

Walker Meadows Design Guidelines New Home Construction

In accordance with Article V of the Declaration of Covenants, the Builder shall submit a complete application to the Design Review Committee for review and approval prior to commencing construction. In preparing an application, the Builder should consider the following Guidelines. The intent of these guidelines is to create a high standard of quality as well as compatibility and uniformity throughout the subdivision.

Your Home and Lot

The general shape and style of a home should fit in with the character of the lot and be compatible with neighboring homes.

The home should be located on the lot taking into consideration its relationship to existing topography, natural vegetation and adjacent homes. Garages shall be constructed such that the overhead door(s) are placed away from view from public streets.

Homes shall be landscaped with the intent of blending the home in with its setting in a natural manner. Plant materials shall not accentuate property lines or create sharp geometric patterns.

The front of the lot shall be sodded to the rear yard. The rear yard may be sodded or seeded in its entirety upon substantial completion of the home.

Homes constructed on wooded lots shall minimize loss of existing trees. Special attention shall be taken to protect existing root systems. Foundations of homes shall be placed no closer than 7 feet to natural areas or "no-build" zones to permit proper grading, without encroaching upon the zone. Wooded areas shall be left natural.

Your Home

Design variation is encouraged. No home shall be identical or very similar in appearance to any other home.

The Front Elevation:

The home should incorporate natural materials such as wood or cementitious siding, brick or stone as the dominant material on the front elevation.

The dominant material on the front elevation should be applied to over 50% of the non-fenestration surfaces.

Stucco may be used to accentuate brick or stone. Siding may be used to accentuate brick or stone.

An all stucco front elevation is not permitted.

Outside corners should be detailed with masonry returns or siding trim boards.

The Side and Rear Elevations:

Since your home will be viewed by your neighbors from all sides, each side of your home should be built with similar materials as the front elevation.

Dominant materials and design features of the front elevation should be prevalent on each side of the home. Special treatments can make the sides and rear of a home as attractive as the front. Window trim detailing should emphasize and relate the four-sides nature of a home.

Stucco may not exceed 60% of the non-fenestration surfaces.

Garages shall be constructed such that the overhead door(s) are placed away from view from public streets. Side loaded, court loaded or rear loaded garages are encouraged.

Material colorization shall be harmonious and compatible with the setting and neighboring homes.

Roofs shall have a minimum pitch of 6:12. Asphalt Shingles shall be dimensional, with a minimum weight of 270#.

External Chimneys shall have foundations, be full height and be well detailed, tapered and proportionally appropriate to the home. Chimneys should feature decorative terminations. They shall be faced with stone or brick. A combination of masonry and stucco may be acceptable. Siding is not permitted.

WALKER MEADOWS

Amplification of Design Standards For Free Standing Carriage Houses

September 1, 2007

As the designated architectural review consultant for Walker Meadows, I want to acknowledge and support an old -- and now new -- trend in new home architectural design. That trend is the use of "carriage houses" to enhance the exterior appearance (size) and increase the amount of storage space of homes. Because of the added cost, carriage houses are seen mostly in higher end communities such as Upper Arlington, Bexley, Tartan Fields, Wedgwood and New Albany.

Basically, a carriage house is an additional single car detached garage. It may or may not include usable space above under the rafters. Sited on the lot so that its overhead door faces either the street or the opposing overhead doors of the attached garage, the carriage house is designed to be in character with the home with matching style, materials, colorization and landscaping. Well proportioned windows and service doors are often included in the design. When the carriage house overhead door faces the street, the carriage house usually sits immediately behind the line of the attached garage and is integrated with the home through connecting low walls, landscaping, hardscapes and / or trellises. When the carriage house is oriented so that its overhead door faces the overhead doors of the home's attached garage, its setback usually is within the length of the attached garage.

Prospective customers are now requesting this upscale amenity. Some existing homeowners in Walker Meadows also want to add carriage houses in the future.

This is to advise that single car carriage houses will be considered in the architectural plan approval for Walker Meadows if they are properly designed in compliance with all setbacks and design guidelines and are fully integrated into the overall architecture of the lot and home. For an application to be considered for such an amenity, the home design shall include a minimum two car side or rear loaded garage integrated into the main structure of the home.

Thank you,



William C. Andrews AIA

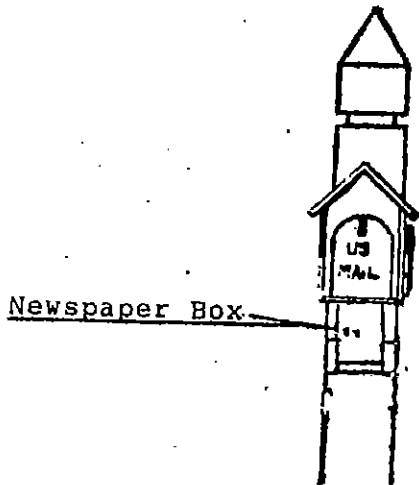
CEDAR CRAFT

PRODUCTS INCORPORATED

776 RETHMELDENE-HAY ALENY RD
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BLACKICA, OHIO 43119-0009

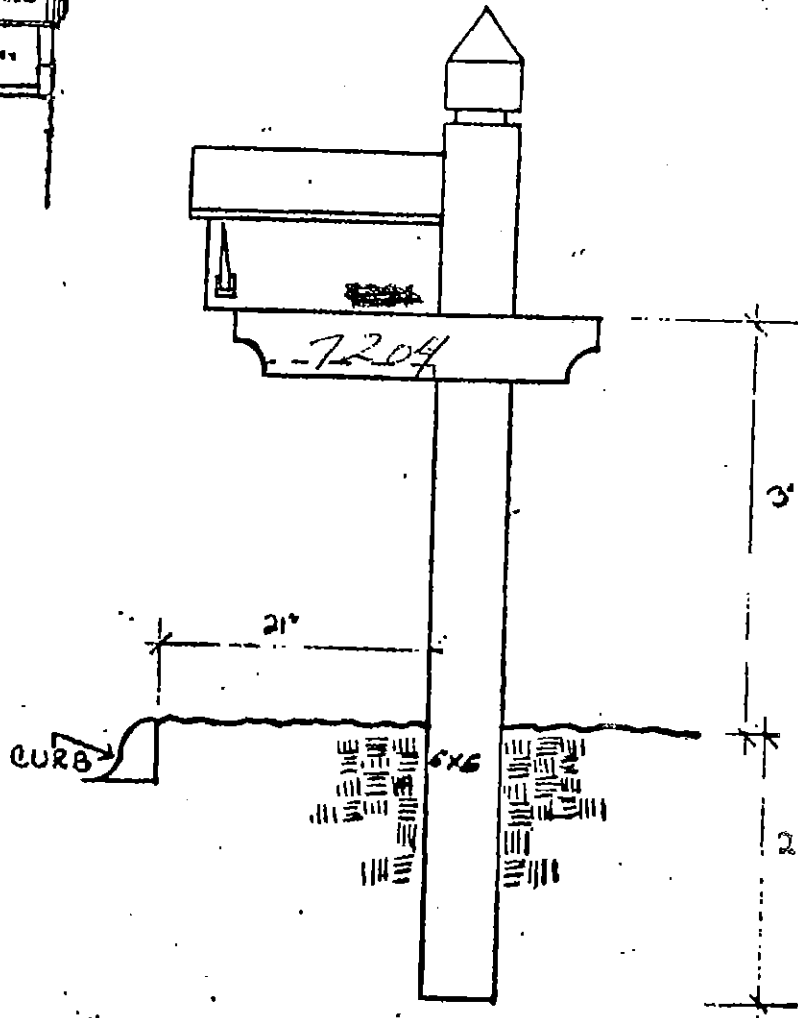
FRONT VIEW

SCALE 1/4" = 1'



SIMILAR TO:
CARRINGTON PLACE

NOTE: STAIN TO BE
DETERMINED



SIDE VIEW

SCALE 1/4" = 1'