hereto in accordance with the terms herein.

3.6 Professional Management Contracts. The Association may delegate all or any portion of its authority to discharge its responsibilities herein to a manager or managing agent. Any management agreement shall not exceed three (3) years and shall provide for termination by either party without cause and without payment of a termination fee on sixty (60) days or less written notice.

SECTION 4 **ASSESSMENTS**

4.1 Creation of Assessments. There are hereby created Assessments for Association expenses as may from time to time specifically be authorized by the Board of Directors/Trustees, to be commenced at the time and in the manner set forth in this Section. Types of Assessments are as follows: (1) Base Assessment to fund Common Expenses for the benefit of all Members of the Association; (2) Special Assessment as described In Section 4.4 below; (3) Individual Assessment as described in Section 4.5 below; (4) Working Capital Assessment as described in Section 4.6 below; and (5) Capital Contribution Assessment as described in Section 4.7 below. Each Owner, by acceptance of a deed or recorded contract of sale for any portion of the Property, is deemed to covenant and agree to pay these Assessments.

(a) No Owner may waive or otherwise exempt himself from liability for the Assessments provided for herein, including, by way of illustration and not limitation, by non-use of Common Elements or abandonment of the Dwelling Unit. The obligation to

pay Assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed by reason of any alleged failure of the Association or Board to take some action or perform some function required to be taken or performed by the Association or Board under this Declaration or the Code of Regulations/Bylaws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority.

(b) Notwithstanding any provision of this Declaration, the Articles of Incorporation or Code of Regulations/Bylaws to the contrary, Declarant and Builder, until the expiration of the Development Period, shall not be required to pay any Assessments for any recorded, "unoccupied" Lot in which they have the interest otherwise required for Class A Membership. Furthermore, Declarant shall have the right, by written contract, to exempt any party purchasing a Lot not for its own occupation of a house on such Lot from the liability to pay assessments herein.

4.2 Base Assessment. The Base Assessment shall be levied by the Association against the Owner of each Dwelling Unit, as provided in Section 0 below, to be used currently, and to provide an adequate reserve fund for future use, for the improvement, expansion and maintenance of the Common Elements, including, but not limited to, the payment of real estate taxes on those portions of the Common Elements to which the Association is the record owner; casualty and liability insurance for the Common Elements to which the Association is the record owner and fidelity bonds; the cost of repairing, maintaining and replacing the landscaping in the Common Elements; the cost of supplying water to the Common Elements; the costs of operation, maintenance, improvement, and replacement of the Recreational Facilities, Open Spaces, Landscape Easement Areas and Signage Easement Areas, and retention/detention or other stormwater management facilities; the cost of reasonable reserves for contingencies, replacements and working capital; management fees; organizational costs; legal costs for the enforcement of liens and covenants in this Declaration and all other costs incurred by Declarant or the Board in the exercise of its powers and duties pursuant to this Declaration (collectively "Common Expenses"). The Base Assessment shall be estimated initially in accordance with Section 0 of this Declaration. The obligation to pay the Base Assessment shall not in any manner be dependent on or discharged, or otherwise affected by the use or non-use of the Common Elements or Recreational Facilities, or the actual occupancy of any Lot or Dwelling Unit of the Property.

4.3 Computation of Base Assessment. It shall be the duty of the Board, prior to the beginning of each fiscal year, to prepare a budget covering the estimated Common Expenses of the Association during the coming year. The budget shall include a capital reserve account for the capital replacement, as needed.

(a) The Base Assessment for all Dwelling Units shall commence on the first day of the month following the conveyance of the first Dwelling Unit in the Subdivision from either Declarant or Builder to an individual Owner of a Dwelling Unit.

(b) The Base Assessment to be levied against each Dwelling Unit for the coming year shall be determined by multiplying the total budgeted Common Expenses, including reserves, by a fraction, the numerator of which is the number "1," and the denominator of which is the total number of Dwelling Units subject to Assessment under Section 0(a) above.

(c) Notwithstanding the above, the Board may, in its sole discretion, reduce the Base Assessment determined pursuant to the above formula by taking into account.

(i) Other sources of funds available to the Association; and

(ii) Assessments to be levied upon additional Dwelling Units reasonably anticipated to become subject to Assessments during the fiscal year.

(d) So long as Declarant has the right unilaterally to annex Additional Property pursuant to Section 10 below, Declarant may elect on an annual basis, but shall not be obligated, to reduce the resulting Base Assessment for any fiscal year by payment of a subsidy; provided, any such subsidy shall be conspicuously disclosed as a line item in the income portion of the Common Expense budget and shall be made known to the membership. The payment of such subsidy in any year shall under no circumstances obligate Declarant to continue payment of such subsidy in future years.

(e) The Board shall cause a copy of the Common Expense budget and notice of the amount of the Base Assessment to be levied against each Dwelling Unit for the following year to be delivered to each Owner at least fifteen (15) days prior to the beginning of the fiscal year. If, in the event the Board fails for any reason so to determine the budget for any year, then and until such time as a budget shall have been determined by the Board, the budget in effect for the immediately preceding year shall continue.

4.4 Special Assessment. In addition to the other Assessments authorized herein, and to the extent that the reserve fund is insufficient, the Association may levy Special Assessments for the following reasons:

(a) The amount of any operating deficit incurred in any calendar year may be paid by means of a Special Assessment sufficient in an amount so as to allow the Association to satisfy such deficit in part or in whole, provided that any such Special Assessment shall have been approved in accordance with Section 4.4(c) below.

(b) To the extent that the capital budget is insufficient, the Association may levy Special Assessments to construct, structurally alter, or replace capital Improvements which are a part of the Common Elements in any fiscal year.

(c) So long as the total amount of Special Assessments allocable to each Lot or Dwelling Unit does not exceed One Hundred Percent (100%) of the Base Assessment for that fiscal year, the Board may impose the Special Assessment. Any Special Assessments which would cause the amount of Special Assessments allocable to any Lot or Dwelling Unit to exceed this limitation shall be effective only if approved by a majority vote of the Members present and voting at a meeting duly called for such purpose. Special Assessments shall be paid as determined by the Board, and the Board may permit Special Assessments to be paid in installments extending beyond the fiscal year in which the Special Assessments is imposed.

4.5 Individual Assessment. The Association after approval by a majority of the members of the Board shall have the right to assess an individual Lot or Dwelling Unit for any of the following ("Individual Assessment"):

(a) any costs incurred for maintenance or repair caused through the willful or negligent act of an Owner or Occupant or their family, tenants, guests or invitees, including attorney fees, court costs and other expenses incurred; and/or

(b) any costs associated with the enforcement of this Declaration or the Rules and Regulations, if any, of the Association, including, but not limited to attorney's fees, witness fees and costs, and court costs.

4.6 Working Capital Assessment. At the time of closing on the sale of each Lot from Builder or Declarant to a third party purchaser, the purchaser shall be required to pay _____ and 00/100 Dollars (\$_____.00), or the amount equal to the current annual assessment, as such purchaser's capital contribution to the working capital of the Association ("Working Capital Assessment"). The Working Capital Assessment amount shall be determined by the Board of Directors/Trustees. The Working Capital Assessment and capital contribution shall be used by the Association for its operating expenses. Such Working Capital Assessment is not an advance payment of the Base Assessment or any other Assessment established herein, and will not be held in any sort of trust or reserve account. Declarant and Builder shall not be required to pay any Working Capital Assessment as described in this paragraph.

4.7 Capital Contribution Assessment. At the time of closing on the resale of a Dwelling Unit to a subsequent purchaser, said subsequent purchaser shall be required to pay twenty-five percent (25%) of the current Working Capital Assessment as such purchaser's capital contribution to the working capital of the Association ("Capital Contribution Assessment"). This Working Capital Assessment and capital contribution shall be used by the

Association for its operating expenses. Such Capital Contribution Assessment is not an advance payment of the Base Assessment or any other Assessment established herein, and will not be held in any sort of trust or reserve account. Declarant and Builder shall not be required to pay any Capital Contribution Assessment as described in this paragraph.

4.8 Common Surplus. If the Base Assessment collected in any given year is in excess of the actual Common Expenses for that year, the Board may, at its sole discretion (a) return each Owner's share of the Common Surplus; (b) credit each Owner's share of the Common Surplus to each Owner's payment as for the Base Assessment for the following year; (c) apply the Common Surplus to the reserve; or (d) repay any loan obtained by the Board, on behalf of the Association, used to fund any prior year's operating deficit as provided for in Section 4.10 below.

4.9 Payment. Unless otherwise established by the Board, the Base Assessment shall be paid in advance in annual installments not more than ten (10) days after the due dates established by the Board. The Board shall have the power at any time to adopt such billing, collection and payment procedures and payment time schedules as it shall deem appropriate. Additionally, any Special Assessment or Individual Assessment imposed by the Board shall become due upon the date designated in the notice, but not less than thirty (30) days after the mailing of the notice to the Owner by United States mail. **At the time of closing on a Lot or Dwelling Unit from either Declarant or Builder to a third party purchaser, each purchaser of a Lot or Dwelling Unit shall be required to pay the Working Capital Assessment, or a percentage thereof, as provided in Section 4.6 above and a prorate share of the Base Assessment, for the balance of the annual period in which the closing takes place. Further, at the time of a resale closing of a Dwelling Unit to a subsequent purchaser, such subsequent purchaser shall be required to pay the Capital Contribution Assessment, or a percentage thereof, as provided in Section 4.7 above and a prorate share of the Base Assessment for the balance of the annual period in which the closing takes place.**

4.10 Operating Deficit. If during the Development Period the Association incurs an operating deficit, Declarant, Builder or any other affiliated entity of Declarant ("Affiliated Entity"), may, at its option, loan funds to the Association to fund the deficit. In the event that Declarant, Builder and/or Affiliated Entity elects to fund the deficit, the Association shall execute a loan agreement and promissory note for the benefit of Declarant, Builder and/or Affiliated Entity, as the case may be, the form of which shall comply with the terms and conditions set forth in Exhibit C attached hereto and made a part hereof. The Association shall be obligated to repay to the Declarant, Builder and/or Affiliated Entity, as the case may be, any and all monies lent by such entity to the Association in accordance with this Section in order to fund any deficit. Such repayment of monies shall be in accordance with the terms and conditions of said loan agreement and promissory note.

4.11 Books and Records of the Association. The Association shall keep full and correct books of account. The Association shall make available to all Lot Owners and the

holders of all first mortgages on Lots, current copies of the books, records and financial statements of the Association upon reasonable request during normal business hours. All funds collected by the Association shall be held and expended solely for the purposes designated by this Declaration and shall be deemed to be held for the use, benefit and account of the Association and all of the Lot Owners.

4.12 Penalty for Late Payment. For each Lot as to which any installment of any Assessments are not paid within a period of thirty (30) days from its due date, unless otherwise modified by the Board, there shall be added to the installment a penalty of ten percent (10%) thereof, and interest at the rate of twelve percent (12%) per annum, or such other amount established by the Board (or, if less, the maximum rate allowable by law) from the due date on the amount of such installment plus penalty until paid.

4.13 Creation of Lien and Personal Obligation of Assessment. All Assessments shall be a charge and lien on each Lot to the extent and for the period provided in Section 4.14 below, and shall also be the personal obligation of the Owner of each Lot against which they are made.

4.14 Liens. If any Assessment on a Lot is not paid within the period established by the Board pursuant to Section 4.9 herein, the amount thereof together with any interest, costs, penalties and reasonable attorneys' fees thereon shall constitute a lien on such Lot in favor of the Association prior to all other liens and encumbrances whatsoever, excepting real estate taxes and assessments and liens of record in favor of the United States of America, the State of _____, and all other political subdivisions or governmental instrumentalities of the State of _____ to the extent made superior by applicable law, and all bona fide recorded first mortgages and the rights of any first mortgagee who comes into possession of a Lot pursuant to mortgage foreclosure or by deed in lieu thereof. Assessments shall become a lien on a Lot on the date the Board mails written notice of any such Assessment to the Owners of any Lot subject thereto. The Association may perfect the lien by recording a notice of lien with the _____ County, _____ Recorder's / Clerk's Office, in any legally recordable form. Nonpayment of any Assessment on a Lot shall be deemed and is hereby declared to be the happening of a condition or event that creates an interest in real estate.

4.15 Evidence of Payment. Upon the request of the Owner or any mortgagee or Tenant of any Lot or any prospective purchaser, mortgagee, or Tenant thereof, the Board or its designated representative shall furnish written evidence of the amount of the Assessments with respect to such Lot for the current year and the amount of any unpaid Assessments, penalty and interest, if any. Such evidence may be conclusively relied upon by any such party and by anyone furnishing any title evidence or opinion with respect to such Lot. The Board may impose a reasonable charge for furnishing such written evidence.

4.16 Enforcement of Lien. Any lien established under this Declaration may be enforced by the Association in the same manner and to the same extent (including appointment of a receiver, foreclosure sale and deficiency judgment) and subject to the same procedures as in

the case of foreclosure of a real property mortgage under the laws of the State of _____. In any such enforcement proceeding, the amount which may be recovered by the Association shall include all costs of such proceeding, including reasonable attorneys' fees. In any such foreclosure sale, the Association may become the purchaser.

4.17 Subordination of Lien to First Mortgage. The mortgagee of a first mortgage of record on a Lot shall have no obligation hereunder to collect any Assessments chargeable to such Lot. Failure of a Lot Owner to pay any Assessments imposed in this Declaration shall not automatically be deemed a default under the first mortgage of record on that respective Lot. In addition, when the mortgagee of a first mortgage of record, or other purchaser of a Lot as a result of judicial execution, acquires title to the Lot as a result of foreclosure of the first mortgage or by deed in lieu of foreclosure, such acquirer of title, his, her or its heirs, successors and assigns, shall not be solely liable for the share of the Assessments chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer. Any lien against such Lot shall be canceled and voided, and shall become unenforceable. Such unpaid share of Assessments shall be deemed to be Common Expenses collectible from all of the Lots, including that of such acquirer, his, her or its heirs, successors or assigns.

SECTION 5 **ARCHITECTURAL REVIEW**

5.1 Architectural Review Committee. The Board, or the Declarant during the Development Period, may appoint an Architectural Review Committee ("ARC") to review and either approve, modify or reject all development, construction, landscaping and site plans involving an Improvement on any Lot pursuant to this Section 5. If an ARC has not been appointed in accordance with the foregoing, any reference in Section 5 to ARC shall mean the Declarant during the Development Period or the Board thereafter.

5.2 Alteration of Dwelling Unit and Structures. Except for initial construction of Dwelling Units, accessory Structures and Common Elements by either Declarant and/or Builder, no building, fence, wall, deck or other Structure shall be commenced, constructed, erected, placed, moved onto or permitted to remain on any Lot, nor shall any Dwelling Unit, Improvement and/or Structure on any Lot be remodeled, painted or altered or expanded in any way which changes the exterior appearance thereof, unless detailed plans and specifications therefor shall have been submitted to and approved in writing by the ARC. Such plans and specifications shall be in such form and shall contain such information as the ARC may reasonably require, including but not limited to any or all of the following: a site plan; patio and walkway locations; description of materials; location of lighting; architectural plans including cross-sections, floor plans and elevations; and evidence of conformity with building codes. The ARC shall either approve the plans and specifications, disapprove them, or approve them with conditions or qualifications.

5.3 Approval of Plans and Specifications. The ARC shall approve plans and specifications submitted to it with respect to any Lot (or subdivision of Lots) if it finds that they comply with the requirements of Section 5.1 above, will further the purposes outlined in this Declaration and meets Architectural Guidelines adopted by the ARC. Upon final approval thereof, a certified copy of the detailed plans and specifications shall be deposited for permanent record with the ARC and a copy bearing the written approval of the ARC shall be returned to the applicant. Approval by the ARC of plans and specifications with respect to any Lot shall not impair the ARC's right subsequently to approve a requested amendment of such plans and specifications relating to such Lot (subject to the requirements of this Section). The ARC's approval of any plans and specifications shall not constitute a representation or warranty as to the quality of the plans and specifications or their compliance with applicable laws and codes.

5.4 Architectural Guidelines. The ARC may adopt reasonable architectural guidelines and rules relating to the construction, erection and placement of buildings, fences, walls and structures in order to fulfill its obligations under 0. Such guidelines and specifications may include but not be limited to building materials, minimum or maximum sizes, dimensions or heights, color schemes, material finishes, locations, setbacks or other reasonable requirements.

5.5 Disapproval of Plans and Specifications. If plans and specifications (whether schematic, preliminary or detailed) submitted to the ARC with respect to any Lot do not comply with the Architectural Guidelines, if any, and the requirements of Section 5.2 as to the information required to be included in the plans and specifications, the ARC shall either disapprove such plans and specifications or approve them subject to such conditions and qualifications as the ARC may deem necessary to achieve compliance. The ARC may refuse to grant permission to construct, place or make the requested Improvement, when:

(a) the plans, specifications, drawings or other material submitted are, themselves, inadequate to incomplete, or show the proposed Improvement to be in violation of these Declarations, the plat restrictions or any rules, regulations or guidelines adopted by the ARC;

(b) the design or color scheme of a proposed Improvement or the materials proposed to be used are not in harmony with the general surroundings of the Lot or with adjacent buildings or structures in the sole opinion of the ARC; or

(c) the proposed Improvement, or any thereof, would, in the sole opinion of the ARC, be contrary to the interest, welfare or rights of all of part of other Owners.

5.6 Failure of the ARC to Act. If the ARC shall fail to act upon any plans and specifications submitted to it within ninety (90) days after submission thereof, such plans and specifications shall be deemed to have been approved as submitted, and no further action by the ARC shall be required. If construction of a Structure is not commenced on a Lot on or before six

(6) months from the date of submission of plans and specifications, then such "deemed approval" shall be automatically canceled and a new submission shall be required.

5.7 Violations. If any Dwelling Unit and/or Structure situated upon any Lot shall have been constructed, erected, placed, remodeled or altered other than in accordance with the approved plans and specifications, the ARC shall give notice of a Default to the Owner of the Lot involved, provided, however, that the ARC may, upon such conditions as it may determine, waive any such Default if it finds that such Default does not substantially conflict with the policies of the ARC.

5.8 Enforcement. In the event of a violation of the provisions of this 0, the Association shall have the right to enforce this Section by any proceedings authorized in this Declaration, Code of Regulations/Bylaws or rules and regulations, if any, as well as any other relief available at law or in equity.

5.9 Right of Entry. The ARC through its members, employees, and agents, shall have the right to enter upon any Lot at all reasonable times for the purpose of ascertaining whether such Lot or the construction, erection, placement, remodeling, or alteration of any Dwelling Unit and/or Structure thereon is in compliance with the provisions of this Section, without the ARC or such officer, employee or agent being deemed to have committed a trespass or wrongful act solely by reason of such action or actions.

5.10 Fees. The ARC may charge reasonable fees for the processing of plans and specifications. Such fees may cover the cost of such processing, including inspection costs. Such fees shall be payable at the time of submission of the respective item for approval and shall be paid to the Association.

5.11 Approval of Plans by Declarant. Notwithstanding anything to the contrary in this 0, during the Development Period (which may still be in effect even after the Development Period Special Meeting as provided in Section 3.2 above), the plans and specifications for the initial construction of a Dwelling Unit shall be subject only to Declarant's approval and shall not be approved by the ARC.

5.12 No Waiver of Future Approvals. The Approval of the ARC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approvals and consent of such ARC, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

5.13 Variance. The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly

adopted rules and applicable zoning laws, ordinances and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) stop the ARC from denying a variance in other circumstances. For purpose of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, the terms of any financing, or the initiation of work without the required approval of the ARC shall not be considered hardships warranting a variance.

5.14 Compliance with Guidelines. Any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of the guidelines and procedures promulgated by the ARC may be excluded by the ARC from the Properties without liability to any person, subject to the notice and hearing procedures contained in the Bylaws. Further, if any approval required by this Declaration is not granted in writing with respect to any item prior to its installation, the respective Owner thereof shall remove promptly the unapproved item or structure, upon request by ARC.

5.15 Non-Liability of Declarant, ARC. Neither the Declarant nor the ARC shall be responsible in any way for any defect in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto. Further, the ARC or the Declarant does not make, and shall not be deemed by virtue of any action of approval or disapproval taken by it to have made, any representation or warranty as to the suitability or advisability of the design, the engineering, the method of construction involved, or the materials to be used or as to the compliance of any plans submitted for approval with these Restrictions, any recorded plat governing the Real Estate or any applicable code, regulation or law.

5.16 Inspection. The ARC and the Declarant may inspect work being performed to assure compliance with these Restrictions, the plat restrictions and applicable regulations. However, neither the ARC, nor any member thereof, nor the Declarant, nor any agent or contractor employed or engaged by the ARC or the Declarant, shall be liable or responsible for defects, nonconformity or deficiencies in any work inspected or approved by it or them, or on its or their behalf. Further, no such inspection or approval given by or on behalf of the ARC or the Declarant shall be taken or deemed to be or constitute a warranty or guaranty of the work so inspected or approved.

5.17. No Compensation. Neither the ARC nor any of its members shall be entitled to any compensation for performing its duties or obligations set forth in the Declaration.

SECTION 6

COVENANTS AND RESTRICTIONS OF USE AND OCCUPANCY

6.1 Purposes. In order to promote the health, safety and welfare of all Owners, Members and Occupants, and to preserve, beautify and maintain the Property and all Structures thereon as a subdivision of high quality and to preserve and promote a good environmental

quality, the following covenants, restrictions and limitations as to use and occupancy are hereby adopted, declared and established. These covenants and restrictions shall hereinafter burden and benefit all Lots on the Property, shall run with the land, be binding on current and successor Lot Owners, for the benefit of all Lot Owners and all Lots on the Property.

6.2 Covenants and Restrictions. The following are the covenants and restrictions and limitations as to use and occupancy to which the Property is hereby subjected:

(a) Land Use. Except as otherwise provided in this Declaration, no part of the Property other than Common Elements shall be used for other than residential housing and any Dwelling Unit constructed on a Lot shall be used only as a residence for a single family. To the extent permitted by law, an Owner of a Lot may use a portion of a Dwelling Unit located thereon for his office, studio or other business or trade purpose provided that the activities therein shall not: (i) interfere with the quiet enjoyment or comfort of any other Owner or Occupant; (ii) do not increase the normal flow of traffic or individuals in and out of the Property or in and out of said Owner's Lot; (iii) be apparent or detectable by sign, sound or smell from the exterior of the Lot; (iv) conflict or violate zoning requirements for the Subdivision; (v) increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; (vi) be inconsistent with the residential character of the Subdivision; (vii) constitute a nuisance or a hazardous or offensive use; (viii) threaten the security or safety of other residents of the Subdivision; and (ix) involve door-to-door solicitation within the Subdivision, all as may be determined in each case in the sole discretion of the Board of Directors/Trustees. The foregoing notwithstanding, Declarant, its successors, assigns and affiliates, and any Builder may use Lots and Dwelling Units for construction offices, sales purposes (i.e. model homes), and as offices to meet with prospective purchasers of Dwelling Units. The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involve the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a Lot or Dwelling Unit shall not be considered a trade or business within the meaning of this Section. This Section shall not apply to any commercial property within the Community nor shall it apply to any activity conducted by the Declarant or Builder with respect to its development and sale of the Property or its use of any Lots or Dwelling Units which it owns within the Property.

(b) Other Structures. No Improvements or Structures of a temporary character, trailer, shack, garage, barn or other temporary outbuilding shall be used or erected on any Lot after the permanent residence on each Lot has been completed. No window-mounted heating or air conditioning units shall be permitted. Notwithstanding

the foregoing to the contrary, no Improvements or Structures may be placed on any Lot without the ARC's prior written approval, as provided in Section 5 above. This Section shall not apply to Declarant or a Builder during the initial construction of a Dwelling Unit located on a Lot.

(c) Parking. All Lots shall provide a minimum of two (2) off-street parking spaces, exclusive of garages. No parking spaces, streets or driveways nor any other part of the Common Elements nor any Lot upon which a Dwelling Unit is constructed shall be used for parking of any trailer, truck, boat, or anything other than operative automobiles, motorcycles or scooters, except while loading, unloading or cleaning which shall not exceed forty-eight (48) hours. Any of such vehicles may, however, be stored or parked in an enclosed garage provided such garage door is completely closed at all times when such a vehicle is parked therein. The word "trailer" shall include trailer coach, RV, recreational vehicle, house trailer, mobile home, automobile trailer, boat trailer, campcar, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit the use and occupancy thereof for human habitation, for storage, or the conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The word "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any non-commercial pick-up truck (no ladder racks, advertising, etc.), sports utility vehicle or van which is used as a principal vehicle by an Owner of a Dwelling Unit or his/her family. Notwithstanding the restrictions in this Section, vehicles being used for the purpose of construction, delivery or repair work to or upon any Lot or Dwelling Unit may be permitted to be parked on any Lot and street in the Subdivision.

No vehicle may be left upon any portion of the Subdivision, except in an enclosed garage or other area designated by the Board, if any, for a period of more than five (5) days if it is not licensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five-day period, such vehicle may be removed from the Subdivision by the Board of Directors/Trustees or the appropriate authority of _____ Township, _____ or _____ County, _____. Trucks with mounted campers which are used as a primary means of transportation shall not be considered recreational vehicles provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal. No eighteen wheel trucks or the cabs of such trucks or trucks with a load capacity in excess of three-quarters of a ton shall be parked, kept or stored within the Subdivision except as may be reasonably necessary to provide service to or delivery within the Subdivision or as otherwise permitted by the Board of Directors/Trustees.

All homes shall contain a garage; carports shall not be permitted. Garage doors should be kept closed at all times, except during times of ingress and egress from the garage. Garages shall be used primarily for the parking of vehicles and shall not be used primarily for storage or other purposes. Garages shall not be converted

to additional living space unless the same has been approved in accordance with Section 5 hereof.

(d) Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No Lot Owner shall permit anything to be done or kept in a Dwelling Unit or other approved Structure on any Lot that would be in violation of any law. No waste shall be committed in or to any of the Common Elements.

(e) Oil and Mining Operations. No oil drillings, oil development operations, oil refining, quarries or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil, water or natural gas shall be erected, maintained or permitted on any Lot.

(f) Garbage and Refuse Disposal. All trash, garbage or other rubbish shall be kept at all times in each Owner's garage, except on the days which the trash, garbage or other rubbish is collected by the local waste removal authorities or as otherwise directed and instructed by the Association. Any trash containers placed outside by the Dwelling Unit Owners to be collected by the local waste removal authorities shall only remain outside for a period not to exceed twenty-four (24) hours and may not be placed at the curb any earlier than 6:00 p.m. the day before the trash is scheduled to be removed. Trash removal and/or recycling shall be subject to such other rules and regulations as the Board may adopt from time to time.

(g) Antennas. No exterior antenna, receiving dish or similar apparatus of any kind for receiving or transmitting audio or video signals shall be placed, allowed or maintained upon any portion of the Subdivision, including any Lot, unless approved in accordance with the provisions of Section 5 hereof or as otherwise permitted by the Architectural Guidelines; provided, however, no such approval shall be necessary to install the following on a Dwelling Unit: (i) antennae designed to receive direct broadcast satellite services, including direct-to-home satellite services or antennae designed to receive or transmit fixed wireless signals via satellite, that are one meter or less in diameter; (ii) antennae designed to receive video programming services via multi-point distribution services or antennae designed to receive or transmit fixed wireless signals other than via satellite that are one meter or less in diameter or diagonal measurement; or (iii) antennae that are designed and intended to receive television broadcast signals.

Notwithstanding anything to the contrary herein, Owners shall install any permitted antennae on the rear of the Dwelling Unit unless such installation: (i) imposes unreasonable delay or prevents the use of the antennae; (ii) unreasonably increases the cost of installation; or (iii) an acceptable quality signal cannot otherwise be obtained.

(h) Signs. No permanent sign shall be permitted on any Lot or building in the Subdivision. An Owner of a Dwelling Unit is permitted to place and maintain a standard "For Sale" or "For Rent" sign on his Lot; provided, however it is of a typical size within the industry. An Owner must obtain the prior written consent of the Board in the event said Owner desires to maintain a "For Sale" or "For Rent" sign which is not of a typical size within the industry. This sign restriction shall not apply to signs used by Declarant and/or Builder or their assigns, while Declarant and/or Builder are selling Dwelling Units in the Subdivision, or to traffic, street names, Common Elements or subdivision identification signs. During the Development Period, Builder may place signage on Open Space or on Common Elements with approval of Declarant. The Board of Directors/Trustees shall have the right to adopt rules and regulations governing the display and placement of signs in the Subdivision, including, without limitation, imposing reasonable time, place and manner restrictions; provided, however, such restrictions shall not apply to Declarant or Builder during the Development Period. The Board or Declarant may impose a fine of One Hundred Fifty and No/100 Dollars (\$150.00) per day for the display of any sign which violates this provision and is not removed within twenty-four (24) hours after written demand is delivered to the Owner at that Lot. Notwithstanding the foregoing, the provisions of this Section shall not apply to any mortgagee in possession due to foreclosure of a first mortgage or as grantee pursuant to any deed in lieu of such foreclosure.

(i) Animals. No animals of any kind shall be raised, bred, or kept on any Lot including the Common Elements, except that dogs or other household pets not totaling more than three (3) in number, may be kept on a Lot, subject to the Restrictions, provided that it is not kept, bred or maintained for any commercial purpose, and provided that it is kept subject to the rules and regulations, if any, of the Association, including, but not limited to, rules regarding weight limitations for certain types of pets. Any such pet or pets causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon seven (7) days written notice from the Board. No such pets may be allowed to run unattended. Dogs, cats, or other household pets must be kept within the confines of the Owner's Lot except when being held on hand leash by the person attending the animal. A Lot Owner shall be responsible for cleaning up after his/her household pet. Notwithstanding the foregoing, the Association shall have the right to promulgate rules and regulations pertaining to size, number and type of such household pets and the right to levy fines and enforcement charges against persons who do not clean up after their pet.

(j) Laundry or Rubbish. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the Property. No clotheslines shall be located on any Lot. The Property shall be kept free and clear of rubbish, debris and other unsightly materials.

(k) Rental of Dwelling Units. The Owners of the respective Dwelling Units or any first mortgagees in possession thereof shall have the right to lease the same subject to the covenants and restrictions in the Declaration and the Code of Regulations/Bylaws and rules and regulations, if any. However, neither a Unit Owner nor any first mortgagee in possession shall lease less than an entire Dwelling Unit nor shall any Dwelling Unit be leased for a term of less than six (6) months. The respective Dwelling Unit shall not be rented for transient or hotel purposes, which shall be defined as (i) rental for any period less than ninety (90), or (ii) any rental if the occupants of the Dwelling Units are provided customary hotel service such as room service or food and beverage, maid service and furnishing of laundry and linen. All leases of any Dwelling Unit shall be in writing. All such leases shall provide that they are subject to all the provisions of the Declaration, the Code of Regulations/Bylaws and the rules and regulations and Architectural Guidelines, if any, and that any failure of the lessee to comply with any such provision shall constitute a default under the lease. In the event that the Tenant or any other Occupant of a Lot violates the Declaration, Code of Regulations/Bylaws, or any rules and regulations or Architectural Guidelines for which a fine is imposed, notice of the fine shall be given to the Owner and the Tenant and such fine may be assessed against the Tenant in accordance with the Declaration and Code of Regulations/Bylaws. If a fine is not paid by the Tenant within the time period established by the Board, the Owner shall pay the fine upon notice from the Association of the Tenant's failure to pay such fine. Unpaid fines shall constitute a lien against the Lot.

Within seven (7) days of entering into a lease agreement for the lease of a Lot, the Owner shall provide the Board with the following information: (i) a copy of the fully executed lease agreement; (ii) the name and address of the Tenants and any other Occupant(s); (iii) the name, address and telephone number of the Owner other than at the Lot; and (iv) such other information as the Board may reasonably require.

If an Owner who is leasing his or her Lot fails to pay any Assessment or any other charge for a period of more than thirty (30) days after it is due and payable, then the delinquent Owner hereby consents to the assignment of any rent received from the Tenant during the period of delinquency, and, upon request by the Board of Directors/Trustees, Tenant shall pay to the Association all unpaid Assessments and other charges payable during and prior to the term of the lease and any other period of occupancy by Tenant. However, Tenant need not make such payments to the Association in excess of, or prior to the due dates for, monthly rental payments unpaid at the time of the Board of Director's request. All such payments made by Tenant shall reduce, by the same amount, Tenant's obligation to make monthly rental payments to lessor. If Tenant fails to comply with the Board of Director's request to pay Assessments or other charges, Tenant shall pay to the Association all amounts authorized under the Declaration as if Tenant were an Owner. The above provision shall not be construed to release the Owner from any obligation, including the obligation for Assessments, for which he or she would otherwise be responsible.

(l) Swimming Pools, Hot Tubs and Spas. No above-ground swimming pools shall be constructed, erected, placed or permitted to remain upon any Lot; provided, however, portable or inflatable swimming pools designed for use by small children shall be permitted so long as they are stored out of view when not in use. In-ground swimming pools are permitted provided they are approved pursuant to Section 5 hereof. This Section shall not prohibit the construction, erection or placement of a diving board, slide or other equipment appurtenant to an otherwise conforming swimming pool. Hot tubs and spas shall be permitted on any Lot but must be in-ground or if above ground shall not be visible from the street.

(m) Fencing. No fences shall be erected or built on any part of any Lot between the rear of the dwelling unit constructed thereon and the street in front of the dwelling unit. On a corner Lot, the section or sections of fence running with the side street shall not extend closer to said side street at any point than the dwelling unit on said Lot. Fences erected on said Lot from the rear of the dwelling unit and the back property line shall not be in excess of four (4) feet in height and shall be rustic rail, split rail, decorative PVC, ornamental iron, decorative wood, decorative metal or hedge, or other material approved by the ARC, provided however, that all fences constructed of the aforesaid materials shall be at least fifty percent (50%) open. Non-reflective metal fence may be installed as an integral part of a fence constructed of the aforesaid materials in order to provide a secure enclosure. Notwithstanding the foregoing requirements, the ARC may approve privacy fences or other fences that are not fifty percent (50%) open or fences that exceed four (4) feet in height provided that the ARC finds that the construction and location of such fence and its outward appearance does not adversely affect the visual appearance of the community. The ARC may at its discretion require additional landscaping accompanying such fence improvement. Barbed wire, chain link or similar fences shall be prohibited. All fences must meet local governmental fence codes and regulations. Entrance designations, Recreational Facilities, fences and any other Structure erected by Declarant, Builder and/or the Association are exempt from this Restriction.

(n) Basketball Goals, Play Areas, etc. No basketball goals shall be attached to any Dwelling without the approval of the ARC. No playground equipment, tree houses, trampolines, or similar structures shall be erected on any Lot except in accordance with Rules and Regulations established by the ARC from time to time or as otherwise approved by the ARC. No full size portable goals will be allowed; however, small portable children's goals made of plastic are allowable so long as goals are kept away from public streets. These temporary goals shall be kept in the garage when not in use.

(o) Building Setbacks. No building shall be located nearer to any street than the building setback line shown in the Record Plat of the Subdivision, except as constructed by Declarant or Builder. All building setbacks shall comply with zoning requirements established for the Property.

(p) Lawns. No weeds, underbrush or unsightly growths or objects of any kind shall be permitted to remain on any Lot within the Subdivision. All lawn areas shall be maintained in a neat and orderly manner and shall be mowed on a regular basis. Lot areas left in a naturalized state by the Declarant or Builder may be left in such naturalized state by the Lot Owner.

(q) Obligation to Keep Dwelling Unit in Good Condition. Each Lot Owner or Occupant shall keep each his/her Dwelling Unit and all Structures located on his/her Lot in good order, condition and repair and such maintenance, repair, appearance and condition shall comply with the provisions of this Declaration and applicable laws and ordinances.

(r) Mailboxes. Declarant or Builder reserves the right to establish a standard design for mailboxes for use by all Lot Owners. The decision of the type of material to be used by each Owner shall be at sole discretion of Declarant and/or Builder. Lot Owners shall be responsible for maintenance of their individual mailboxes. Declarant and/or Builder may however, waive this right or establish the use of cluster mailboxes.

(s) Additional Restrictions. As the Additional Property is annexed to the Property by means of a Supplemental Declaration, Dwelling Units or Lots within specific phases may be subject to additional covenants, rules and regulations established by Declarant at such time as such Dwelling Units or Lots are annexed to the Property.

(t) Lot Grading. Neither the Owner nor anyone claiming under the Owner shall alter elevations and grades established by Declarant for any building Lot without the prior written approval of Declarant and/or Declarant's designee during the Development Period; and, the prior written approval of the Board after the Development Period in accordance with 0 above. The purpose of this Restriction is to ensure that the surface drainage plan originally established by Declarant for sheet surface drainage and drainage swales over the yard areas of building Lots is not altered or impeded. Landscaping or plantings shall not be installed or maintained in such a manner as to impede sheet surface drainage or swale drainage.

(u) Storm Water Detention/Retention Ponds. Except as herein provided, the storm water retention/detention ponds within the Subdivision shall be used for aesthetic amenities and storm water drainage only, no other use thereof, including, without limitation, swimming, ice skating, playing, or use of personal flotation devices, and other recreation, shall be permitted, without the written consent of the Board of Directors/Trustees. The Association, the Declarant and their respective representatives, agents, employees, officers, trustees or directors, shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of the storm water detention/retention ponds or any other body of water located within the Subdivision. No Owner shall have any right to place

rocks, stones, trash, garbage, sewage, waste water, rubbish, debris, ashes or other refuse in any storm water detention/retention pond or any other body of water. Applicable governmental agencies, the Declarant and the Association, shall have the sole right to control the water level of all bodies of water located within the Subdivision and to control the growth and eradication of plants, fowls, reptiles, animals, fish and fungi in and around any storm water retention pond within the Subdivision. Owners shall not be permitted to withdraw water from any storm water detention/retention pond in the Subdivision.

(v) Utility Lines. No overhead utility lines, including lines for cable television, shall be permitted within the Community, except for temporary lines as required during construction. Notwithstanding the foregoing, utility lines or replacement of utility lines existing prior to the development of the Subdivision, special purpose utility lines which would be impractical to locate underground, and utility lines established by the Declarant shall be exempt from this requirement.

(w) Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARC.

(x) Garage Sales, Moving Sales, Rummage Sales, etc. No garage sale, moving sale, rummage sale or similar activity shall be conducted by an Owner within the Community without the approval of the Association.

All provisions of the Declaration, Code of Regulations/Bylaws and of any rules and regulations or use restriction promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants, guests and invitees of any Lot. Every Owner shall cause all occupants of his or her Lot to comply with the Declaration, Code of Regulations/Bylaws, and the rules and regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the Common Areas caused by such occupants, notwithstanding the fact that such occupants of a Lot are fully liable and may be sanctioned for any violation of the Declaration, Code of Regulations/Bylaws and rules and regulations adopted pursuant thereto.

SECTION 7 MAINTENANCE STANDARDS

7.1 Adoption and Amendment. Declarant during the Development Period, and after the Development Period, the Board shall have the right to adopt, and may from time to time amend, Maintenance Standards pertaining to the maintenance, repair and appearance of all Lots, and the exterior of all Dwelling Units and Structures thereon. If any provision of any applicable building inspection, or similar maintenance statute, ordinance, resolution, regulation or order of

the State of _____, any other political subdivision or governmental instrumentality of the State of _____, or the Board, is more stringent with regard to a Lot than a comparable provision of the Maintenance Standards, such more stringent provision shall be deemed incorporated in the Maintenance Standards. The Maintenance Standards shall provide, among other things, that:

(a) except as otherwise hereinafter provided, the Association shall be responsible for maintenance, repair and replacement of the Common Elements and all Structures thereon;

(b) except as otherwise hereinafter provided, the Association shall be responsible for the maintenance and general upkeep of all lawns and landscaping in the Common Elements owned in fee simple by the Association, which shall include, but not limited to, mulching the landscaping beds, cutting the grass and keeping all lawns and landscaping beds in a neat and orderly manner, the cost of which shall be a Common Expense of the Association;

(c) each Owner shall maintain, repair and replace at his expense all portions of the Common Elements which may be damaged or destroyed by reason of his/her own intentional or negligent act or omission or by the intentional or negligent act or omission of any invitee, lessee, licensee, employee, agent, family member, guest, and/or pet(s) of such Owner; provided, however, in the event an Owner or Occupant damages the Common Elements and fails to maintain, repair or replace the same as provided herein, the Association shall have the right to provide such maintenance, repair and replacement and assess all costs associated therewith as a Specific Assessment against the Lot of such Owner;

(d) the obligation of the Association and of the Owners to repair, maintain and replace the portions of the Property for which they are respectively responsible shall not be limited, discharged or postponed by reason of the fact that any maintenance, repair or replacement may be necessary to cure any latent or patent defects in material or workmanship in the construction of the Property;

(e) notwithstanding the fact that the Association and/or any Owner may be entitled to the benefit of any guarantee of material and workmanship furnished by any construction trade responsible for any construction defects, or to benefits under any policies of insurance providing coverage for loss or damage for which they are respectively responsible, the existence of any construction guarantee or insurance coverage shall not excuse any delay by the Association or by any Owner in performing its or his obligation hereunder; and

(f) except as otherwise provided above in this Section 7.1, each Owner shall maintain, repair and replace at his/her expense all portions of each Dwelling Unit and Structure located on each Lot owned by him/her and all internal and external installations

of such Lot such as appliances, heating, plumbing, electrical and air conditioning fixtures or installations, and any portion of any other utility service facilities located within the boundaries of or serving the Lot.

7.2 Obligation to Keep Premises in Good Repair. Each Owner during his/her period of ownership and, during his/her tenancy, each Tenant leasing a Lot, shall keep each Lot, Dwelling Unit and all Structures thereon owned or leased by him/her in such maintenance, repair and appearance as shall comply with the Maintenance Standards.

7.3 Periodic Inspection. Periodically as needed, the Association may inspect each Lot and the exterior of the Dwelling Unit and all Structures thereon to determine whether each complies with the Maintenance Standards and the Declarant or the Association or such officer, employee agent or representative shall not be deemed to have committed a trespass. After each such inspection, the Association shall, if any defects are found, issue an inspection report to the Owner with a copy to the Tenant, if applicable, listing such defects, if any, and the reasonable time within which they may be corrected. Such Owner shall correct such defects or cause them to be corrected within such reasonable period as is stated in the inspection report. In the event that an Owner fails to correct such Default(s), the Association shall have the right to enter such Lot to cure such Default(s) as provided in Section 11.3 hereof and all costs associated therewith shall be a Specific Assessment against the Lot.

7.4 Drainage Swales. Neither the Owner nor anyone claiming under the Owner shall, except in an emergency, alter the location or grade of any open storm water drainage way on any Lot without the prior written consent of the Association.

7.5 Right of Entry. Declarant and the Association, through its authorized officers, employees, and agents, shall have the right to enter upon any Lot and/or Structure at all reasonable times and upon reasonable advance notice for the purpose of making inspections required by this Section without Declarant or the Association or such officer, employee or agent being deemed to have committed a trespass or wrongful act solely by reason of such entry or such action or actions. Any bona fide utility company, through its authorized officers, employees, and agents, shall have the right to enter upon the Common Elements or upon any utility easements located on any Lots, for the purpose of installing, repairing or servicing any of its equipment, or for reading meters, without Board approval; provided, however, that if any such activities by the utility require alteration to or displacement of any waterscaping, landscaping, grass, sidewalks, fences, garages, or other Structures, then the prior approval of the Board shall be required.

7.6 Failure to Comply. Failure to comply with the Maintenance Standards or to correct the defects listed in any inspection report issued by the Association or to pay any fee hereunder shall constitute a Default, in which event Declarant or the Board shall have the right to enforce this Section by any proceedings authorized in this Declaration, Code of Regulations/Bylaws or rules and regulations, if any.

SECTION 8
COMMON ELEMENTS AND EASEMENTS

8.1 Description of Common Elements. The Common Elements in the Subdivision shall include, but not be limited to: the Recreational Facilities; Open Spaces; Landscape and Signage Easements; Private Storm Sewer Easements and any other easements for open space, landscaping areas and mounding, water retention/detention basins, common area utility easements, storm sewer and surface water drainage easements, water main easements, sanitary sewer easements, preservation areas, and private drainage easements; all as are or may be located, described and shown on the Record Plats (collectively, the "Common Elements"). Declarant and/or Builder may also create other Common Elements not now in existence but that might in the future be added, located and shown on any subsequent Record Plat to be recorded and creating additional Lots to be subjected to this Declaration.

8.2 Rights of Enjoyment in Common Elements. Except as herein otherwise provided, each Owner shall have a right and nonexclusive easement for use and enjoyment of the Common Elements, and such right and easement shall be appurtenant to, and shall pass with the title to his/her Lot. Each Tenant shall have a nontransferable right to use and enjoy the Common Elements, if any, which right shall terminate when such person ceases to have the status of a Tenant. Such rights and privileges shall be subject, however, to the following:

(a) The right of the Board, with the approval of sixty-seven percent (67%) of the Class A Members, and the Class B Member, to borrow money for the purpose of constructing, equipping, improving and maintaining the Common Elements and in aid thereof to mortgage the Common Elements.

(b) The right of the Board to adopt and enforce and from time to time amend reasonable limitations upon use and Rules and Regulations pertaining to the use of the Common Elements, including regulations limiting guests of Owners and Tenants who may use the Common Elements at any one time.

(c) The right of the Board to suspend the right of any Owner or the privilege of any Occupant to use such of the Common Elements that are recreational in nature as determined by the Board for any infraction of the Rules and Regulations relating to the Common Elements for a period not to exceed sixty (60) days for each such infraction, or for nonpayment or delinquency of the Assessments against such Owner's Lot for a period not to exceed the period of such nonpayment or delinquency.

(d) Such rights as the Board may have to grant easements or rights of way to any public utility corporation or public agency.

(e) The right of the Association to transfer or convey title to all or any portion of the Common Elements upon the approval of the Owners of at least two-thirds (2/3) of the Lots and the consent of Declarant;

(f) All applicable provisions of valid agreements of the Association relating to the Common Elements.

(g) Such rights as the Board may have under the Declaration to convey or lease all or any part of the Common Elements.

(h) All other easements, restrictions and rights to which the Property is subject.

(i) The right of the Association to grant permits, licenses, and easements over the Common Elements for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the Property, or the benefit of the Association.

8.3 Subordination to Mortgage or Other Lien. The rights and privileges provided in this Section shall be subordinate to any mortgage or other lien given by the Association for the purposes of acquiring, improving or maintaining the Common Elements.

8.4 Conveyance of Common Property by Declarant to Association; No Implied Rights. Upon final construction of Improvements in the Common Property described in this Section 8.4, Declarant covenants to convey by quitclaim deed all of its right, title and interest in and to said Common Property to the Association and all such right, title and interest in and to said items shall then be the property of the Association. As to any Common Facilities located entirely or partially on any one or more of the Lots, the Owners of such Lots shall have only non-exclusive easement rights to use such facilities as described in Article 8 of this Declaration. Declarant may transfer or convey to the Association at any time and from time to time any personal property and any interest in improved or unimproved real property. Such conveyance shall be deemed to be accepted by the Association upon delivery of any personal property or upon recordation of an instrument of conveyance of any interest in real property, and the property shall thereafter be Common Elements to be used and maintained by the Association for the benefit of its Members. The Association shall accept "as is" the conveyance of such property without any representation or warranty, express or implied, in fact or by law, with respect thereto, including, without limitation, representations or warranties of merchantability or fitness for the ordinary or any particular purpose, and without and representations or warranties regarding future repairs or regarding the condition, construction, accuracy, completeness, design, adequacy of the size or capacity in relation to the utilization, or the future economic performance or operations of, or the material or furnishing which has been or will be used in such property or repairs. By acceptance of title to any Common Elements, the Association and all Owners release Declarant from any claims, and warrant that no claim shall be made by the Association or any

Member or Owner relating to the condition, construction, design, capacity, operation, use accuracy, adequacy or completeness of such property or repairs or for incidental or consequential damages arising therefrom. So long as Declarant owns any property primarily for development and/or sale in the Subdivision or has the right unilaterally to annex Additional Property to the Declaration, Declarant may, upon written notice to the Association, require the Association to reconvey to Declarant all or any portion of the Common Elements, improved or unimproved, at no charge to Declarant, without a vote of the Members of the Association, if all or any portion of the Common Elements are: (a) found by Declarant to have been conveyed in error; (b) needed by Declarant to make adjustments in property boundary lines; or (c) reasonably determined by Declarant to be needed by Declarant due to changes in the overall scheme of development for the Subdivision.

The Association hereby constitutes and appoints Declarant as its agent and attorney-in-fact to accept on behalf of the Association any such conveyance to the Association, to reconvey any such property on behalf of the Association and to execute on behalf of the Association any and all documents, including, without limitation, deeds, necessary or convenient to effectuate and document any such conveyance to or reconveyance from the Association. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise. Declarant shall not be required to make any improvements whatsoever to property to be conveyed and accepted pursuant to this Section and shall have no duty or obligation to convey any property or property rights to the Association regardless of whether or not any such property has been made available for the use of Owners. Declarant may reserve, by lease, license, easement or otherwise, such rights of use and enjoyment in and to all or any portion of the property so conveyed as Declarant may reasonably require so long as such reservation is not materially inconsistent with the overall scheme of development for the Subdivision. Neither a Recorded Plat nor the use by the Owners or maintenance by the Association of any property shall create any rights, easements or licenses, in the Association or the Owners, express or implied, unless and until any such property rights, easements or licenses are conveyed by the Declarant to the Association or the Owners, as the case may be, by an instrument recorded in the _____ County, _____ land records.

8.5 Conveyance or Lease of Common Elements. Upon authorization by the Board and the Class B Member, the Association may at any time convey or lease all or a part of the Common Elements to any public agency, authority, or utility or to any private entity, upon such terms and conditions as shall be agreed upon by the other party and Board, including, without limitation, terms and conditions providing for the use of such Common Elements by the public in general and terms and conditions pertaining to the maintenance and repair of such Common Elements and the assessments of Owners and/or Tenants for the costs of such maintenance and repair.

8.6 Use of Common Elements by Declarant and Builder. Declarant and Builder and its affiliates and associates shall have the same rights of use and enjoyment of the Common Elements as the Class A Members during the Development Period, and shall have the right to use

the Common Elements for promotional, sales and similar purposes until all of the Dwelling Units have been sold.

8.7 Easements.

(a) In the event that, by reason of the construction, settlement or shifting of any of the Dwelling Units or other Structures located on Lots or by reason of the partial or total destruction and rebuilding of the buildings, any part of the Common Elements presently encroach or shall hereafter encroach upon any part of a Lot; or any part of a Dwelling Unit presently encroaches on or shall hereafter encroach upon any part of the Common Elements or any other Lot; or, if by reason of the design or construction of utility systems, any main pipes, ducts or conduits serving more than one Dwelling Unit presently encroach or shall hereafter encroach upon any part of any Dwelling Unit or Lot, valid easements for the maintenance of each encroachment and for the use of such adjoining space are hereby established. These easements shall exist during the term of this Declaration for the benefit of such Lot or Dwelling Unit and the Common Elements, as the case may be. However, in no event shall a valid easement for any encroachment be created in favor of any Owner if such encroachment occurred due to the willful conduct of said Owner.

(b) The Association may hereafter grant easements for utility purposes for the benefit of the Property or other reasons, including but not limited to, the right to install, lay, use, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, and electrical conduits and wires over, under, along and on any portion of the Common Elements, and each Owner hereby grants the Association an irrevocable power of attorney to execute, acknowledge, deliver and record, for and in the name of such Owner, such instruments as may be necessary to effectuate the foregoing.

(c) Declarant hereby reserves easements and the right to grant easements on, over and across certain Lots for open space, landscaping mounding and monument areas and for the installation, maintenance, use, repair and replacement of underground utilities, public utilities, water detention basins, storm sewer, sanitary sewer and surface water drainage easements, water mains, preservation areas and private drainage easements, and building setbacks, specifically as shown on the Record Plats now or hereinafter recorded for the Subdivision, and to cut and grade slopes in and along Lot boundaries at streets and drives built within the Property. The foregoing easements shall not be used for recreations purposes but are reserved for such aesthetic or utility purposes as indicated by the nature of the easement.

(d) All easements and rights described in the Declaration are easements appurtenant, running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding on Declarant, its successors and assigns, and

any Owner, purchaser, mortgagee and other party now or hereafter having an interest in the Property, or any part or portion thereof. After the Development Period, the Association shall be deemed to be the successor of Declarant and, as such, shall be deemed to be the grantee of said easements provided in this Section, and shall hold such easements for the use, benefit and enjoyment of all Lot Owners in the Subdivision. All notes on the Record Plat that are pertinent to the specific easements set forth herein are incorporated herein by reference.

8.8 Landscape and Signage Easement. A non-exclusive and irrevocable easement is hereby created, for the benefit of the Association or its designees, on, over and across those Lots identified on any Record Plat, or other recorded instrument, as "Landscape and Signage Easement", for the sole purpose of installing, maintaining and replacing any and all landscaping, monuments, and signage located on the Landscape Easement Areas and Signage Easement Areas.

8.9 Common Private Driveway Easements. The Lots sharing a Common Private Driveway Easement shall be subject to and benefited by a perpetual non-exclusive easement for ingress and egress over the Common Private Driveway. The Owners of such Lots shall use the Common Private Driveway situated on the easements with due regard for the rights of any other Owner and its use of such driveway. No Owner shall use or permit the use of the driveway in a manner which impairs the right of way of any other Owner to its use, nor shall any Owner park or store vehicles or personal property on, or obstruct or encroach upon, or permit the use of, or permit the obstruction of or encroachment upon, the Common Private Driveway in any manner whatsoever without the concurrence of all Owners entitled to use the Common Private Driveway. The Owners using the Common Private Driveway shall share equally in the expense and costs of maintaining, improving and repairing the Common Private Driveway, except that any damage other than ordinary wear and tear caused by any Owner, or any party claiming through such Owner, whether by negligence or willful misconduct, shall be repaired at the expense of such Owner. The driveway shall be maintained in good order and repair and in a condition subsequently similar to that of its original construction. Upon conveyance of a Lot, the grantor of such Lot shall be, as of the closing date for such conveyance, relieved of the obligation to share in the expense and cost of future maintenance and repair imposed hereby, and those obligations shall bind thereafter the grantee of said conveyance. The grantor shall, however, be obligated personally during and after his/her period of ownership for expense and costs incurred for maintenance and repair during his/her period of ownership of the Lot. Maintenance expense of the Common Private Driveway shall also include snow plowing if a majority of Lot Owners served by a Common Private Driveway agree to incur expenses for snow plowing services. The obligations and responsibilities for the enforcement of the provisions contained within this Section shall fall upon the Lot Owners served and benefited by the Common Private Driveway and shall not be an obligation or responsibility of the Association. The obligation of an Owner of a Common Private Driveway to share in the cost and expense of maintaining a Common Private Driveway, is separate and distinct from the obligation of such Owner to pay the Assessments levied pursuant to 0 above.

8.10 Easements to Other Residents. Declarant may designate that certain owners of real property outside of the Property and such other persons as Declarant may designate, shall have an easement of enjoyment in and over the Common Elements or specific Common Elements, and the facilities located thereon, to the same extent as any Owner, subject to the provisions of Section 0. Such individuals shall be subject to the Rules and Regulations of the Association concerning the use of said Common Elements, but shall not be subject to Assessments by the Association. The Association may, if appropriate, and at the sole discretion of the Board of Directors, charge a fee to such individuals for the use of such Common Elements, including the Recreational Facilities.

SECTION 9 **MAINTENANCE**

9.1 Association's Responsibility. The Association shall maintain and keep in good repair the Areas of Common Responsibility, such maintenance to be funded as hereinafter provided. The Areas of Common Responsibility shall include, but need not be limited to entry, landscaping and signage easements; water retention/detention basins; Common Element utility easements, storm sewer and surface water drainage easements; preservation areas; all landscaping and other flora, Structures, and Improvements, including any private streets, situated upon the Common Elements; landscaped medians within public right-of-way throughout the Property; the Recreational Facilities; and such portions of any Additional Property included within the Areas of Common Responsibility as may be dictated by this Declaration, any Supplemental Declaration, or by a contract or agreement for maintenance thereof by the Association. The Association may maintain other property which it does not own or share in the maintenance of Property it does not own, including, without limitation, property dedicated to the public or property owned by another homeowners' association, if the Board of Directors/Trustees determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

(a) There are hereby reserved to the Association blanket easements over the Property as necessary to enable the Association to fulfill responsibilities under this Section.

(b) Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of the Areas of Common Responsibility shall be a Common Expense to be allocated among all Units as part of the Base Assessment, subject to the right of the Association to seek reimbursement from the Owner(s) of, or other persons responsible for, certain portions of the Areas of Common Responsibility pursuant to this Declaration, other recorded covenants, or agreements with the Owner(s) thereof; provided, however, in the event that the Association determines that the need for maintenance, repair, or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of an Owner, or the Occupants,

family, guests, lessees or invitees of an Owner, then the Association may perform such maintenance, repair or replacement and all costs thereof, not paid for by insurance, shall be assessed against the Lot of such Owner as a Specific Assessment. All maintenance by the Association shall be performed consistent with the Community-Wide Standard.

9.2 Owner's Responsibility. Each Owner shall maintain his or her Dwelling Unit and all Structures, and other Improvements comprising the Dwelling Unit. Owners of Dwelling Units adjacent to any roadway within the Property shall maintain driveways serving their respective Dwelling Units, whether or not lying within the Owner's Lot boundaries, and shall maintain and irrigate landscaping on that portion of the Common Element, if any, or right-of-way between the Dwelling Unit boundary and the back-of-curb of the adjacent street. All maintenance required by this Section shall be performed in a manner consistent with the Community-Wide Standard and all applicable covenants. In addition to any other enforcement rights available to the Association, if any Owner fails properly to perform his or her maintenance responsibility, the Association may enter such Owner's property and perform the required maintenance. The costs and expense of such maintenance shall be charged to the Owner thereof as an Individual Assessment in accordance with Section 4.5; provided, however, except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

9.3 Professional Management Contracts. The Association may delegate all or any portion of its authority, subject to the Board of Directors/Trustees supervision, to discharge its responsibilities herein to a manager or managing agent. Any management agreement shall not exceed three (3) years and shall provide for termination by either party without cause and without payment of a termination fee on sixty (60) days or less written notice.

SECTION 10

COVENANT FOR STAGED DEVELOPMENT

10.1 Staged Development. Declarant reserves the right at any time within the Development Period to remove any portion of the Property, annexed to the Property by Declarant, from the scope of the Declaration or to make subject to or annex any portion of the Additional Property to this Declaration without the consent of the Members of the Association. However, Declarant is not bound to annex any of the Additional Property to this Declaration, and until such time as any of the Additional Property is annexed, the same shall not be subject to the provisions of this Declaration. Declarant shall have the right and power, but neither the duty nor the obligation, in its sole and unfettered discretion, to subject all or any part of the Additional Property to the provisions hereof at any time and from time to time by executing and recording with the Clerk/Recorder of _____ County, _____, an amendment to this Declaration or a supplemental declaration specifying that such Additional Property is part of _____. Such an amendment shall not require the joinder or signature of the Association, other Owners, mortgagees, or any other Person. In addition, such amendments to this Declaration or supplemental declaration may contain such supplementary, additional,

different, new, varied, revised or amended provisions as may be necessary or appropriate, as determined by Declarant, to reflect and address the different character or intended development of any such Additional Property.

10.2 Total Dwelling Units. The total number of Dwelling Units or Lots for the Property and the Additional Property shall not exceed the total number of Dwelling Units and Lots authorized by the zoning authority having jurisdiction over the development of the Property.

10.3 Supplemental Declaration for Staged Development. Owners of Lots subject to such amendment or supplemental declaration shall be Owners as defined by this Declaration.

10.4 Declarant's Rights to Complete Development. Declarant, its successors and assigns, shall have the right to (a) post signs on its property incidental to the development, construction, promotion, marketing, sale and leasing of property within the Subdivision, and the right of ingress and egress through the streets, paths and walkways located in Common Elements for any purpose whatsoever, including but not limited to, purpose related to the construction, maintenance and operation of Improvements on property within the Subdivision. Nothing contained herein shall limit the rights of Declarant or require Declarant to obtain approval to: (i) excavate, cut, fill or grade any property owned by it or to construct, alter, remodel, demolish or replace any Improvements on any Common Elements or any property owned by it as a construction office, model home or real estate sales or leasing office in connection with the sale of any property; or (ii) require it to seek or obtain the approval of the Association or the ARC for any such activity or Improvement on any Common Elements or any property owned by it. Nothing contained herein shall limit or impair the reserved rights of Declarant as elsewhere provided in the Declaration.

SECTION 11 **ENFORCEMENT**

11.1 Curing Defaults; Lien. In the event of any Default with respect to any Lot under this Declaration, the Board shall give written notice to the Owner thereof, with a copy of such notice to each Tenant in Default and a copy to any first mortgagee of the Lot who has requested to receive such notices, setting forth with reasonable particularity the nature of such Default, and the specific action or actions required to remedy the Default. If the Owner or Tenant shall fail to take the specific action or actions within thirty (30) days after the mailing of the notice, the Board may, but shall not be required to exercise any or all of its rights hereunder. The Board may exercise, without notice, any of its rights hereunder with respect to any Default if it determines that an emergency exists requiring immediate action.

Costs incurred by the Association in exercising any of its rights with respect to any Lot shall be a binding personal obligation of the Owner thereof which shall be payable on demand. If the Owner fails to pay such costs within thirty (30) days after demand, the Association shall enter the amount of the obligation, the name of the Owner as it appears on its records and the

description of the Lot in a lien record book to be maintained by the Board at its main office, together with the date of such entry. The Association shall have a prior lien on such Lot for such amount until paid and such lien shall have priority from the date of such entry over all other liens and encumbrances thereon whatsoever, excepting real estate taxes and assessments, liens of record as of the date of such entry and liens of the United States of America, the State of _____, and all other political subdivisions or governmental instrumentalities of the State of _____ to the extent made superior by applicable law, all bona fide recorded first mortgages and the lien of any first mortgagee who comes into possession of a Lot pursuant to mortgage foreclosure or by deed in lieu thereof. The lien provided in this Section shall be recordable and shall be enforceable as provided in 0 hereof.

11.2 Remedies. Nothing contained in this 0 shall be deemed to affect or limit the rights of Declarant, Builder, the Association, any Owner, Occupant, or their legal representatives, heirs, devisees, successors or assigns, by appropriate judicial proceedings, to enforce the restrictions, or recover damages for any Default. It is hereby declared that irreparable harm will result to beneficiaries of this Declaration by reason of a Default, and, therefore, each beneficiary shall be entitled to relief by way of injunction or specific performance to enforce the provisions of this Declaration, as well as any other relief available at law or in equity.

11.3 Right and Easement of Entry. The Association, through its authorized officers, employees, and agents, shall have the right and easement to enter upon any Lot at all reasonable times and to do anything thereon necessary to perform the action or actions specified in the notice to the Owner to abate, remedy, extinguish, remove or repair a Default, without the Association or such officer, employee or agent being deemed to have committed a trespass or wrongful act solely by reason of each entry or such action or actions as are carried out in accordance with the provisions of this 0, provided that no summary abatement or similar procedure may be utilized through non-judicial means to alter or demolish items of construction.

11.4 No Waiver. The failure of Declarant, Builder, the Association, any Owner, Tenant, or their legal representatives, heirs, devisees, successors or assigns, in any one or more instances, to insist upon compliance with any of the Restrictions, or to exercise any right or privilege conferred in this Declaration, shall not constitute or be construed as the waiver of such or any similar restriction, right or privilege, including the right to cure Default, but the same shall continue and remain in full force and effect as if no such forbearance had occurred.

11.5 Rules and Regulations. The Board may adopt and enforce, and from time to time amend, reasonable rules and regulations regarding the administration, interpretation and enforcement of the Restrictions (the "Rules and Regulations"). Each such rule and regulation shall be consistent with and designed to further the purposes outlined in this Declaration.

SECTION 12
REAL ESTATE TAXES AND ASSESSMENTS

12.1 Real Estate Taxes. The Owner of a Lot shall be responsible for and shall pay all taxes and assessments, general and special, levied or imposed upon the Lot and its Improvements.

12.2 Common Elements. Taxes and assessments, general and special, charged against the Common Elements which are owned in fee simple by the Association shall be deemed a Common Expense. Assessments, charged against the Subdivision shall be paid by the Owners as set forth in Section 4 hereof.

SECTION 13 **INSURANCE**

13.1 Fire, Extended Coverage and Standard "All Risks" Insurance. The Association shall insure all buildings which are part of the Recreation Facilities and any other Common Elements, and may maintain insurance for all other Structures and Improvements now or hereinafter constructed on the Common Elements against any loss or damage by such hazards as are ordinarily insured by a comprehensive, extended coverage and "all-risks" policies issued in the amounts at all times sufficient to prevent the Association from becoming co-insurers under the terms of any applicable coinsurance clause or provision and in no event less than the actual replacement cost of such Improvements, as determined from time to time by the insurer.

Any such insurance shall be obtained from a fire and casualty insurance company authorized to write such insurance in the State of _____ which has a general policy holder rating of no less than A, as determined by the then latest edition of the Best's Insurance Reports or its successor guide, and shall be written in the name of the Association for the use and benefit of the Lot Owners and their mortgagees as their interests may appear. The Board of Directors/Trustees and/or its authorized representatives shall have the exclusive right to negotiate and adjust all loss claims. Unless the Board of Directors/Trustees determines otherwise, all such insurance shall contain a waiver of subrogation of rights by the carrier as to the Association, its officers or Directors/Trustees, and all Lot Owners and occupants.

13.2 Use of Fire Insurance Proceeds. Unless at least sixty-seven percent (67%) of the first mortgagees (based upon one vote for each first mortgage owned) or Owners (other than Declarant or Builder) of the individual lots have given their prior written approval, the Association shall not be entitled to use hazard insurance proceeds for losses to the Common Elements for other than the repair, replacement, improvement or reconstruction of such Common Elements.

13.3 Liability Insurance. The Association shall obtain and maintain a comprehensive policy of public liability insurance covering all Common Elements, and other areas for which the Association is responsible, and insuring the Association, the Directors/Trustees, and the Lot Owners and members of their respective families, tenants and occupants, in an amount of not

less than One Million Dollars (\$1,000,000.00) per occurrence for personal injury and/or property. This insurance shall include protection against liability for risks arising out of the maintenance of the Areas of Common Responsibility and such other risks as are customarily covered with respect to developments similar in construction, location and use, as determined by the Board. This insurance shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim for a Lot Owner, tenant or occupant because of negligent acts of the Association, the Board, or other Lot Owners, tenants, or occupants.

13.4 Other Insurance. In addition, the Board may purchase and maintain contractual liability insurance, directors'/trustees' and officers' liability insurance, and such other insurance as the Board may deem desirable from time to time.

13.5 Insufficient Insurance. In the event the improvements forming a part of the Common Elements or any other area for which the Association is responsible, or any portion thereof, shall suffer damage or destruction from any cause or peril which is not insured against, or, if insured against, the insurance proceeds from which shall not be sufficient to pay the cost of repair, restoration or reconstruction, then, the Association shall advance such costs in excess of available insurance proceeds. The amount so advanced by the Association shall become a Special Assessment against all of the Lots, and such Assessments shall have the same force and effect, and, if not paid, may be enforced in the same manner as herein provided for the non-payment of Assessments. The action required to be taken by the Association under this Section shall not require any vote of the Members of the Association.

13.6 Individual Insurance. By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall (i) during any period in which construction activity is underway on any Lot, carry or cause its Builder to carry builder's risk insurance for the full value of any improvements and other liabilities associated with the ongoing construction activity on the Lot, and (ii) at all other times, carry blanket all-risk casualty insurance on the Lot(s) and any Dwelling and/or other structures constructed thereon. The Board may require all Owners to furnish copies or certificates thereof to the Association. Each Owner further covenants and agrees that in the event of a partial loss or damage resulting in less than total destruction of any Dwelling or other structure, the Owner shall proceed promptly to repair or to reconstruct the damaged parts of the Dwelling or other structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Section 5 of this Declaration and all applicable zoning, building and other governmental regulations. The Owner shall pay any costs of repair or reconstruction, which are not covered by insurance proceeds. In the event that the Dwelling or other structure is totally destroyed, the Owner may decide not to rebuild or to reconstruct, in which case the Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Lot in a neat, safe, and attractive condition consistent with the Community-Wide Standard.

13.7 Fidelity Bonds. The Board may obtain as a Common Expense to the Association fidelity bond coverage with respect to any person who either handles or is responsible for funds held or administered by the Association, in an amount no less than the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in force; provided, however, the fidelity bond coverage must at least equal the sum of three months' Assessments on all Dwelling Units on the Property, plus the Association's reserve funds. A management agent handling funds for the Association shall also be covered by its own fidelity bond, naming the Association as an additional obligee, at the sole cost of said agent.

SECTION 14

RIGHT TO CURE, MEDIATION AND ARBITRATION OF ALLEGED DEFECTS

In order to provide an efficient procedure for resolving certain types of claims, as defined in this Section, the Association and all Owners shall be subject to the dispute resolution procedure set forth in this Section, notwithstanding that other procedures, including those set forth in "Right to Repair" or similar law, may be otherwise applicable.

The Association and/or any Owner must provide Declarant with notice and reasonable opportunity to cure any claim by the Association or Owner arising out of or in any way relating to alleged defects by Declarant in developing the Property. If the claim is not resolved to the Association's and/or any Owner's reasonable satisfaction, any such claim, shall be settled by mediation. If within thirty (30) days after service by the Association and/or Owner upon Declarant of a written demand for mediation, the mediation does not result in complete settlement of the dispute, then any unresolved claim shall be settled by binding arbitration. Judgment on the arbitration award rendered by the arbitrators may be entered in any court having jurisdiction thereof and shall be binding and conclusive as to all parties and no appeal may be taken by any party.

SECTION 15

DURATION, AMENDMENT AND TERMINATION

15.1 Duration. This Declaration and all amendments and supplements thereto, and the Restrictions shall be covenants running with the land and shall bind the Property and every part thereof, and shall (regardless of whether any such beneficiary owns an interest in any lot) inure to the benefit of and be enforceable by, the Board and each Owner and tenant and their legal representatives, heirs, devisees, successors and assigns, and shall continue in full force and effect for thirty (30) years from the date on which this declaration is recorded in the _____ County, _____ Recorder's / Clerk's office. Thereafter the restrictions shall be automatically renewed for successive ten (10) year periods unless amended or terminated as provided in this Section 15.

15.2 Amendment or Termination. Prior to the end of the Development Period, any provision of this Declaration may be amended, in whole or in part, or terminated, by a recorded instrument approved by the Owners of at least sixty-seven percent (67%) of all Lots located in

the Property and the approval of the Declarant. After the end of the Development Period, any provision of this Declaration may be amended in whole or in part or terminated by a recorded instrument approved by the Owners of at least sixty-seven percent (67%) of all Lots located in the Property.

The President of the Board shall determine whether the persons who have approved of any amendments or termination of this Declaration constitute Owners of at least sixty-seven percent (67%) of all Lots. Promptly after the approval of any amendment or termination of any part of this Declaration, the President of the Board shall cause to be recorded the written instrument of amendment or termination executed in properly recordable form by the President of the Association and Declarant, if during the Development Period, and the certificate of the President of the Association that the Owners of at least sixty-seven percent (67%) of all Lots have approved such instrument.

The Board shall maintain such copies filed with it by the President as a permanent record and shall make copies thereof available to any Owner at a reasonable cost.

Notwithstanding anything above to the contrary, this Declaration may be amended at any time during the Development Period without the vote of Owners by a written instrument executed by Declarant for any purpose whatsoever; provided, however, that no such amendment shall materially affect any Owner's interest in the Association or right, if any, to use the Common Elements. Each Owner and his or her mortgagees, by acceptance of a deed to a Lot or a mortgage encumbering such Lot, shall be deemed to have consented to and approved of the provisions of this paragraph and the amendment of this Declaration by Declarant as provided in the immediately preceding sentence. All such Owners and their mortgagees, upon request of Declarant, shall execute and deliver from time to time all such instruments and perform all such acts as may be deemed by Declarant to be necessary or proper to effectuate the provisions of this paragraph.

No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege. No amendment or removal from the Declaration may be made to Section 10, Covenant for Staged Development.

SECTION 16 **MISCELLANEOUS**

16.1 No Reverter. No covenant, condition, restriction or reservation or easement contained in this Declaration is intended to create, or shall be construed as creating, a condition subsequent or a possibility of reverter.

16.2 Notices. Any notice required or permitted to be given to an Owner or Tenant by the Board pursuant to the provisions of this Declaration shall be deemed given when delivered

personally or mailed by United States Registered or Certified Mail, return receipt requested, postage paid, or delivered in person, including delivery by Federal Express or other reputable commercial courier service, addressed to his or her last address as it appears on the records of the Association. Notices provided for in this Declaration or the Articles or Code of Regulations/Bylaws shall be in writing, and shall be addressed to an Owner at the address of the Lot and to the Declarant and to the Association at the address of their respective registered agent on file with the Secretary of State of the State of _____. Any Owner may designate a different address for notices to such Owner by giving written notice to the Association. Owners shall keep the Association advised of their current address and phone numbers where they can be reached. The time period in which a response to any such notice must be given or any action taken with respect thereto, shall commence to run from the date of personal delivery or date of receipt shown on the return receipt. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice sent.

16.3 Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than it otherwise might be. Neither the Association, the Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Property, nor be held liable for loss or damage to property, nor be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. All Owners and occupants of any Lot, tenants, guests and invitees of any Owner, as applicable, acknowledge that the Association, its Board and committees, Declarant, or any successor Declarant are not insurers and that each Owner and occupant of any Lot and each tenant, guest and invitee of any Owner assumes all risk for loss or damage to persons, to Lots and Dwellings and to the contents of Lots and Dwellings and further acknowledges that the Association, its Board and Committees, Declarant, or any successor Developer have made no representation or warranties not has any Owner, occupant, tenant, guest, or invitee relied upon any representations or warranties expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire and/or burglar alarm systems or other security systems recommended or installed or any security measures undertaken within the Property.

16.4 Construction. The Board shall have the right to construe the provisions of this Declaration, and, in the absence of an adjudication by a court of competent jurisdiction to the contrary, such construction shall be final and binding as to all persons and entities benefited or bound by the provisions of this Declaration.

16.5 Invalidity. The determination by a court of competent jurisdiction that any provision of this Declaration is invalid for any reason shall not affect the validity of any other provision hereof.

16.6 Headings. The headings of the Sections are for convenience only and shall not affect the meaning or construction of the contents of this Declaration.

16.7 Gender. Throughout this Declaration, the masculine gender shall be deemed to include the feminine and neuter, and the singular the plural, and vice versa.

16.8 Conflict. If there are conflicts or inconsistencies between the provisions of the laws of the State of _____, the Articles of Incorporation, this Declaration, the Code of Regulations/Bylaws, Architectural Guidelines and the Rules and Regulations, it shall be agreed that the provisions of the laws of the State of _____, this Declaration, the Articles of Incorporation, the Code of Regulations/Bylaws, the Architectural Guidelines and the Rules and Regulations (in that order) shall prevail.

16.9 Covenants Running with Land. This Declaration and all amendments hereto shall be, and shall be construed as, covenants running with the land, shall be binding upon Declarant, Builder, any mortgagee, the Association, its Members, each Owner, each Occupant and all claiming under each Owner or Occupant, and shall (regardless of whether or not any such beneficiary owns an interest in any Lot) inure to the benefit of and be enforceable by (i) Declarant, (ii) Builder, (iii) the Association, and (iv) each Owner and all claiming under each Owner.

16.10 Availability of Documents. The Association shall make available to Members, Owners, and lenders, and to holders, insurers, or guarantors of any first mortgage, current copies of the Declaration, rules and regulations, if any, and other rules concerning the Property. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances. The Association may charge a reasonable fee to cover the cost of copies.

16.11 Right of Entry. The Association shall have a reasonable right of entry upon any Lot to make emergency repairs and to do other work reasonably necessary for the proper maintenance or operation of the Property.

16.12 Condemnation. In the event any Lot or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the net proceeds of any award or settlement shall be the property of the Owner and the holder of the first mortgage, to the extent of their respective interests. Each Owner shall give the holder of a first mortgage on the Owner's Lot timely written notice of such proceeding or proposed acquisition.

In the event the Common Elements or any portion thereof is made the subject matter of any condemnation or eminent domain proceedings or other sought to be acquired by a condemning authority, the proceeds of any award or settlement shall be distributed to the

Association for the common benefit of the Owners and their mortgagees, as their interests appear.

[Remainder of page intentionally left blank. Signature page to follow.]

EXHIBIT A

Insert Legal Description of Initial Property to be Subject to Declaration

EXHIBIT B

**CODE OF REGULATIONS/BYLAWS
OF**

**ARTICLE 1.
NAME AND LOCATION**

The name of the corporation is _____, hereinafter referred to as the Association. The principal office of the Association shall be located at 3940 Olympic Boulevard, Suite 100, Erlanger, Kentucky 41018, but meetings of Members of the Association and Board of Directors/Trustees may be held at such places within the State of _____ as may be designated by the Board of Directors/Trustees.

**ARTICLE 2.
DEFINITIONS**

Each of the terms used herein shall have the same meaning as set forth in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for _____ (“Declaration”) made by Grand Communities, Ltd., a Kentucky limited partnership (“Declarant”) dated _____, and of record at the _____ County, _____ Recorder’s/Clerk’s Office. The Declaration may be, from time to time, amended or supplemented.

**ARTICLE 3.
MEETING OF MEMBERS**

3.1 **Annual Meetings.** The first Annual Meeting of the Members shall be held within _____ years from the date of incorporation of the Association, on such date as the initial Board shall determine. Each subsequent Annual Meeting of the Members shall be held in the State of _____, upon proper notice, at a date, time and place as may be reasonably set by the Board of Directors/Trustees (hereinafter referred to as “Board” or “Director/Trustee”). If the day for the Annual Meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. Each Annual Meeting shall be open to all Members.

3.2 **Special Meetings.** Special meetings of the Members may be called at any time by the President or by the Board. Special meetings shall be called by the President upon written request, delivered to the President in person or by certified mail, of Members having at least one-third (1/3) of the voting power of all Members. Upon receipt of this request, the President shall immediately cause written notice to be given of the special meeting to be held on a date not less than ten (10) nor more than thirty-five (35) days after receipt of this request. If written notice is not given to the Members within ten (10) days after the delivery of the request, the Members making the request may call the special meeting and give written notice of it.

3.3 Notice of Meetings. Written notice of each meeting of the Members shall be given by or at the direction of the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least ten (10) days, but no more than thirty-five (35) days before such meeting to each Member entitled to vote thereat. The notice shall be addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the date, time and place of the meeting, and, in the case of a special meeting, the purpose of the meeting. Notice of the date, time and place, and purpose(s) of any meeting of Members may be waived by any Member, before or after the meeting, by a writing filed with the records of the Association. The attendance of any Member at any meeting without protesting, before or at the beginning of the meeting, the lack of proper notice, shall be deemed a waiver by the Member of notice of the meeting.

3.4 Quorum; Adjournment. Except as may be otherwise provided by law, the Articles of Incorporation, the Code of Regulations/Bylaws or this Declaration, there shall be a quorum at any meeting of Members where Members who hold at least twenty percent (20%) of the total voting power of Members in good standing are present, in person or by proxy. For a vote on any matter to be valid, the quorum requirement must be met at the time of completion of that vote. If such quorum shall not be present or represented at any meeting, a majority of the Members entitled to vote thereat, shall have power to adjourn that meeting to a day which is not more than one (1) week from the day the original meeting was called. Notice of the adjournment may not be given if the time and place to which the meeting is adjourned are fixed and announced at the original meeting. When the meeting reconvenes, the quorum requirement shall be lowered to ten percent (10%) of the total voting power of the Members in good standing which must be present, in person or by proxy.

3.5 Proxies. At all meetings of Members, each Member may vote in person or by proxy. The person designated a proxy need not be a Lot Owner. All proxies shall be in writing and filed with the Secretary at least twenty-four (24) hours prior to the meeting, except that the Board may waive this time requirement for a particular meeting if the waiver would not delay the meeting and would otherwise be fair and reasonable. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his/her Lot, except as otherwise provided in the Declaration or the Articles of Incorporation. If a first mortgagee has been designated a proxy under the terms of a first mortgage covering a Lot, the presentation to the Board of Directors/Trustees of a copy of the mortgage containing the proxy designation shall be notice of that designation, and, if the mortgage so states, of the irrevocability of that designation. A proxy shall be void if it is not dated or purported to be revocable without notice.

3.6 Voting by Mail by Association Members. Any Association Member may cast his/her written vote by mail on any proposal voted upon at any meeting of the Members of the Association by sending such written vote to the Secretary of the Association within the period seven (7) days before the date of the meeting. Such written votes shall be filed with the records of the Association and, in no event, shall any action be taken or approved by the Association with the approval of any less than the percentage of voting power required by the provisions of the Declaration or without the consent of any party that is required by any of said provisions.

Members who have voted by mail shall not be counted in determining whether the quorum has been met at a meeting of the Members.

3.7 Members. Every Lot Owner shall be a Member of the Association, and such membership shall be appurtenant to and may not be separated from ownership of any Lot. During the Development Period (as defined in the Declaration), the Association shall have Class A Members (being all Owners except Declarant) and a Class B Member (Declarant). At such time as the Class B Membership shall terminate, the Declarant, if it is then a Lot Owner, shall become a Class A Member and continue as such so long as it shall remain a Lot Owner. Class B Membership shall terminate upon the expiration of the Development Period.

3.8 Voting. Each Class A Member shall be entitled to one (1) vote for each Lot owned by such Class A Member; provided that any Class A Member with respect to whom a notice of Default has been issued by the Board pursuant to the Declaration, or who has had his/her right or privilege of use and enjoyment of the Common Elements suspended pursuant to the Declaration, shall not be entitled to vote during any period in which any such Default or suspension continues; and further provided that if a Lot shall be owned by more than one (1) Lot Owner, such Lots Owners shall be deemed to constitute a single Class A Member as to such Lot for purposes of this Section. The Class B Member shall have seven (7) votes for each Lot in which the Builder holds the interest otherwise required for Class A Membership multiplied by the number of Dwelling Units located or proposed by the Builder to be located on such Lot, provided, however, that each Class B Membership shall terminate upon the expiration of the Development Period. At such time as Class B Membership shall terminate, the Builder which, for any Lot, holds an interest therein otherwise required for Class A Membership, shall be deemed a Class A Member with reference to such Lot or Lots and entitled to the voting and all other rights of such Class A Member.

Unless otherwise expressly set forth by law, the Declaration, the Articles of Incorporation or these Code of Regulations/Bylaws, the affirmative vote of fifty-one percent (51%) of the voting power of the Members voting on any matter at a meeting of Members shall be sufficient to determine that matter, provided that any quorum requirement is met at the time of completion of that vote.

3.9 Order of Business. The order of business at all meetings of Members shall be as follows: (1) calling of meeting to order; (2) roll call, determination of whether there is a quorum; (3) proof of notice of meeting or waiver of notice; (4) reading of minutes of preceding meeting; (5) reports of Officers; (6) reports of committees; (7) election of the Board of Directors/Trustees (when appropriate); (8) unfinished and/or old business; (9) new business; (10) adjournment.

3.10 Action by Association Members Without a Meeting. Any action which may be authorized or taken at a meeting of the Members may be authorized or taken without a meeting in a writing or writings signed by all Members in good standing which writing or writings shall be filed with the records of the Association. Written notice of any action proposed to be taken by such written consent of Members shall be sent to all parties who are entitled to notices under the Declaration not less than ten (10) days prior to commencing the circulation of the action for written consent among the Members.

ARTICLE 4.
BOARD OF DIRECTORS/TRUSTEES-SECTION-TERM OF OFFICE

4.1 Number and Term of Office. Until the _____ Annual Meeting, the initial Board shall consist of three (3) persons appointed by the Class B Member who shall serve until their respective successors are elected and qualified. Directors/Trustees appointed by the Declarant need not be Members of the Association. However, a Director/Trustee elected by Class A Members shall be a Lot Owner or a spouse of a Lot Owner, except that if a Lot Owner is a corporation, partnership, joint venturer, or other entity, the Lot Owner may elect as a Director/Trustee an officer, partner, joint venturer, or like individual affiliated with this Lot Owner.

At the _____ Annual Meeting, the Board of Directors/Trustees shall expand from three (3) to five (5) Directors/Trustees. At such meeting, the Class B Member shall appoint three (3) Directors/Trustees for a two (2) year term. Thereafter, at each bi-annual meeting the Class B Member, until the Development Period Special Meeting (as hereinafter defined), shall appoint three (3) Directors/Trustees for a two (2) year term.

At the _____ Annual Meeting, the Class B Member shall appoint two (2) Class A Members as Directors/Trustees. One of the Directors/Trustees shall be appointed for a two (2) year term and one (1) of the Directors/Trustees shall be appointed for a one (1) year term. At the expiration of the terms of such Directors/Trustees, until such time as the Builder shall transfer control of the Board to the Class A Members, the Class B Member shall, at the respective Annual Meeting, appoint successor Directors/Trustees for a two (2) year term.

Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors/Trustees shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director/Trustee to fill each vacancy on the Board. The terms of said elected Directors/Trustees shall be from one (1) to two (2) years, so that in any one (1) year thereafter, the terms of no more than three (3) nor less than two (2) Directors/Trustees shall expire. The three (3) Directors/Trustees with the most votes shall be the Directors/Trustees who shall serve the two-year term. Additionally, after the Development Period Special Meeting, all Directors/Trustees, and their successors, shall be elected by Class A Members and shall be elected for a two (2) year term.

Notwithstanding anything above to the contrary, the Class B Member may, by written notice to the Board, at or before any Annual Meeting, relinquish to the Class A Members, the Class B Member's right to elect one or more Directors/Trustees at such Annual Meeting pursuant to this Section.

4.2 Resignation; Removal, Vacancies. A Director/Trustee may resign at any time by giving written notice to the Board, the President or the Secretary. The resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless specified therein, the acceptance of such resignation shall not be necessary to make it effective.

A Director/Trustee appointed by Declarant may be removed by Declarant at any time, with or without cause. An elected Director/Trustee whose removal has been proposed by a Lot Owner shall be given an opportunity to speak at an annual or special meeting of the Members, after which that Director/Trustee may be removed, with or without cause, by a majority vote of the Members voting at a meeting of the Members.

If a vacancy is created because of resignation, removal, or death, a successor shall be appointed or elected to serve for the unexpired term of the departed Director/Trustee. Declarant shall appoint a successor for any appointed Director/Trustee, and the Members shall elect a successor for any elected Director/Trustee using the procedure set forth in 0 above, at any Annual Meeting of the Members or at any special meeting of the Members called for the purpose of filling this vacancy.

4.3 Compensation. No Director/Trustee shall receive compensation for any service he or she may render to the Association, however, any Director/Trustee shall be reimbursed for his or her actual expenses incurred in the performance of his or her duties.

ARTICLE 5. **NOMINATION AND ELECTION OF DIRECTORS/TRUSTEES**

5.1 Nomination. Nomination for election to the Board shall be made by a Nominating Committee. Nominations may also be made from the floor at the Annual Meeting of the Members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board at least thirty (30) days prior to each Annual Meeting of the Members, to serve from the close of such Annual Meeting until the close of the next Annual Meeting and such appointment shall be announced at each Annual Meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among Members or non-members. Notwithstanding the foregoing, as long as Declarant has the right to appoint all Directors/Trustees, Declarant also has the right to nominate all Directors/Trustees.

5.2 Election. Elections to the Board shall be by secret written ballot. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration and these Code of Regulations/Bylaws. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE 6. **MEETINGS OF DIRECTORS/TRUSTEES**

6.1 Annual Organizational Board Meeting. The Annual Organizational Board Meeting shall take place immediately after each Annual Meeting of the Members, at the time and place fixed from time to time by the Board.

6.2 Regular Meeting. Unless waived by the Board regular meetings of the Board shall be held no less than quarterly, on the date and at the time and place fixed from time to time by the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

6.3 Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by a majority of Directors/Trustees.

6.4 Notice of Meetings; Attendance by Members. Notice of the date, time, and place of organizational, regular, and special meetings of the Board shall be given to each Director/Trustee by personal delivery, mail, electronic mail, facsimile, or telephone at least three (3) days before the meeting. The notice need not specify the purposes(s) of the any meeting. Notice of the date, time and place of any meeting may be waived by a Director/Trustee, before or after the meeting, by a writing filed with or entered upon the records of the meeting. Attendance of a Director/Trustee at any meeting without protesting, before or at the beginning of the meeting, the lack of proper notice shall be deemed a waiver by the Director/Trustee of notice of the meeting.

No notice need be given to Non-Director/Trustee Members of organizational, regular, or special meetings of the Board. A Non-Director/Trustee Member may not attend a Board meeting or may not participate in any such meeting unless given permission to do so by the President of the Board. A Non-Director/Trustee Member may not vote at a meeting of the Board.

6.5 Waiver of Notice. Any requirement of notice to a Director/Trustee provided under this Article 6 may be waived by the Director/Trustee entitled thereto by written waiver of such notice signed by the Director/Trustee and filed with the Secretary of the Association. Attendance at a meeting is considered waiver of notice.

6.6 Quorum; Adjournment. A simple majority of the Directors/Trustees then in office shall constitute a quorum for any meeting, provided that the quorum requirement must be met at the time of completion of a vote on any matter for that vote to be valid. Whether or not a quorum is present, a majority of the Directors/Trustees present at a meeting may adjourn that meeting. Notice of the adjournment need not be given if the time and place to which the meeting is adjourned are fixed and announced at the meeting.

6.7 Voting Power. At any meeting of the Directors/Trustees at which a quorum is present, all matters shall be determined by a majority vote of those voting on the matter, except as may be otherwise expressly provided in the Declaration and these Code of Regulations/Bylaws. The President may cast an additional vote to break a tie vote on any matter.

6.8 Action Taken Without a Meeting. Any action which may be taken at a meeting of the Board may be taken without a meeting in a writing or writings signed by all the Directors/Trustees, which writing(s) shall be filed with the records of the Board. Any action so approved shall have the same effect as though taken at a meeting of the Directors/Trustees.

ARTICLE 7.
POWERS AND DUTIES OF THE BOARD OF DIRECTORS/TRUSTEES

7.1 Powers. The Board shall exercise all powers and authority, under law, and under the provisions of the Declaration, that are not specifically and exclusively reserved to the Members by law or by other provisions thereof, and without limiting the generality of the foregoing, the Board shall have the right, power and authority to:

(a) Adopt and publish Rules and Regulations (as hereinafter defined) governing the use of the Common Elements and the personal conduct of the Members, occupants and their guests thereon, and to establish penalties for the infraction thereof;

(b) Declare the office of a Member of the Board of Directors/Trustees to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors/Trustees;

(c) Obtain insurance coverage not less than that required pursuant to the Declaration;

(d) Enforce the covenants, conditions and restrictions set forth in the Declaration;

(e) Repair, maintain, and improve the Common Elements;

(f) With the approval of sixty-seven percent (67%) of the Class A Members, and the Class B Member, to borrow money for the purpose of constructing, equipping, improving and maintaining the Common Elements and in aid thereof to mortgage the Common Elements;

(g) Execute any loan agreement and/or promissory note for the benefit of Builder (as defined in the Declaration) and/or Affiliated Entity (as defined in the Declaration), as the case may be, the form of which shall comply with the terms and conditions set forth in Exhibit C attached to the Declaration, which shall evidence any loan of funds made to the Association to fund a deficit;

(h) Authorize the repayment to the Builder and/or Affiliated Entity, as the case may be, of any and all monies lent by such entity to the Association in accordance with Section 4.10 of the Declaration in funding any deficit;

(i) Suspend the voting rights of a Member during any period in which such Member shall be in Default in the payment of any Assessment levied by the Association, as more fully provided in the Declaration;

(j) Employ a manager, an independent contractor and/or such other employees as it deems necessary, and to prescribe their duties; and

(k) Exercise for the Association all powers, duties and authority vested in or delegated to the Association by provisions of these Code of Regulations/Bylaws, the Articles of Incorporation, or the Declaration not specifically reserved thereby to others, including any powers necessary or convenient to carry out its duties and authority. The powers of the Board shall be construed to be as broad as possible.

7.2 Duties. It shall be the duty of the Board of Directors/Trustees to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the Annual Meeting of the Members, or at any special meeting when such statement is requested in writing by Members representing thirty percent (30%) of each class of Members who are entitled to vote;

(b) Supervise all Officers, agents and employees of the Association, and to see that their duties are properly performed, with the Board having full power to hire and fire;

(c) As more fully provided in the Declaration, to:

(i) Establish, enforce, levy and collect Assessments as provided in the Declaration;

(ii) Give written notice of each Assessment to every Member subject thereto within the time limits set forth therein;

(iii) Foreclose the lien against any property for which Assessments are not paid within a reasonable time after they are authorized by the Declaration to do so, or bring an action at law against the Member(s) personally obligated to pay the same, or both;

(iv) Pay the Association's Common Expenses through the Assessments and/or the borrowing of funds as provided in the Declaration;

(d) Issue, or to cause an appropriate Officer to issue, upon demand by any person, a certificate setting forth whether or not any Assessment has been paid. A reasonable charge may be made by the Board for issuance of these certificates. If a certificate states an Assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain insurance as provided in the Declaration, and as the Board deems advisable;

(f) Cause the property subject to the Association's jurisdiction to be maintained within the scope of authority provided in the Declaration;

(g) Cause the restrictions created by the Declaration to be enforced; and

(h) Take all actions deemed necessary or desirable to comply with all requirements of law and the Declaration.

7.3 Professional Management Contracts. The Association may delegate all or any portion of its authority, subject to the Board of Directors/Trustees supervision, to discharge its responsibilities herein to a manager or managing agent. Any management agreement shall not exceed three (3) years and shall provide for termination by either party without cause and without payment of a termination fee on sixty (60) days or less written notice.

7.4 Rules and Regulations. The Board may adopt and amend rules and regulations (hereinafter, "Rules and Regulations") for the maintenance, use, conservation, and beautification of the Property and for the health, comfort, safety, and general welfare of Members and their families, tenants, and invitees. The Board, or any committee created by the Board, may impose fines on a Member who violates, or whose family members, tenants or invitees violate the Rules and Regulations. The Board may establish a schedule of fines for particular violations of the Rules and Regulations to be paid by any Member who violates such Rules and Regulations. Any fines assessed by the Board shall be due and payable on the date the next installment of any Assessment is due. In the event that a Member shall fail to pay when due any fines assessed by the Board under this Section, then the amount of the assessed fines, in addition to any and all expenses incurred by the Board in enforcing this Section, including reasonable attorneys' fees to the extent permitted by _____ law, may be levied as a Special Assessment against the Lot Owner in question and his or her Lot. The levying of a fine against a defaulting or delinquent Member shall not operate as a waiver of any other rights that the Board may have against such Member pursuant to the Declaration or these Code of Regulations/Bylaws. In the event such Rules and Regulations shall conflict with any provisions of the Declaration or these Code of Regulations/Bylaws, the provisions of the Declaration and of these Code of Regulations/Bylaws shall govern.

7.5 Annual Review. The Board may arrange annually for a certified public accountant to review the Association's books. Upon written request, the Board shall provide a first mortgagee with a copy of any annual review report.

ARTICLE 8. **OFFICERS AND THEIR DUTIES**

8.1 Enumeration of Officers. The Association may have a President, Vice-President, Secretary and Treasurer. The Board may create other offices from time to time. The President, Vice-President, Secretary and Treasurer shall be Members, or representatives of the Declarant or Builder.

8.2 Election of Officers. Prior to the Development Period Special Meeting, the Officers of the Association will be elected by the Board of Directors/Trustees at the Annual Organizational Board Meetings. Thereafter, the Officers of the Association will be elected by the Board of Directors/Trustees promptly after the Development Period Special Meeting and at each Annual Organizational Board Meeting and the persons so elected shall take office immediately upon election.

8.3 Term. The Officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until a successor is elected, unless he or she shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

8.4 Special Appointments. The Board may elect such other Officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

8.5 Resignation and Removal. The Board may remove any Officer at any time, with or without cause, by a majority vote of the Directors/Trustees. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless specified therein, the acceptance of such resignation shall not be necessary to make it effective.

8.6 Vacancies. A vacancy in any office may be filled by appointment of the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he or she replaces.

8.7 Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall hold more than two (2) offices simultaneously. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 8.4 above, or except by resolution of seventy-five (75%) percent of the Board of Directors/Trustees. No Officer shall execute an instrument in more than one capacity if the signatures of two or more Officers are required by law, the Articles of Incorporation, the Declaration or these Code of Regulations/Bylaws.

8.8 Duties. The duties of the Officers are as follows:

(a) President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Members and all meetings of the Board and shall see that orders and resolutions of the Board are carried out. The President may sign all legal instruments authorized by and on behalf of the Association.

(b) Vice-President. The Vice-President shall act in the place of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the names and addresses of Members; give each Member a copy of any Rules and Regulations or amendments thereto; and shall perform such other duties as required by the Board.

(d) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; keep proper books of accounts, specifying the receipts and expenses, together with

records showing the allocation, distribution, and collection of the common profits, losses, and expenses among and from the Members; and shall prepare an annual budget and annual statement of income and expenditures to be presented to the Members at the Annual Meeting, with a copy to be mailed or delivered to each Member.

(e) Reliance on Professional Advice. As long as the Directors/Trustees and the Officers are acting in good faith, the Directors/Trustees and Officers may rely upon the advice of professionals hired or retained to advise the Association. It is understood that the Directors/Trustees and Officers will be unpaid volunteers.

ARTICLE 9. **COMMITTEES**

The Board may appoint and disband such committees as it chooses.

ARTICLE 10. **INDEMNIFICATION PROVISIONS**

In addition to any other right or remedy to which the persons hereinafter described may be entitled, under the Articles of Incorporation, Code of Regulations/Bylaws, Declaration, any other agreement, or by vote of the Members or otherwise, the Association shall indemnify any Director/Trustee or Officer of the Association or former Director/Trustee or Officer of the Association, who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was a Director/Trustee or Officer of the Association, against expenses (including attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except as to matters as to which the Director/Trustee or Officer shall be finally adjudged in this action, suit or proceeding to be liable for willful misconduct or bad faith. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plead of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. The Board may purchase insurance in the amount it deems appropriate to provide this indemnification, and the cost of this insurance shall be a Common Expense. In the event of a settlement, indemnification shall be provided only in connection with those matters covered by the settlement as to which the Association is advised by counsel that the Director/Trustee or Officer has not been guilty of willful misconduct or bad faith as a Director/Trustee or Officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which a Director/Trustee or Officer may be entitled. All liability, loss, damage, cost and expenses incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated by the Association as Common Expenses. Nothing in this Section shall be deemed to obligate the Association to indemnify any

Member, who is or who has been a Director/Trustee or Officer, with respect to any duties or obligations assumed or liabilities incurred by the Member as a Member rather than as a Director/Trustee or Officer.

ARTICLE 11.
MISCELLANEOUS

11.1 Service of Notices on the Board of Directors/Trustees. Notice required to be given to the Board of Directors/Trustees or to the Association may be delivered to any Directors/Trustees or Officer of the Association either personally, via electronic mail with a read receipt requested, or by certified mail addressed to such Director/Trustee or Officer at his/her residence or business address.

11.2 Service of Notices on Devisees and Personal Representatives. Notice required to be given to any devisee or personal representative of a deceased Owner may be delivered either personally or by certified mail to such party at his, her or its address appearing on the records of the Court within the state of such deceased Owner is being administered.

11.3 Nondiscrimination. No Member (including the Builder) and no employee, agent, or representative of a Member shall discriminate on the basis of sex, race, color, creed, or national origin in sale or lease of any Lot, or in the use of the Common Elements.

11.4 Nonwaiver of Covenants. No delay or failure on the part of the Board and/or on the part of any Officer in exercising any right, power or privilege or in failing to enforce a covenant, condition, obligation, or a provision contained in the Declaration, Articles of Incorporation, Code of Regulations/Bylaws, or Rules and Regulations shall be or be deemed to be a waiver thereof, or be or be deemed to be a waiver of any subsequent exercise of such a right, power, or privilege, or be deemed to be a waiver of any subsequent violation or breach of such covenant, condition, obligation, or privilege, nor shall any single or partial exercise of any right, power, or privilege preclude any other or future exercise thereof or preclude the exercise of any other right, power, or privilege. All rights, powers, and privileges given hereunder or at law or in equity are cumulative, and any one or more or all of such rights, owners, and privileges may be exercised simultaneously or consecutively.

11.5 Board's Power to Bind. A lawful agreement or determination made by the Board or an Officer, in accordance with procedures established in the Declaration and Code of Regulations/Bylaws, shall bind all Members, their successors and their assigns.

11.6 No Act of Business for Profit. These Code of Regulations/Bylaws shall not be construed to give the Association authority to conduct any act of business for profit on behalf of one or more Members.

11.7 Books and Records. The books, records and papers of the Association shall at all time, during reasonable business hours, be subject to inspection by any Member. The Declaration, Articles of Incorporation, Code of Regulations/Bylaws and Rules and Regulations, if any, shall be available for inspection by any Member at the principal office of the Association

or at such other reasonable place as the Board might direct, where copies may be purchased at reasonable cost.

11.8 Fiscal Year. The fiscal year shall begin on the first day of January of every year, except that the first fiscal year of the Association shall begin at the date of incorporation. The commencement date of the fiscal year herein established may be changed by the Board of Directors/Trustees.

11.9 Execution of Corporation Documents. With the prior authorization of the Board of Directors/Trustees, all notes, contracts and other documents shall be executed on behalf of the Association by either the President or the Vice-President, and all checks and other drafts shall be executed on behalf of the Association by such Officers, agents or other persons as are, from time to time, by the Board, authorized so to do.

11.10 Conflict. In the case of any conflict between the Articles of Incorporation and these Code of Regulations/Bylaws, the Articles of Incorporation shall control; and in the case of conflict between the Declaration and these Code of Regulations/Bylaws, the Declaration shall control.

11.11 Amendments. These Code of Regulations/Bylaws may be amended from time to time, at any Annual Meeting or special meeting of the Members in accordance with the provisions set forth in the Declaration for amendment thereto. Notwithstanding the foregoing, the Builder, or any person or entity that the Builder has designated, must consent in writing to the amendment before the amendment is effective if the amendment is passed during the Development Period.

11.12 Governing Law. The Code of Regulations/Bylaws shall be interpreted and enforced under the laws of the State of _____.

11.13 Perpetuities; Restraints on Alienation. If an option, privilege, covenant, or right created by the Code of Regulations/Bylaws shall be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) rule restriction restraints on alienation, or (c) any other statutory or common law rule imposing time limits, then that provision shall continue only until twenty-one years after the death of the last survivor of the now living decedents of Barack Obama.

11.14 Severability. The invalidity of part or all of any provision of the Code of Regulations/Bylaws shall neither impair the validity of nor affect in any manner the Declaration, the Articles of Incorporation or the rest of the Code of Regulations/Bylaws.

11.15 Heirs, Successors and Assigns. These Code of Regulations/Bylaws shall be binding upon and shall inure to the benefit of the Association, the Declarant, the Builder, Members and Members' heirs, successors, and assigns.

11.16 Interpretation. These Code of Regulations/Bylaws shall be interpreted reasonably and in good faith. They should not be applied so strictly so as to thwart justice or common

sense. _____ law shall control. If the Code of Regulations/Bylaws or the Articles of Incorporation are silent on a subject, the Directors/Trustees may follow the applicable corporation laws of _____ and shall have all powers given to a board of directors/trustees under the applicable corporation laws of _____. These Section headings are for convenience only and shall not affect the meaning or construction of the Code of Regulations/Bylaws. A reference to a specific Section without a further identification of the document containing that Section is a reference to a Section in the Code of Regulations/Bylaws. Where the context requires masculine, feminine and/or neuter terminology shall include the neuter, feminine and/or masculine. Any capitalized terms used herein which are not otherwise defined, shall have the meanings as defined in the Declaration.

ADOPTED this _____ day of _____, 2014.

ASSOCIATION NAME

a _____ not-for-profit corporation

By: _____

Name: _____

Title: _____

EXHIBIT C

Loan Agreement(s) and Promissory Note(s) to fund Operating Deficit(s) pursuant to Section 0 of Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for _____ shall conform with the following provisions which shall govern the terms and conditions of said Agreement(s) and Notes(s):

1. Type of Note:

The Note(s) may be issued in any of the following forms:

(a) Demand Note:

This type of Note shall be payable on the date of demand by Lender; or

(b) Open-end Note:

This type of Note shall permit additional borrowing and prepayment of principal, without penalty; or

(c) Closed-end Note:

This type of Note shall not permit additional borrowing against this note; but prepayment of principal, without penalty, shall be permitted.

2. Method of Payment:

Repayment of the loan(s) may be by any of the following methods:

(a) Installment Plan:

This method of payment shall require payments, of both principal and interest, at regular intervals over the term of the loan; or

(b) Lump Sum Payment:

This method of payment shall require Periodic payments, of both principal and interest, for a specified time and a lump sum payment at maturity to discharge the outstanding balance of the loan; or

(c) Balloon Payment:

This method of payment shall require periodic interest payments for a specified time and a lump sum payment at maturity to discharge the outstanding balance of the loan.

3. Interest:

The Interest Rate established by Lender shall be reasonable, but no greater than two (2) percentages points over the "prime rate" as published in the Wall Street Journal and shall be designated by lender to be either:

(a) Fixed:

The Lender shall establish a rate of interest at the time of the making of the Note and this rate of interest shall remain constant over the term of the Note; or

(b) Variable:

The Lender can periodically adjust the interest rate in accordance with fluctuations in the "prime rate" as published in the Wall Street Journal.

Furthermore, Interest shall be designated by Lender to be either:

(c) Compound:

Interest shall be paid on both the principal and the previously accumulated interest; or

(d) Simple:

Interest shall be paid on the principal only and not on accumulated interest.

4. Limit on Term:

The Note(s) may be issued for a term up to, but not to exceed, ten (10) years.

5. Waiver of Defenses:

Borrower shall waive presentment, demand, protest, and notice of demand, protest, non-payment and dishonor. Borrower shall also waive all defenses based on surety ship or impairment of collateral.

6. Agreement(s) and Note(s) shall contain clauses addressing the following issues:

- (a) Order of payment
- (b) Default
- (c) Expenses
- (d) Omission or waiver by Lender
- (e) Severability
- (f) Choice of law

APPENDIX H

UTILITY AVAILABILITY LETTER

July 11, 2016

Re: 3866 N. Waggoner Rd. parcel # 170-000101-00

Mr. Smith,

In response to your question regarding service availability to the property reference on 3866 N. Waggoner Rd. The District has water service on Waggoner Rd. Sanitary sewer service available on Creek Hollow Rd. in the Colts Neck subdivision.

Please let me know if you have any further questions.



Bob Stewart

APPENDIX I

EVIDENCE OF CONTROL LETTER

Grand Communities, Ltd.
Mr. Jason M. Wisniewski
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018

July 12, 2016

Re: Clark Property (Paddock Reserve)

Dear Jason:

I understand that under Chapter 610.05 (C) (8) of Jefferson Township's Zoning Resolution, Grand Communities, Ltd. is required to provide evidence that it has sufficient control over the Clark property consisting of approximately 25.76 +/- acres, more or less, containing one parcel (PID 170-000101-00) in Jefferson Township, Franklin County, Ohio to proceed with Preliminary Plan approvals. Pursuant to the agreement between the owner of the Clark property and Grand Communities, Ltd., please take this letter as evidence that Grand Communities, Ltd. has sufficient control and can proceed with its application for rezoning, and development plan/text approvals.

Please let me know if you need additional information. Thank you.

Stanford J. Clark 7-13-16

Stanford J. Clark

Stanford J. (731) 412-6448
6380

APPENDIX J

ADJACENT OWNERS & ADDRESSES



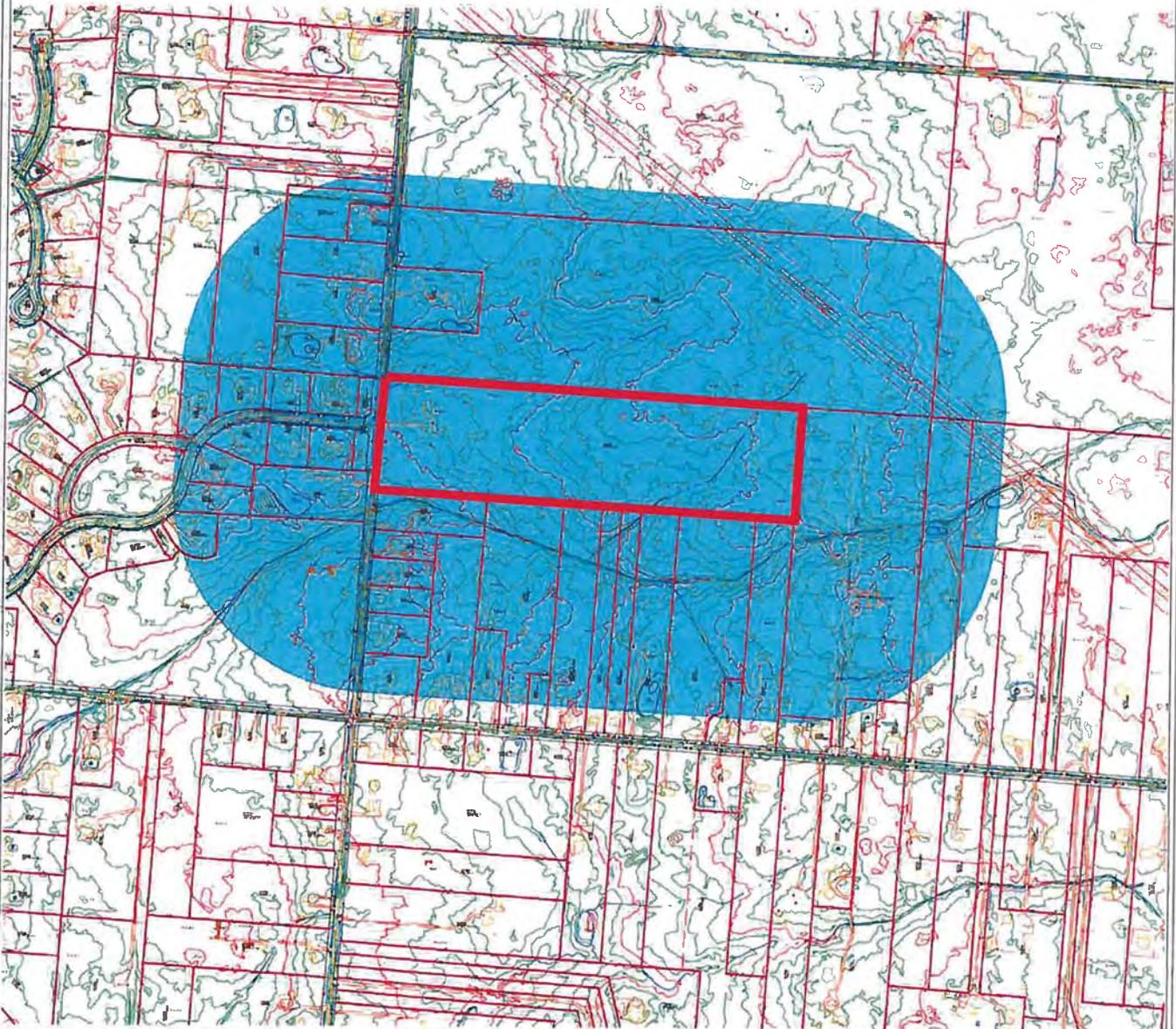
JEFF-16-06

Received 7/19/2016

CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 7/11/16



Disclaimer

Scale = 782'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

report.var

\\ Report of parcels touching irregular area - FCA530 ///
\\ Report of parcels touching irregular area - FCA530 ///
\\ Report of parcels touching irregular area - FCA530 ///
\\ Report of parcels touching irregular area - FCA530 ///
\\ Report of parcels touching irregular area - FCA530 ///
\\ Report of parcels touching irregular area - FCA530 ///
\\ Report of parcels touching irregular area - FCA530 ///
\\ Report of parcels touching irregular area - FCA530 ///

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
Report of parcels touching irregular area DATE : JUL 11, 2016

170-000008 * Owner: KAPLAN JONATHAN E KAPLAN MARCIE E
 Address: WAGGONER RD
 Mail To: JONATHAN E KAPLAN
 : MARCIE E KAPLAN
 : 2319 ECHO HILLS CIR NE
 : ATLANTA GA 30345
 : ATLANTA GA 30345

170-000050 * Owner: FOUR GRASS LLC
 Address: HAVENS RD
 Mail To: FOUR GRASS LLC
 : 393 COLUMBIA AVE N
 : COLUMBUS OH 43209

170-000051 * Owner: KALLAL MCOWEN LLC
 Address: 8015 MCOWEN RD
 Mail To: KALLAL MCOWEN LLC
 : 1527 COMMONWEALTH DR
 : BLACKLICK OH 43004

170-000054 * Owner: KAPLAN JONATHAN E KAPLAN MARCIE E
 Address: MCOWEN RD
 Mail To: JONATHAN E KAPLAN
 : MARCIE E KAPLAN
 : 2319 ECHO HILLS CIR NE
 : ATLANTA GA 30345

170-000076 * Owner: HOUANGVILAY CHINDA HOUANGVILAY VONGSAVANH
 Address: 3905 WAGGONER RD
 Mail To: CHINDA HOUANGVILAY
 : 3905 N WAGGONER RD
 : BLACKLICK OH 43004

170-000101 * Owner: CLARK STANFORD J
 Address: 3866 WAGGONER RD
 Mail To: STANFORD J CLARK
 : 1225 JADE RD
 : SAVANNAH TN 38372

170-000146 * Owner: VENNE TOM
 Address: 7766 HAVENS RD

report.var

Mail To: TOM VENNE
: 7766 HAVENS RD
: BLACKLICK OH 43004

170-000187 * Owner: BATES CARLTON J & BARBARA W
Address: WAGGONER RD
Mail To: CAROLTON J BATES
: BARBARA W BATES
: 210 CLIPPER BAY DR
: ALPHARETTA GA 30005

VAO24_FCA530 Page 1?

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUL 11, 2016

170-000355 * Owner: WALKER KEITH
Address: 7706 HAVENS RD
Mail To: HOMESELECT MONITORING SRV
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

170-000718 * Owner: TURNBULL LEONARD R @(2)
Address: WAGGONER RD
Mail To: LEONARD R TURNBULL
: SARA CATHERINE TURNBULL
: 3995 N WAGGONER RD
: BLACKLICK OH 43004

170-000722 * Owner: WAGGONER ROAD PROPERTIES L P
Address: 4055 WAGGONER RD
Mail To: JOHN PARSLEY
: MYRNA PARSLEY
: 211 RIVERS EDGE WAY
: COLUMBUS OH 43230

170-000730 * Owner: ANDREWS ROGER G ANDREWS DIANA R
Address: 7910 HAVENS RD
Mail To: ROGER G ANDREWS
: 7910 HAVENS RD
: BLACKLICK OH 43004

170-000856 * Owner: GAHANNA JEFFERSON CHURCH OF CHRIST INC
Address: 7816 HAVENS RD
Mail To: GAHANNA JEFFERSON CHURCH
: OF CHRIST INC
: PO BOX 307408
: COLUMBUS OH 43230

170-000857 * Owner: MILLS REX N
Address: 7920 HAVENS RD
Mail To: CHASE HOME FINANCE LLC
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

VAO24_FCA530 Page 2?

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUL 11, 2016

170-000858 * Owner: RICHMOND JAMES T TOD
Page 2

report.var

Address: 7860 HAVENS RD
Mail To: JAMES T RICHMOND
: 7860 HAVENS RD
: BLACKLICK OH 43004

170-000859 * Owner: RHODES THOMAS F
Address: 7946 HAVENS RD
Mail To: THOMAS RHODES
: 7946 HAVENS RD
: BLACKLICK OH 43004

170-000867 * Owner: BUTTURINI CARRIE J GROVES RICHARD K
Address: 7850 HAVENS RD
Mail To: PRIMELENDING
: 18111 PRESTON RD STE 900
: DALLAS, TX 75252

170-000930 Owner: TURNBULL LEONARD R TURNBULL SARAH CATHERINE
Address: 3995 WAGGONER RD
Mail To: LEONARD R TURNBULL
: SARA CATHERINE TURNBULL
: 3995 N WAGGONER RD
: BLACKLICK OH 430

170-000962 * Owner: GEER JOSEPH A IV GEER RHONDA L
Address: 7780 HAVENS RD
Mail To: WESBANCO BANK INC
: 1 BANK PLZ
: WHEELING, WV 26003

170-001053 * Owner: EILER JOSEPH T EILER JODI L
Address: 3939 WAGGONER RD
Mail To: JOSEPH EILER
: JODI EILER
: 3939 N WAGGONER RD
: BLACKLICK OH 43004

170-001159 * Owner: KRASKEWICZ SERENA L
Address: 3762 WAGGONER RD
Mail To: HUNTINGTON MORTGAGE CORP
: PO BOX 182661
: COLUMBUS, OH 43218

VA024_FCA530 Page 3

CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUL 11, 2016

170-001160 * Owner: WENGERT ARNOLD L & HARRIET J
Address: 3740 WAGGONER RD
Mail To: WENGERT ARNOLD L &
: HARRIETT J
: 3740 N WAGGONER RD
: BLACKLICK OH 43004

170-001161 * Owner: POLLACK DONALD S
Address: 3720 WAGGONER RD
Mail To: DONALD S POLLACK
: 3720 N WAGGONER RD
: BLACKLICK OH 43004

170-001162 * Owner: ROSE JAMES L ROSE ELIZABETH A
Page 3

report.var
Address: 3700 WAGGONER RD
Mail To: AMERICAN EAGLE MORTGAGE
: 6145 PARK SQUARE DR
: LORAINE, OHIO 44053

170-001174 * Owner: WIMBERLEY JACQUELINE P
Address: 7838 HAVENS RD
Mail To: JACQUELINE P WIMBERLEY
: PO BOX 134
: BLACKLICK OH 43004

170-001269 * Owner: CHAPMAN RICK L
Address: 3825 WAGGONER RD
Mail To: CHASE HOME FINANCE LLC
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

170-001373 * Owner: DOCKTER JULIE A
Address: 7726 HAVENS RD
Mail To: JULIE A DOCKTER
: 7726 HAVENS RD
: BLACKLICK OH 43004

170-001393 * Owner: MCVAY BEVERLY A
Address: 3930 WAGGONER RD
Mail To: BEVERLY MCVAY
: 3930 N WAGGONER RD
: BLACKLICK OH 43004

VA024_FCA530 Page 4
CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUL 11, 2016

170-001404 * Owner: HANSEN JIMMY W & MARY C
Address: 3772 WAGGONER RD
Mail To: THIRD FEDERAL SAVINGS
: 7007 BROADWAY AVE
: CLEVELAND, OH 44105

170-001498 * Owner: MARGRAFF DEANNA JO
Address: HAVENS RD
Mail To: DEANNA JO MARGRAFF
: 5500 CENTRAL COLLEGE RD
: WESTERVILLE OH 43081

170-001641 Owner: REITTER RICHARD G III REITTER JENNIFER C
Address: 7974 HAVENS RD
Mail To: FIFTH THIRD BANK
: DFW4-2
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

170-001642 * Owner: MASON RAYMOND E III
Address: 8000 HAVENS RD
Mail To: RAYMOND E MASON III
: 8000 HAVENS RD
: BLACKLICK OH 43004

170-001661 Owner: MASON ISAAC M & PATRICIA A
Address: 8006 HAVENS RD
Mail To: ISAAC M MASON

report.var
: PATRICIA A MASON
: 8006 HAVENS RD
: BLACKLICK OH 43004

170-001662 Owner: CROWDER TIMOTHY C CROWDER LYNNE S
Address: 8022 HAVENS RD
Mail To: CHASE HOME FINANCE LLC
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

170-001857 * Owner: IGNASH DANIEL S
Address: 3905 WAGGONER RD
Mail To: FIFTH THIRD BANK
: DFW4-2
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

VAO24_FCA530 Page 5
CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUL 11, 2016

170-001877 * Owner: OWENS BRENT A OWENS LISA S
Address: 8060 HAVENS RD
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328

170-001892 * Owner: COLLINS KEVIN G COLLINS AMANDA L
Address: 8110 HAVENS RD
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328

170-001900 * Owner: KOENIG TIMOTHY G & BEVERLY M
Address: 8190 HAVENS RD
Mail To: TIMOTHY G KOENIG
: BEVERLY M KOENIG
: 8190 HAVENS RD
: BLACKLICK OH 43004

170-002317 Owner: LANG KURT TR LANG KATHERINE M TR
Address: 2319 PRIVATE LN
Mail To: KURT LANG TR
: KATHERINE LANG TR
: 2319 PRIVATE LN
: BLACKLICK OH 43004

170-002318 Owner: SHEIDLLOWER DONNA
Address: 8342 CREEK HOLLOW RD
Mail To: DONNA SHEIDLLOWER
: 8342 CREEK HOLLOW RD
: BLACKLICK OH 43004

170-002319 Owner: HOENIG STEVEN HOENIG JULIA
Address: 8370 CREEK HOLLOW RD
Mail To: HUNTINGTON MORTGAGE CORP
: PO BOX 182661
: COLUMBUS, OH 43218

report.var

VAO24_FCA530 Page 6

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUL 11, 2016

170-002320 Owner: KUZAREVSKI DRAGA
Address: 8400 CREEK HOLLOW RD
Mail To: DRAGA KUZAREVSKI
: 8400 CREEK HOLLOW RD
: BLACKLICK OH 43004

170-002321 Owner: OPPONG BERNARD K TR
Address: 8436 CREEK HOLLOW RD
Mail To: BERNARD OPPONG
: 8436 CREEK HOLLOW RD
: BLACKLICK OH 43004

170-002322 Owner: GROENEVELDT LUCIEN E ET AL
Address: 8437 CREEK HOLLOW RD
Mail To: CITIMORTGAGE INC
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623

170-002323 Owner: EVANS C DENNIS EVANS MARY E
Address: 8409 CREEK HOLLOW RD
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328

170-002324 Owner: GREEN BRUCE E GREEN KATHRYN R
Address: 8373 CREEK HOLLOW RD
Mail To: FIFTH THIRD BANK
: DFW4-2
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

170-002325 Owner: HARISHANKAR RAMAN HARISHANKAR PREMA
Address: 8337 CREEK HOLLOW RD
Mail To: LAKE MICHIGAN CRDT UNION
: ATTN: MORTGAGE DEPT
: PO BOX 2848
: GRAND RAPIDS, MI 49501-24

VAO24_FCA530 Page 7

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUL 11, 2016

170-002326 Owner: BINZEL DOUGLAS W BINZEL MARY J
Address: 8315 CREEK HOLLOW RD
Mail To: DOUGLAS W BINZEL
: 8315 CREEK HOLLOW RD
: BLACKLICK OH 43004

170-002327 * Owner: PRIVATE LANE HOMEOWNERS ASSOCIATION
Address: CREEK HOLLOW RD
Mail To: THE COLTS NECK HOMEOWNERS
: ASSOC
: PO BOX 30161
: GAHANNA, OH 43230

report.var

170-002328 * Owner: COLTS NECK HOMEOWNERS ASSOCIATION
Address: CREEK HOLLOW RD
Mail To: THE COLTS NECK HOMEOWNERS
: ASSOC
: PO BOX 30161
: GAHANNA, OH 43230

170-002329 * Owner: COLTS NECK HOMEOWNERS ASSOCIATION
Address: CREEK HOLLOW RD
Mail To: THE COLTS NECK HOMEOWNERS
: ASSOC
: PO BOX 30161
: GAHANNA, OH 43230

170-002330 * Owner: COLTS NECK HOMEOWNERS ASSOCIATION
Address: CREEK HOLLOW RD
Mail To: THE COLTS NECK HOMEOWNERS
: ASSOC
: PO BOX 30161
: GAHANNA, OH 43230

170-003036 Owner: BARRINGER BRIAN G BARRINGER MAUREEN S
Address: 8301 CREEK HOLLOW RD
Mail To: BRIAN G BARRINGER
: MAUREEN BARRINGER
: 8301 CREEK HOLLOW RD
: BLACKLICK OH 430

VA024_FCA530 Page 89