

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 B, 25th Floor
Columbus, OH 43215

Wednesday, October 12, 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 September 14, 2016 meeting
5. New Business:

i. 667-FP(c) – Matt Brown

Applicant/Owner:	Pulte Homes of Ohio LLC – Joel West
Engineer:	EMH&T - Matthew Kirk
Township:	Jefferson Township
Site:	1290 N Waggoner Rd. (PID #171-000029)
Acreage:	6.225 acres
Utilities:	Public water and wastewater
Request:	Requesting final plat approval of the Villages at Jefferson Run Phase 3 subdivision to allow the creation of 26 lots and 1 reserve.

ii. 677-V – Brad Fisher

Applicant/Owner:	Jefferson Grove One LLC
Agent:	Heather King
Township:	Jefferson Township
Site:	0 Kenny Rd. (PID #171-000004)
Utilities:	N/A
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that exceeds the maximum depth to width ratio.

iii. JEFF-16-09 – Matt Brown

Applicant:	MI Homes – David Hodge
Owners/Sites:	Linda L. Holliday TR - 2865 Darling Road (PID #170-000010) Gary R. Kitsmiller TR - 0 Darling Road (PID#170-000767) Forrest A. Lines - 0 Reynoldsburg-New Albany Road (PID# 170-001851) Diana L. Garvey - 2635 Reynoldsburg-New Albany Road (PID# 170-001910) Linda L. Holliday TR - 0 Darling Road (PID# 170-002307) Ryan G. Kitsmiller - 2860 Darling Road (PID# 170-003876)
Township:	Jefferson Township
Acreage:	62.1-acres
Utilities:	Public water and wastewater
Zoning:	Restricted Suburban Residential (RSR)
Request:	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Planned Suburban Residential District (PSRD) to allow for the development of 75 single-family homes.

6. Adjournment of meeting to November 9, 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, September 14, 2016

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, September 14, 2016.

Present were:

Tim Guyton, Vice Chairperson
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Debbie Johnson
Jason Sanson
Annie Ryznar

Franklin County Economic Development and Planning Department:

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

Vice Chairpeson Guyton 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 was the approval of the minutes from the August 10, 2016, meeting. Mr. Chaney made a motion to approve the minutes of the August 10, 2016, meeting minutes. The motion was seconded by Ms. Johnson. The motion was approved by a vote of six-to-zero vote.

OLD BUSINESS:

The next item of business being Case No. JEFF-16-06. The Applicant is Grand Communities, LTD. The township is Jefferson Township. The location is 3866 Waggoner Road. It is 25.76 acres and is serviced by public water and sewer The request is to rezone from the Restricted Suburban Residential District to the Planned Suburban Residential District to allow the construction of a 26-lot, single-family subdivision. Mr. Blechschmidt made a motion to remove Case No. JEFF-16-06 from the table. It was seconded by Mr. Chaney. The motion was approved by unanimous vote. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Blechschmidt made a motion to approve Case No. JEFF-16-06. It was seconded by Ms. Johnson. The motion failed by a five-to-one vote.

NEW BUSINESS:

The next item of business being Case No. 676-V. The Applicants are Jacqueline and William Speaks. The agent is Deanna Cook. The township is Jefferson Township. It is located at 3575 Babbitt Road, and it is 6.268 acres in size. It is serviced by private water and wastewater. The request is for a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a division of land that will result in a lot that does not meet the minimum lot frontage requirements and will not comply with lot geometry requirement for side lot lines and the maximum depth-to-width ratio. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 676-V with Staff's conditions. It was seconded by Ms. Johnson. The motion was approved by a six-to-zero vote.

The next item of business being the Findings of Fact regarding Case No. 676-V. Mr. Chaney made a motion to accept the Findings of Fact that six items have been met for approval as specified in Section 701.07 of the Subdivision Regulations. Ms. Johnson Seconded the motion. The motion was approved by a six-to-zero vote.

The next order of business being Case No. PERRY-16-07. The applicant is Perry Township. The township is the Perry Township Zoning Commission. The request is to amend various sections of the Perry Township Zoning Resolution. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Ms. Johnson made a motion to approve Case No. PERRY-16-07. It was seconded by Mr. Blechschmidt. The motion was approved by a vote of five yeases and one abstention.

The next order of business being Case No. JEFF-16-08. The applicant is Jefferson Township. The township is the Jefferson Township Zoning Commission. The request is to amend Article XI, Section 1100.01, Specifically Defined Words of the Jefferson Township Zoning Resolution. Mr. Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. JEFF-16-08. It was seconded by Ms. Johnson. The motion was approved by a six-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Ms. Johnson made a motion to adjourn the hearing. It was seconded by Mr. Blechschmidt.

By unanimous vote, the meeting was adjourned at 3:08 p.m.

Minutes of the September 14, 2016, Franklin County Planning Commission hearing were approved this 12th day of October, 2016

Signature

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 12, 2016

Case 667-FP(c)

Prepared by: Matt Brown

Owner:	Pulte Homes of Ohio LLC – Joel West
Engineer:	EMH&T - Matthew Kirk
Township:	Jefferson Township
Subdivision:	Villages at Jefferson Run Phase 3
Site:	1290 Waggoner Road (PID #171-000029)
Acreage:	6.225 acres
Request:	Requesting final plat approval of the Villages at Jefferson Run Phase 3 subdivision to allow the creation of 26 lots and 1 reserve.

Background Information

History:

The Preliminary Plan for the Villages at Jefferson Run subdivision was approved on January 15, 2014 and a two-year Preliminary Plan Extension was approved on December 9, 2015.

Proposal:

The applicant is requesting Final Plat approval of the Villages at Jefferson Run Phase 3 subdivision that will create 26 single-family lots and 1 reserve.

Overview and Analysis

Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan.

Staff Recommendation

Staff recommends ***approval*** of the Final Plat for Villages at Jefferson Run Phase 3.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval.

VILLAGES AT JEFFERSON RUN

PHASE 3

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Quarter Township 4, Township 11, Range 16, United States Military Lands, containing 6.225 acres of land, more or less, said 6.225 acres being part of that tract of land conveyed to PULTE HOMES OF OHIO LLC by deed of record in Instrument Number 20140910121132, Recorder's Office, Franklin County, Ohio.

The undersigned, PULTE HOMES OF OHIO LLC, a Michigan limited liability company, by MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents in "VILLAGES AT JEFFERSON RUN PHASE 3", a subdivision containing Lots numbered 46 to 71, both inclusive, and an area designated as Reserve "C", does hereby accept this plat of same and dedicates to public use, in such, all of the Drive and Streets shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their obligations and responsibilities reflected in the subdivision's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the subdivision's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, has hereunto set his hand this day of _____, 20__.

Signed and Acknowledged PULTE HOMES OF OHIO LLC
In the presence of:

By MATTHEW J. CALLAHAN,
Division Vice President of
Land Acquisition

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PULTE HOMES OF OHIO LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of _____, 20__.

My commission expires _____
Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this _____ Day of _____
20__ Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this _____ Day of _____
20__ Director,
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this _____ Day of _____
20__ Franklin County Planning Commission

Approved this _____ Day of _____
20__ Franklin County Engineer

Approved this _____ Day of _____
20__ Franklin County Drainage Engineer

This _____ day of _____, 20__, rights-of-way for the Drive and Streets herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this _____ day of _____
20__ Auditor, Franklin County, Ohio

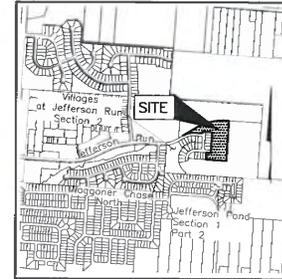
Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____
20__ at _____ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____
20__ Deputy Recorder, Franklin County, Ohio

Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the bearing of North 07° 44' 12" West for the easterly line of "Waggoner Chase North", a subdivision of record in Plat Book 102, Page 35.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.



667- FP(C)

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7865 Date _____

VILLAGES AT JEFFERSON RUN

PHASE 3

NOTE "A": At the time of platting, all of the land hereby being platted as Villages at Jefferson Run Phase 3 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 3904900219K, with an effective date of June 17, 2008.

NOTE "B": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code that have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": At the time of platting, all of Villages at Jefferson Run Phase 3 is in the Licking Heights Local School District.

NOTE "D" - RESERVE "C": Reserve "C", as designated and delineated hereon, shall be owned by an association comprised of the owners of the fee simple titles to the lots in the Villages at Jefferson Run subdivisions as passive park/open space and detention/retention.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage: 6.225 Ac.
Acreage in right-of-way: 1.529 Ac.
Acreage in remaining lots: 4.053 Ac.
Acreage in Reserve: 0.643 Ac.

NOTE "F" - ACREAGE BREAKDOWN: Villages at Jefferson Run Phase 3 is out of the following Franklin County Parcel Number:

Parcel Number 171-090029 6.225 Ac.

NOTE "G": Sub streets are intended to be extended in the future for access to adjacent properties. No extension of the sub street will be allowed without plat or deed.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Villages at Jefferson Run Phase 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

NOTE "I" - LOTS IN VILLAGES AT JEFFERSON RUN PHASE 3: Prior to the construction of the footing/foundation for the residential building to be constructed on each of lots 47-66, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot.

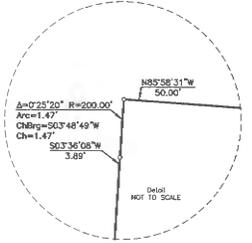
THE BOARD OF TRUSTEES OF
JEFFERSON TOWNSHIP, FRANKLIN
COUNTY, OHIO
I.N. 200408090185107

JEFFERSON RUN
SECTION 2
P.B. 102, P. 33

RESERVE "G"

VILLAGES AT JEFFERSON
RUN PHASE 2
P.B. 119, P. 75

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	73°17'23"	175.00	223.85	S 42°40'16" W	208.80
C2	107°06'09"	950.00	187.51	S 82°1'58" W	167.29
C3	81°16'48"	950.00	162.55	S 89°29'28" W	162.55
C4	181°17'17"	950.00	230.07	S 87°37'50" W	200.45
C5	90°00'00"	25.00	39.27	N 48°36'06" E	35.36
C6	54°31'37"	375.00	238.29	S 70°18'10" W	234.69
C7	187°34'40"	975.00	316.14	N 68°01'31" E	314.75
C8	73°17'23"	200.00	255.83	S 40°46'10" W	238.74
C9	37°58'34"	150.00	88.95	N 21°00'46" E	87.85
C10	35°19'31"	150.00	92.48	N 53°39'48" E	91.67
C11	37°58'34"	150.00	10.44	N 75°19'12" E	10.44
C12	256°38"	950.00	47.53	N 79°47'09" E	47.51
C13	37°58'34"	925.00	58.09	N 87°52'24" E	58.08
C14	99°44'48"	25.00	43.52	S 46°16'15" E	38.22
C15	90°00'00"	25.00	39.27	S 48°36'06" E	35.36
C16	90°00'00"	25.00	39.27	N 41°23'52" E	35.36
C17	88°39'53"	25.00	37.61	N 48°56'05" E	34.31
C18	252°14"	925.00	48.48	S 88°17'56" E	46.48
C19	161°17'17"	975.00	277.17	S 85°27'30" W	276.24
C20	027°22"	925.00	7.56	S 69°37'32" E	7.36
C21	73°42'43"	200.00	257.30	S 49°37'30" W	239.92



BL = Building Line



PULTE HOMES OF OHIO LLC
I.N. 201409120121132

VILLAGES AT JEFFERSON RUN

PHASE 3



DRAINAGE EASEMENT
FRANKLIN COUNTY DRAINAGE ENGINEER

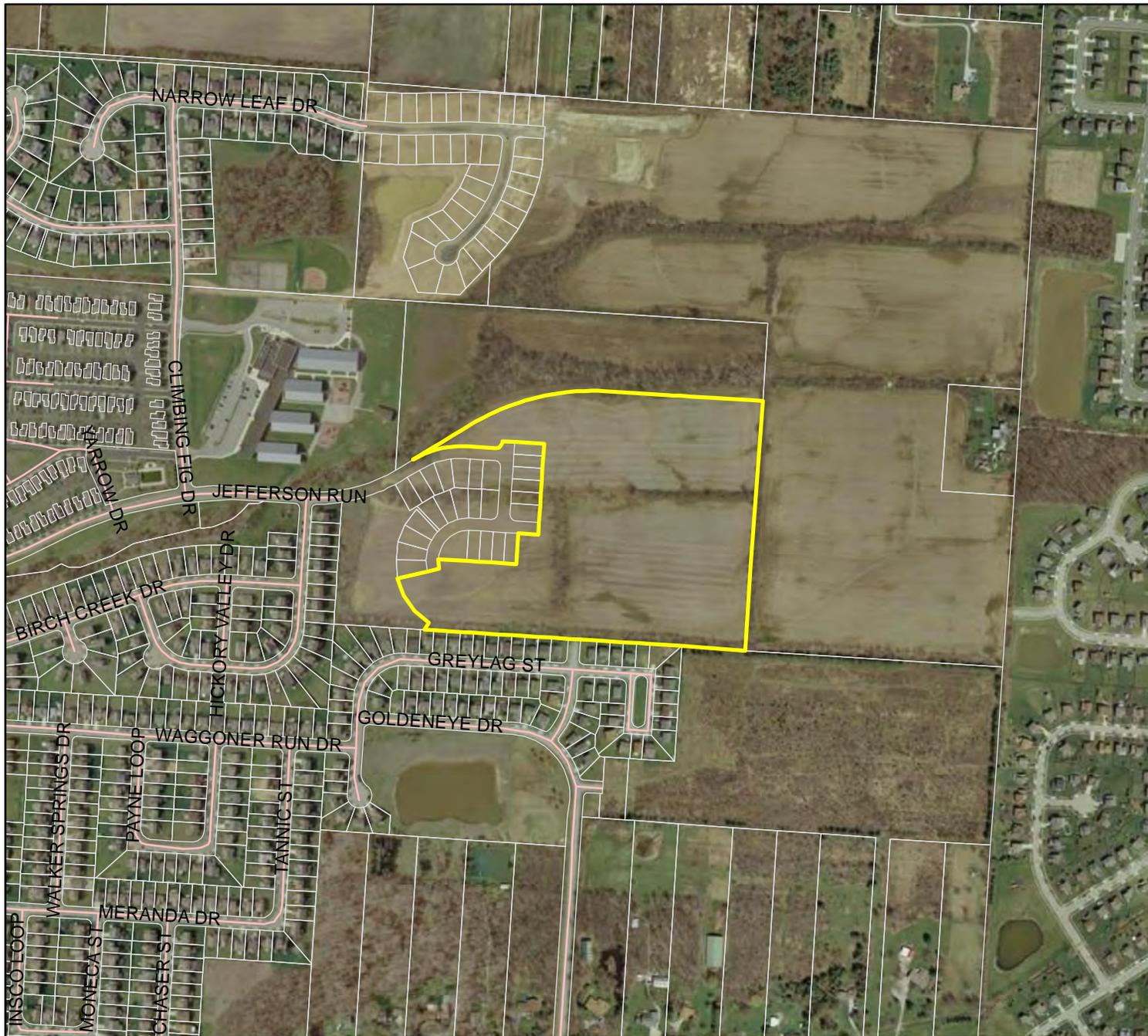
1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.
2. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.
3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.
4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

This sheet is for information purposes only and is not intended to create plan restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

HATCH LEGEND

-  Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.
-  Denotes areas/sewers added to Ditch Maintenance Program with Villages at Jefferson Run Phase 2.

A:\2014\PROJECTS\JEFFERSON RUN\PHASE 3\DWG\667-FP(C).DWG
 DATE PLOTTED: 08/27/2014 10:43:23 AM
 PLOT BY: JEFFERSON RUN
 PLOT SCALE: 1"=40'-0"
 PLOT SHEET: 3 OF 3
 PLOT TITLE: 667-FP(C)

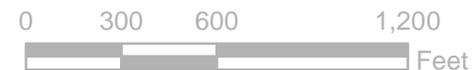
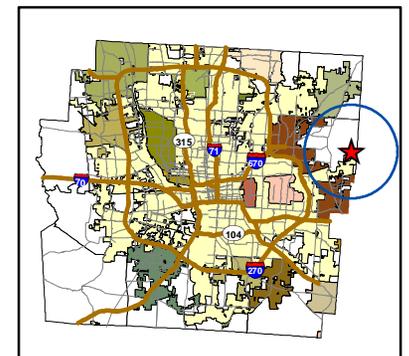


667-FP(c)

Requesting final plat approval of the Villages at Jefferson Run Phase 3 subdivision to allow the creation of 26 lots and 1 reserve.

Acres: 6.225
Township: Jefferson

-  1290 Waggoner Rd.
-  Parcels
-  Streets



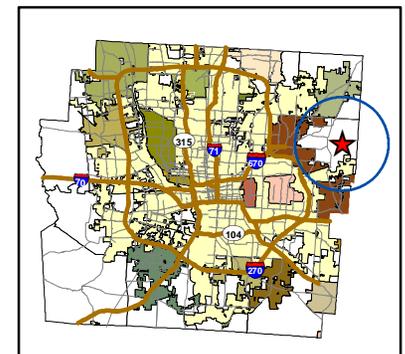


667-FP(c)

Requesting final plat approval of the Villages at Jefferson Run Phase 3 subdivision to allow the creation of 26 lots and 1 reserve.

Acres: 6.225
Township: Jefferson

-  1290 Waggoner Rd.
-  Parcels
-  Streets





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 12, 2016

Case: 677-V

Prepared by: Brad Fisher

Applicant/Owner:	Jefferson Grove One LLC
Agent:	Heather King
Township:	Jefferson Township
Site:	0 Kennedy Road (PID #171-000004)
Acreage:	1.687-acres
Utilities:	N/A
Request:	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that exceeds the maximum depth to width ratio.

Summary:

The applicant is requesting a variance to allow a lot split that will result in a parcel that exceeds the maximum depth to width ratio. The application satisfies the criteria necessary to grant a variance. Staff recommends **conditional approval**.

Request:

The site is located on the north side of Kennedy Road between Waggoner and Taylor Roads in Jefferson Township. The existing parcel is 24 acres and zoned to allow the construction of 116 ranch style apartment homes. A condition of the zoning approval was for 1.687 acres to be split and deeded to the Township. The proposed 1.687 acre lot is 60 feet wide, contains an 8 inch water main and is located in a 20 foot easement.

The applicant is proposing to split 1.687 acres from 24.488 acres. The existing parcel is non-conforming with respect to the depth to width standard in the Franklin County Subdivision Regulations. The depth to width ratio of the existing property is 33 to 1. The depth to width ratio of the proposed parcel would be 20 to 1. The maximum permitted depth to width ratio is 4 to 1.

Surrounding Zoning and Land Use:

The surrounding area is zoned Suburban Periphery Residential (SPR) in Jefferson Township and is extra-high density residential in character.

Comprehensive Plan:

The Jefferson Township Comprehensive Plan, adopted in 1996, recommends the area for extra-high density residential use, with the intent to allow for growth at higher density levels than in any other areas of the Township.

The proposal will result in the creation of a new lot that is intended to be undeveloped and deeded to Jefferson Township. The intent of the lot split is to protect the water main and prevent future development on the property.

Technical Review Agencies

Franklin County Drainage Engineer, Franklin County Engineer and Franklin Soil & Water Conservation District

Indicated no concerns with the proposed lot split.

Jefferson Township

Indicated no concerns with the proposed lot split.

Staff Analysis

Variance Criteria:

All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*
Staff believes the proposed lot split will have no impact on public health or safety or be injurious to other property.
2. *Circumstances of the request are unique to the property and not generally applicable to others.*
Staff notes that the requested variance is unique in that the new parcel is proposed to be deeded to Jefferson Township and has a water main extending from Kennedy Road, north to the proposed Jefferson Grove residential development.

Staff further notes that there is a 20 foot easement extending over the water main, traveling along the center of the proposed lot which would limit any future development of the property.

3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*
Staff notes that the existing configuration of the land is unique and the purpose of the request is to protect the new lot from future development.

Staff Recommendation

Based on Staff’s Analysis, staff recommends **conditional approval** of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that will result in a parcel that exceeds the maximum depth to width ratio. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of the proposed lot split from the Franklin County Economic Development and Planning Department.

Findings of Fact

For your convenience, the following are proposed findings of fact if the variance is granted:

_____ moves that the basis for approving the applicant’s request for the Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request above for the

applicant identified in Case No. 677-V results from the applicant satisfying the standards for granting a variance under Section 701.07.

Seconded by: _____

Voting:

701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.



Evans, Mechwart, Hambleton & Titton, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

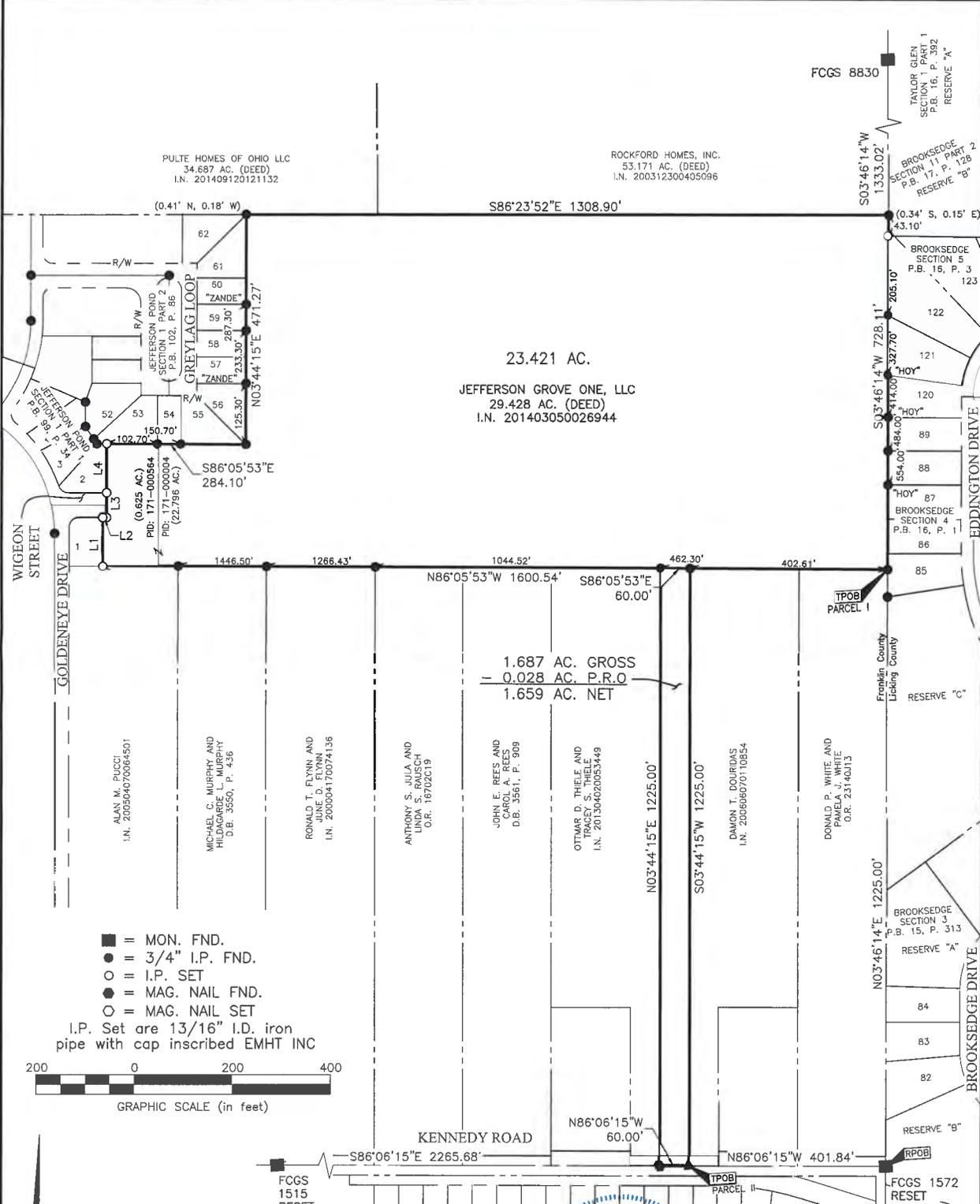
SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

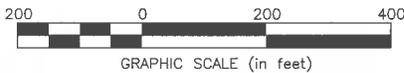
Date: August 23, 2016

Job No: 2016-0965

Scale: 1" = 200'



- = MON. FND.
 - = 3/4" I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



BASIS OF BEARINGS:

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 1515 RESET and FCGS 1572 RESET, having a bearing of North 86° 05' 53" West, with a bearing of North 86° 06' 15" West for a portion of Kennedy Road.

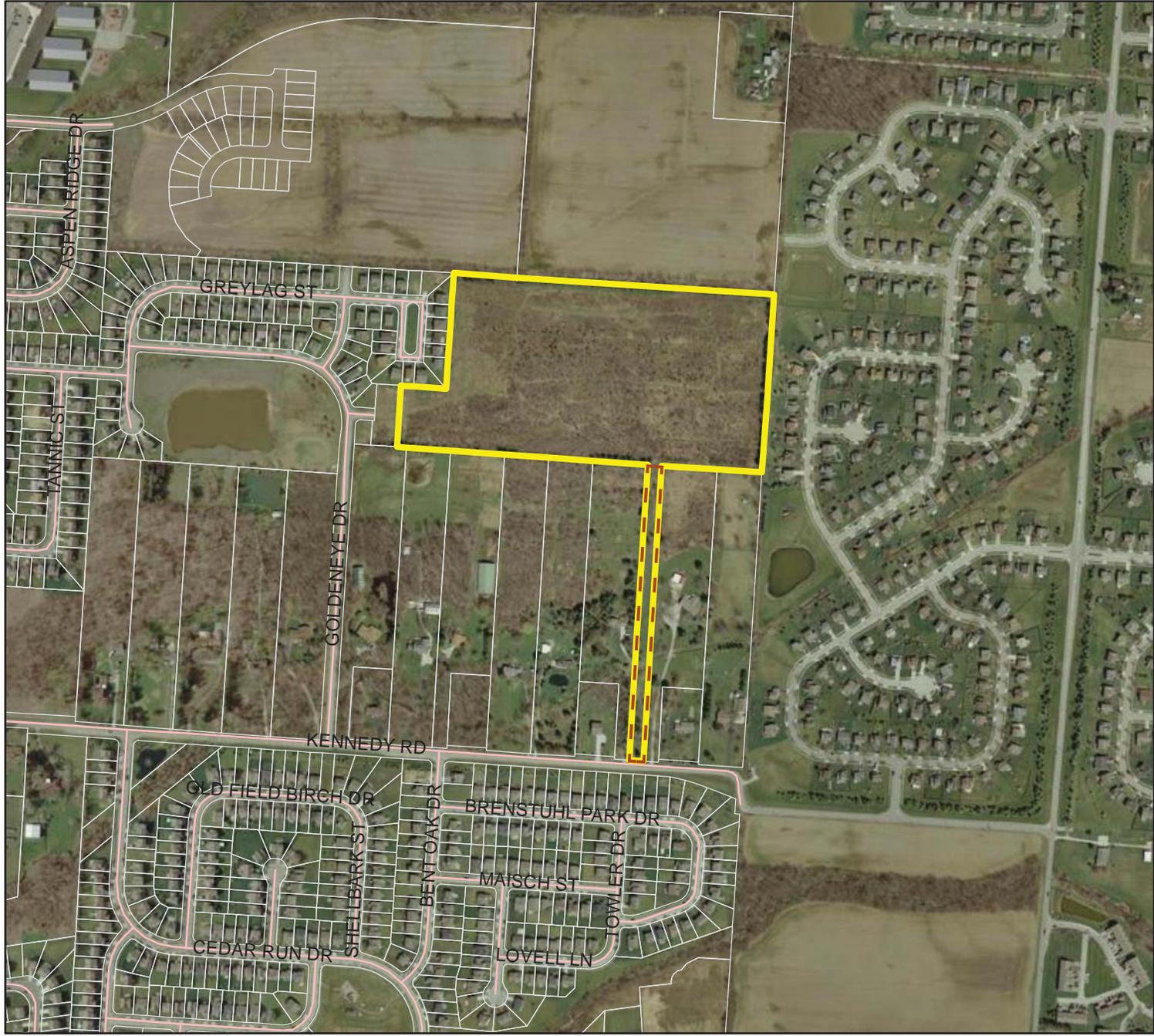
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



By *Heather L. King* 9/1/16
Heather L. King
Professional Surveyor No. 8307
Date

J:\20160965\DWG\SHEDS\BOUNDARY\20160965-VS-BNDY-02.DWG plotted by KINS, HEATHER on 9/20/2016 9:16:37 AM last saved by TWEED on 9/20/2016 8:54:54 AM

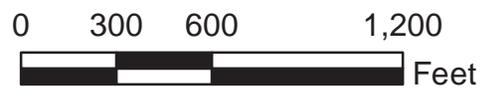
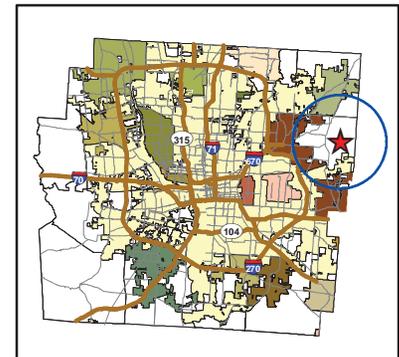


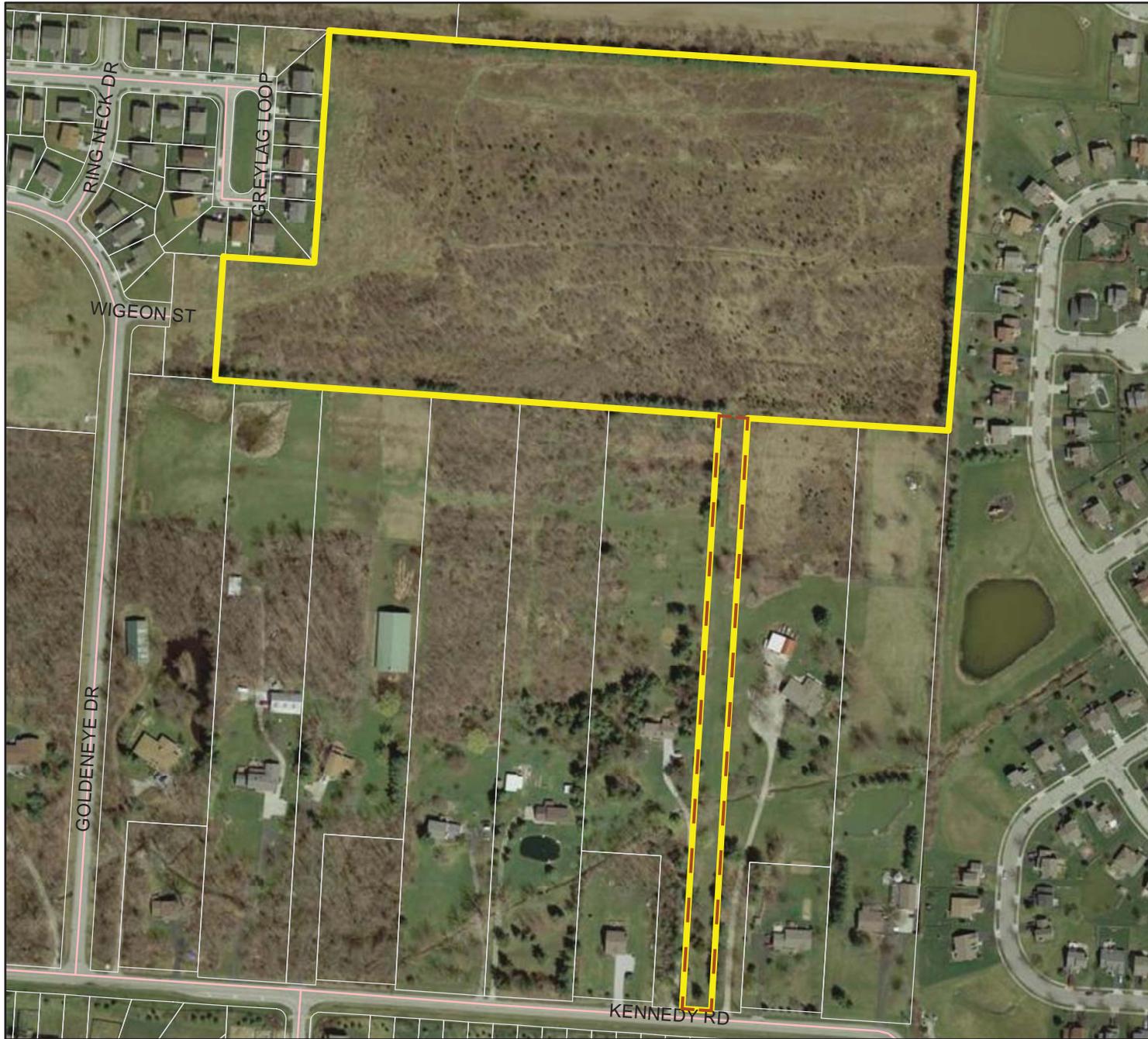
677-V

Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of a lot that exceeds the maximum depth to width ratio.

Acres: 24.48
Township: Jefferson

-  Proposed Lot Split
-  PID #171-000004
-  Parcels
-  Streets



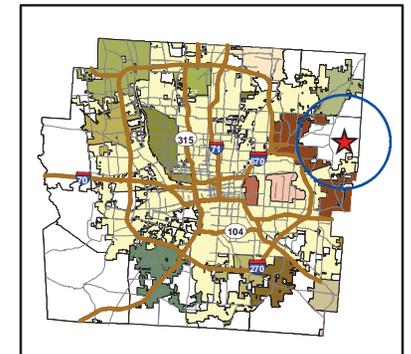


677-V

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 12, 2016

Case JEFF-16-09

Prepared by: Matt Brown & Brad Fisher

Applicant:	MI Homes – David Hodge
Owners/Sites:	Linda L. Holliday TR – 2865 Darling Road (PID #170-000010) Gary R. Kitsmiller TR – 0 Darling Road (PID #170-000767) Forrest A. Lines – 0 Reynoldsburg-New Albany Road (PID #170-001851) Diana L. Garvey – 2635 Reynoldsburg-New Albany Road (PID #170-001910) Linda L. Holliday TR – 0 Darling Road (PID #170-002307) Ryan G. Kitsmiller – 2860 Darling Road (PID #170-003876) Barry Smith – 2631 Reynoldsburg-New Albany Road (PID #170-000746)
Township:	Jefferson Township
Acreage:	62.1-acres
Utilities:	Public water and wastewater
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 for the development of 75 single-family homes.

Summary

The applicant is requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR) to allow for the development of 75 single-family homes. Staff recommends approval with conditions.

Project overview

The request is to rezone seven (7) properties, containing single-family homes and vacant land, totaling 62.1 +/- acres to allow the applicant to develop 75 single-family lots within a residential subdivision. The development will include 29.3 +/- acres of open space surrounding the lots, with a gross density of 1.2 dwelling units per acre. The subject area is located west of Reynoldsburg-New Albany Road, north of Rovilla Road, and bisected by Darling Road. The development includes one access point to Reynoldsburg-New Albany Road to the east, two access points to the west side of Darling Road, and two access points to the east side of Darling Road.

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Restricted Suburban Residential (1.5 du/ac)	Single-family Subdivision and Public
East	Restricted Suburban Residential	Single-family
South	Restricted Suburban Residential	Single-family
West	Planned Suburban Residential (1.25 du/ac)	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 ranch and 2-story, 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 62.1 +/- 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 1.2 dwelling units per acre.

Development Standards

1. Open Space

- 40 percent of the gross tract area must be designated as open space, 24.84 acres for this specific development area
 - The proposal includes 29.3 +/- acres of open space to be maintained by a forced and funded homeowner's association

2. Lot and Yard Areas

- Minimum lot area is 7,000 square feet
 - Proposed minimum lot area is 11,200 +/- square feet
- Minimum lot width at front setback is 60 feet
 - Proposed minimum lot width is 80 feet at the building line
- 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 or 28 feet, whichever is greater

3. Private Roads

- Private roads may be utilized in the PSR District
 - No private roads are proposed; all roads will be public. The development text indicates that the applicant may request variances to minimum pavement width requirements.

- The proposed development will have one access point to Reynoldsburg-New Albany Road. The roadway will be 36 feet wide located in a right-of-way 60 feet wide.
- Roadway improvements are proposed along Darling Road from the north side of the property, south to Rovilla Road, allowing for a 22 foot open ditch section with berms located in a right-of-way 50 feet wide.
- All roadways in the development will be 28 foot curbed sections of roadway located in a right-of-way 50 feet wide and include sidewalks a minimum of 5 feet wide, with the exception of Darling Road and the portion of the roadway east of lot 75.

4. *Parking*

- The PSR District requires off-street parking in compliance with Article VIII of the Township Zoning Resolution.
 - Off Street parking shall be provided in accordance with the requirements of the Jefferson Township Zoning Resolution.

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 requests a divergence from buffering requirements of lots 10-15,19-22, 42-46 and 49-53

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 2 wetlands that will be located completely in open space and not disturbed

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.
 - No drainage ways exist within the development area.

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.
 - No mature or young woodland areas were identified in the development area.

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 which is described as 0.2-0.33 dwelling units per acre, or a minimum lot size of 3-5 acres. 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

Staff believes that the proposed subdivision keeps with the Comprehensive Plan and Core Values based on the following:

- The existing zoning of the site would allow for a density of approximately 1 unit per acre, the proposed development would have a density of 1.2 units per acre. This density is lower than in surrounding subdivisions and lower than in other areas of the Township
- The majority of the surrounding area is developed and the subject area is located adjacent to the city of Gahanna. Based on the site's location, it is better suited for development than other areas of the Township that have not been developed and are not adjacent to a municipality.
- The proposed development preserves a significant amount of open space and by complying with Staff's recommended conditions, will help to maintain rural character.
- Numerous lots could be developed along the existing roadways without requiring a rezoning. Staff believes that such development would be more detrimental to the area's character than the proposed development.

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. Darling Road, Rovilla Road and Reynoldsburg-New Albany Road, adjacent to the proposed development, are all classified as Scenic Byways.

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.
- 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

While the proposed development does not strictly adhere to the Scenic Byways Management Plan, the proposed design, with Staff's recommended conditions, will better meet the Byways recommendations.

Technical Review

Jefferson Water and Sewer District

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

Jefferson Township Fire Department

The Jefferson Township Fire Department will service the development and will provide a review of the site plan.

Franklin County Engineer

The County Engineer's office has indicated that a Traffic Impact/Access Study will need to be completed by the applicant, and reviewed and approved by the Engineer's office prior to submitting for Preliminary Plan approval. The study will identify any offsite improvements that may be needed. The Engineer's office indicated that it would not be supportive of any variance requests to reduce pavement widths in the subdivision as indicated in the Development Text. The portion of Darling Road from the north side of the development, south to Rovilla Road should be located in a 60 foot right-of-way as opposed to the 50 foot indicated in the Development Text. The Development Text should omit references to improvements to Darling Road to the south and west of the development site as it is unknown at this time what improvements may be warranted. The right-of-way for Darling Road south of Rovilla Road should be 30 feet from centerline as opposed to the 25 feet indicated in the Development Text. The roadway from east of lot 75 to Reynoldsburg-New Albany Road should be curbed and guttered as opposed to an open ditch section as identified in the Development Text.

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

Indicated no concerns with the proposed development.

Franklin County EDP

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

- Although lots 14-17, 45-48, 54-57 and 62-65 will front on new roadways, they are located along Darling Road, within the recommended Scenic Byways setback. These lots should be omitted from the development plan to preserve the openness along the roadway and more closely meet the Byways recommendation.
- The proposed "central green" open space area is proposed to be bounded on all sides by a 3-rail fence. Staff believes that paths should be provided to the "central green" to allow residents to access these areas. Potential path locations could be from the adjacent roadways to the "central green" along lots 49, 53, 57 and 62, in addition to a path from the new roadway to the eastern side of the "central green".
- The Development Text requests a divergence from the zoning requirement to allow the rear elevation of homes to be within 200 feet of the right-of-way and not screened in full compliance with opacity requirements. Staff recognizes the constraints on the site with respect to a 200 foot setback requirement but does not believe the screening requirement should be waved. Staff recommends screening along the rear and sides of all lots visible from the existing public roadways, consistent with the "buffer tree" screening proposed along the northern end of the development site.

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 Comprehensive Plan recommends the subject area for a variety of densities based on the merits of the plan, access to central utilities, and preservation of open space. The proposed development has access to central utilities and preserves a significant amount of greenspace.

- The proposed zoning district and proposed density is less than the density in surrounding subdivisions and less than the density in other areas of the Townships.
- The proposal does not provide the recommended setback from scenic byways, 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;*
 - Staff believes that the development as proposed, and with Staff's recommended conditions, advances the general welfare of the Township and 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 justifies the deviation from the standard development requirements. Staff believes that the proposed development of the site will better achieve the community's goals, as detailed in adopted Township policies, than a development of the site under existing regulations.

Staff Recommendation

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

1. The Jefferson Township Fire Department must review and approve the development plan.
2. A Traffic Impact/Access Study will need to be completed by the applicant, and reviewed and approved by the Engineer's office prior to submitting for Preliminary Plan approval.
3. The Development Text must be revised to remove the reference to seeking variances to roadway width requirements.
4. The portion of Darling Road from the north side of the development, south to Rovilla Road must be located in a 60 foot right-of-way.
5. The Development Text must be revised to omit references to improvements to Darling Road on the south and west of the development site as it is unknown at this time what improvements may be warranted.
6. The Development Text must be revised to indicate the right-of-way for Darling Road south of Rovilla Road to be 30 feet from centerline.
7. The Development Text must be revised to indicate the roadway east of lot 75 to Reynoldsburg-New Albany Road to be curbed and guttered.
8. Lots 14-17, 45-48, 54-57 and 62-65 must be omitted from the development plan, or lots within the development must be reconfigured in such a way as to more closely meet the Byways recommended setback as determined by the Jefferson Township Zoning Commission and Board of Trustees.
9. Paths must be provided from the new proposed roadways to the "central green".
10. Screening must be provided along all rear and side property lines visible from existing roadways. Such screening should be consistent with the "buffer tree" screening proposed along the northern end of the development.

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 - Exhibit "C-1" Existing Conditions Plan
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 - Exhibit "C-3" Phasing Plan
 - Exhibit "C-4" Model Home Enlargements and Signage
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 - Exhibit "D-1" Overall Landscape Plan
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Developer / Builder:

M/I Homes of Central Ohio, LLC
3 Easton Oval, Suite 310
Columbus, Ohio 43219
Phone: (614) 418-8608

Attorney:

Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
Phone: (614) 335-9321

Engineer, Planner & Landscape Architect:

EMH&T
5500 New Albany Road
Columbus, Ohio 43054
Phone: (614) 775-4500

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: 202016-04 Date: August 26, 2016

Applicant: M/I Homes of Central Ohio, LLC Property Owner: Linda Holliday, Tr., et al.

Street Address: 3 Easton Oval, Suite 310 Street Address: 788 Poppy Hills Drive

City: Columbus State: Ohio Zip: 43219 City: Blacklick State: Ohio Zip: 43004

Phone Number: (614) 418.8608 Phone Number: (614) 335.9320

E-Mail Address: _____ 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
RSR Zoning District to the PSRD Zoning District for property located at:*

Street Address: 2635 Reynoldsburg New Albany Road Parcel #: 170-001910, et al.

Acreage to be rezoned: 62.1 +/- 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:

A planned single-family residential subdivision comparable to the adjacent single-family residential subdivisions.

2. The property is currently being used for:

Single-family residential and agricultural uses.

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

Please see attached metes and bounds legal description.

4. The property is outlined on the attached Franklin County GIS 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:

This rezoning request will allow the property to develop in a manner consistent with the existing adjacent single-family residential subdivisions. The request is consistent with the land use recommendations of the Jefferson Township Comprehensive Plan and is an environmentally sensitive conservation design that preserves a significant amount of open space.

Public water and sewer services are available to the property.

The applicant has met with the Franklin County Engineer and will continue to do so as the request works through the zoning process.

Please refer to the development text for additional information.

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 _____ 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.

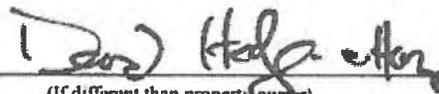
Signature of Property Owner: _____ **Please Print:** _____

Mailing Address: _____

City, State, and Zip: _____

Phone Number: () _____ **Cell #:** () _____

E-Mail Address: _____

Signature of Applicant:  _____ **Please Print:** David Hodge, Attorney
(If different than property owner)

Mailing Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260

City, State, and Zip: New Albany, Ohio 43054

Phone Number: (614) 335.9320 **Cell #:** (614) 306.4649

E-Mail Address: david@uhlfirm.com

Development Plan Text

WELDON
PLANNED SUBURBAN RESIDENTIAL DISTRICT
DEVELOPMENT PLAN

62.1+/- ACRES

September 30, 2016

BACKGROUND

The subject 62.1+/- acre property is presently zoned in the Restricted Suburban Residential (RSR) District. This request is to rezone the property to the Planned Suburban Residential District (PSRD) to allow it to develop in a manner consistent with, and complimentary to, the two adjacent single-family residential developments, Kitsmiller's Crossing to the west which is developed at 1.25 homes per acre in Jefferson Township, and Hannah Farms to the north, which is developed at 1.5 homes per acre in the City of Gahanna. This request would provide for a conservation style development of the property at 1.2 homes per acre, less dense than the existing adjacent residential subdivisions, and preserving nearly half of the property as open space. The property is generally located west of Reynoldsburg New Albany Road, is bisected by Darling Road, and is north of Rovilla Road, the majority of which are buffered by open space. The property is surrounded by single-family residentially used and zoned properties, zoned either in the RSR district, or in the instance of the adjacent subdivision located in Jefferson Township, in the same PSRD district requested here.

The applicant is M/I Homes of Central Ohio, LLC who will also be the developer. The applicant seeks development plan approval within the PSRD to develop for residential use on varying sizes with a minimum 80-foot lot width at the building line, for a total density of approximately 1.2 units per acre, well below the permissible density within the PSRD classification, and preserving nearly half of the property as open space. The plan respects the physical qualities of the land and preserves considerable open space, which may be incorporated into the township park system.

DEVELOPMENT PLAN SUBMISSION

Applicant proposes to construct 75 single-family homes on the property for an overall density of approximately 1.2 units per acre – less than either of the two existing adjacent residential subdivisions. The lot sizes have been designated to respond to site aesthetics and surrounding properties, the conservation style plan maintains significant open space, and lots vary in size as depicted on the plan. The minimum lot area is approximately 11,200 square feet. The size and location of open spaces within the subdivision are shown on the development plan. The total open space consists of approximately 29.3 +/- acres and represents 47.2% of the gross site, in excess of the minimum open space requirement of the PSRD classification.

1. INTRODUCTION

a. DESCRIPTION AND LOCATION

The subject site is located west of Reynoldsburg New Albany Road, is bisected by Darling Road, and is north of Rovilla Road, as depicted on the attached Development Plan. The property consists of approximately 62.1+/- acres.

2. PERMITTED USES/DEVELOPMENT STANDARDS

- a. Permitted uses shall be those uses set forth as of this date in Section 620.02 Planned Suburban Residential District, Jefferson Township Zoning Resolution.
- b. Unless otherwise noted in this Development Text, the applicable development standards of the Planned Suburban Residential District of the Jefferson Township Zoning Resolution shall apply.

3. YARD AND SETBACK REQUIREMENTS

- a. Setbacks are planned to preserve the rural nature of the roads, Lot 1 is approximately 250 feet from Reynoldsburg New Albany Road, Lots 11 – 15 have setbacks of approximately 110 feet from Rovilla Road, Lots 44 – 46 also maintain a setback of 110 feet from Darling Road. Further, a central open space square of 4.4+/- acres is maintained along Darling Road.
- b. The average lot size shall be approximately 14,200 square feet.
- c. The minimum building setback shall be 25 feet from the street right-of-way line.
- d. The rear yard setback shall be 28 feet or 20% of the lot depth, whichever is greater.
- e. The minimum side yard for all lots shall be 5 feet.

4. TRAFFIC AND CIRCULATION

- a. Subject to the review and approval of the Franklin County Engineer, access to the property shall be from one full service curb-cut from Reynoldsburg New Albany Road, and Darling Road bisects the development, as depicted on the Development Plan.
- b. The access from Reynoldsburg New Albany Road shall have a dedicated right-of-way width of 60 feet and a pavement width of 36 feet. Darling Road will be improved from the north side of the property, south to Rovilla Road, to a 22-foot open ditch section with berms within a 50-foot right-of-way. South of its intersection with Rovilla Road, the pavement width of Darling Road will remain in its existing condition, right-of-way will be dedicated to provide 25 feet from the existing centerline of Darling Road. The remainder of the development shall be served with public roads having a dedicated right-of-way width of 50 feet and pavement width of 28 feet face to face of curb. The applicant may request

variance(s) to the Franklin County Subdivision Regulations allowing reductions in pavement widths to accommodate alternative scenarios deemed appropriate by both the developer and Jefferson Township.

- c. With the exception of Darling Road and from Lot 75 to Reynoldsburg New Albany Road, there shall be curbs and gutters along roadways as well as sidewalks within the right-of-way which shall be a minimum of 5 feet in width.
- d. Off-street parking shall be provided in accordance with the requirements of the Jefferson Township Zoning Resolution.

5. OPEN SPACE AND LANDSCAPING

- a. Subject to final engineering, there shall be 29.3 +/- acres of open space which represents 47.2% of the gross area, in excess of the Zoning Resolution requirement. Open space may be transferred to the township, other public entity, or the homeowner's association to be used as a passive public park and/or as passive park/open space. Open space shall be maintained by a forced and funded homeowner's association.
- b. This development plan provides rural corridor setbacks along Reynoldsburg New Albany Road, Rovilla Road, and Darling Road, with the incorporation of a 4.4 +/- acre center open space area. Within these rural corridor setbacks dead and diseased trees shall be removed and underbrush cleared using best forest management practices.
- c. Along the entry drive, and the rear of lots along the central green, the developer shall install a 3-rail fence. Bollards shall be placed on the corners of every other lot to demarcate the open space from the private lot as shown on the Development Plan.
- d. An 8-foot asphalt path shall be installed in the northern 8.9 +/- acre open space which may connect to Hannah Park to provide ease of access by residents to that amenity.

6. ARCHITECTURAL DESIGN

- a. All buildings shall be designed and constructed of exterior building materials as approved by the Jefferson Township Zoning Commission and Township Trustees.
 - i. Color Palette: Earth Tones.
 - ii. Façade Materials: Brick, cultured stone, stucco, hardy plank, and any natural material.
 - iii. Windows: Single-hung vinyl, or better.
 - iv. Roof: Thirty-year dimensional shingles.
- b. Minimum home sizes shall be 1800 square feet for ranch homes, and 2500 square feet for two-story homes.

7. **MISCELLANEOUS**

- a. **Development Schedule:** It is anticipated that the property will be developed in two (2) phases ranging in size from 35 to 40 lots, with the construction of the first phase beginning within six months after approval of the rezoning, preliminary and construction plans.
- b. **Utility Considerations:** Assurances have been given by the Jefferson Water and Sewer District that capacity is available to service the homes proposed to be constructed within the subdivision.
- c. **Retention Ponds:** Retention ponds shown on the Development Plan are preliminary and subject to final engineering. All ponds shall be designed in compliance with the Franklin County Subdivision Regulations.
- d. **Construction Fencing:** Construction fencing may be used to protect specific groups of trees that the developer is going to make every effort to preserve as shown on the Development Plan.
- h. **Model Home:** Notwithstanding anything to the contrary within the Jefferson Township Zoning Resolution, prior to the approval of the final plat by Franklin County, the developer may commence construction of a two model homes to be located within the first phase of the development. One model home may be constructed in advance of, or in conjunction with, installation of infrastructure including roads.

8. **DIVERGENCES**

A divergence to Section 810.01(D) is requested to allow the rear elevation of homes on certain lots to be within 200 feet of the right-of-way, and not screened in full compliance with the opacity requirement. This condition applies to Lots 10-15, 19-22, 42-46, and 49-53. This divergence is necessary due to the practical difficulty occurring as a result of the planning efforts toward preservation of the existing character and rural nature of the roadway configurations through the property.

Exhibit "A-1"

Adjacent Owners and Addresses

Adjacent Owners (within 250 feet)

Angela Louise and Jayne Elizabeth
Campbell
2650 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000151-00

Denise C. and Douglas R. Strait
2646 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000937-00

Nancy L. Todd Nichols
2640 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000318-00

Krista and Joseph Schaeffer
1277 Oakhill Road
Blacklick, Ohio 43004
Parcel # 170-000883-00

Kevin J. and Susan L. Odonnell
6800 Rovilla Road
Blacklick, Ohio 43004
Parcel # 170-000763-00

Mark W. and Betty W. Hughes
106 Oak Noll Drive
Oakwood, Ohio 45419
Parcel # 170-001912-00

Donald R Hughes
6750 Rovilla Road
Blacklick, Ohio 43004
Parcel # 170-001345-00

Elsie L. Lines Trustee
2555 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000831-00

Mark Deeds
2565 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000227-00

Barry W. Smith
2631 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000746-00

John Jr. and Dawna L. Kelly
2639 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-001850-00

Ronald J. and Karen D. Brofford
2641 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000773-00

Jack L. Jr. and Luna C. Danford
2663 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-001821-00

Jack R. and Patricia M. Abele
2703 Reynoldsburg New Albany Road
Blacklick, Ohio 43004
Parcel # 170-000628-00

City of Gahanna
200 South Hamilton Road
Gahanna, Ohio 43230
Parcel # 025-012233-00
027-000077-00

Lisa C. and Steven A. Miller Trustee
6444 Darling Road
Blacklick, Ohio 43004
Parcel # 170-000839-00

Maureen C Tod Backiewicz
6490 Darling Road
Blacklick, Ohio 43004
Parcel # 170-000849-00

Paul D. and Clara J. Gibbs
6556 Darling Road
Blacklick, Ohio 43004
Parcel # 170-000884-00
170-001347-00

Karen I. Laparo
6600 Darling Road
Blacklick, Ohio 43004
Parcel # 170-000726-00

Raymond M. Julia B. Gruber
6429 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001878-00

Jeffrey A. and Rose M. Route
6475 Darling Road
Blacklick, Ohio 43004
Parcel # 170-002256-00

Gary M. and Joyce A. Rings
947 Heritage Street
Blacklick, Ohio 43004
Parcel # 027-000060-00

Michael W. and Carol C. O Callaghan
945 Heritage Street
Blacklick, Ohio 43004
Parcel # 027-000059-00

Michael E. Lemmon
943 Heritage Street
Blacklick, Ohio 43004
Parcel # 027-000058-00

Timothy S. and Elizabeth Diane Peyton
948 Heritage Street
Blacklick, Ohio 43004
Parcel # 027-000061-00

Valerie D. Collins
1820 Hannah Farms Ct.
Gahanna, Ohio 43230
Parcel # 027-000051-00

James J. and Jennifer Geiger Trustee
6767 Rovilla Road
Blacklick, Ohio 43004
Parcel # 170-003412-00

Eugene A. Kraft
6741 Rovilla Road
Blacklick, Ohio 43004
Parcel # 170-003411-00

Rob and Deborah Reasons Trustee
6717 Rovilla Road
Blacklick, Ohio 43004
Parcel # 170-001872-00

Terry E. and Pamela S. Reed
6705 Rovilla Road
Blacklick, Ohio 43004
Parcel # 170-001845-00

Judy Sheu and Robert N. Weidner Jr.
Trustee
6670 Haven Road
Blacklick, Ohio 43004
Parcel # 170-001844-00

William J. Morris
2660 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001848-00

Ronald G. and Barbara J. Taft
2650 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001813-00

Vincent I. Phyllis C. Panzano
2600 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001822-00

Jerome J. and Luneal G. Killilea
2610 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001823-00

David A. and Carmen Breckenridge
2620 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001824-00

Beatrice K. Freshley
2630 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001805-00

Robert M. and Shari J. Sander
2625 Darling Road
Blacklick, Ohio 43004
Parcel # 170-000073-00

Kitsmillers Crossing Association
P.O. Box 355
Blacklick, Ohio 43004
Parcel # 170-002881-00
170-002882-00

Ramesh and Jyothi S. Pisipati
2466 Keltonhurst Drive
Blacklick, Ohio 43004
Parcel # 170-002871-00

Daniel F. Roslovic
2478 Keltonhurst Drive
Blacklick, Ohio 43004
Parcel # 170-002870-00

Joseph G. and Phyllis M. Signoracci
2490 Keltonhurst Drive
Blacklick, Ohio 43004
Parcel # 170-002869-00

Yuzo and Teresa S. Suzuki
2502 Keltonhurst Ct.
Blacklick, Ohio 43004
Parcel # 170-002868-00

Jayne B. Nathans
2512 Keltonhurst Ct.
Blacklick, Ohio 43004
Parcel # 170-002867-00

Steven P. and Susan E. Manos
2522 Keltonhurst Ct.
Blacklick, Ohio 43004
Parcel # 170-002866-00

Linda a. Strapp
2542 Keltonhurst Ct.
Blacklick, Ohio 43004
Parcel # 170-002865-00

Richard S. and Johnetta L. Conrad
2535 Keltonhurst Ct.
Blacklick, Ohio 43004
Parcel # 170-002864-00

Mark A. Hamilton
2521 Keltonhurst Ct.
Blacklick, Ohio 43004
Parcel # 170-002863-00

Sandra Doyle and Michael W. Ahern
2507 Kemperwood Drive
Blacklick, Ohio 43004
Parcel # 170-002862-00

Calvin L. and Gail L. Booth
7340 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002771-00

Walker P. and Mary E. Inman
2485 Keltonhurst Drive
Blacklick, Ohio 43004
Parcel # 170-002874-00

Michael L Sr. and Sally S. Hardin
7354 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002772-00

Thomas m. and Sharon E. Martin
2477 Keltonhurst Drive
Blacklick, Ohio 43004
Parcel # 170-002873-00

Edward K. and Christine M. Pickens
686 Briarcliff Ct.
Hartland, Wisconsin 53029
Parcel # 170-002773-00

Garth and Elaine Railton
2465 Keltonhurst Drive
Blacklick, Ohio 43004
Parcel # 170-002872-00

Kevin M. and Janet R. Mason
7376 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002774-00

Shannon S. Shope Trustee
7292 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002767-00

Jeffrey and Karen Rayburn
7384 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002775-00

Cesar G. and Sandra L. Guaderas
7304 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002768-00

John P. and Susan J. Carpico
7383 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002776-00

Richard T. Chokreff
7316 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002769-00

Thomas L. Sr. and Lina J. Diley Trustee
7375 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002777-00

Anthony P. and Sharon L. Schrader
7328 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002770-00

Nicholas J. Wiggins
7361 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002778-00

Satish and Sheela S. Polakampalli
7349 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002779-00

Eric B. and Jennifer A. Travers
7315 Kemperwood Ct.
Blacklick, Ohio 43004
Parcel # 170-002780-00

Kerry M. and Tamara M. Ford
2717 Darling Road
Blacklick, Ohio 43004
Parcel # 170-001854-00

Exhibit "B-1"

Zoning Description

62.05 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jefferson, in Quarter Townships 1 and 2, Township 1, Range 16, United States Military Lands, being comprised of all of those tracts of land conveyed to Diana Lynn Garvey and James Garvey by deed of record in Instrument Number 200412100280392, Barry W. Smith by deed of record in Instrument Number 200410130238423, Forrest A. Lines and Gail M. Lines by deed of record in Instrument Number 200006130116900, Gary R. Kitsmiller and Sandra Kitsmiller, Trustees by deed of record in Instrument Number 200609200187829, Ryan G. Kitsmiller and Julianne S. Kitsmiller by deed of record in Instrument Number 200704160066278 and Linda L. Holliday, Trustee by deed of record in Instrument Number 200709140162530 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of that 0.2805 acre tract conveyed as Parcel No. 24-WD to the County of Franklin by deed of record in Deed Book 3652, Page 536, the northeasterly corner of that 0.2061 acre tract conveyed as Parcel No. 23-WD to the County of Franklin by deed of record in Deed Book 3685, Page 818, in the centerline of Reynoldsburg – New Albany Road;

Thence South 15° 10' 04" West, a distance of 90.06 feet to a point;
Thence North 85° 51' 37" West, a distance of 305.01 feet to a point;
Thence South 04° 08' 14" West, a distance of 206.41 feet to a point;
Thence North 85° 59' 04" West, a distance of 71.64 feet to a point;
Thence South 15° 25' 14" West, a distance of 118.46 feet to a point;
Thence North 85° 34' 09" West, a distance of 437.07 feet to a point;
Thence South 03° 33' 50" West, a distance of 374.60 feet to a point;
Thence North 85° 50' 40" West, a distance of 678.19 feet to a point;
Thence South 03° 44' 38" West, a distance of 150.28 feet to a point;
Thence North 86° 29' 52" West, a distance of 133.07 feet to a point;
Thence South 03° 55' 23" West, a distance of 419.48 feet to a point;
Thence South 85° 08' 00" East, a distance of 135.09 feet to a point;
Thence South 04° 14' 33" West, a distance of 182.55 feet to a point;
Thence North 87° 01' 52" West, a distance of 741.70 feet to a point;
Thence North 04° 38' 08" East, a distance of 673.10 feet to a point;
Thence South 86° 02' 33" East, a distance of 79.69 feet to a point;
Thence North 05° 30' 49" East, a distance of 773.28 feet to a point;
Thence North 28° 37' 13" West, a distance of 184.55 feet to a point;
Thence North 05° 17' 02" East, a distance of 422.60 feet to a point;

Thence South 85° 57' 24" East, a distance of 721.95 feet to a point;

Thence North 03° 55' 09" East, a distance of 413.06 feet to a point;

Thence South 86° 09' 49" East, a distance of 666.59 feet to a point;

Thence South 03° 36' 21" West, a distance of 887.86 feet to a point;

Thence South 85° 51' 14" East, a distance of 857.92 feet, to the POINT OF BEGINNING
containing 62.05 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Exhibit "B-2"

Zoning Plat

Exhibit "C-1"

Existing Conditions Plan

Exhibit "C-2"

Development Plan

DATE:	APPROVED BY:
REVISED:	DATE:
REVISION:	DATE:
REVISION:	DATE:
REVISION:	DATE:



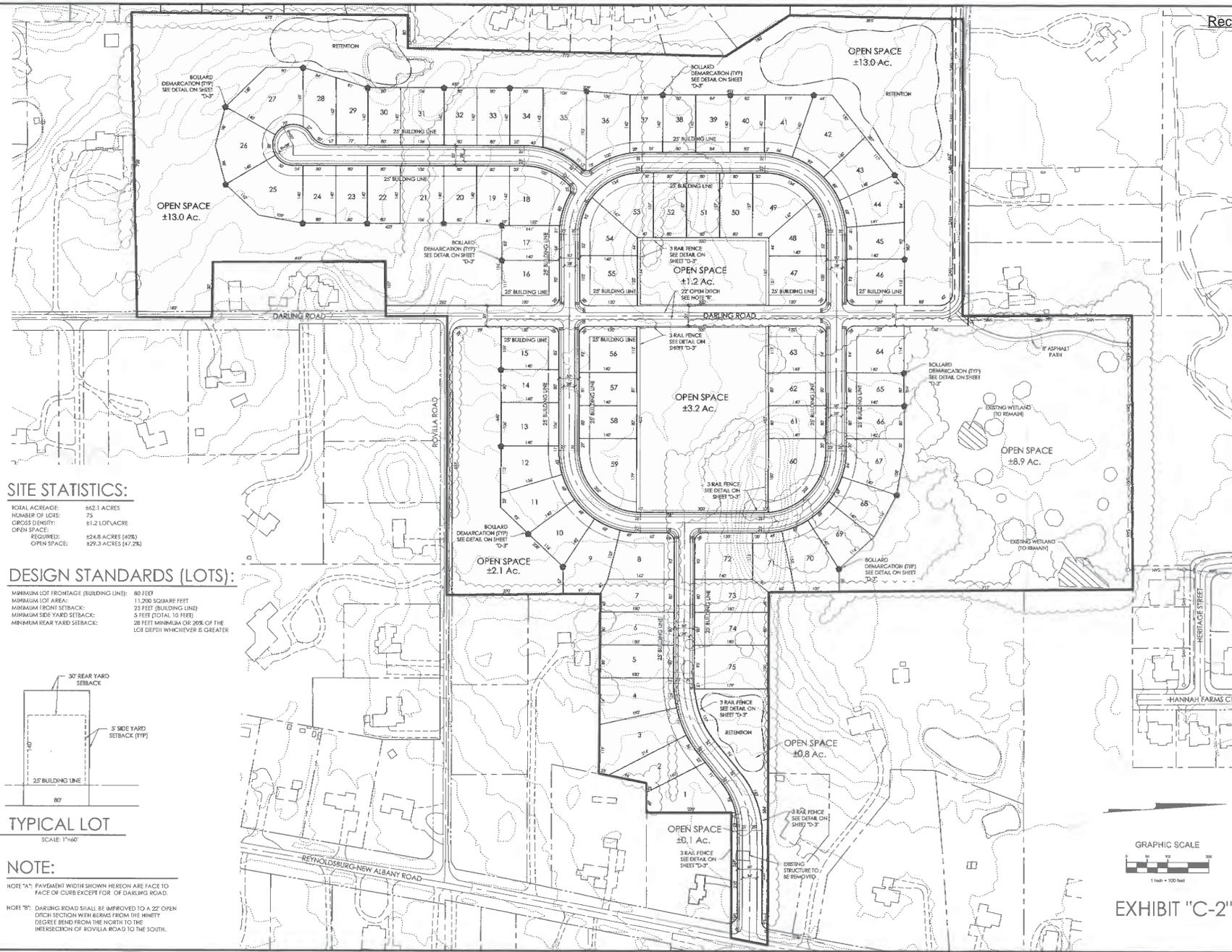
PREPARED BY:



PREPARED FOR:

DEVELOPMENT PLAN

WELDON
JEFFERSON TOWNSHIP, FRANKLIN, OHIO

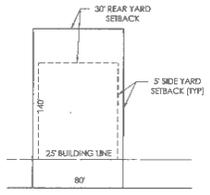


SITE STATISTICS:

TOTAL ACREAGE:	162.1 ACRES
NUMBER OF LOTS:	75
CROSS DENSITY:	81.2 LOT/ACRE
OPEN SPACE:	
REQUIRED:	254.8 ACRES (40%)
OPEN SPACE:	129.3 ACRES (47.2%)

DESIGN STANDARDS (LOTS):

MINIMUM LOT FRONTAGE (BUILDING LINE):	80 FEET
MINIMUM LOT AREA:	11,200 SQUARE FEET
MINIMUM FRONT SETBACK:	23 FEET (BUILDING LINE)
MINIMUM SIDE YARD SETBACK:	5 FEET (TOTAL 10 FEET)
MINIMUM REAR YARD SETBACK:	28 FEET MINIMUM OR 20% OF THE LOT DEPTH WHICHEVER IS GREATER



TYPICAL LOT
SCALE: 1"=60'

NOTE:

- NOTE "A": PAVEMENT WIDTH SHOWN HEREON ARE FACE TO FACE OF CURB EXCEPT FOR OF DARLING ROAD.
- NOTE "B": DARLING ROAD SHALL BE IMPROVED TO A 22' OPEN CURB SECTION WITH BERMS FROM THE NINETY DEGREE BEND FROM THE NORTH TO THE INTERSECTION OF ROVILIA ROAD TO THE SOUTH.

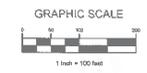


EXHIBIT "C-2"

0020\DWG\2016\Weldon\Development Plan\C-2 Development Plan.dwg, Last Saved By: mhicks, 9/19/2016 12:58 PM

Exhibit "C-3"

Phasing Plan

Exhibit "C-4"

Model Home Enlargement and Signage

DATE:	AUGUST 2016
REVISED:	SEPTEMBER 8, 2016
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	



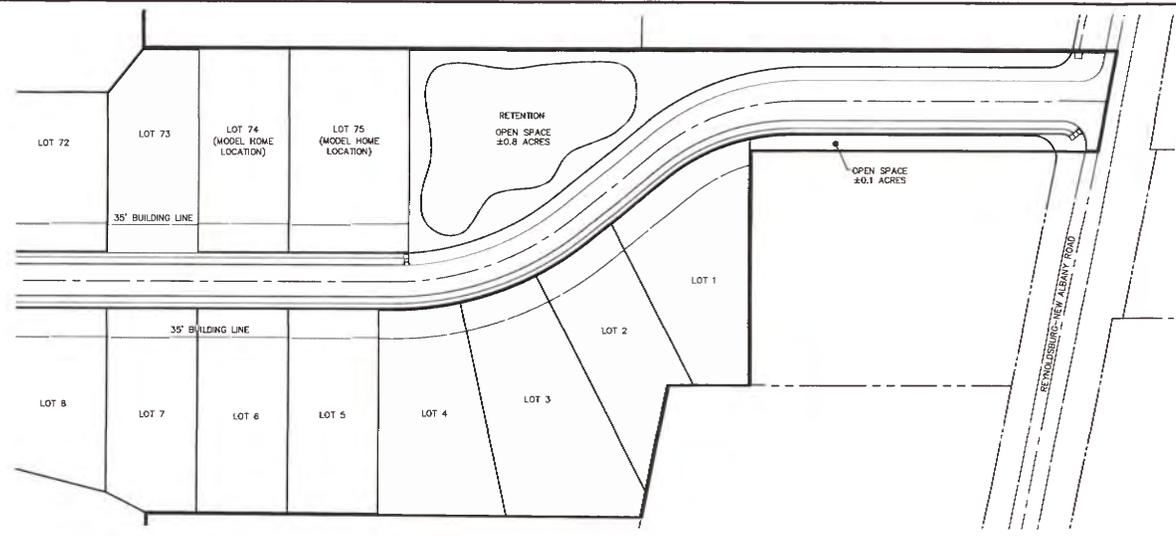
PREPARED BY



PREPARED FOR

MODEL SIGNAGE AND AMENITY DETAILS

WELDON
JEFFERSON TOWNSHIP, FRANKLIN, OHIO



MODEL HOME ENLARGEMENT (LOTS 74 AND 75)
SCALE: 1"=50'



Model Door Hours
15" x 12"

HOME GALLERY HOURS
Mon-Wed 10:00am-6:00pm
Thurs-Sat 10:00am-5:00pm
Sun 12:00pm-5:00pm

WHITE VINYL ON FIRST SURFACE OF GLASS DOOR

NOTE:
LOCATED AT DECORATED MODEL

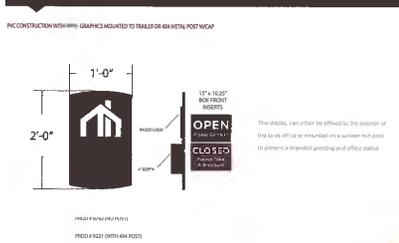
Information Center Sign



Marketing Sign



Brochure Box



Lot Signs



EXHIBIT "C-4"

Exhibit "D-1"

Overall Landscape Plan

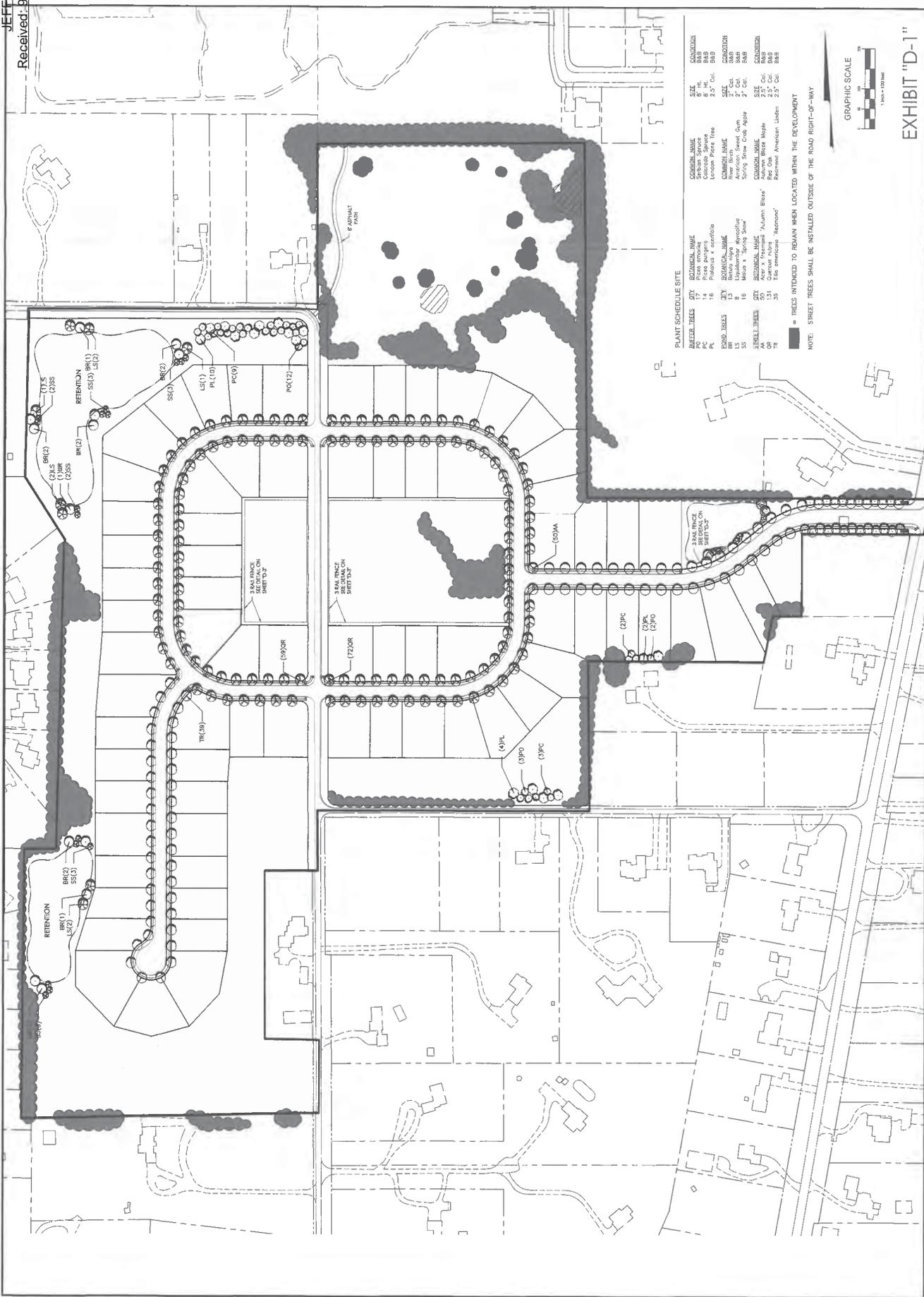
JEFF-16-02
 Received: 9/20/16

DATE	SEPTEMBER 1, 2016
PROJECT	JEFFERSON TOWNSHIP, FRANKLIN, OHIO
CLIENT	JEFFERSON TOWNSHIP, FRANKLIN, OHIO
DESIGNER	EMH.T
SCALE	AS SHOWN
PROJECT NO.	JEFF-16-02



OVERALL LANDSCAPE PLAN

JEFFERSON TOWNSHIP, FRANKLIN, OHIO
WELDON



PLANT SCHEDULE SITE

PLANT CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
BRK	17	Prunella americana	Blackberry	6" Ht.	BRK
SS	16	Prunella americana	Blackberry	6" Ht.	SS
LS	13	Salix nigra	River Birch	2" Cal.	LS
PL	16	Malus 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	PL
PC	50	Acer x freemanii 'Lumin Blaz'	Ashleaf Birch Maple	2.5" Cal.	PC
TR	35	This americane 'Redmond'	Redmond American Linden	2.5" Cal.	TR

NOTE: TREES INTENDED TO REMAIN WHEN LOCATED WITHIN THE DEVELOPMENT
 STREET TREES SHALL BE INSTALLED OUTSIDE OF THE ROAD RIGHT-OF-WAY

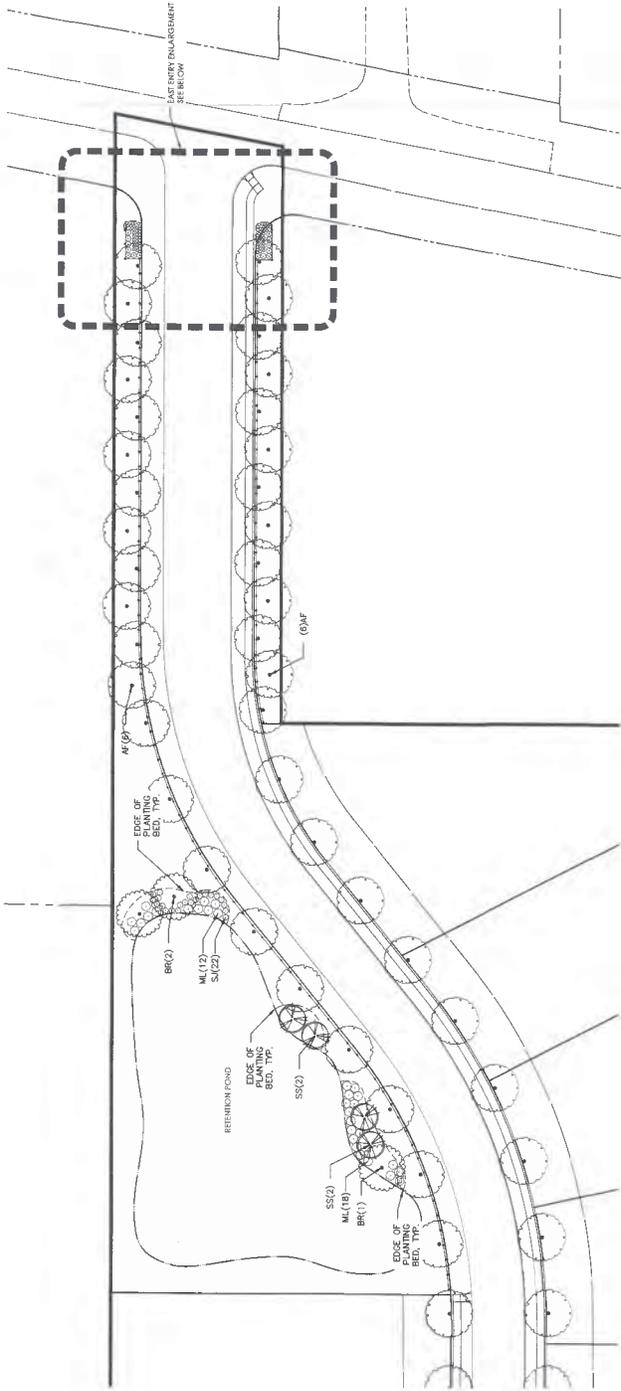


EXHIBIT "D-1"

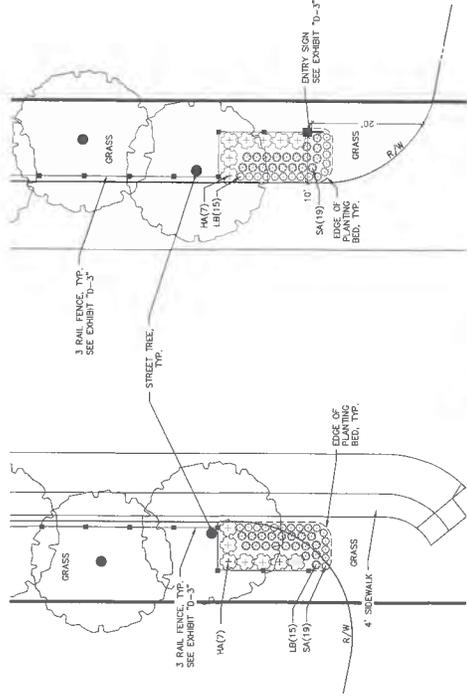
Exhibit "D-2"

Entry Landscape Enlargement

JEFF-16-09
 Received: 9/20/16



Entry Enlargement
 Scale: 1/8" = 1'-0"



East Entry Enlargement
 Scale: 1/8" = 1'-0"

PLANT SCHEDULE ENTRY & POND LANDSCAPE

PLANT	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BR	3	Brickellia sp.	Brickellia	2' Gal.	Multi Stemmed
ML	12	Malva sp.	Malva	2' Gal.	BBB
S	22	Sida sp.	Sida	2' Gal.	BBB
SS	2	Sida sp.	Sida	2' Gal.	BBB
HA	7	Hibiscus sp.	Hibiscus	15' Ht.	BBB
SA	19	Sida sp.	Sida	15' Ht.	BBB
S4	19	Sida sp.	Sida	15' Ht.	BBB

WELDON
 JEFFERSON TOWNSHIP, FRANKLIN, OHIO

ENTRY FEATURE
 ENLARGEMENT

ML HOMES
 Move Up
 MTHOMES.COM

EMHT
 Environmental Management & Technology
 500 New Albany Road, Columbus, OH 43215
 614.277.1000

DATE	APPROVED BY
REVISED	APPROVED BY

Exhibit "D-3"

Landscape Details

Exhibit "D-4"

Open Space Plan

WELDON

JEFFERSON TOWNSHIP, FRANKLIN, OHIO

ILLUSTRATIVE ENTRY LANDSCAPE PLAN



DATE	APRIL 10, 2014
DESIGNED BY	JEFFREY S. JEFFREY
CHECKED BY	JEFFREY S. JEFFREY
APPROVED BY	JEFFREY S. JEFFREY
SCALE	AS SHOWN
PROJECT	WELDON
CLIENT	M/J HOMES
LOCATION	JEFFERSON TOWNSHIP, OHIO

JEFF-16-09
Received: 9/20/16



GRAPHIC SCALE
1 inch = 20 feet

Entry Enhancement
Scale: 1/2" = 1'

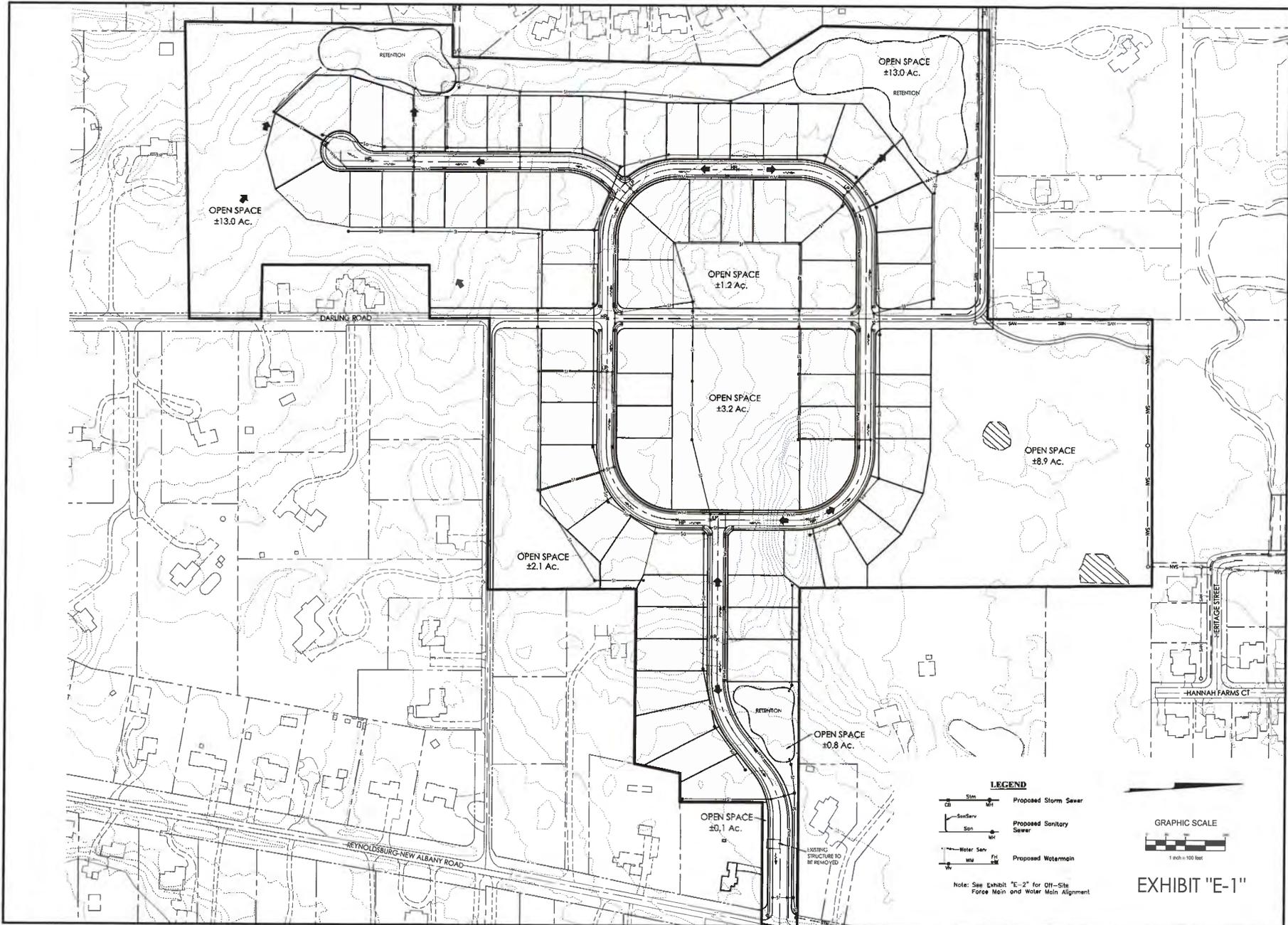


Entry Enhancement
Scale: 1/2" = 1'

GRAPHIC SCALE
1 inch = 20 feet

Exhibit "E-1"

Utility Plan



DATE	REVISION

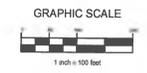


UTILITY PLAN

WELDON
 JEFFERSON TOWNSHIP, FRANKLIN, OHIO

LEGEND

	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Watermain



Note: See Exhibit "E-2" for Off-Site Force Main and Water Main Alignment

EXHIBIT "E-1"

Exhibit "F-1"

Sample Declaration of Covenant / Deed Restrictions

TRANSFER
NOT NECESSARY
NOV 22 2013
CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO


201311250195086
Pgs: 60 \$492.00 T20130102343
11/25/2013 10:21AM NEPTRANSOHIO
Terry J. Brown
Franklin County Recorder

CONVEYANCE TAX EXEMPT	
M	MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

**DECLARATION OF COVENANTS,
EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS**
FOR
PARKWOOD
(A Planned Community Under
Chapter 5312 of the Ohio Revised Code)

Cross Reference: Instrument No. 201309270164364

This instrument was prepared by:

Calvin T. Johnson, Jr., Esq.
Loveland & Brosius, LLC
50 West Broad Street, Suite 3300
Columbus, Ohio 43215

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EXHIBIT A – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT B – CODE OF REGULATIONS
EXHIBIT C – SPECIAL EASEMENT AREAS
EXHIBIT D - APPROVED FENCE DETAIL

**DECLARATION OF COVENANTS, EASEMENTS,
CONDITIONS, RESTRICTIONS AND ASSESSMENTS**

**FOR
PARKWOOD**

THIS DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS (the "Declaration") is made as of the 13th day of ~~October~~ November, 2013, by M/I Homes of Central Ohio, LLC, an Ohio limited liability company, of 3 Easton Oval, Columbus, Ohio 43219 ("Declarant").

A. Declarant is the owner of the real property more fully described in Exhibit A to this Declaration and by this reference incorporated herein (the "Property" as defined hereinafter).

B. Declarant desires to develop the Property into a residential subdivision to be known as **Parkwood** (hereinafter the "Subdivision"), and to restrict the use and occupancy of the Property for the protection of the Property and the future owners of the Property and to provide for the preservation of the values of and amenities in the Subdivision for the benefit of the present and future Owners of the Lots and the Improvements constructed on them.

C. Declarant desires that all of the Property be encumbered with the covenants, easements, restrictions and conditions set forth herein which shall run with the land and be binding on all parties having any right, title or interest in the Property, or any part thereof, their heirs, successors and assigns, including the future Owners of any Lot, the Declarant, the Declarant's successors and assigns, and any utility companies, whether public or private, who are granted rights herein.

D. Located contiguous to or near the Subdivision is property that has been or in the future may be developed as an extension of the Subdivision with subdivision lots for single-family homes to be built on them, and additional landscaped, green areas and/or other amenities and improvements, and subjected to the plan and restrictions created hereby. This property is referred to herein as the "**Additional Property**."

E. Declarant deems it desirable for the accomplishment of these objectives to create an association to which is delegated and assigned the non-exclusive right and obligation to administer and enforce the provisions hereof, to own and/or maintain certain property, to have easement rights with respect to certain property, to administer such property, and to collect and disburse funds necessary to accomplish these objectives. Accordingly, Declarant shall cause to be incorporated a homeowners' association as a

nonprofit corporation under and pursuant to the laws of Ohio, whose Members are and will be all of the Owners of a Lot or Lots in the Subdivision.

**COVENANTS, EASEMENTS, CONDITIONS,
RESTRICTIONS AND ASSESSMENTS**

NOW THEREFORE, in pursuance of a general plan for the protection, benefit and mutual advantages of the property in the Subdivision, Declarant, with respect to the property described on Exhibit A of this Declaration, hereby declares that all of the Property (currently being all of the property described on Exhibit A to this Declaration) shall be held, sold, conveyed and occupied subject to the following covenants, easements, conditions and restrictions, which are for the purpose of protecting the values and desirability of, and which shall run with the title to, each part of the Subdivision, and be binding on all parties having any right, title or interest therein, and each part thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of and be enforceable by Declarant, each owner of property in the Subdivision, the homeowners association, and the respective personal representatives, heirs, successors and assigns of each:

GENERAL PROVISIONS

I. APPLICABILITY

A. This Declaration shall apply to the entire Property as described on the attached Exhibit A. If Declarant owns, and/or acquires additional parcels adjacent to or near the Property, intended by Declarant for future development, generally consistent with the development of the Property, Declarant may annex said additional parcels to, and declare them to be, subsequent phases of the Subdivision. Upon such annexation, Declarant shall have the right, but not the obligation, to subject such annexed parcels to the terms and conditions of this Declaration. Declarant may subject annexed parcels to this Declaration without modification, or Declarant may supplement and amend this Declaration as it applies to such additional phases of development. As to each development phase of the Subdivision, Declarant may re-record this Declaration with an attached exhibit which modifies and/or supplements this Declaration with respect to such phase, or Declarant may incorporate this Declaration by reference into a supplemental declaration or an amendment hereto which establishes the modifications and/or supplemental provisions desired by Declarant to be applicable to such phase. The modifications and/or supplemental provisions applicable to different phases of development at the Subdivision may be comparable to, more restrictive or less restrictive than the parallel provisions applicable to other development phases, as determined to be appropriate by Declarant in the exercise of its sole discretion. In the event of any inconsistency between the provisions of this Declaration and the provisions of any phase-

specific modifications and/or supplements or amendments to this Declaration, the terms of the phase-specific document shall control.

II. DEFINITIONS

The following terms used in this Declaration shall have these meanings, unless the context requires otherwise:

A. "Additional Property" -- property that may in the future be subjected to the plan for the Subdivision provided hereby, and consists of such other property as Declarant, in its sole discretion, may from time to time determine and designate as Additional Property.

B. "Articles" and "Articles of Incorporation" -- the Articles, when filed with the Secretary of State of Ohio, incorporating Parkwood Homeowners' Association, Inc. (the "Association") as a nonprofit corporation under the provisions of Chapter 1702 of the Revised Code of Ohio ("Chapter 1702").

C. "Assessments" -- charges levied by the Association on Lots and their Owners, consisting of Membership Transfer Assessments, Operating Assessments, Special Assessments and Individual Lot Assessments.

D. "Association" -- an association of all of the Owners of Lots in the Subdivision, at any time, except Owners of Exempt Property with respect to that property. The Association is being incorporated as an Ohio nonprofit corporation named Parkwood Homeowners' Association, Inc., or similar, and its successors and assigns, which Association is also an "Owners Association" as that term is defined in Chapter 5312 of the Revised Code of Ohio.

E. "Association Governing Documents" -- the Association's Articles of Incorporation, Code of Regulations, its Rules and all amendments thereto, this Declaration and all amendments and/or supplements thereto, applicable building and zoning laws and ordinances, and any recorded plats.

F. "Board" and "Board of Directors" -- the board of directors or other management body of the Association.

G. "Code of Regulations" and "Code" -- the Code of Regulations of the Association (sometimes referred to as "bylaws") created under and pursuant to the provisions of Chapter 1702, providing certain operating rules and procedures for the Association. A true copy of the Code of Regulations is attached to this Declaration as Exhibit B and made a part hereof by this reference.

H. "Common Elements" – all real and personal property now or hereafter acquired by the Association, or benefited by easement to it, pursuant to the provisions hereof, or otherwise, for the common use and the enjoyment of the Owners, or for the operation of the Association. The Common Elements may include open spaces, Reserve areas, entranceway and community border features, detention areas, private drives, and other property designated by Declarant or the Board (as the Board will be constituted following the Turnover Date) to be Common Elements, and benefiting the Owners and Occupants of the Lots and Improvements in the Subdivision. The Common Elements shall include not only real or personal property owned by the Association, but also shall include real or personal property for the maintenance of which the Association has responsibility under this Declaration, pursuant to applicable zoning regulations, approved plat(s), and/or under any agreement entered into by the Declarant or by the Association, the terms of which are binding on the Association. The Common Elements initially include, but are not limited to, ownership and maintenance of Reserves C and D as described in Exhibit A, the maintenance responsibilities for Reserves A and B as described in Exhibit A, and may include additional areas in the future as Additional Property is made part of the Subdivision.

I. "Common Expenses" – expenses incurred in maintaining the Common Elements and shall mean the projected expense of maintaining all Common Elements at the time that the Subdivision is completely developed and all Lots are resident occupied.

J. "Declarant" – M/I Homes of Central Ohio, LLC, and any manager, member, officer, successor or assignee thereof to which Declarant specifically assigns any of its rights under this Declaration by a written instrument.

K. "Design Review Board" – the board or committee appointed by the Board to review, approve or disapprove and oversee construction of, and all subsequent modifications, additions or alterations to Improvements.

L. "Exempt Property" -- means the portion of the real property comprising the Subdivision (1) now or hereafter dedicated to common public use or owned by the United States, the State of Ohio, the County, the City, any school board, or similar governmental body, or any instrumentality or agency or any such entity, for so long as any such entity or any such instrumentality or agency shall be the owner thereof, or (2) owned by the Association; provided in either such case, the same is not utilized as a residence.

M. "Improvements" – all man made or man installed alterations to the Property which cause the Property to deviate from its natural condition, including but not limited to single-family homes, dwellings, buildings, outbuildings, sheds, garages and other structures; overhead, aboveground and underground installations, including without limitation, utility facilities and systems, lines, pipes, wires, towers, cables, conduits, poles,

antennae and satellite dishes; flagpoles; swimming pools, hot tubs, and spas; sport and recreational courts, fixtures and facilities, including basketball hoops, and lacrosse and soccer goals; children's recreational equipment or structures, including playground equipment, swing-sets, playhouses, tree houses and forts; pet houses, runs, and enclosures; changing of colors or materials; exterior ornamentations; 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 and walkways; planted trees, hedges, shrubs and other forms of landscaping; and all other structures or improvements of every type.

N. "Individual Lot Assessment" – an Assessment that the Board may levy upon a Lot and its Owners to reimburse the Association for costs incurred solely on behalf of that Lot, or the Owners thereof, including without limitation, costs associated with making repairs that are the responsibility of the Owner of that Lot; costs of additional insurance premiums reasonably allocable to an Owner because of use of Improvements on that Lot; costs of any utility expenses chargeable to an Owner but not separately billed by the utility company; administrative charges for violations of the Association Governing Documents, late charges, and interest on delinquent Assessments, and costs of collection of delinquent obligations to the Association, including attorneys' fees and court costs, and all other charges reasonably determined to be chargeable solely to a Lot and its Owners.

O. "Lot" – a discrete parcel of real property identified upon the recorded Subdivision plat of the Property, or recorded re-subdivision thereof and any other discrete parcel of real property designated by Declarant, excluding the Common Elements and any portion of the Property dedicated for public use. Declarant reserves the right to split and/or combine currently platted Lots into new platted Lots without the consent or approval of Owners of other Lots in the Subdivision, as Declarant may deem such split or combination to be beneficial to the Property from time to time. Any and all references herein to a "Lot" shall include any such re-platted Lots. Once a split/combination is completed, the former lots shall cease to be "Lots" for any and all purposes hereunder.

P. "Manager" – the person or entity retained by the Board to assist in the management of the Association.

Q. "Member" – any person or entity entitled to membership in the Association, as provided for in Article VII.

R. "Membership Transfer Assessment" – an Assessment levied by the Association each time the fee simple interest in a Lot with a dwelling on it is transferred for value to a bona fide home purchaser, or in the case of a sale under a land installment contract, each time a land installment contract, for value, for a Lot with a dwelling on it is recorded.

S. "Occupant" – a person residing in a dwelling on a Lot, regardless of whether that Person is an Owner.

T. "Operating Assessment" – an Assessment that the Board may levy from time to time upon all Lots, other than Exempt Property, and their Owners, pursuant to the terms of this Declaration, to provide funds to pay Common Expenses, that is, funds needed to meet cash requirements of the Association for its operations and reasonable reserves.

U. "Owner" – the record owner, whether one or more persons or entities, of fee simple title to a Lot, including contract sellers and the Declarant, but excluding those having an interest merely as security for performance of an obligation.

V. "Person" – a natural individual, trustee, corporation, partnership, limited liability company, or other legal entity capable of holding title to real property.

W. "Planned Community Act" – Chapter 5312 of the Ohio Revised Code.

X. "Property" – all of the real property described in Exhibit A attached to this Declaration and such Additional Property as may be annexed by amendment to this Declaration or added to the Subdivision by a supplemental declaration or amendment to this Declaration from and after such time as the Additional Property is subjected to the provisions hereof, or real property that is owned in fee simple by the Association, together with all easements and appurtenances.

Y. "Reserve Fund" – the fund established pursuant to Article IX.

Z. "Rules" – the rules and regulations governing (1) use of the Property and the Common Elements and (2) the conduct of Members and their respective families, guests, licensees and invitees, as may be established by the Board from time to time, together with the architectural standards that may be adopted by the Design Review Board from time to time.

AA. "Special Assessment" – an Assessment that the Board may levy upon all Lots, except Exempt Property, to pay for unanticipated operating deficiencies, or to pay for capital expenditures not regularly budgeted and not to be paid out of monetary reserves, such as costs for major capital improvement replacements and for major new capital improvements, or any other similar purpose determined appropriate by the Board in furtherance of its functions hereunder.

BB. "State" – the State of Ohio, and, unless the context requires otherwise, any political subdivision thereof exercising jurisdiction over the Property.

CC. "Subdivision" – all property that at any time has been subjected to the provisions of this Declaration (which includes all of the Property) and the Common Elements and any subsequent additions thereto.

DD. "Turnover Date" – the date on which Declarant relinquishes its exclusive right to appoint all members of the Board, which date shall be no later than the date when the Subdivision has been fully developed and all Lots have been deeded to bona fide purchasers unrelated to Declarant; provided Declarant reserves the right, in its sole and unfettered discretion, to turn over control of the Association, or selected functions thereof, at such earlier time as it determines.

III. GOALS

The covenants, easements, conditions and restrictions contained in this Declaration are declared to be in furtherance of the following purposes:

- A. Compliance with all zoning and similar governmental regulations;
- B. Promotion of the health, safety and welfare of all Owners and residents of the Property;
- C. Preservation, beautification and maintenance of the Property and all Improvements;
- D. Establishment of requirements for the development and use of the Property;
and
- E. Compliance with the provisions of the Planned Community Act.

DEVELOPMENT & USE RESTRICTIONS

IV. USE RESTRICTIONS

The following restrictions and covenants concerning the use and occupancy of the Property shall run with the land and be binding upon the Declarant and every Owner or Occupant, their respective heirs, successors and assigns, as well as their family members, guests, and invitees:

- A. Use of Lots. Except as otherwise permitted herein, each Lot shall be occupied and used exclusively for single-family, residential purposes and purposes customarily incidental to a residence. No Improvements may be constructed on any Lot until and unless the plans therefor have been approved by the Design Review Board (or Declarant if no Design Review Board has been established) as provided for hereinafter.

All Improvements, excepting only landscaping, shall be constructed no nearer the street or streets on which a Lot fronts than the platted setback line(s) for such Lot, unless a variance to permit construction forward of a setback line has been approved by the appropriate governmental entity exercising jurisdiction over the property, and by the Design Review Board.

B. Use of Common Elements. Any Common Element may be used only in accordance with the purposes for which it is intended and for any reasonable purposes incidental to the residential use of a Lot and shall be subject to the rules and regulations governing the use as promulgated by the owner or owner(s) of the property. All uses of the Common Elements owned by the Association shall benefit or promote the health, safety, welfare, convenience, comfort, recreation, and enjoyment of the Owners and Occupants, and shall comply with the provisions of this Declaration, the laws of the State, the Rules, and the other Association Governing Documents. The Association, acting through its Board of Directors, shall possess all power and authority vested in it pursuant to the Articles of Incorporation of the Association, including, but not limited to, the right to (1) contract, lease, or assign interest in; (2) initiate, defend, negotiate and settle claims arising from casualty, condemnation or other actions with respect to; and (3) establish rules governing conduct upon, the Common Elements owned by the Association and all Improvements located thereon.

C. Hazardous Actions or Materials. Nothing shall be done or kept in or on any Lot or in or on any portion of the Common Elements that is unlawful or hazardous, that might reasonably be expected to increase the cost of casualty or public liability insurance covering the Common Elements or that might unreasonably disturb the quiet occupancy of any person residing on any other Lot. This paragraph shall not be construed so as to prohibit the Declarant from construction activities consistent with its residential construction practices.

D. Signs. No signs of any character shall be erected, posted or displayed upon the Property, except: (1) marketing signs installed by the Declarant while marketing the Lots and residences for sale; (2) street and identification signs installed by the Association, a local governmental body having jurisdiction over the streets within the Subdivision or the Declarant; (3) one temporary real estate sign on a Lot not to exceed six square feet in area advertising that such Lot is for sale; and (4) for a reasonable period of time before, and not to exceed three days after, a public governmental election in which the Lot Owners are permitted to vote, up to three temporary political signs of not more than six square feet each, expressing support for or opposition against an individual candidate or issue which is the subject of the current election. Political signs containing information or expressing opinions other than simple support for or opposition against a specific candidate or issue may be removed by the Association, and not more than one sign for or against any specific candidate or issue may be posted or displayed on any one Lot. No such signs may be

posted in or on any portions of the Common Elements owned by the Association except signs authorized and approved by the Board.

E. Animals. No Person may keep, breed, board or raise any animal, livestock, reptile, or poultry of any kind for breeding or other commercial purpose on any Lot, or in or upon any part of the Common Elements, unless expressly permitted by the Rules. All domestic pets shall be properly restrained and shall not be permitted to roam free or loose on the Property, other than on the Lot of the owner of such pet(s). No animal, including a domestic pet, shall be kept on the Property if the size, type or characteristics of such animal constitute a nuisance. Proper Lot maintenance as required elsewhere herein shall include the obligation to regularly remove pet waste from an Owner's Lot. Outdoor dog houses, animal cages, dog runs and other similar objects, whether or not affixed to the ground, are prohibited without the express prior review and approval of the Design Review Board, which may be withheld in the Design Review Board's sole and unfettered discretion.

F. Nuisances. No noxious or offensive trade shall be permitted on the Property or within any building or other structure located on the Property, nor shall any use be made nor condition allowed to exist on any Lot which unreasonably disturbs or interferes with the quiet occupancy of any person residing on any other Lot.

G. Business. No industry, business, trade, occupation or profession of any kind may be conducted, operated or established on the Property, without the prior written approval of the Board. This provision shall not prohibit (1) a "home office" use, in connection with which no non-resident employees are working on the Property, and no customers, employees, subcontractors or other third parties park on the Property or (2) during the construction and initial sales period, the use of Lots, including dwellings and other Improvements constructed thereon, and Common Elements for construction and sales purposes, including the construction and operation of sales models and/or trailers by Declarant and/or by builders as approved by Declarant, in its sole discretion.

H. Storage. No open storage of any kind is permitted. No storage buildings of any kind are permitted, including without limitation, sheds or barns, unless approved by the Design Review Board.

I. Hotel/Transient Uses; Leases. No Lot may be used for hotel or transient uses, including without limitation, uses in which an Occupant is provided customary hotel services such as room service for food and beverage, maid service, furnishing laundry and linen, or similar services, or leases to roomers or boarders. All leases shall be in writing and shall be subject to this Declaration and the other Association Governing Documents.

J. Vehicles.

1. The Board shall be entitled to create and enforce reasonable rules concerning the parking of any vehicle permitted in the Property. In addition to its authority to levy Individual Lot Assessments as penalties for the violation of such rules, the Board shall be authorized to cause the removal of any vehicle violating such rules, including on Lots, unless such vehicles are located in permitted, enclosed structures shielded from view.

2. No commercial vehicles, snowmobiles, watercraft, trailers, campers, buses or mobile homes shall be parked or stored on a street in the Subdivision, or on any Lot (except in an enclosed permitted structure shielded from view). The Board may permit the occasional, non-recurring parking of vehicles otherwise prohibited by the foregoing sentence, and may require as a condition of such permission that the owner of the vehicle or Lot on which it is parked substantiate that such parking is limited to less than forty-eight consecutive hours, and not more than ninety-six cumulative hours in any thirty day period. Nothing contained herein shall prohibit the reasonable use of such vehicles as may be necessary during construction of residences on the Lots. In addition, no automobile or other motorized vehicle of any type or description which is not functionally or legally operable on public highways shall be kept, stored, operated or maintained on or in front of any Lot within the Subdivision for a period longer than seven days, unless the same is entirely contained and shielded from view within a permitted structure. Any vehicle so kept, stored, operated or maintained shall be considered a nuisance, and the Board shall have the right and authority to have the same removed at the owner's expense.

As used herein, the word "trailer" shall include trailer coach, house trailer, mobile home, automobile trailer, camp car, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit occupancy thereof, or the storage or conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The term "commercial vehicle" shall include and mean every type of vehicle, whether or not motorized, which is designed and used exclusively or primarily for anything other than personal transportation of ten or fewer persons at one time. Vehicles larger than ten person passenger vans are conclusively presumed to be commercial vehicles, whereas passenger cars, passenger vans (full-sized or mini-vans), pickup trucks, sports-utility vehicles, and motorcycles are presumed to be designed and used for personal transportation. Vehicles which are not conclusively presumed to be commercial by virtue of their size, and which are used by the operator thereof for both business and personal purposes, shall not be considered "commercial

vehicles” merely by virtue of advertising information painted or otherwise affixed thereto.

K. Trash. Except for the reasonably necessary activities of the Declarant during the original development of the Property, no burning or storage of trash of any kind shall be permitted on the Property. All trash shall be deposited in covered, sanitary containers, screened from view and stored either inside of a permitted structure, or to the side or rear of the home constructed on the Lot.

L. Antennae. To the extent such prohibition is permitted by federal legislation, no radio, satellite dish, television or other electronic antennae or aerial may be erected or maintained on any Lot or the exterior of any Improvement, without the prior written approval of the Design Review Board. Standard TV antennae and other over-the-air reception devices (including satellite dishes) of one meter (39 inches) in diameter or less shall be permitted provided, however, that no exterior antenna, satellite dish or similar exterior improvement shall be installed upon any Lot without first providing written notice to the Design Review Board. Installation of standard TV antennae and over-the-air reception devices shall comply with any and all rules and guidelines adopted by the Design Review Board or the Board concerning location and general screening requirements and reasonable color blending requirements in order to minimize visual disturbance; provided, however, that such rules or regulations do not unreasonably increase the cost of installing, maintaining, or using such devices, or otherwise unreasonably delay an Owner’s right to receive acceptable over-the-air signals.

M. Utility Lines. All utility lines on the Property shall be underground, subject to the requirements of relevant governmental authorities and utility companies.

N. Tanks. No tanks for the storage of propane gas or fuel oil shall be permitted to be located above or beneath the ground of any Lot except that propane gas grills are permitted.

O. Street Trees. Declarant may designate one or more trees as deemed necessary by Declarant along the street(s) and alley(s) adjacent to each Lot. If Declarant determines to designate street tree(s) then the Owners agree to such uniform street trees. Each Owner shall care for, and, if necessary, replace such tree or trees at the Owner’s expense with a like type of tree.

P. Mailbox. Declarant may designate a curb side mailbox for each Lot with a design giving uniformity to the Subdivision. If the mailbox is damaged, destroyed or deteriorates, then each Owner, at such Owner’s expense, shall repair or replace such mailbox with another of a like kind, design, pattern and color as the initial mailbox.

Q. Yard Lights and Lamp Posts. All yard lights and lamp posts shall conform to the standards set forth by the Declarant and the Design Review Board.

R. Fencing. The Design Review Board shall have the authority to establish standards according to which fencing and walls may be permitted in the Subdivision. Said authority shall include the power to prohibit fencing or walls, or both, entirely, to prohibit or require fencing or walls of certain types, and to prohibit or require fencing or walls of certain types (or entirely) in certain areas. All fencing and walls shall meet any applicable requirements (if any) in subpart T below, and shall conform to the standards set forth by the Design Review Board, and must be approved by the Board, in writing, prior to the installation thereof. By way of example, and not limitation, and subject to the provisions of subsection T below, compliance with the following standards shall be considered by the Design Review Board in reviewing fence applications:

1. Fences or walls should be constructed of wood, wrought iron, stone or brick. Certain styles of aluminum, plastic or vinyl fences may be approved by the Design Review Board, but and in no event shall chain link or other metal or wire fencing be permitted. Dark painted wire mesh or plastic mesh attached to the inside of an approved fence is permitted. A specific fence standard may be imposed, either by the attachment of an exhibit to this Declaration, or by Design Review Board action following the recordation hereof;

2. No fence or wall shall be constructed in excess of forty-eight inches (48") above finished grade, provided however that if a governmental agency exercising jurisdiction over the property on which the fence or wall is to be constructed requires a minimum height in excess of forty-eight inches (48") for safety reasons (i.e. swimming pool enclosure), such fence or wall may exceed forty-eight inches (48") above finished grade, but only to the extent necessary to meet the governmentally required minimum;

3. Fences or walls shall not be located closer to the street than a line parallel to the street and extending from the midpoint between the front and rear corners of the home, and in no event shall fences be located closer to any street than the building line shown on the recorded plat, except for ornamental railings, walls or fences not exceeding three feet (3') in height which are located on or adjacent to entrance platforms or steps; and

4. Fences shall be constructed parallel to property lines where possible, and shall be located either (i) immediately at the property line (so as to allow adjacent Owners to connect thereto with fencing), or (ii) set back not less than three feet (3') from the property line. Fences shall not be erected in such a fashion as to

'jog' around utility junction boxes unless such boxes are physically located straddling the property line.

The Declarant has the right to mandate the use of one or more specific fence styles by publishing a detail containing the construction specifications therefor. Such an election may be made by the attachment hereto of such a detail as Exhibit C, or by the later filing of an amendment or supplement to this Declaration containing the fence detail(s). If no Exhibit C is attached to this Declaration, the Declarant has not elected to require specific fencing at this time. Nothing contained herein shall be interpreted or construed to permit the use of approved fencing materials to accomplish a purpose or use otherwise prohibited hereunder.

S. Swimming Pools. No above ground swimming pools shall be permitted. For purposes hereof, an "above ground swimming pool" shall be any pool extending twelve inches or more above the finished grade of the Lot and having (1) a water surface area in excess of thirty-six square feet; or (2) a filtration system of any description. This paragraph shall not be intended to prohibit the installation of a hot tub or sauna.

T. Compliance with Zoning Requirements. Certain provisions of this Declaration may have been included herein as a result of governmental requirements established through the zoning and development plan approval processes in the State, County, City, Township and/or Village in which the Property is located. Compliance with all such governmental requirements, for so long as such requirements are effective and binding, is required by this Declaration. However, in the event the governmental entity(ies) change or agree to a modification of such underlying obligation(s), or if such obligations lapse or for any reason whatsoever become legally unenforceable, this Declaration shall be deemed modified, ipso facto and without the need for further action on the part of the Declarant or any Member, such that this Declaration requires compliance with the obligation as affected by such change or modification.

V. ARCHITECTURAL STANDARDS

All Property at any time subject to this Declaration shall be governed and controlled by this Article.

A. Design Review Board. The Design Review Board shall be a board consisting of three persons. Until the Turnover Date, Declarant shall have the sole and exclusive right to appoint and remove all three members of the Design Review Board at will, and may elect in the exercise of its sole discretion, to act itself as the Design Review Board (or appoint an agent to act in its place) in lieu of appointing individuals. After the Turnover Date, the Board of Directors (as set forth in Article VII, Section B) shall have the right to appoint all three members to the Design Review Board, or to appoint an agent to act in the Design Review Board's place, at will.

The Design Review Board shall have the exclusive authority, at a private or public meeting by action of two or more of the members thereof (if Declarant has not elected to act itself or appoint an agent to act, in which case such authority shall be exercised by Declarant or its agent) to determine the architectural standards which shall govern the construction of Improvements on the Property. Each Owner covenants and agrees by acceptance of a deed to a Lot, to comply with, and to cause that Owner's Lot and any Occupant thereof to comply with the standards promulgated by the Design Review Board. No Improvement shall be placed, erected or installed on the Property, no construction (which term shall include in its definition staking, clearing, excavation, grading and other site work) and no plantings or removal of plants, trees or shrubs shall be permitted without, until and unless the Owner first obtains the written approval thereof of the Design Review Board and otherwise complies with the provisions of this Declaration.

B. Modifications. Except as otherwise provided in this Declaration, the Design Review Board shall have jurisdiction over all construction, modifications, additions or alterations of Improvements on or to the Property. No Person shall construct any Improvement on any Lot, including without limitation, alter surfaces of existing Improvements, change paint colors or roofing materials, construct or modify fencing, or install any recreational device, without the prior written consent of the Design Review Board. Owners shall submit plans and specifications showing the nature, kind, shape, color, size, materials and location of Improvements and alterations to the Design Review Board for its approval. The Design Review Board may charge a nominal fee in connection with processing applications submitted pursuant to this Section. Nothing contained herein shall be construed to limit the right of an Owner to remodel or decorate the interior of that Owner's residence.

C. Variances. To avoid unnecessary hardship and/or to overcome practical difficulties in the application of the provisions of this Declaration, the Design Review Board shall have the authority to grant reasonable variances from the provisions of Article IV, and from the provisions of this Article and from the architectural standards established pursuant to this Article, provided that the activity or condition is not prohibited by applicable law; and provided further that, in its judgment, the variance is in the best interest of the Subdivision and is within the spirit of the standards of the Design Review Board. No variance granted pursuant to this Section shall constitute a waiver of any provision of this Declaration as applied to any other Person or any other part of the Property.

D. Improvements by Declarant. Notwithstanding the foregoing to the contrary, all Improvements, including, but not limited to, dwellings, buildings and landscaping constructed by the Declarant, or its agents, or designated assignees, or constructed by builders approved by Declarant, shall be deemed to comply in all respects with the provisions of this Declaration, any design guidelines, and the requirements of the Design

Review Board, and shall not require approval of the Association, the Board, the Owners or the Design Review Board; provided that such Improvements comply with the provisions of this Declaration and the required architectural standards for the Subdivision adopted by the Declarant.

VI. EASEMENTS AND LICENSES

A. Easement of Access and Enjoyment Over Common Elements. Every Owner shall have a right and easement (in common with all other Owners) of enjoyment in, over, and upon the Common Elements (if any) owned by the Association, and a right of access to and from that Owner's Lot, which rights shall be appurtenant to, and shall pass with the title to, that Owner's Lot, subject to the terms and limitations set forth in this Declaration and subject to the Rules. An Owner may delegate that Owner's rights of access and enjoyment to family members, Occupants, guests and invitees. All such easements are limited by such restrictions as may apply to the Common Elements affected thereby, and no Person shall have the right by virtue of such easements to engage in activities on the Common Elements which are not permitted according to the provisions of this Declaration, pursuant to the provisions of any applicable plat(s) or under agreements with any governmental entities or other third parties.

B. Right of Entry for Repair. The duly authorized agents, officers, contractors, and employees of the Association shall have a right of entry and access to the Property, including without limitation the Lots, for the purpose of performing the Association's rights or obligations set forth in this Declaration or the other Association Governing Documents. The Association may enter any Lot to remove or correct any violation of this Declaration or the Rules, or to maintain, repair, and replace the Common Elements, but only during reasonable hours and after providing seventy-two hours advance notice to the Owner, except in cases of emergency.

C. Easement for Utilities and Other Purposes. The Association or Declarant may convey easements over the Common Elements owned by the Association to any entity for the purpose of constructing, installing, maintaining, and operating poles, pipes, conduit, wires, swales, land contours, ducts, cables, and other equipment or conditions necessary to furnish electrical, gas, sanitary or storm sewer, water, telephone, cable television, and other similar utility or security services, whether of public or private nature, to the Property and to any entity for such other purposes as the Board or Declarant deems appropriate; provided that such equipment or condition(s), or the exercise of such easement rights shall not unreasonably interfere with the Owners' use and enjoyment of the Property. The Association or Declarant may grant such easements over all portions of the Property for the benefit of adjacent properties as the Board or Declarant deems appropriate; provided that the grant of such easements imposes no undue, unreasonable, or material burden or cost upon the Property; and further provided that the Association or Declarant may not

convey any easement over a Lot without the prior written consent of the Owner of such Lot (which consent shall not be unreasonably delayed or withheld). Declarant shall have the absolute right within (1) areas designated as drainage courses on the recorded plat of the Subdivision, (2) all areas encumbered by general utility or specific storm drainage easements, and (3) areas determined by sound engineering practice to be necessary to the proper drainage of all or part of the Subdivision, to enter upon Lots and perform grading and other construction activities deemed appropriate in the exercise of Declarant's judgment to install, modify, alter, remove or otherwise work on storm water drainage facilities and conditions (including both surface grading and subsurface structures). If any such entry and/or work performed by Declarant results in damage to other portions of a Lot, or to any Improvements thereon, Declarant shall be responsible for the restoration of such portions or Improvements at Declarant's sole cost.

D. Easement for Services. A non-exclusive easement is hereby granted to all police, firefighters, ambulance operators, mail carriers, delivery persons, garbage removal personnel, and all similar persons, and to the local governmental authorities and the Association (but not to the public in general) to enter upon the Common Elements to perform their duties.

E. Easement for Maintenance. A non-exclusive easement is hereby granted to the Association to enter upon, over or through the Property for the purpose of performing maintenance responsibilities reserved to the Association in the recorded plats for the Subdivision or in this Declaration.

F. Reservation of Special Easements. Any areas marked by shading, cross-hatching or which are otherwise identified on Exhibit D, if an Exhibit D is attached to this Declaration, represent portions of the Property over, across, under and through which Declarant reserves easements ("Special Easements") for the purpose of constructing Improvements or conveying rights deemed by Declarant to be beneficial to the Property. Unless indicated otherwise on Exhibit D, if an Exhibit D is attached to this Declaration, the Special Easement areas are also No-Build Zones (as hereinafter defined). The Special Easement areas may be parts of individual Lots instead of on Common Elements. In such cases, the Owner(s) of the Lot(s) affected by the Special Easement(s) shall be and remain responsible for the ordinary care and maintenance of the Special Easement areas. If special fencing, landscaping, storm water detention/retention, or community safety or entry features are constructed in a Special Easement area by Declarant, the State or the Association, the responsibilities of the Lot Owner on whose Lot such Improvement has been constructed shall not exceed ordinary grass cutting, trimming and watering around such Improvements. Nothing contained in this Section shall require that Declarant reserve or establish Special Easements, and if no areas on Exhibit D, if an Exhibit D is attached to this Declaration, have been shaded, cross-hatched or otherwise identified, Declarant has not reserved any Special Easements.

G. No-Build Zones/No-Disturb/Buffer/Preservation.

1. Any areas designated on the recorded plat(s) or re-plats of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "No-Build Zones" shall be areas in which no Owner shall have the right to construct or locate any Improvements, including but not limited to fencing. Landscaping may be located in No-Build Zones, provided that prior approval for such landscaping has been granted by the Design Review Board. In vegetated No-Build Zones, Owners may perform maintenance necessary for the safety of persons and property (i.e. removing noxious and poisonous plants, or removing dead trees which may fall and harm persons or Improvements). Grassed No-Build Zones shall be mowed, trimmed and watered by the Person(s) responsible for the maintenance of the specific area in question according to the other terms hereof;

2. Any areas designated on the recorded plat(s) or re-plot(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "No-Disturb Zones" are deemed to be No-Build Zones, except that within No-Disturb Zones, Owners may not disturb or perform any maintenance or locate any Improvements in such zones without the prior approval of the Declarant;

3. Any areas designated on the recorded plat(s) or re-plot(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Buffer" areas are deemed to be No-Build Zones. The Declarant may install landscaping within any Buffer area, and an easement for such installation is hereby expressly reserved. Unless otherwise provided on the plat or herein, the on-going maintenance of Declarant-installed landscaping in Buffer areas shall be the responsibility of the Owner(s) on whose Lot(s) the landscaping is located. No Owner may remove or install any plant material in any designated Buffer area without the express written consent of the Association;

4. Any areas designated on the recorded plat(s) or re-plot(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Preservation" zones, "Conservation" zones or the like are deemed to be No-Build Zones, except that no landscaping within such zone(s) (including noxious or 'poisonous' plants) shall be removed unless the same pose(s) an imminent danger of falling with a likely result of injury or damage to person or property, and no Improvements shall be constructed or activities conducted that could adversely affect the survival of such landscaping. Grassed Preservation zones may be (but are not required to be) mowed at the election of the Owner on whose Lot such zone is located, provided that no underbrush or vegetation other

than grass shall be mowed or removed. Periodic watering and/or fertilizing that is not deleterious or harmful to the landscaping in a Preservation zone is permitted. Debris from dead plant material may be removed from a Preservation zone;

5. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Tree Preservation Zones", "Conservation Zones" or the like, are deemed to be no-build zones, and as such, no structure or building shall be placed upon, in or under such a designated area, except for storm water drainage facilities and underground utility systems. The natural state of said are, to include the trees, vegetation (including noxious or "poisonous plants"), and water drainage therein, shall not be disturbed, unless the same pose(s) an imminent danger of falling with a likely result of injury or damage to person or property, and no Improvements shall be constructed or activities conducted that could adversely affect the survival of such landscaping. Grassed Tree Preservation Zones may be (but are not required to be) mowed at the election of the Owner on whose Lot such zone is located, provided that no underbrush or vegetation other than grass shall be mowed or removed. Periodic watering and/or fertilizing that is not deleterious to the landscaping in a Tree Preservation Zone is permitted. Debris from dead plant material may be removed from a Tree Preservation Zone. The Owner of the Lot or Common Elements that includes a Tree Preservation Zone shall care for and maintain that portion of such zone as falls within that owner's property;

6. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Wetland Preservation Zones", "Stream Buffer Zones" or the like, are deemed to be no-build zones, and as such, such zones shall forever be restricted from development of Improvements or related uses of any kind. Any activity or use which would, as a natural consequence, impede or make more difficult the accomplishment of the purpose or intent of these zones is expressly prohibited. Without limiting the foregoing, the following activities are expressly prohibited: (1) dumping or burning of refuse; (2) hunting or trapping; (3) disturbance, excavation or removal of natural resources, including, but not limited to, topsoil, sand, gravel, or rocks; (4) any activity that may contribute to erosion of land; (5) cutting or removal of trees or vegetation, except that dead, diseased, noxious or decayed trees may be removed as required for conservation or scenic purposes, or for reasons of public safety; (6) private encroachment, including but not limited to, planting of flowers, shrubs, garden material, dumping of trash or debris, or the installation of any type of recreation or other facility or convenience; and (7) installation or new construction of roads or public utility facilities;

7. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Scenic Easement", or the like, are deemed to be no-build zones, and as such, no structure, building or accessory of any kind shall be placed upon, in or under such a designated area, except for storm water drainage facilities and underground utility systems. The natural state of said area, including but not limited to, the trees, vegetation and water drainage therein, shall not be disturbed, except that dead, diseased, noxious or decayed trees may be removed as required for conservation or scenic purposes, or for reasons of public safety. The Owner of the Lot or Common Elements that includes a Scenic Easement shall care for and maintain that portion of such zone as falls within that owner's property; and

8. Any areas designated on the recorded plat(s) or re-plat(s) of the Subdivision, in prior deed restrictions, or on Exhibit D, if an Exhibit D is attached to this Declaration, as "Landscape/Maintenance Easement", or the like, are hereby reserved unto the Declarant as non-exclusive easements for the purpose of constructing, installing, maintaining, enhancing, repairing and replacing landscaping and landscaping features. After sale of an affected Lot or parcel from Declarant, the Owner of the Lot or Common Elements that includes a Landscape/Maintenance Easement shall care for and maintain that portion of such zone as falls within that Owner's property.

HOMEOWNERS' ASSOCIATION

VII. MEMBERSHIP AND VOTING RIGHTS

A. Membership. Every Lot Owner shall be a Member of the Association. In the case of a Lot that is the subject of a recorded land installment contract, the vendee or vendees under that installment contract and not the vendor shall, while holding such interest, be a Member of the Association. There shall only be one membership per Lot. In the event the fee simple interest in a Lot, or ownership of the vendee interest in a Lot if applicable, is held by more than one Person, the co-interest holders of such interests while holding such interests collectively shall have only one membership in the Association as tenants-in-common, with respect to that Lot. Such membership is appurtenant to and inseparable from such interests. Status as a Member shall automatically transfer to the transferee of that interest at the time the fee simple interest is transferred of record. Initially those Lots to which these membership provisions apply shall be those Lots that are subjected hereby to the provisions of this Declaration, but as portions of the Additional Property are subdivided and platted into Lots, and the Lots therein subjected to the plan hereof by the recording of supplemental declarations or amendments to this Declaration, membership in the Association shall extend to and encompass the holders of fee simple interests in those Lots, and holders of vendee interests under recorded land installment

contracts with respect to those Lots, on the same basis as set forth herein for membership. The foregoing is not intended to include Persons who hold an interest merely as security for the performance of an obligation and the giving of a security interest or mortgage shall not terminate the membership of any Owner, provided further, there shall not be a membership appurtenant to a Lot dedicated to common public use or owned by any governmental body, instrumentality or agency for so long as such body, instrumentality or agency owns that Lot and so long as it is not utilized as a residence, nor for a Lot, if any, that becomes a Common Element, for so long as it remains a Common Element. Voting and all other matters regarding the governance and operation of the Association shall be as set forth in the Association Governing Documents.

B. Governance. The Association shall be governed by a Board of Directors, initially consisting of three persons. Prior to the Turnover Date, the members of the Board shall be appointed by the Declarant, or the Declarant may elect to act as the Board, or it may appoint a managing agent to act as the Board on its behalf. No members, other than the Declarant, shall have voting rights in Association matters until the Turnover Date. The transfer of control on the Turnover Date shall take place at a meeting which shall occur no later than the date when the Subdivision has been fully developed and all Lots have been decided to bona fide purchasers unrelated to Declarant. Voting and all other matters regarding the governance and operation of the Association following the Turnover Date shall be set forth in the Association Governing Documents.

VIII. RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

A. Common Elements. Declarant may, from time to time, at Declarant's option, obligate the Association to maintain property not owned by the Association, and may convey to the Association for the use and benefit of the Association and the Members, real or personal property, or any interest therein, as part of the Common Elements in the nature of an easement appurtenant to the Property. The Association shall accept title to any interest in any real or personal property transferred to it by Declarant. The Association, subject to the rights of the Owners set forth in this Declaration and the Association Governing Documents, shall be responsible for the exclusive management and control of the Common Elements owned by the Association, if any, and all improvements thereon, and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, in accordance with the terms and conditions of this Declaration. The Declarant and Association shall each have the right to grant easements to third parties over, across, under and/or through the Common Elements owned by the Association, including but not limited to easements for the construction, extension and/or expansion of utilities, and conservation easements, all as the Declarant and/or Association may be legally obligated or voluntarily disposed to grant. Regardless of whether Declarant expressly conveys or assigns entry feature maintenance responsibilities to the Association, and irrespective of whether Exhibit D discloses the reservation of one or more easements over the entry(ies) to the

Subdivision, the Association shall have the continuing right to maintain, modify and/or improve any and all entry features constructed by the Declarant, and for such purpose all relevant easements that may be deemed necessary at any time for the Association's performance of work on or around the entry features are hereby deemed granted to the Association.

B. Personal Property and Real Property for Common Use. The Association may acquire, hold, mortgage and dispose of tangible and intangible personal property and real property in addition to that property conveyed to it by Declarant.

C. Cost-Sharing Agreements. The Association may enter into agreements with other community, subdivision and condominium associations and/or master associations pursuant to which the Association (1) agrees to share in the cost of maintaining, repairing and replacing landscaping, storm water retention facilities, mounding, fencing and any other improvements or services that benefit the Subdivision or the Members; and/or (2) grants reciprocal rights, licenses and/or easements to members of each such associations to use and enjoy each other's common elements, subject to such rules and regulations, restrictions and fees as the Association may determine from time to time.

D. Rules and Regulations. The Board may make and enforce reasonable rules and regulations governing the use of the Property, which shall be consistent with this Declaration and the Association Governing Documents. The Board shall have the power to impose sanctions on Owners for violations of the provisions of this Declaration, the Rules or the other Association Governing Documents, including without limitation: (1) reasonable monetary fines, charges or penalties, as may be permitted by law, which shall be considered Individual Lot Assessments, (2) suspension of the right to vote as a Member of the Association, and (3) suspension of the right to use the Common Elements owned by the Association. In addition, the Board shall have the power to seek relief in any court for violations or to abate unreasonable disturbances. If the Board expends funds for attorneys' fees or litigation expenses in connection with enforcing the provisions of this Declaration, the Association Governing Documents or the Rules against any Owner, or any tenant, guest or invitee of an Owner, the amount shall be due and payable by such Owner and shall be an Individual Lot Assessment against such Owner's Lot.

E. Implied Rights. The Association may exercise any other right or privilege given to it the laws of the State or any provision of the Association Governing Documents or given to it as an "owners association" by the Planned Community Act, and every other right or privilege reasonably implied from the existence of any right or privilege granted in this Declaration, or reasonably necessary to effect any such right or privilege, and unless otherwise expressly reserved to the membership or delegated to a Manager pursuant to Article VIII, Section F below, the Board shall have the power and authority to act on behalf of the Association.

F. Managing Agent. The Board may retain and employ on behalf of the Association a Manager, which may be the Declarant, and may delegate to the Manager such duties as the Board might otherwise be authorized or obligated to perform. The compensation of the Manager shall be a Common Expense. The term of any management agreement shall not exceed three years and shall allow for termination by either party, without cause, and without penalty, upon no more than ninety days' prior written notice. Part of the Manager's compensation may include any miscellaneous fees payable in the event of transfers or other transactions involving the Lots.

G. Insurance.

1. Fire and Extended (Special Form) Coverage. The Association shall, with respect to insurable property or interests owned by it, obtain and maintain insurance for all buildings, structures, fixtures and equipment and common personal property, now or at any time hereafter constituting a part of the Common Elements, against loss or damage by fire, lightning, and such other perils as are ordinarily insured against by standard coverage endorsements, with such limits, deductibles, and coverage as is deemed appropriate by the Board. This insurance:

i. shall provide that no assessment may be made against a first mortgage lender, or its insurer or guarantor, and that any assessment under such policy made against others may not become a lien on any Lot, or other property, and its appurtenant interest, superior to the lien of a first mortgage;

ii. shall be obtained from an insurance company authorized to write such insurance in the State of Ohio which has a current rating of Class A-/VIII, or better, as determined by the then latest edition of Best's Insurance Reports or its successor guide;

iii. shall be written in the name of the Association; and

iv. shall provide that the insurance carrier shall notify the Association and all first mortgagees named at least thirty days in advance of the effective date of any cancellation of the policy; provided that in the case of the Association's failure to pay the insurance premium when due, the carrier shall only be required to provide ten days' advance notice to the Association and all first mortgagees.

2. Liability Coverage. The Association shall obtain and maintain a Commercial General Liability policy of insurance covering all of the Common Elements and the functions of the Association insuring the Association, the officers and directors, and its Members, with such limits as the Board may determine, but

no less than \$1,000,000 for each occurrence and \$2,000,000 in the aggregate, for bodily injury, including deaths of persons, and property damage, arising out of a single occurrence. This insurance shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of any Member because of negligent acts of the Association, the Board, or other Members, and shall include, without limitation, coverage for legal liability of the insureds for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of the Common Elements, and other legal liability, including liability under contractual indemnity clauses and liability arising out of lawsuits related to any employment contracts of the Association. Each such policy must provide that it may not be canceled by any party, without at least thirty days prior written notice to the Association and eligible holders of first mortgage liens on a Lot or Lots.

3. Directors' and Officers' Liability Insurance. To the extent reasonably available, the Board shall obtain, or cause to be obtained, directors' and officers' liability insurance in an amount of not less than \$1,000,000 for each claim and in the aggregate.

4. Other. The Association may, in the Board's discretion, obtain and maintain the following insurance: (i) fidelity bond coverage for all officers, directors, Board members and employees of the Association and all other persons handling or responsible for handling funds of the Association, (ii) workers' compensation insurance, (iii) additional insurance against such other hazards and casualties as is required by law, and (iv) any other insurance the Board deems necessary.

5. Use of Proceeds. In the event of damage or destruction of any portion of the Common Elements owned by the Association, the Association shall promptly repair or replace the same, to the extent that insurance proceeds are available. Each Member hereby appoints the Association as its attorney-in-fact for such purpose. If such proceeds are insufficient to cover the cost of the repair or replacement, then the Board may levy a Special Assessment pursuant to the provisions hereof to cover the additional costs.

H. Condemnation. The Association shall represent the Owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of the Common Elements, or any portion thereof. The awards or proceeds of any condemnation action shall be payable to the Association to be held in trust for the benefit of the Owners.

I. Books, Records. Upon reasonable request of any Owner, the Association shall be required to make reasonably available for inspection by any Owner all books, records and financial statements of the Association, except for those items deemed privileged, protected, or confidential in accordance with applicable law, rules or regulations, including but not limited to: (1) information that pertains to personnel matters; (2) communications with legal counsel or attorney work product pertaining to proposed or pending litigation; (3) information that pertains to contracts or transactions currently under negotiation, or information that is contained in a contract or other agreement containing confidentiality requirements and that is subject to those requirements; (4) information that relates to the enforcement of the Association Governing Documents against Owners; and (5) information the disclosure of which is prohibited by state or federal law. The Association may charge a reasonable fee to cover the administrative costs of handling, copying, delivering, etc., the requested documents.

IX. ASSESSMENTS

A. Operating Fund. The Board may establish an Operating Fund for financing the operation of the Association, for paying necessary costs and expenses of operating the Association and repairing and maintaining the Common Elements. The Board may also establish a Reserve Fund to which a portion of the Operating Assessments shall be credited to cover the costs of future capital expenditures and/or other non-recurring items not intended to be funded from the Operating Fund.

B. Types of Assessments. Each Owner, by accepting a deed to a Lot, is deemed to covenant and agrees to pay to the Association the following assessments: (1) Membership Transfer Assessments; (2) Operating Assessments; (3) Special Assessments; and (4) Lot Assessments. No Owner may gain exemption from liability for any Assessment by waiving or foregoing the use or enjoyment of any of the Common Elements or by abandoning his/her Lot. Operating and Special Assessments shall be fixed at a uniform rate for all Lots.

C. Membership Transfer Assessments. Each time that there is the transfer for value of the fee simple interest in a Lot with a dwelling on it to a bona fide home purchaser, or in the case of a sale under a land installment contract, each time a land installment contract, for value, for a Lot with a dwelling on it is recorded, the purchaser and that Lot shall be assessed and there shall immediately become due and payable to the Association upon conveyance of the Lot a Membership Transfer Assessment of One Hundred Dollars (\$100.00). The Membership Transfer Assessments may be utilized by the Association in furtherance of its purposes, is not in lieu of any other Assessments, and is not refundable when a Lot is transferred.

D. Operating Assessments.

1. For the purposes of providing funds to pay:
 - i. the cost of the maintenance, repair, replacement, and other services to be provided by the Association;
 - ii. the costs for insurance and bond premiums to be provided and paid for by the Association;
 - iii. the cost for utility services, if any, charged to or otherwise properly payable by the Association;
 - iv. the costs for construction of new capital improvements on Common Elements not replacing capital improvements installed by Declarant;
 - v. the estimated amount required to be collected to maintain a general operating reserve to assure availability of funds for normal operations of the Association, in an amount deemed adequate by the Board;
 - vi. an amount deemed adequate by the Board, in its sole and unfettered discretion, to maintain a reserve for the cost of unexpected repairs and replacements of capital improvements, and for the repair and replacement of major improvements for which cash reserves over a period of time in excess of one year ought to be maintained; and
 - vii. the costs for the operation, management and administration of the Association, including, but not limited to, fees for property management, landscaping, mowing, planting, lighting, pavement maintenance, snow and ice removal and mitigation for the Common Elements and other Improvements as set forth herein, real estate taxes and assessments for the Common Elements (but not individual Owner Lots), fees for legal and accounting services, costs of mailing, postage, supplies and materials for operating the Association, and the salaries, wages, payroll charges and other costs to perform these services, and any other costs of operations of the Association not otherwise specifically excluded;

the Board shall establish, levy and collect Operating Assessments against each Lot and its Owners subject to the same, an equal pro rata share of such costs, in accordance with the provisions of Article IX, Section D.2 of this Declaration.

2. An equal pro rata share of the Operating Assessments shall be assessed and collected as follows:

i. Initial Period. Commencing on the date a Lot with a dwelling constructed thereon is conveyed by Declarant to a home purchaser, such Lot Owner shall be subject to and obligated to pay to the Association an Operating Assessment for the remainder of the calendar year, as determined by the Board, prorated through the date of closing and based on a 365-day year. This amount may have been prepaid by the Declarant and if so, a credit back to the Declarant will be collected at the closing on the Lot.

ii. Subsequent Calendar Year. For each full year following the year in which a Lot with a dwelling constructed thereon is first conveyed by the Declarant to a home purchaser, the Lot Owner(s) of such Lot shall be obligated to pay to the Association the full Operating Assessment for each such year. For each calendar year, the Board shall establish an equal Operating Assessment amount, to be charged to each such Lot for such year. The Assessment amount shall be determined by dividing among all Lots in the Subdivision that have a dwelling constructed thereon and that has been conveyed to a home purchaser, the projected gross expenses anticipated to be incurred by the Association to operate the Association during that calendar year (including the payment of all costs to be incurred in maintaining all Common Elements, and appropriate reserve funds).

The Declarant may pay, in the exercise of its sole and absolute discretion, (a) an amount equal to the per Lot Operating Assessment multiplied by the number of Lots owned by Declarant as of the first day of such year; or (b) an amount necessary to fund the actual difference between the Association's actual cost of operations for such year, and the amount of Operating Assessments assessed to Lot Owners for the year. If and to the extent funds provided by the Declarant to the Association are necessary as a result of the failure of Lot Owner(s) to pay all or any portion of duly levied Assessments to the Association, such amounts provided by Declarant may be characterized as non-interest bearing 'advances' or 'loans' by the Declarant to the Association, which the Association shall be obligated to repay to the Declarant upon demand, or which may be credited to the Declarant's payment of deficit(s) in any future year(s).

iii. Due Dates. The Operating Assessments issued to Lot Owners shall be payable in full within ten days of the date on which such Assessment is issued; provided however that the Board may determine to

allow payment in monthly, quarterly or semi-annual installments. If payable in installments, the Assessment shall include a statement of the dates on which installments are due, and the Assessment shall be given to a Lot Owner not less than ten days prior to the date the first installment thereof, is due. Unless the Operating Assessment states that it is payable in installments, payment in full within ten days shall be required.

E. Special Assessments. The Board may levy against all Lots subject to Operating Assessments, and their Owners, Special Assessments to pay for capital expenditures, interest expense on indebtedness incurred for the purpose of making capital expenditures and not to be paid out of reserves, unanticipated operating deficiencies or any other purpose determined appropriate by the Board in furtherance of its functions hereunder. Those Special Assessments shall be allocated among Lots on the same basis as Operating Assessments are to be allocated, and shall be due and payable on such basis and at such times as the Board directs, provided that no such Special Assessment shall be due and payable on fewer than thirty days' written notice.

F. Individual Lot Assessments. The Board may levy an Individual Lot Assessment against any Lot Owner to reimburse the Association for costs incurred on behalf of that Lot, or as a consequence of any act or omission by any Owner, Occupant, or invitee thereof, including without limitation, costs associated with making repairs that are the responsibility of the Owner; costs of additional insurance premiums specifically allocable to an Owner; costs of any utility expenses chargeable to an Owner but not separately billed by the utility company; and all other administrative and enforcement charges, including, but not limited to, attorneys' fees incurred by the Association reasonably determined to be an Individual Lot Assessment by the Board. By way of illustration, and not of limitation, the Board may levy an Individual Lot Assessment in the nature of an administrative charge reasonably determined by the Board against any Lot Owner who violates any provision of the Association Governing Documents, or who suffers or permits the Members, guests, invitees or tenants of that Owner's Lot to violate the same or any provision of the Association Governing Documents, including the restrictions contained herein and in the Rules.

Except in the case of Individual Lot Assessments for utility charges, interest, late charges, returned check charges, court costs, arbitration costs, and/or attorney fees, prior to levying an Individual Lot Assessment, the Board shall give the Owner or Owners written notice of the proposed Individual Lot Assessment that includes:

1. a description of the property damaged, or the violation of the restriction, rule or regulation allegedly violated;
2. the amount of the proposed Individual Lot Assessment;
3. a statement that the Owner has a right to a hearing before the Board to contest the proposed Individual Lot Assessment by delivering to the Board a written notice requesting a hearing within ten days after the Owner receives written notice of the proposed Individual Lot Assessment; and
4. in the case of a charge for violation of a restriction, rule or regulation, a reasonable date by which the Owner must cure the alleged violation to avoid the proposed Individual Lot Assessment.

The notice by the Board given pursuant to the foregoing may be delivered personally to the Owner to whom an Individual Lot Assessment is proposed to be charged, personally to an Occupant of a dwelling on that Owner's Lot, by certified mail, return receipt requested, or by regular mail. In the event after such hearing the Board determines to levy the Individual Lot Assessment proposed, the Board shall deliver to the Owner written notice thereof within thirty days of the date of that hearing.

G. Remedies.

1. Acceleration. If any Assessment, installment of an Assessment, or portion thereof, is not paid within ten days after the same has become due, the Board, at its option, without demand or notice, may call the entire balance of the Assessment due.
2. Late Charge. If any Assessment or portion of any Assessment remains unpaid for ten days after all or any part thereof shall become due and payable, the Board may charge interest on the entire unpaid balance from and after that date at the lesser of (i) twelve percent (12%), or (ii) the highest rate permitted by law. A reasonable administrative collection charge may also be assessed for any payment remaining unpaid for ten days after it is due, which charge may be payable to the Association, or its Manager, as determined by the Board.
3. Application of Payments. Payments made by an Owner for Assessments shall be applied in the following priority: (i) to interest accrued on the delinquent Assessment(s), or installments or portions of installments thereof; (ii) to administrative late fees charged with respect to the delinquency; (iii) to reimburse the Association for enforcement charges and collection costs, including,

but not limited to, attorney fees and paralegal fees incurred by the Association in connection with the delinquency; and (iv) to the delinquent Assessment, or installment or portion thereof, applying to the oldest principal amounts first.

4. Liability for Unpaid Assessments. Each Assessment or installment of an Assessment, together with interest and late fees thereon, and any and all costs of collection, including reasonable attorneys' fees, shall become the joint and several personal obligations of the Owners of the Lot charged the same, beginning on the date the Assessment or installment thereof becomes due and payable. The Board may authorize the Association to institute and prosecute to completion an action at law on behalf of the Association against the Owner or Owners personally obligated to pay any delinquent Assessment, and/or an action to foreclose the Association's lien or liens against a Lot or Lots for unpaid Assessments owed by that Lot and the Owner or Owners thereof. In any such action, interests and costs of such action, including reasonable attorneys' fees, shall be added to the amounts owed by the Owner or Owners and the Lot to the extent permitted by Ohio law. An Owner's personal obligation for a Lot's delinquent Assessments (including accrued interest, late fees and costs of collection [including attorneys' fees]) shall also be the personal obligation of his/her successors in title who acquire an interest after any Assessment becomes due and payable, and both such Owner and his/her successor in title shall be jointly and severally liable therefor. Except as otherwise provided herein, the transfer of an interest in a Lot shall neither impair the Association's lien against that Lot for any delinquent Assessment nor prohibit the Association from foreclosing that lien.

5. Liens. All unpaid Assessments, or portions thereof, together with any interest and charges thereon or costs of collection, including but not limited to attorneys' fees, shall constitute a continuing charge in favor of the Association and a lien on the Lot against which the Assessment was levied. If any Assessment, or portion thereof, remains unpaid for ten days after it is due, then the Board may authorize any officer or appointed agent of the Association to file a certificate of lien with the Franklin County Recorder's Office for all or any part of the unpaid balance of that Assessment, together with interest and collection costs, including attorneys' fees, with the appropriate governmental office. The certificate shall contain a description of the Lot which the lien encumbers, the name of the Owner or Owners of that Lot, and the amount of the unpaid portion of the Assessment. The certificate may be signed by the President of the Association or its designated representative. Upon the filing of the certificate, the subject Lot shall be encumbered by a continuing lien in favor of the Association. The Assessment lien shall remain valid for a period of five years from the date such certificate is duly filed, unless the lien is released earlier or satisfied in the same manner provided by the law of the State of Ohio for the release and satisfaction of mortgages on real

property, or until the lien is discharged by the final judgment or order of any court having jurisdiction.

6. Subordination of Lien. The lien of the Assessments provided for herein shall be subject and subordinate to the lien of any duly executed first mortgage on a Lot recorded prior to the date on which such lien of the Association is perfected by the recording of a certificate of lien, and any holder of such first mortgage which comes into possession of a Lot pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed or assignment in lieu of foreclosure, and any purchaser at a foreclosure sale, shall take the property free of any claims for unpaid Assessments against the mortgaged Lot which became due and payable prior, in the case of foreclosure, to the date of the sale, and, in all other cases, to the date legal title vested in the successor Owner.

7. Contested Lien. Any Owner or Owners who believe that an Assessment chargeable to that Owner or Owner's Lot, and for which a certificate of lien has been filed by the Association has been improperly charged against that Lot or Unit, may bring an action in the Franklin County Court of Common Pleas for the discharge of that lien and/or for a declaratory judgment that such Assessment was unlawful. The filing of such action shall not be grounds for an offset or to withhold payment. In any such action, if it is finally determined that all or a portion of the Assessment has been improperly charged to that Lot, the Court shall make such order as is just, which may provide for a discharge of record of all or a portion of that lien and a refund of an Assessment or portion thereof determined to be unlawful.

8. Estoppel Certificate. The Board shall, within a reasonable time following receipt of a written demand and for a reasonable charge, furnish a certificate signed by the President or other designated representative of the Association, setting forth whether the Assessments on a specified Lot have been paid. This certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid.

9. Vote on Association Matters; Use of Common Elements. If any Assessment, or portion thereof, remains unpaid for more than thirty days after it becomes due, then the delinquent Owner's voting rights upon Association matters and privileges to use the Common Elements, except for necessary ingress and egress to his/her Lot, shall be suspended until such Assessment is paid.

X. MAINTENANCE

A. Maintenance by Association. The Association shall maintain and keep in good repair the Common Elements as provided herein. This maintenance shall include,

without limitation, maintenance, repair, and replacement of (1) all landscaping and other flora, structures and Improvements situated upon Reserves C and D as identified on Exhibit A together with all personal property used in connection with the operation of Reserves C and D as identified on Exhibit A, (2) all landscaping and other flora, structures and Improvements on Reserves A and B as identified on Exhibit A that are not maintained or to be maintained by Jefferson Township and all personal property used in connection with the same, and (3) all other Common Elements owned or to be maintained by the Association pursuant to the provisions of the Association Governing Documents, applicable zoning or other recorded instruments. Further, the Association may, in its discretion and to the extent determined by the Board, choose to maintain property that it does not own, the maintenance of which would, in the opinion of the Board, benefit the Subdivision.

B. Maintenance by Owner. Each Owner or Occupant shall repair, replace, and maintain in good order and safe and sanitary condition, at that Owner's expense, that Owner's Lot, and all portions of, Improvements to, structures on, and, equipment and components used in connection with, that Owner's Lot, except to the extent the maintenance responsibility is otherwise expressly assumed by the Association pursuant to the provisions of this Declaration or by a governmental authority. This maintenance responsibility includes, without limitation, promptly furnishing all necessary materials and performing or causing to be performed at that Owner's own expense all maintenance, repairs and replacements within such Lot that, if omitted, would adversely affect the safety and usefulness of the Common Elements. Each Owner shall maintain those portions of that Owner's Lot that are adjacent to any portion of the Common Elements in accordance with the Rules and the requirements set forth in this Declaration.

C. Right of Association to Repair Lot. If any Owner fails to maintain that Owner's Lot in the manner required herein, and if the Board determines that any maintenance of that Lot is necessary to ensure public safety, to permit reasonable use or enjoyment of the Common Elements by Owners, to prevent damage to or destruction of any other part of the Common Elements or to comply with the Rules or the terms of this Declaration, then the Board may authorize its employees or agents to enter the Lot at any reasonable time to complete the necessary maintenance and the Board may levy an Individual Lot Assessment for all reasonable expenses incurred.

D. Damage to Common Elements By Owner or Occupant. If any portion of the Common Elements is damaged by any Owner or Occupant, his/her family, guests, or invitees, then the Board may levy an Individual Lot Assessment against such Owner for the cost of repairing or replacing the damaged property. The Association shall be entitled to enter a Lot to repair or maintain any Common Elements adjacent to such Lot.

XI. MISCELLANEOUS

A. Term. The provisions of this Declaration shall bind and run with the land for a term of forty (40) years from and after the date that this Declaration is filed for recording with the Recorder of Franklin County, Ohio and thereafter shall automatically renew forever for successive periods of ten years each, unless terminated with the consent of Members exercising not less than one hundred percent (100%) of the voting power of all Members.

B. Enforcement; Waiver. The provisions of this Declaration and the provisions of the other Association Governing Documents may be enforced by any proceeding at law or in equity by Declarant, any Owner, the Association, the Board, the Design Review Board and each of their respective heirs, successors and assigns, against any Person(s) violating, or attempting to violate, any covenant, restriction, Rule or the provisions of the other Association Governing Documents, to restrain and/or to enjoin any violation, to obtain a decree for specific performance as to removal of any nonconforming Improvement, and to recover all damages, costs of enforcement and any other costs incurred (including without limitation reasonable attorneys' fees) in connection with any violation. Failure of Declarant, the Association, the Board, or any Owner to enforce any provision of this Declaration, the Association Governing Documents or the Rules in any manner shall not constitute a waiver of any right to enforce any violation of such provision. By accepting a deed to a Lot, each Owner is deemed to waive the defenses of laches and statute of limitations in connection with the enforcement by the Association of the provisions hereof, the Rules, or any of the other Association Governing Documents.

C. Amendments. Until the Turnover Date, Declarant may, in its sole and absolute discretion, unilaterally amend the provisions hereof at any time and from time to time, without the consent of any other Owners or the Association. Any such amendment may impose covenants, conditions, restrictions and easements in addition to those set forth herein including, without limitation, restrictions on use and covenants to pay additional charges with respect to the maintenance and improvement of any property in the Subdivision. After the Turnover Date, Declarant may unilaterally amend the provisions hereof, without the consent of any other Owners, if such amendment is: (1) necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, regulation or judicial order; (2) necessary to enable any reputable title insurance company to issue title insurance coverage on the Lots; (3) necessary to conform to the requirements of the United States Federal Housing Administration or the Veterans Administration, or (4) necessary to correct errors; provided, however, any such amendment shall not materially adversely affect the title to any Lot unless the Owner or Owners have thereof consented to such amendment in writing.

Before or after the Turnover Date, 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 of this Declaration at any time and from time to time by executing and recording with the Recorder's office of Franklin County, Ohio, an amendment to this Declaration specifying that such Additional Property is part of the Subdivision. 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 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.

After the Turnover Date, this Declaration may be amended or modified with the approval of Owners holding not less than seventy-five percent (75%) of the voting power of all Owners in the Association either in writing or in a meeting called for that purpose; provided, however, that the consent of Declarant shall be required for any amendment or modification which affects Declarant's rights hereunder, and further provided that the consent of all Owners shall be required for any amendment which effects a change in the voting power of any Owner, the method of allocating Common Expenses among Owners, or the fundamental purpose for which the Association is organized, or to terminate the provisions of this Declaration. Any amendment to this Declaration adopted with the aforesaid consent shall be executed with the same formalities as to execution as observed in this Declaration by the president and the secretary of the Association, and shall contain their certifications that the amendment was duly adopted in accordance with the requirements of this paragraph. Any amendment so adopted and executed shall be effective upon the filing of the same with the Franklin County Recorder. The Declaration may not be amended so as to eliminate the Association's responsibility to repair and maintain Common Elements in the Subdivision or to change or eliminate the requirement and obligation of the Lot Owners to be Members of and pay Assessments to the Association.

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.

D. Declarant's Rights to Complete Development. Declarant shall have the right to: (1) complete the development, construction, promotion, marketing, sale, resale and leasing of properties; (2) construct or alter Improvements on any property owned by Declarant; (3) maintain model homes, offices for construction, sales or leasing purposes, storage areas, construction yards or similar facilities on any property owned by Declarant or the Association; or (4) post signs incidental to the development, construction, promotion, marketing, sale and leasing of property within the Property. Further, Declarant or its assignee shall have the right of ingress and egress through the streets, paths and

walkways located in the Property for any purpose whatsoever, including, but not limited to, purposes related to the construction, maintenance and operation of Improvements. Nothing contained in this Declaration shall limit the rights of Declarant or require Declarant or its assignee to obtain approval to: (i) excavate, cut, fill or grade any property owned by Declarant, or (ii) construct, alter, remodel, demolish or replace any Improvements on any Common Elements or any property owned by Declarant as a construction office, model home or real estate sales or leasing office in connection with the sale of any property; or (iii) require Declarant to seek or obtain the approval of the Association or the Design Review Board for any such activity or Improvement on any Common Elements or any property owned by Declarant. Nothing in this section shall limit or impair the reserved rights of Declarant as elsewhere provided in this Declaration.

E. Declarant's Rights to Re-plat Declarant's Property. Declarant reserves the right, at any time and from time to time, to amend, alter or re-plat any plat or development plan and to amend any zoning ordinance which affects all or any portion of the Property; provided, however, that only real property owned by Declarant and Owners consenting to such amendment, alteration or re-platting shall be the subject of any such amendment, alteration or re-platting. The Association and each Owner whose Lot is not altered by such amendment, alteration or re-platting, for themselves and their successors and assigns, hereby consents to and approves any such amendment, alteration or re-platting and shall be deemed to have joined in the same.

F. Mortgagee Rights. A holder or insurer of a first mortgage upon any Lot, upon written request to the Association (which request shall state the name and address of such holder or insurer and a description of the Lot) shall be entitled to timely written notice of:

1. any proposed amendment of this Declaration;
2. any proposed termination of the Association; and
3. any default under this Declaration which gives rise to a cause of action by the Association against the Owner of the Lot subject to the mortgage of such holder or insurer, where the default has not been cured in sixty days.

Each holder and insurer of a first mortgage on any Lot shall be entitled, upon request and at such mortgagee's expense, to inspect the books and records of the Association during normal business hours.

G. Severability. If any Article, Section, paragraph, sentence, clause or word in this Declaration is held by a court of competent jurisdiction to be in conflict with any law of the State, then the requirements of such law shall prevail and the conflicting provision

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and known as Lots 1 through 34, both inclusive, and Reserves A, B, C and D, respectively, of Parkwood Phase 1, as the same are numbered and delineated on the plat thereof, of records as Instrument No. 201308220143415 (re-recorded as Instrument No. 201309270164364), Recorder's Office, Franklin County, Ohio.

EXHIBIT B
CODE OF REGULATIONS
(BYLAWS)
OF
PARKWOOD HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I

NAME AND PURPOSE

Section 1.01. The name of this Ohio nonprofit corporation shall be Parkwood Homeowners' Association, Inc. (the "Association").

Section 1.02. The purposes for which the corporation is formed are set forth in the Articles of Incorporation for Parkwood Homeowners' Association, Inc., filed with the Ohio Secretary of State and include being and acting as an association of the owners of residential Lots in a development known as and referred to herein as "Parkwood" or as the "Subdivision". The Association shall also serve as the "owners association" as that term is defined in Chapter 5312 of the Ohio Revised Code (the "Planned Community Act").

ARTICLE II

MEMBERS AND VOTING

Section 2.01. Every individual or entity who is a record owner of a fee or undivided fee simple interest in a Lot that has been subjected to the provisions of the Declaration of Covenants, Easements, Conditions, Restrictions and Assessments for Parkwood to which this document is attached, and any amendments thereto (hereinafter the "Declaration"), except, in the case of a recorded land installment sales contract, the vendee or vendees and not the owner or owners of a fee simple interest, from and after the time that the same has been developed and platted and whose property has been subjected to the Declaration or other restrictions (whether by plat, deed restriction, declaration of restriction, or amendments thereto) which require such owners to be and become members of the Association, shall be a "Member" of the Association. "Owner", as used herein, as well as in the Declaration, means and includes the record Owner of a fee simple interest in a Lot subject to the provisions of the Declaration, except the owner of the fee simple

interest in a Lot subject to a recorded land installment contract, in which case the vendee is referred to herein as the "Owner." The membership of each Owner shall terminate when the Owner ceases to own an undivided fee simple interest or interests or vendee interest in a Lot, and upon the sale, transfer or other disposition of each undivided fee simple interest or vendee interest in a Lot, the membership in the Association which is appurtenant to that interest shall automatically be transferred to the new Owner(s) of the interest. No Member may otherwise terminate membership in the Association or sever that membership interest.

Section 2.02. Except as provided herein, on any question for which the vote of Members is permitted or required, the Owner or Owners of each Lot in the Subdivision shall be entitled to exercise one vote for each such Lot that the Owner or Owners own. If two or more persons or entities own undivided interests in a Lot as fiduciaries, tenants in common or otherwise, such persons or entities shall only be entitled to one vote with respect to the Lot, which vote shall be exercised, if at all, as a single Lot and not by percentage of interest.

Notwithstanding anything herein to the contrary, M/I Homes of Central Ohio, LLC, an Ohio limited liability company and the Declarant of Parkwood (hereinafter, the "Declarant"), or its successor or its designee, shall be entitled to exercise one hundred percent (100%) of the total voting power of the Members of the Association on each matter properly submitted to the Members for their vote, consent, waiver, release or action until such time as the Declarant elects to relinquish the voting right, which relinquishment shall take place no later than the time Parkwood, including all "Additional Property" described in the Declaration, has been developed to its fullest extent and all Lots have been deeded to bona fide purchasers unrelated to Declarant. At such time as Declarant elects to relinquish the voting right, each Lot shall be entitled to one vote on each matter properly submitted to the Members for their vote, consent, waiver, release or other action. In addition to the indemnification provided herein, Declarant, including Directors appointed by and employed by the Declarant, shall have no liability and shall be indemnified and held harmless by the Association for events occurring after the relinquishment of voting control. Assessments shall be paid by each Member when due without regard to the right of a Member to vote.

Section 2.03. Fiduciaries and minors who are Owners of record of a Lot or Lots may vote their respective interests as Members. If two or more persons or entities own undivided interests in a Lot as fiduciaries, tenants in common or otherwise, such persons or entities shall be entitled to one vote with respect to a Lot, which vote shall be exercised, if at all, as a single Lot and not by percentages of interest. If more than one of such Owners attends a meeting, acts in voting by mail or executing consents, a majority of those voting may act for the Owners of the Lot. If only one such person or entity attends a meeting, votes or executes a consent, then that person or entity may act for all.

Section 2.04. An entity which is a Member of the Association may exercise its right to vote by any officer, director, principal, member of a limited liability company, partner, trustee or employee and any such person shall conclusively be deemed to have authority to vote and to execute any proxies and written waivers and consents relative thereto, unless, before a vote is taken or a consent or waiver is acted upon, it shall be made to appear by a certified copy of the regulations or bylaws or of a resolution adopted by the entity that such authority does not exist or is vested in some other officer or person.

Section 2.05. At meetings of the Members or otherwise, any Member entitled to vote or take action may be represented and may vote or take action by a proxy or proxies appointed by an instrument in writing. Each such instrument shall be filed with the Secretary of the meeting before the person holding the proxy shall be allowed to vote under the proxy at the meeting or with the Secretary of the Association before the person holding the proxy may take action under the proxy without a meeting. No proxy shall be valid after the expiration of eleven months from its date of execution unless the Member executing it shall have specified therein the length of time that it is to continue in effect.

ARTICLE III

MEETINGS OF MEMBERS

Section 3.01. After the relinquishment of control of the Association by the Declarant, an annual meeting of the voting Members for the election of Directors, for the consideration of reports to be made at the meeting and for the transaction of such other business as may properly come before the meeting shall be held during the first quarter of each calendar year, on a date established by the Board of Directors of the Association (the "Board of Directors"), or on such other date within one month thereafter as may be designated by the Board of Directors from time to time. No annual meetings shall be required or held prior to the Declarant's relinquishment of control of the Association.

Section 3.02. Special meetings of the Members may be called by the President, by a majority of the Directors acting with or without a meeting, or following the relinquishment of control of the Association by the Declarant, by Members entitled to exercise not less than twenty-five percent (25%) of the total voting power of the Members. Upon delivery of a request in writing to the President or Secretary of the Association by persons entitled to call such a meeting, it shall be the duty of the President or Secretary to give notice to the Members in accordance with this Code of Regulations, but if such request is refused, then the Persons making the request may call a meeting by giving the notice.

Section 3.03. All meetings of Members shall be held at such places as may be specified by the Board of Directors or the Persons calling the meeting.

Section 3.04. A written or printed notice of every meeting of Members, whether annual or special, stating the time, place and purpose or purposes for which the meeting is called shall be given by, or at the direction of, the President or Secretary of the Association by personal delivery or by mail not more than sixty nor less than five days before the meeting to each Member entitled to notice thereof. If mailed, such notice shall be addressed to the Member at the Member's address as it appears on the records of the Association. The Association shall have no obligation to perform research or investigations beyond its records to ascertain the identity or the address of any Member. If a meeting is adjourned to another time or place, no further notice of the adjourned meeting need be given if the time and place to which it is adjourned are fixed and announced at the meeting. In the event of a transfer of ownership of a Member's Lot after notice has been given and prior to the holding of the meeting, it shall not be necessary to serve notice on the transferee. The Board of Directors may set a record date for the determination of the Members who are entitled to receive notice of or to vote at any meeting of Members, which record date shall not be earlier than forty-five (45) days preceding the meeting. If no record date is fixed by the Directors, the record date for determining the Members who are entitled to receive notice of or who are entitled to vote at a meeting of Members shall be the business day next preceding the day on which notice is given or the meeting is held, as the case may be. In any case where a person or entity's right to vote is questioned or disputed, the person wishing to vote shall have the burden of proving his, her or its right to vote.

Section 3.05. Notice of the time, place and purpose or purposes of any meeting of Members may be waived in writing either before or after the holding of the meeting by any Member, which writing shall be filed with or entered upon the records of the meeting. The attendance of a Member at any meeting in person or by proxy without protesting the lack of proper notice prior to or at the commencement of the meeting shall be deemed to be a waiver by that Member of notice of the meeting.

Section 3.06. A quorum for any meeting of Members shall be that number of Members who are entitled to vote who are present in person or represented by proxy at a meeting, and except as hereinafter provided, all actions shall be taken upon the majority vote of all Members present, in person or by proxy, provided that no action required by law, the Declaration, the Articles of Incorporation, or this Code of Regulations that must be authorized or taken by those Members exercising not less than a designated percentage of the total voting power may be authorized or taken by a lesser percentage. Those Members entitled to vote who are present in person and represented by proxy at a meeting may adjourn the meeting from time to time. Any business may be transacted at the reconvened meeting as if the meeting had been held as originally called.

Section 3.07. The order of business of any meeting of Members shall be determined by the presiding officer, unless otherwise determined by a vote of those

Members entitled to exercise not less than a majority of the voting power of the Members present in person or represented by proxy at the meeting.

Section 3.08. At all elections of Members of the Board of Directors the candidates receiving the greatest percentage of the votes cast for their respective positions shall be elected. All other questions shall be determined by the vote of those Members entitled to exercise not less than a majority of the voting power of the Members present in person and represented by proxy at a meeting, unless for the particular purpose the vote of a greater percentage of this voting power of all Members is required by law, the Articles of Incorporation, this Code of Regulations, the Declaration or otherwise.

Section 3.09. Any action which may be authorized or taken at a meeting of Members may be authorized or taken without a meeting in a writing or writings signed by Members exercising not less than seventy-five percent (75%) of the voting power of all Members or such greater proportion thereof as the Articles of Incorporation, this Code of Regulations, the Declaration or any other provision of law may otherwise require. Said writing or writings shall be filed with or entered upon the records of the Association. Any vote that can be taken at a meeting of Members may also be taken by mail. In that event ballots shall be mailed to all persons and entities who are Members of the Association at the time of the mailing and approval shall be required from a majority of the voting power of all Members or from such greater (or lesser, in the case of electing members of the Board of Directors) proportion thereof as the Articles of Incorporation, this Code of Regulations, the Declaration or any provision of law may otherwise require. Adequate records of the manner and results of each vote conducted by mail shall be filed with or entered upon the records of the Association.

ARTICLE IV

BOARD OF DIRECTORS

Section 4.01. Subject to such limitations as have been or may hereafter be imposed by the Declaration, the Articles of Incorporation or this Code of Regulations, as any of the same may be lawfully amended from time to time, all power and authority of the Association shall be vested in and exercised by a Board of Directors. Said persons shall manage and conduct the business and affairs of the Association and exercise the powers and duties established by the Declaration, the Articles of Incorporation, this Code of Regulations and the Rules (collectively, the "Association Governing Documents") until they resign, or until their successors are elected and qualified. Except for members of the Board of Directors appointed by the Declarant, members of the Board of Directors must be a Lot Owner, the spouse of a Lot Owner, or a principal, member of a limited liability company, partner, director, officer, trustee, or employee of an entity that is a Lot Owner in the Association. Before the relinquishment of control of the Association by the Declarant,

the Declarant shall appoint all Directors, which shall consist of three individuals named in the Articles of Incorporation, or such replacements thereof as Declarant shall from time to time appoint in its sole and unfettered discretion.

Subsequent to the relinquishment of control of the Association by the Declarant, the Board of Directors shall consist of three individuals. Directors elected at the first meeting of Members following Declarant's relinquishment of control shall serve until the end of the next following annual meeting of Members. Directors elected thereafter shall serve one year terms, terminating at the end of the next annual meeting thereafter. Following the turnover of Declarant control, any Director may be removed by the affirmative vote of those Members entitled to exercise not less than seventy-five percent (75%) of the voting power of all Members of the Association. A vote to remove any Director shall be conducted at a special meeting of the Members called for that purpose.

Section 4.02. Candidates for election as Directors may be selected by a Nominating Committee formed in accordance with Section 5.05 of Article V of this Code of Regulations. Candidates may also be nominated from the floor of any meeting held for the purpose of electing a Director or Directors. The Nominating Committee may nominate as many candidates as it wishes, provided that if the Nominating Committee nominates a candidate, it shall nominate not less than the number of Directors to be elected.

Section 4.03. If any member of the Board of Directors, other than a member of the Board of Directors appointed by the Declarant, vacates membership on the Board of Directors as a result of death, resignation or any other act or reason, a replacement Director shall be appointed by the remaining Directors. If the remaining Directors cannot agree upon a person to fill the vacancy within thirty days after it is created, said remaining Directors shall call a special meeting of Members of the Association to fill the vacancy, such meeting to be held within sixty days after the vacancy is created. Any Director appointed or elected to fill a vacancy shall hold office for the unexpired term of the Director he or she succeeds and until his or her successor is elected and qualified, or until he or she resigns.

Section 4.04. The Board of Directors shall hold such meetings from time to time as it deems necessary and such meetings may be called by the President of the Association from time to time, provided that the Board of Directors shall be required to meet at least once in each calendar quarter. Meetings shall be held at such place as the President or a majority of the Directors may determine, or by electronic or telephonic communication provided that each Director can hear or read in real time and participate and respond to every other Director.

Section 4.05. The President or Secretary shall cause electronic, telegraphic or written notice of the time and place of all meetings of the Board of Directors, both regular

meetings and special meetings, to be duly served upon or sent to each Director not less than two nor more than twenty days before the meeting, except that a regular meeting of the Board of Directors may be held without notice immediately after the annual meeting of the Members of the Association at the same place as the annual meeting was held for the purpose of electing or appointing officers for the ensuing year and the transaction of such other business as may properly come before said meeting. No notice of adjourned meetings need be given. Notice of the time and place of any meeting of the Board of Directors may be waived by any Director in writing either before or after the holding of the meeting, which writing shall be filed with or entered upon the records of the meeting. The attendance of any Director at any Board of Directors meeting without protesting the lack of proper notice prior to or at the commencement of the meeting shall be deemed to be a waiver by that person of notice of the meeting.

Section 4.06. At all meetings of the Board of Directors a majority of the members thereof shall constitute a quorum, but less than a quorum may adjourn a meeting from time to time, and at adjourned meetings any business may be transacted as if the meeting had been held as originally called. The act of a majority of the Directors present at any meeting at which there is a quorum shall be the act of the Board of Directors, except as otherwise required by law, the Declaration, the Articles of Incorporation or this Code of Regulations. No Lot Owner, other than a Director, may attend or participate in any discussion or deliberation of a meeting of the Board of Directors unless the Board of Directors expressly authorizes that Owner to attend or participate.

Section 4.07. Members of the Board of Directors shall not receive any compensation for their services rendered to the Association as a Director. However, any Director may be reimbursed for actual expenses incurred in the performance of duties as a Director, if approved by the Board of Directors, and any Director may serve the Association in any other capacity and may receive compensation therefore, subject to the requirements and limitations of this Code of Regulations and the Articles of Incorporation.

Section 4.08. Any action which may be authorized or taken at a meeting of the Board of Directors may be authorized or taken without a meeting in a writing or writings signed by all of the Directors, which writing or writings shall be filed with or entered upon the records of the Association.

Section 4.09. The Board of Directors may employ or engage the services of a manager or managing agent and such other persons, firms or corporations as it deems necessary or advisable in order to perform the duties imposed upon it, and may pay such compensation as it determines. The Board of Directors may delegate to any such manager, managing agent, person, firm or corporation such administrative and ministerial duties as it determines.

Section 4.10. The Board of Directors shall exercise all powers and have all authority, under law, and under the provisions of the Declaration, Articles of Incorporation, and this Code of Regulations, that are not specifically and exclusively reserved to the Members by law or by other provisions of the Declaration, Code of Regulations or Articles of Incorporation, and without limiting the generality of the foregoing, the Board of Directors shall have the right, power and authority to:

(a) take all actions deemed necessary or desirable to comply with or to cause compliance with all requirements of law, and the Declaration, Code of Regulations and Articles of Incorporation;

(b) obtain insurance coverage and bonds the Directors consider appropriate or necessary; provided that insurance coverage and bonds required pursuant to the provisions of the Declaration and in amounts no less than that required pursuant to the provisions of the Declaration shall be obtained and maintained;

(c) enforce the covenants, conditions and restrictions set forth in the Declaration;

(d) subject to the provisions of the Declaration, repair, maintain and improve the Common Elements;

(e) establish, enforce, levy and collect Assessments, late fees, delinquent interest and such other charges as are provided for in the Declaration and adopt, publish, and enforce rules and regulations concerning the same;

(f) adopt and publish rules and regulations governing the use of the Common Elements and the personal conduct of Owners, Occupants and their guests thereon;

(g) suspend the voting rights of an Owner during any period in which such Owner shall be in default in the payment of any charge levied by the Association (such rights may also be suspended after notice and hearing, for a period not to exceed thirty days for each infraction of published rules and regulations or of any provisions of the Declaration);

(h) declare the office of a member of the Board of Directors to be vacant in the event such Director shall be absent from three consecutive regular meetings of the Board of Directors;

(i) subject to such approvals, if any, as may be required pursuant to the provisions of the Declaration, authorize the officers to enter into one or more agreements necessary or desirable to fulfill the purposes and objectives of the Association, including, without limitation, management agreements, purchase agreements and loan documents, all on such terms and conditions as the Board of Directors in its sole and absolute discretion may determine;

(j) cause excess funds of the Association to be invested in such reasonable investments that meet standards for fiduciary investments under Ohio law as the Board of Directors may from time to time determine;

(k) subject to the provisions of the Declaration, borrow funds, as needed, and pledge and assign such security and rights of the Association, including rights to levy and collect Association Assessments of every type or nature, or other future income, and to file liens therefore and enforce collection thereof, as might be necessary or desirable in the judgment of the Board of Directors, to obtain any such loan;

(l) take such actions and expend the Association funds and Assessments as the Board of Directors deems appropriate, in its sole discretion, to satisfy the requirements of institutional mortgagees, and guarantors and insurers of first mortgage loans for the financing or refinancing of Lots a part of the Subdivision;

(m) purchase and cause the Association to hold title to real property; and

(n) do all things and take all actions permitted to be taken by the Association by law or the Declaration not specifically reserved thereby to others.

Section 4.11. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs, including correct and complete books and records of account that specify receipts and expenditures relating to Common Elements and other common receipts and expenses, records showing the allocation, distribution, and collection of common profits, losses, and expenses among and from Owners, minutes of meetings of the Members and meetings of the Board of Directors, and records of the names and addresses of Owners;

(b) present the latest available financial statement of the Association to the Owners at each annual meeting of Owners, or at any special meeting when requested in writing by Owners representing not less than a majority of the voting power of Owners;

(c) supervise all officers, agents and employees of the Association and see that their duties are properly performed;

(d) cause an annual budget to be prepared, and amendments thereto as needed;

(e) as more fully provided in the Declaration, establish, levy, enforce and collect Assessments;

(f) issue, or to cause an appropriate representative to issue, upon demand by any person, a certificate setting forth whether or not any Assessment has been paid;

(g) procure and maintain insurance and bonds as provided in the Declaration, and as the Board of Directors deems advisable;

(h) cause the property subject to the Association's jurisdiction to be maintained within the scope of authority provided in the Declaration; and

(i) take all other actions required to comply with all requirements of the Declaration, Articles of Incorporation and this Code of Regulations.

ARTICLE V

OFFICERS AND COMMITTEES

Section 5.01. The officers of the Association shall be a President, a Secretary, a Treasurer and such other officers as may be determined by the Board of Directors. All officers shall be elected by the Board of Directors from among the members of the Board of Directors. Officers shall hold office at the pleasure of the Board of Directors and any two or more offices may be held by the same person. No officer shall receive any compensation for their services rendered to the Association as a Director; provided that an officer may be reimbursed for actual expenses incurred in the performance of duties as an officer, if approved by the Board of Directors, and any officer may serve the Association in any other capacity and may receive compensation therefore, subject to the requirements and limitations of this Code of Regulations and the Articles of Incorporation.

Section 5.02. It shall be the duty of the President to preside at all meetings of Members of the Association and the Board of Directors, to exercise general supervision over the affairs of the Association and in general to perform all duties incident to the office or which may be required by the members of the Board of Directors.

Section 5.03. It shall be the duty of the Secretary to keep or cause to be kept under his or her supervision an accurate record of the acts and proceedings of the Members and the Board of Directors, including records of the names and addresses of the Members. The Secretary shall further perform all duties incident to the office and such other duties as may be required by the Members or the Board of Directors. Upon expiration or termination of his or her term of office, the Secretary shall deliver all books, records, documents and other property of the Association in his or her possession or control to his or her successor or to the President.

Section 5.04. The Treasurer shall receive and safely keep all money, securities and other intangible property belonging to the Association, or evidence thereof, and shall disburse the same under the direction of the Board of Directors; shall keep or cause to be kept under his or her supervision correct and complete books and records of account specifying the receipts and expenditures of the Association, together with records showing the allocation, distribution and collection of assessments, fees, revenues and expenses among and from the Members, shall hold the same open for inspection and examination by the Board of Directors and the Members, and shall present abstracts of the same at annual meetings of the Members or at any other meeting when requested; shall give bond in such sum with such surety or sureties as the Board of Directors may require for the faithful performance of his or her duties; shall perform any other duties which may be required of him or her by the members of the Board of Directors; and, upon the expiration or termination of his or her term of office, shall deliver all money and other property of the Association in his or her possession or control to his or her successor or to the President.

Section 5.05. The Board of Directors may create a committee or committees. Each committee shall serve at the pleasure of the Board of Directors and shall be subject to the control and direction of the Board of Directors. Any committee may act pursuant to the vote of a majority of its members at a meeting of the committee or by a writing or writings signed by all of its members. Any act or authorization by any such committee within the authority delegated to it shall be as effective for all purposes as the act or authorization of the Board of Directors. Each committee shall establish its own procedures for scheduling and giving notice of its meetings, establishing agendas, maintaining records of its meetings and actions, and other administrative matters, subject to any such procedures which may be established for that committee or all committees by the Board of Directors.

ARTICLE VI
INDEMNIFICATION

Section 6.01. The Association shall indemnify any officer or Director 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 (including, without limitation, any action threatened or instituted by or in the right of the Association), by reason of the fact that that individual is or was a Director, officer, employee, agent or volunteer of the Association, or is or was serving at the request of the Association as a director, officer, employee, agent or volunteer of another corporation (domestic or foreign, nonprofit or for profit), limited liability company, partnership, joint venture, trust or other enterprise, against expenses (including, without limitation, attorneys' fees, filing fees, court reporters' fees and transcript costs), judgments, fines and amounts paid in settlement actually and reasonably incurred by that person in connection with such action, suit or proceeding if that individual acted in good faith and in a manner that individual reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal action or proceeding, that individual had no reasonable cause to believe that individual's conduct was unlawful. An individual claiming indemnification under this Section 6.01 shall be presumed, in respect of any act or omission giving rise to such claim for indemnification, to have acted in good faith and in a manner that individual reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal matter, to have had no reasonable cause to believe that individual's conduct was unlawful, and the termination of any action, suit or proceeding by judgment, order, settlement or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, rebut such presumption.

Section 6.02. Anything contained in this Code of Regulations or elsewhere to the contrary notwithstanding:

(a) the Association shall not indemnify any officer or Director of the Association who was a party to any completed action or suit instituted by or in the right of the Association to procure a judgment in its favor by reason of the fact that that individual is or was a Director, officer, employee, agent or volunteer of the Association, or is or was serving at the request of the Association as a director, officer, employee, agent or volunteer of another corporation (domestic or foreign, nonprofit or for profit), limited liability company, partnership, joint venture, trust or other enterprise, in respect of any claim, issue or matter asserted in such action or suit as to which that individual shall have been adjudged to be liable for acting with reckless disregard for the best interests of the Association or misconduct (other than negligence) in the performance of that individual's duty to the

Association, unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances of the case, that individual is fairly and reasonably entitled to such indemnity as such Court of Common Pleas or such other court shall deem proper; and

(b) the Association shall promptly make any such unpaid indemnification as is determined by a court to be proper as contemplated by this Section 6.02.

Section 6.03. Anything contained in this Code of Regulations or elsewhere to the contrary notwithstanding, to the extent that an officer or Director of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 6.01, or in defense of any claim, issue or matter therein, that individual shall be promptly indemnified by the Association against expenses (including, without limitation, attorneys' fees, filing fees, court reporters' fees and transcript costs) actually and reasonably incurred in connection therewith.

Section 6.04. Any indemnification required under Section 6.01 and not precluded under Section 6.02 shall be made by the Association only upon a determination that such indemnification of the officer or Director is proper in the circumstances because that individual has met the applicable standard of conduct set forth in Section 6.01. Such determination may be made only (a) by a majority vote of a quorum consisting of Directors of the Association who were not and are not parties to, or threatened with, any such action, suit or proceeding, or (b) if such a quorum is not obtainable or if a majority of a quorum of disinterested Directors so directs, in a written opinion by independent legal counsel other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the Association, or any individual to be indemnified, within the past five years, or (c) by the Members, or (d) by the Court of Common Pleas of Franklin County, Ohio or (if the Association is a party thereto) the court in which such action, suit or proceeding was brought, if any; and such determination may be made by a court under division (d) of this section 6.04 at any time [including, without limitation, any time before, during or after the time when any such determination may be requested of, be under consideration by or have been denied or disregarded by the disinterested Directors under division (a) or by independent legal counsel under division (b) or by the Members under division (c) of this Section 6.04]; and no decision for any reason to make any such determination, and no decision for any reason to deny such determination, by the disinterested Directors under division (a) or by independent legal counsel under division (b) or by the Members under division (c) of this Section 6.04 shall be evidenced in rebuttal of the presumption recited in Section 6.01. Any determination made by the disinterested Directors under division (a) or by independent legal counsel under division (b) or by the

Members under division (c) of this Section 6.04 to make indemnification in respect of any claim, issue or matter asserted in an action or suit threatened or brought by or in the right of the Association shall be promptly communicated to the individual who threatened or brought such action or suit, and within ten days after receipt of such notification such individual shall have the right to petition the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought, if any, to review the reasonableness of such determination.

Section 6.05. Expenses (including, without limitation, attorneys' fees, filing fees, court reporters' fees and transcript costs) incurred in defending any action, suit or proceeding referred to in Section 6.01 shall be paid by the Association in advance of the final disposition of such action, suit or proceeding to or on behalf of the officer or Director promptly as such expenses are incurred by that individual, but only if such officer or Director shall first agree, in writing, to repay all amounts so paid in respect of any claim, issue or other matter asserted in such action, suit or proceeding in defense of which that individual shall not have been successful on the merits or otherwise:

(a) if it shall ultimately be determined as provided in Section 6.04 that that individual is not entitled to be indemnified by the Association as provided under Section 6.01; or

(b) if, in respect of any claim, issue or other matter asserted by or in the right of the Association in such action or suit, that individual shall have been adjudged to be liable for acting with reckless disregard for the best interests of the Association or misconduct (other than negligence) in the performance of that individual's duty to the Association, unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances, that individual is fairly and reasonably entitled to all or part of such indemnification.

Section 6.06. The indemnification provided by this Article VI shall not be exclusive of, and shall be in addition to, any other rights to which any person seeking indemnification may be entitled under the Articles or this Code of Regulations or any agreement, vote of Members or disinterested Directors, or otherwise, both as to action in that individual's official capacity and as to action in another capacity while holding such office, and shall continue as to an individual who has ceased to be an officer or Director of the Association and shall inure to the benefit of the heirs, executors, and administrators of such individual.

Section 6.07. The Association may purchase and maintain insurance or furnish similar protection, including but not limited to trust funds, letters of credit, or self-insurance, on behalf of any individual who is or was a Director, officer, employee, agent or volunteer of the Association, or is or was serving at the request of the Association as a director, trustee, officer, employee, agent or volunteer of another corporation (domestic or foreign, nonprofit or for profit), limited liability company, partnership, joint venture, trust or other enterprise, against any liability asserted against that individual and incurred by that individual in any such capacity, or arising out of that individual's status as such, whether or not the Association would have the obligation or the power to indemnify that individual against such liability under the provisions of this Article VI. Insurance may be purchased from or maintained with an individual in which the Association has a financial interest.

Section 6.08. For purposes of this Article VI, and as examples and not by way of limitation:

(a) An individual claiming indemnification under this Article VI shall be deemed to have been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 6.01, or in defense of any claim, issue or other matter therein, if such action, suit or proceeding referred to Section 6.01, or in defense of any claim, issue or other matter therein, if such action, suit or proceeding shall be terminated as to such person, with or without prejudice, without the entry of a judgment or order against that individual, without a conviction of that individual, without the imposition of a fine upon that individual and without that individual's payment or agreement to pay any amount in settlement thereof (whether or not any such termination is based upon a judicial or other determination of the lack of merit of the claims made against that individual or otherwise results in a vindication of that individual);

(b) References to an "other enterprise" shall include employee benefit plans; references to a "fine" shall include any excise taxes assessed on an individual with respect to an employee benefit plan; and references to "serving at the request of the Association" shall include any service as a Director, officer, employee, agent or volunteer of the Association which imposes duties on, or involves services by, such Director, officer, employee, agent or volunteer with respect to an employee benefit plan, its participants or beneficiaries; and an individual who acted in good faith and in a manner that individual reasonably believed to be in the best interests of the participants and beneficiaries of an employee benefit plan shall be deemed to have acted in a manner "not opposed to the best interests of the Association" within the meaning of that term as used in this Article VI; and

(c) The term "volunteer" shall mean a Director, officer, committee member or other agent of the Association, or another individual associated with the Association, who (i) performs services for or on behalf of, and under the authority or auspices of, the Association, and (ii) does not receive compensation, either directly or indirectly, for performing those services. Compensation does not include (i) actual and necessary expenses that are incurred by the volunteer in connection with the services performed for the Association and that are reimbursed to the volunteer or otherwise paid; (ii) insurance premiums paid on behalf of the volunteer and amounts paid, advanced or reimbursed pursuant to this Article VI, Section 1702.12(E) of the Ohio Revised Code or any indemnification agreement, resolution or similar arrangement; or (iii) modest prerequisites.

Section 6.09. Any action, suit or proceeding to determine a claim for indemnification under this Article VI may be maintained by the person claiming such indemnification, or by the Association, in the Court of Common Pleas of Franklin County, Ohio. The Association and (by claiming such indemnification) each such individual consent to the exercise of jurisdiction over its or that individual by the Court of Common Pleas of Franklin County, Ohio in any such action, suit or proceeding.

ARTICLE VII

NOTICES AND DEMANDS

Section 7.01. Any notice or demand which is required to be given or delivered to or served upon a Member of the Association shall be in writing and shall be deemed to have been given, delivered or served when delivered personally to him or her or mailed to him or her at his or her address as it appears on the records of the Association.

Section 7.02. In computing the period of time for the giving of a notice required or permitted under the Articles of Incorporation, this Code of Regulations or a resolution of the Members or Directors, the day on which the notice is given shall be excluded, and the day when the act for which notice is given is to be done shall be included, unless the instrument calling for the notice otherwise provides. If notice is permitted to be given by mail, the notice shall be deemed to have been given when deposited in the mail.

ARTICLE VIII

AMENDMENTS

Section 8.01. This Code of Regulations may be amended or a new Code of Regulations may be adopted at a meeting of voting Members held for that purpose or in a

vote conducted by mail by the affirmative vote of those Members entitled to exercise not less than seventy-five percent (75%) of the total voting power of Members. The foregoing notwithstanding, any amendment terminating and dissolving the Association shall require the unanimous consent of all Owners.

ARTICLE IX

DURATION

Section 9.01. The Association shall exist so long as the provisions of the Declaration are applicable to the Subdivision.

ARTICLE X

MISCELLANEOUS

Section 10.01. This Code of Regulations shall also be deemed to be Bylaws as the same is defined in Chapter 5312 of the Ohio Revised Code.

EXHIBIT C

APPROVED FENCE DETAIL

[INTENTIONALLY OMITTED]

EXHIBIT D
SPECIAL EASEMENT AREAS
[INTENTIONALLY OMITTED]

Exhibit "G-1"

Serviceability Letter



Robert Stewart, Director

August 31,2016

RE: WELDON Darling Road Development

To Whom It May Concern:

Thank you for your interest in obtaining potable water and sanitary sewer services from the Jefferson Water and Sewer District. The District was established in 1988 and has the exclusive authority to provide services within its jurisdictional area, which includes your property.

The District does have water and sanitary sewer services available to your property. Based on the development plan that was submitted, you will require services in excess of our planned capacities. As such you will need to submit a variance application to determine to what extent Additional or Supplemental Capacity fees will affect your development.

There may be additional fees needed to improve the down stream lift station that will receive the flow from your development.

If you would like to discuss these items please contact myself or the District Engineer, John R. Grosse, P.E.

Respectfully,

A handwritten signature in blue ink that reads "Robert A. Stewart".

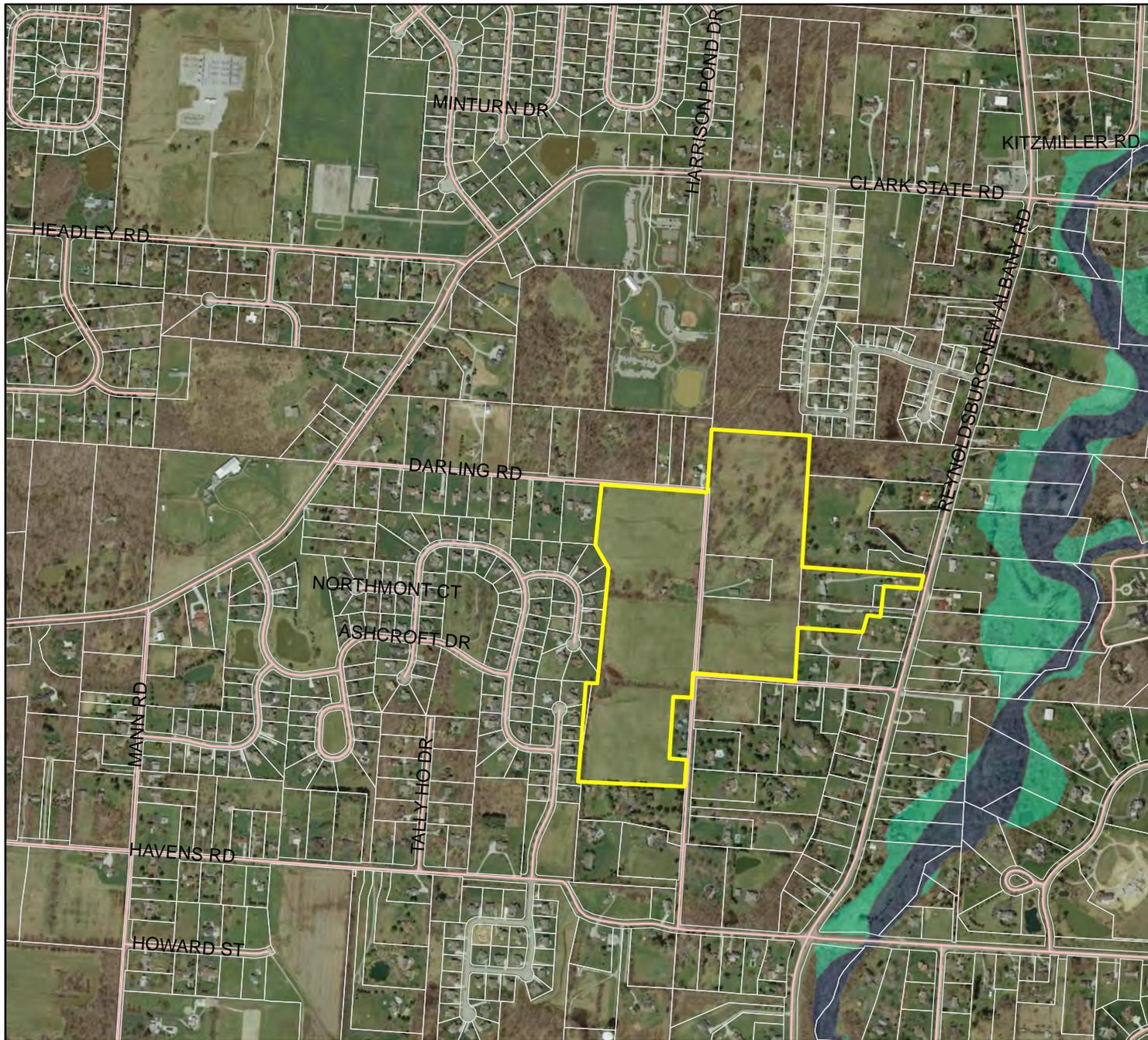
Robert A. Stewart

Director

6455 Taylor Road • Blacklick, Ohio 43004
Phone: 614-864-0740 • Fax:614-864-9192

www.jwsd.org

"This institution is an equal opportunity provider."

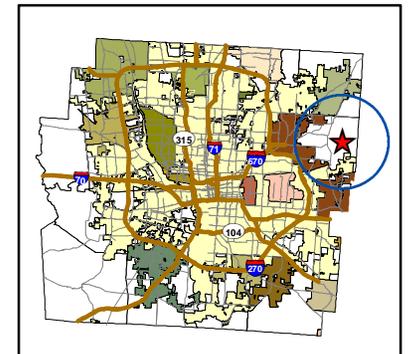


JEFF-16-09

Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Planned Suburban Residential District (PSRD) to allow for the development of 75 single-family homes.

Acres: 62.1
Township: Jefferson

-  Parcels
-  Streets



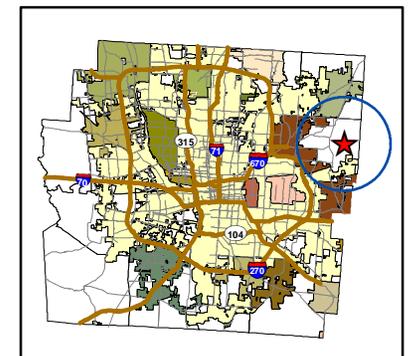


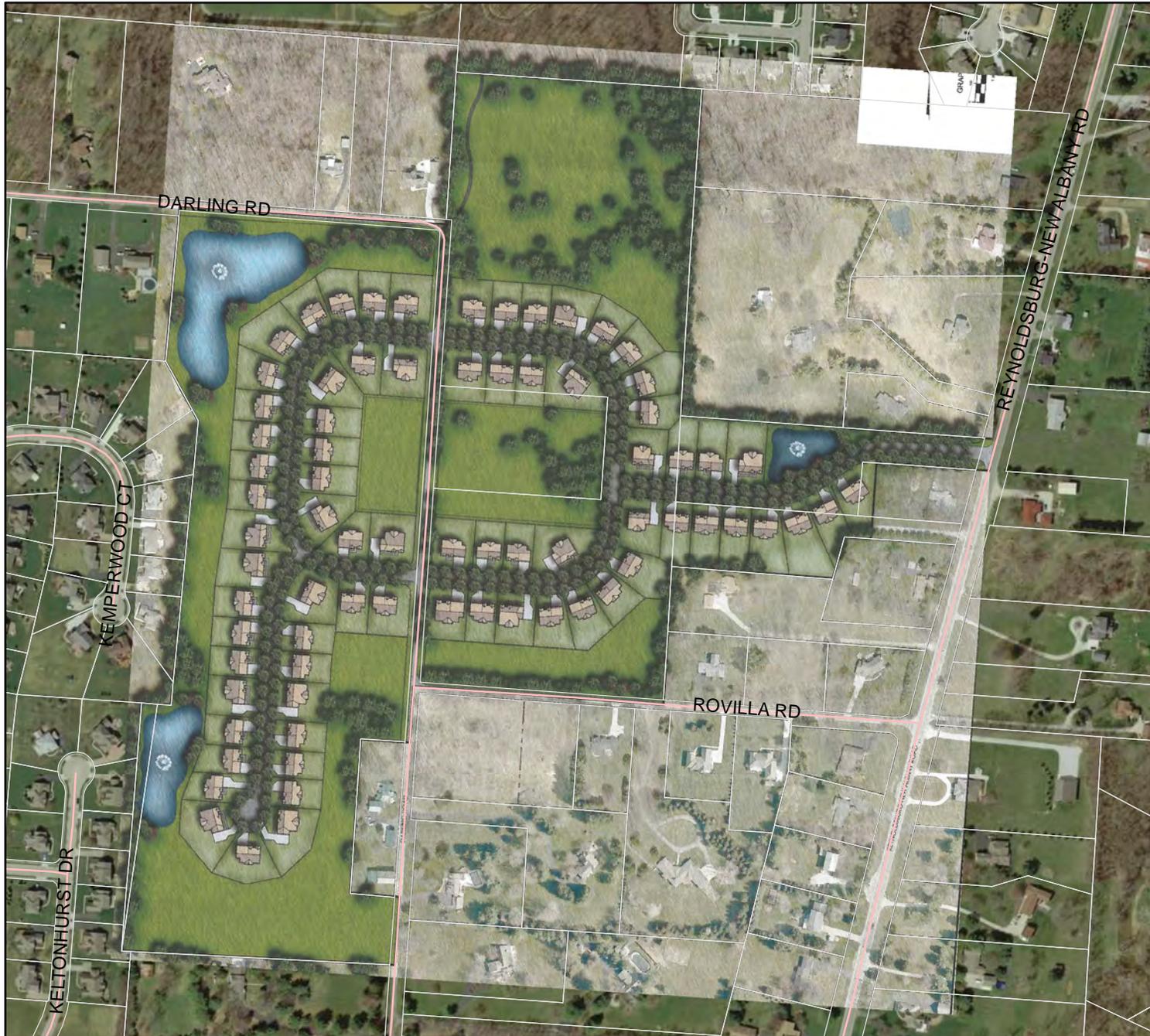
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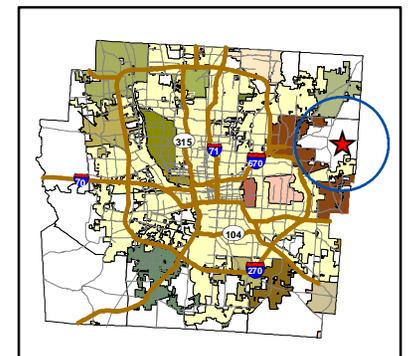


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-  Streets





October 5, 2016

Matthew Brown
Franklin County Planning Administrator
150 South Front Street
FSL, Suite 10
Columbus, OH 43215

Subject: Interpretation of 1996 Jefferson Township Comprehensive Plan

Dear Mr. Brown,

I have been asked to clarify the prescribed densities established by the 1996 Jefferson Township Comprehensive Plan. As you may know, we are currently in the process of updating and expanding our comprehensive plan; however, the 1996 plan remains effective as of this date.

The Community Character Types portion of the document indicates several land use categories. Perhaps the most ambiguous being the “Low Gross Density” category. My interpretation of this text is that a variety of lot sizes and densities is permissible in this category, including planned residential districts, one acre lots, medium acreage estates, and large acreage farmland.

The 1996 Compressive Plan specifically identifies certain areas of the “Low Gross Density” category:

Central Core

This area encompasses all of the area north of Havens Corners Road; split into “West of Mann” and “East of Mann.”

“When fully developed, the central core of Jefferson Township should have a character that retains the essential rural images that attracted residents to the area.”

West of Mann

“The area to the west of Mann Road should be the least intensely developed area in the Township with a gross density of one home per three to five acres.”

East of Mann

“The rest of the area to the east of Mann Road is a mix of farmland, estate homes, large and small homes on large and small (some non-conforming lots), as well as subdivisions. While development in this area may allow for a variety of densities depending on the merits of the proposed plan, the availability of water and sewer services, and preservation of open space and natural resources, efforts should be made to retain an overall density that is lower than that in other areas of the Township.”

As you are aware, we have reviewed several iterations of a development plan for a prospective M/I Homes project referred to as “Weldon.” The proposed site for this development is in the middle of the area that the 1996 Comprehensive Plan refers to as the “Central Core.” Nonetheless, it is east of Mann Road, which allows for subdivisions that “retain an overall density that is lower than that in other areas of the Township.”

The overall density of the proposal is 1.21 units per acre, which is among the lowest of densities found in Jefferson Township as a whole, and fits between the range of densities found in nearby subdivisions Woods at Havens Run, Kitsmiller's Crossing, and Village at Hannah Farms (Land that was annexed to City of Gahanna in 2007):

Subdivision	Gross Density	Open Space
Woods at Havens Run	0.97 du/acre	13.6 Acres – 46.97 Percent
<i>Weldon – As Proposed</i>	<i>1.21 du/acre</i>	<i>29.3 Acres – 47.18 Percent</i>
Village at Hannah Farms	1.51 du/acre	14.8 Acres – 37.4 Percent
Kitsmiller's Crossing	2.79 du/acre	19.5 Acres – 41.7 Percent

Further, it seems that the proposal has minimized the impact upon neighboring property owners by limiting the number of lots along the perimeter of the site and thereby retaining some degree of the rural feel of the pasture and cropland that this development would replace

I hope this letter helps to provide some clarity and prospective from Jefferson Township. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Michael G. Anderson, MCRP
Planner
Jefferson Township, Franklin County, Ohio