

GOLF VILLAGE PROPERTY OWNERS ASSOCIATION- RULES GUIDELINES

Amended May 2010

The following rules and guidelines for Golf Village have been set forth to expand upon and clarify the information found in the Declaration and Bylaws under which the Golf Village Property Owners Association operates. All residents are asked to support these Guidelines in order that the community will remain an attractive and harmonious place to live.

GENERAL RULES

These restrictions and covenants concerning the use and occupancy of the Golf Village properties (excluding the Golf Course Property) shall run with the land and be binding upon every home owner, unit owner or occupant, as well as their family members, guests, and invitees.

A. Use of Lots. Each home and Condominium shall be occupied and used exclusively for residential purposes only. No Improvements may be constructed by an Owner on any Lot, on the Condominium Ground or on any Parcel, until the plans have been approved by the Master Design Review Board of the Golf Village Property Owners' Association and no Improvements may be constructed on any Lot by Owner until the plans have been approved by the Master Design Review Board and the Design Review Board for the Development Phase in which such Lot is located.

B. Use of Common Property. All uses of the Common Property shall benefit or promote the health, safety, welfare, convenience, comfort, recreation, and enjoyment of the Owners and occupants of the home and unit and shall comply with the provisions of this Declaration, the laws of the State, and the Rules for Golf Village.

C. Hazardous Materials. Nothing shall be done or kept in or on any Lot, unit or parcel, or on any portion of the Common Element that is unlawful or hazardous and that might reasonably be expected to increase the cost of casualty or public liability insurance covering the Common Property or that will unreasonably disturb the quiet occupancy of any person residing on any other lot.

D. Signs. No signs of any character shall be erected, posted or displayed upon lot or common property, except for one temporary real estate sign not to exceed six square feet in area advertising that such Lot/Home is for sale and one security notification signage in the front and rear of the home not to exceed 24" in diameter. No other signs are permitted.

E. Pets. 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 residential home or upon any part of the Common Element. No pets shall be kept which constitute a nuisance or which unreasonably interfere with any owner's right to the quiet enjoyment of his/her property. Any complaints will be reported to the County and Township offices. Pets must be kept in a contained area or on a leash, chain or rope at all times when outside. All pet waste must be cleaned up within a reasonable time period. Owners must pick up after pets in the common elements or be subject to fines. One doghouse per lot is permitted but must meet the following criteria: (1.) the color of the doghouse must match the color of the home; (2.) the doghouse must be placed immediately at the rear of the home and is not permitted to be located in a side yard.

F. Service Screening, Storage Areas. All garbage, trash and other waste shall be placed in containers that shall be concealed and contained inside garage or home, or shall be concealed by means of a screening wall of material similar in color and compatible with that of the building on the lot. No open storage or buildings of any kind are permitted anywhere in the single family or condominium communities.

G. Rental Leases. No home or condominium may be used for hotel or transient uses, including uses in which the occupant is provided customary hotel services. All residential leases shall be in writing and are subject to the rules and Declarations.

H. Vehicles. The Master Association and The Association Management Company shall be authorized to levy assessments/fines as penalties for the violation of any rule. And, may cause the removal of any vehicle violating any rule. No trucks with business advertisement, commercial vehicles, boats, trailers, recreational vehicles, campers or mobile homes or buses of any kind shall be parked or stored on any street, on any home and/or condominium unit or on any portion of any common element (except in an enclosed structure shielded from view) for any time period longer than forty-eight (48) hours in any thirty (30) day period.

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 use and occupancy thereof, or for storage or the conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The word "truck" shall include and mean every type of motor vehicle other than passenger cars, motorcycles, passenger vans and any vehicle other than a pickup truck, which is used as a personal automotive vehicle by the owner of the home or condominium. Pickup trucks with commercial tags/plates will be deemed commercial vehicles.

I. Pools and Recreational Structures. No above ground swimming pool shall be permitted upon any lot. Permitted in-ground pools require approved fencing and shall meet the Master Design Review Board standards. Lots having any portion of any lot line in common with the Golf Course will not be permitted merry-go-rounds, sand boxes, play houses, forts and all sports courts of any kind. The Golf Village Property Owners Association may permit play structures in lots common with the Golf Course provided they are all wood structures with Redwood stain and are pre-approved by the Design Review Board. Please refer to Addendum C for play set specifications, Addendum D for pool fence specifications and Addendum E for stain specifications. Please refer to Addendum F for trampoline requirements.

J. Fencing. The Design Review Board has established standards according to which fencing and walls may be permitted at the Property. Failure to use the approved fence and follow all design specs contained in the Addendum will result in fines and required removal of unapproved structures. All fencing may be prohibited adjacent to the Golf Course; however the Design Review Board reserves the right to grant variances in appropriate situations. Separate specific fence requirements are set for perimeter yard fencing and specific pool enclosure fencing. To protect the integrity and assure longevity of wood fencing, the Association requires every fence to be treated with an approved color stain available in Addendum E. The Master Design Review Board, in writing, prior to the installation must approve all fence plans. Please refer to Addendum D for fence specifications.

K. Mailboxes. The homeowner shall purchase the required mailboxes for replacement and the color shall be maintained on all mailboxes in the Subdivision. Owners may purchase mailboxes and approved mailbox numbers through Capital Lighting at 614-841-1200. Please request the approved size of address numbers when ordering, which is 2 ¼". Numbers need to be located on both sides of mailboxes in the original location. The approved mailbox paint is "Golf Village Mailbox Black" and is on file at the Golf Village Sherwin-Williams store located at 7474 Guard-Well Street in the Golf Village subdivision of Powell.

L. Other Structures. No outdoor clotheslines shall be permitted anywhere in Golf Village for any reason. No canvas style patio cover may be erected on any lot or common area longer than 3 calendar days for any reason. No approval will be rendered for permanent installation for any reason.

M. Street Trees. Homeowners are responsible for the ongoing maintenance and replacement, if necessary, of street trees along the street in front of each lot. Any dead tree must be replaced within 60 days, weather permitting, and adhere to the following: Trees must be a minimum 3" caliper, balled and burlaped at the time of planting when replacing and must be placed in the same location with same tree variety as originally installed. The Design Review Board may implement additional street tree planting requirements on common element Parcels and within the Condominium communities.

N. Yard Lights and Lamp Posts. All yard lights and lampposts shall conform to the design and location standards set forth by the Declarant. If an owner adds or replaces exterior light fixtures, they must meet the current approved style. The Design Review Board may allow a variance to this provision for entire development sections.

O. Lakes and Ponds. No owner or any other person shall have permission to or right to use any lake, pond, stream or other body of water in or adjacent to the Subdivision for boating, swimming, fishing or any other purpose. Failure to observe this rule will result in fines.

P. Interference With Play On Golf Course. Owners of lots, units or Commercial Parcels bordering on the golf course of Golf Village Golf Club shall be obligated to refrain from any actions that would detract from the playing qualities of the course. During any golf tournament held at Golf Village Golf Club which is sanctioned by any professional golfer's association or amateur golf organization, owners of lots, units or commercial parcels bordering the course shall during hours of play suspend any and all construction activity, lawn maintenance and all other abnormally noisy activities which may cause disturbance to the tournament.

Q. Lawn Maintenance. All lawn maintenance must be started no later than April 1st, weather permitting, and continued on a weekly basis throughout the mowing season. All mulch beds must be maintained free of weeds with new mulch installed no later than May 31st of each year. Landscape beds must keep a clean line between lawn and mulch beds. For any homeowner that fails to maintain a proper landscape, a Friendly Reminder will first be sent to the property. Should the homeowner fail to remedy the issue, the Association reserves the right to contract with a lawn maintenance professional to perform the required task and assess the lot for all costs incurred.

This authority is given to the Golf Village Property Owners Association by the Master Declaration of Covenants, Easements, Conditions and Restrictions for the Golf Village Property Owners Association.

The Association requires that all homes be adequately landscaped to include, but not limited to, shrubs, trees, sod and mulch. The degree of landscaping is set by the Design Review Board and all landscape improvements, including but not limited to the installation of new trees and shrubs, paver walkways, and landscape bed retaining walls must be approved by the Design Review Board. The Association may require the removal of any attempted improvement that was not approved by the Design Review Board.

R. Building Materials. To protect the integrity of all exterior wood structures, the Association requires that all rear steps and deck structures to be treated with an exterior stain or paint. These structures can be treated with a redwood stain or paint color complimentary to the home's exterior.

Any homes having rear doors constructed above grade must utilize an exterior step structure which incorporates a deck or platform located within one step of the base of the door, not less than sixteen square feet in area, which platform and all steps leading to ground level must have handrails on all exposed subject to the review and approval of the Master Design Review Board.

S. Tree Removal. No trees shall be removed from any property except as disclosed in plans submitted to and approved by the Association Design Review Board. Any tree-removed contrary to the provision hereof shall be replaced at the same location and with a tree or trees (all as approved by the Association Design Review Board) of comparable caliper and species of the tree(s) removed. The Association will levy a fine against any owner who wrongly removes or permits the removal of one or more trees from the Property contrary to the provisions of this section. The amount of such a fine shall be discretionary with the Association, but in any event shall not exceed the greater of two times the measurable economic gain to the owner of having the tree(s) removed, or \$1,500.00.

T. Fines. The following fines are effective when any owner disregards any written notification to a violation and remains non-compliant for the term stated in said letter: 1st offense, \$50.00, 2nd offense, \$100.00, 3rd offense and each offense thereafter will be fined \$150.00 until violation or delinquent remedied. The Association may determine at any time the owner fails to remedy a problem and/or remain delinquent for any reason, place a lien on the property for the collection of said fines along with remedy of said violation. Owner will be responsible for any all legal costs paid by the Association as it relates to any violation, failure to remedy, delinquent and non-payment of fees and fines, etc.

U. Exterior Decorative Objects-Lawn Ornaments/Furniture. Portable lawn furniture must be arranged in an orderly fashion and, unless located on a deck or patio behind the dwelling unit, stored from view when not in use. Lawn furniture that will remain indefinitely in the front yard must be approved by the DRB. Application for approval must show a picture of the proposed lawn furniture and where it will be placed in the front yard. All seasonal displays must be removed within thirty (30) days after the holiday. Holiday lights may remain in trees and on the house until April 1st, provided that they are not in operation. The DRB encourages removal of holiday lights as soon as possible, weather permitting, after a holiday. All exterior decorative objects must be maintained in good appearance.

GOLF VILLAGE PROPERTY OWNERS ASSOCIATION

Addendum A

APPLICATION FOR ALTERATION/MODIFICATION

Your Alteration/Modification application must be submitted and APPROVED before you begin your project

No application will be approved without adequate information.

Please complete the following information and submit this with plans, drawings, and/or literature to:

Golf Village Property Owners Association
C/o Real Property Management, Inc.
9054 Cotter Street
Lewis Center, Ohio 43035

NAME _____ **DAYTIME PHONE** _____

ADDRESS _____ **UNIT #** _____

COMMUNITY _____

TYPE OF ALTERATION/MODIFICATION (S) REQUESTED:

_____ Play Structure _____ Fence

_____ Landscape Improvements _____ Other

Other/Specifications: _____

Estimated completion date for project(s): _____

Please check your Master Declaration of Covenants, Easements, Conditions and Restrictions for specifics pertaining to your community and note that all alterations/modification must be approved.

Your application for Alteration/Modification [has] [has not] been approved.

Signature of Association, Agent, or ARB Officer

Date: _____

Note: _____

Applications that deviate from pre-approved policy will have to be inspected by the agent for the Association, which could take up to 30 days to complete the application review. Please include a \$15.00 review fee with your application made payable to Real Property Management Inc. After you have received approval from the Association, contact the City of Delaware to receive your permit (if necessary). **Also, be sure to read your Master Declaration of Covenants, Easements, Conditions and Restrictions before you proceed.** City of Delaware may require an approval letter from the Association and a site plan depicting your lot/home. Copies of your specific lot are included in your documents that you received at closing.

City of Delaware - Permits
Building Department
Delaware, OH 43065
(740) 548-7313

Architectural Review Fee of \$15.00 Received _____

Golf Village Property Owners Association

The Architectural Design Review Board (DRB) reviews site plans, architecture, landscape architecture and site engineering and approvals for all new structures and/or modifications of existing structures. No construction of installation shall commence without prior written approval of the DRB and all require government approval. This includes and is not limited to new construction, additions, alterations, decks, patios, terraces, and landscaping.

The following is a schedule of information required at each review. Only complete submittals will be considered.

- Complete copy of the Alteration/Modification Application.
- Two (2) sets of complete **building drawings and site plans** with specifications for the building and other permitted structures to include any existing wetlands limit lines.

Site Plans - Accompanying the application form, you will need a copy of your property's site plan (survey map). If your project includes an addition or modification to your existing home (i.e. deck, fence, additional room, etc.), the dimensions should be indicated to scale on the survey map. This will assist the DRB in comparing the project to your lot, property boundaries, setback restrictions, and any adjacent Association Common Property. Site plans are not required for applications for a change of exterior color, roofing, doors and windows.

Drawings - All the work to be performed as a result of this application shall be drawn to a scale of 1/4" = 1' and this scale must be noted on the drawings. Drawings are to be of professional quality, equal to or better than the drawings shown in the appendices. Drawings must be neat, showing at least 2 views or elevations, (front view, and top view (plan view)). An additional elevation may be required to show all important features.

Submitted elevations must be drawn on the appropriate and related elevation of the existing house or building in the background or at the side. This is to indicate how the new work will fit with the existing. Roof lines of all new work must show all existing roof lines and be drawn to the same scale.

Examples of work which require drawings include, but are not limited to, decks, building additions, in-ground pools, roof line changes, fencing, spas, play equipment, and physical landscaping changes. Examples of work not requiring drawings are color changes, modifications to roofing shingles, door and window replacement, and driveway repairs unless the dimensions or locations are altered. For these types of work, photographs must be included in an application.

In Addition The Architectural Plans shall include:

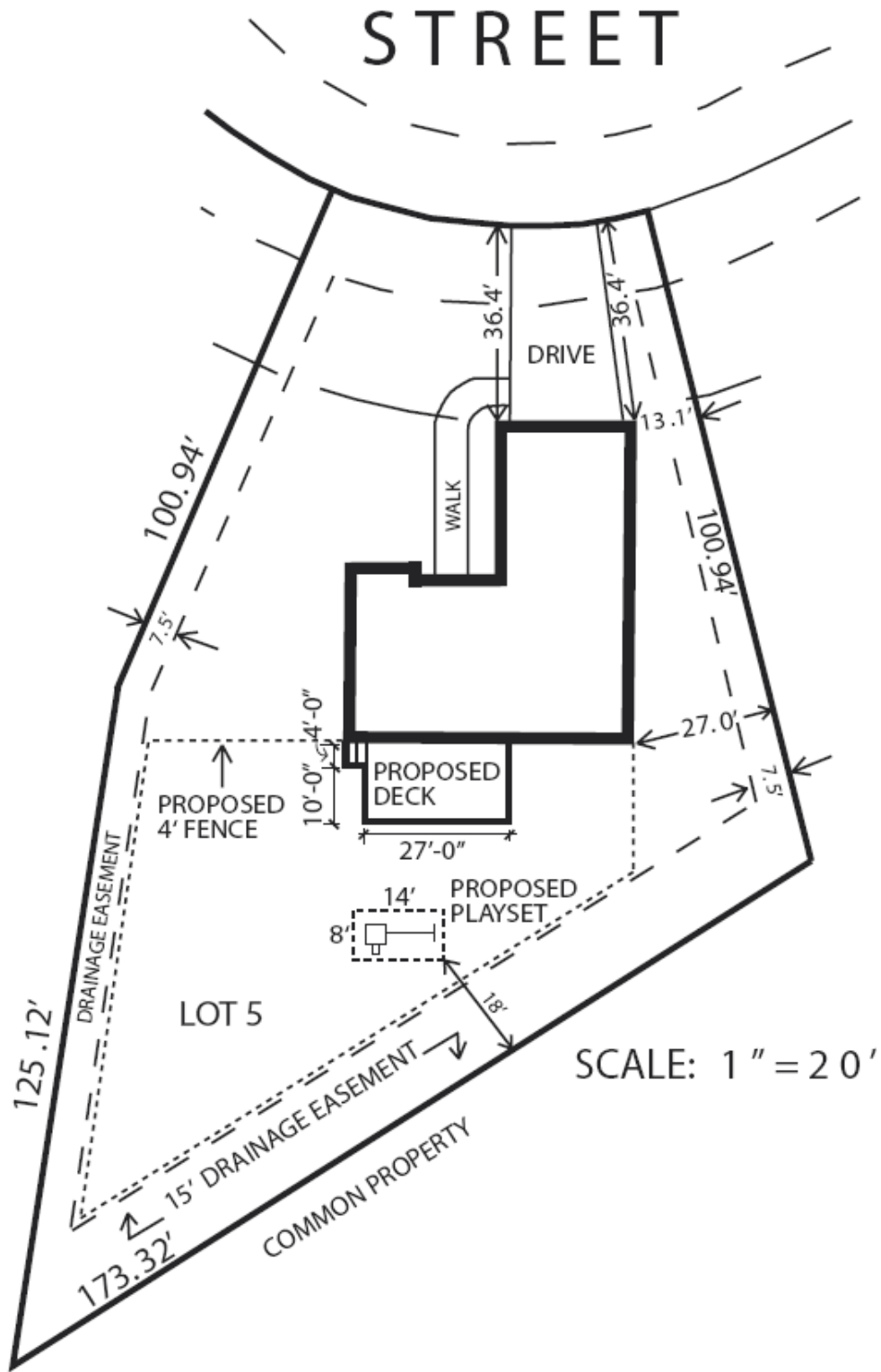
- Floor plans for all floors.
- All exterior elevations at minimum showing height dimensions, roof pitches, materials and colors to be used.
- Selection of all exterior materials and finishes.

All Landscape Plans shall include:

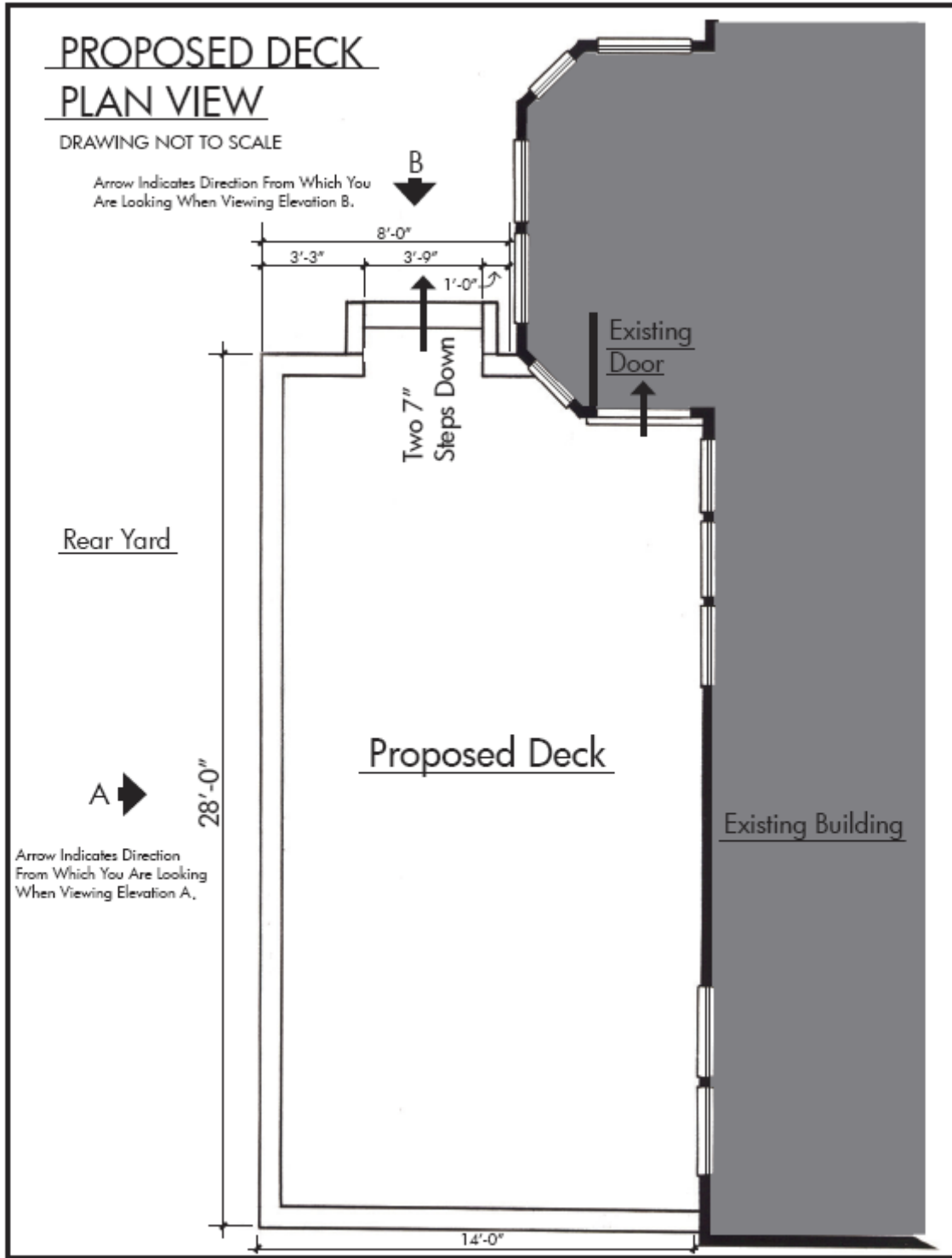
- Two (2) complete sets of Landscape drawings and specifications.
- Landscape Plan should show:
 1. Existing and proposed trees.
 2. Proposed tree/vegetation removal.
 3. Patios, terraces, retaining walls and screen walls with dimensions and height where appropriate.
 4. Pool/screen enclosures.
 5. Pool, air conditioning, and irrigations equipment and method of screening.
 6. Basketball pole location.
 7. Utility meters, air conditioning condensers and method of screening.
 8. Low voltage landscape lighting with fixtures and transformer types and locations.
 9. Location and construction methods, materials, and colors for all paved areas and decks which are not indicated on Site Plan.
 10. Playground equipment.
 11. Plant materials list

Site Plan Example

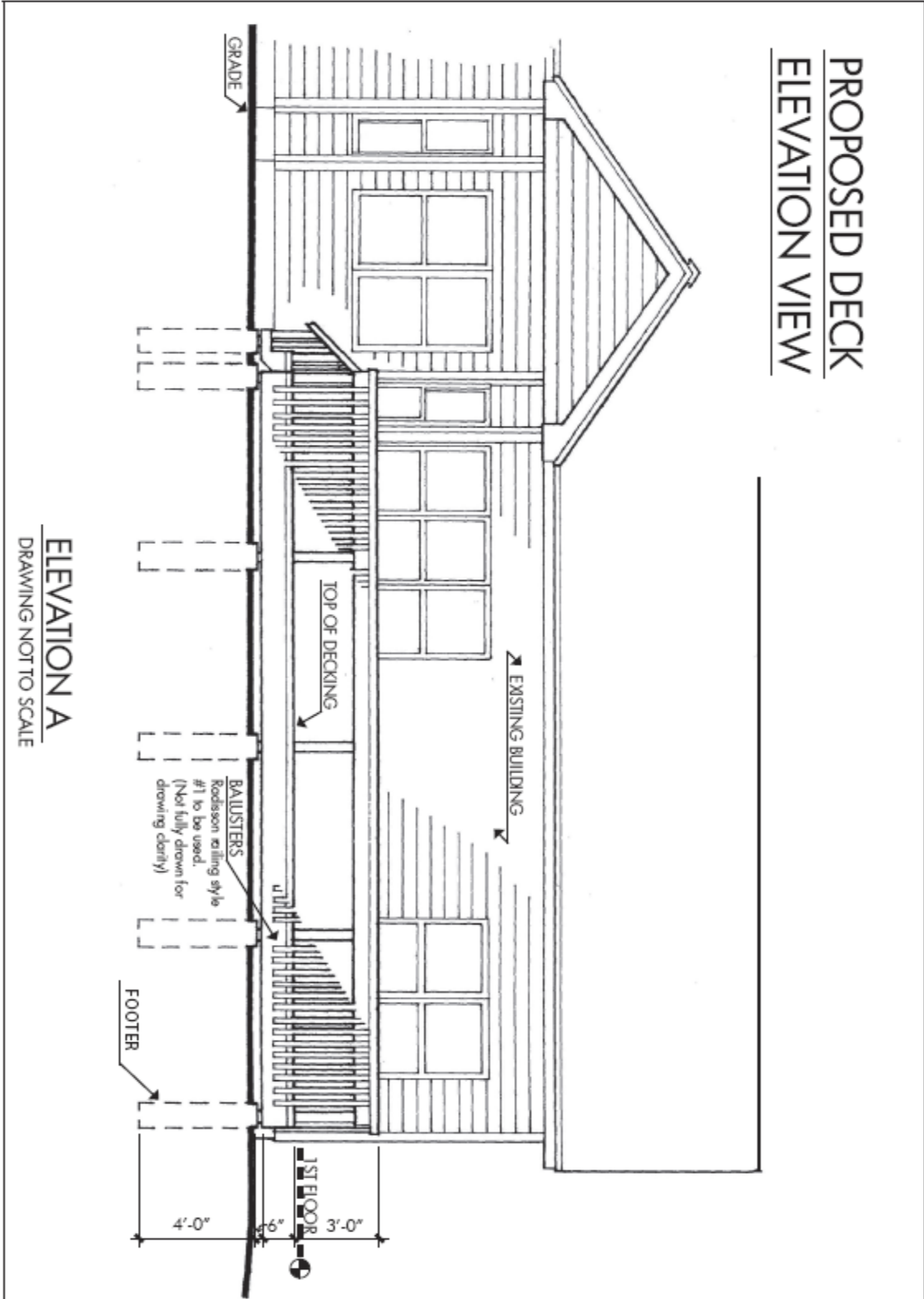
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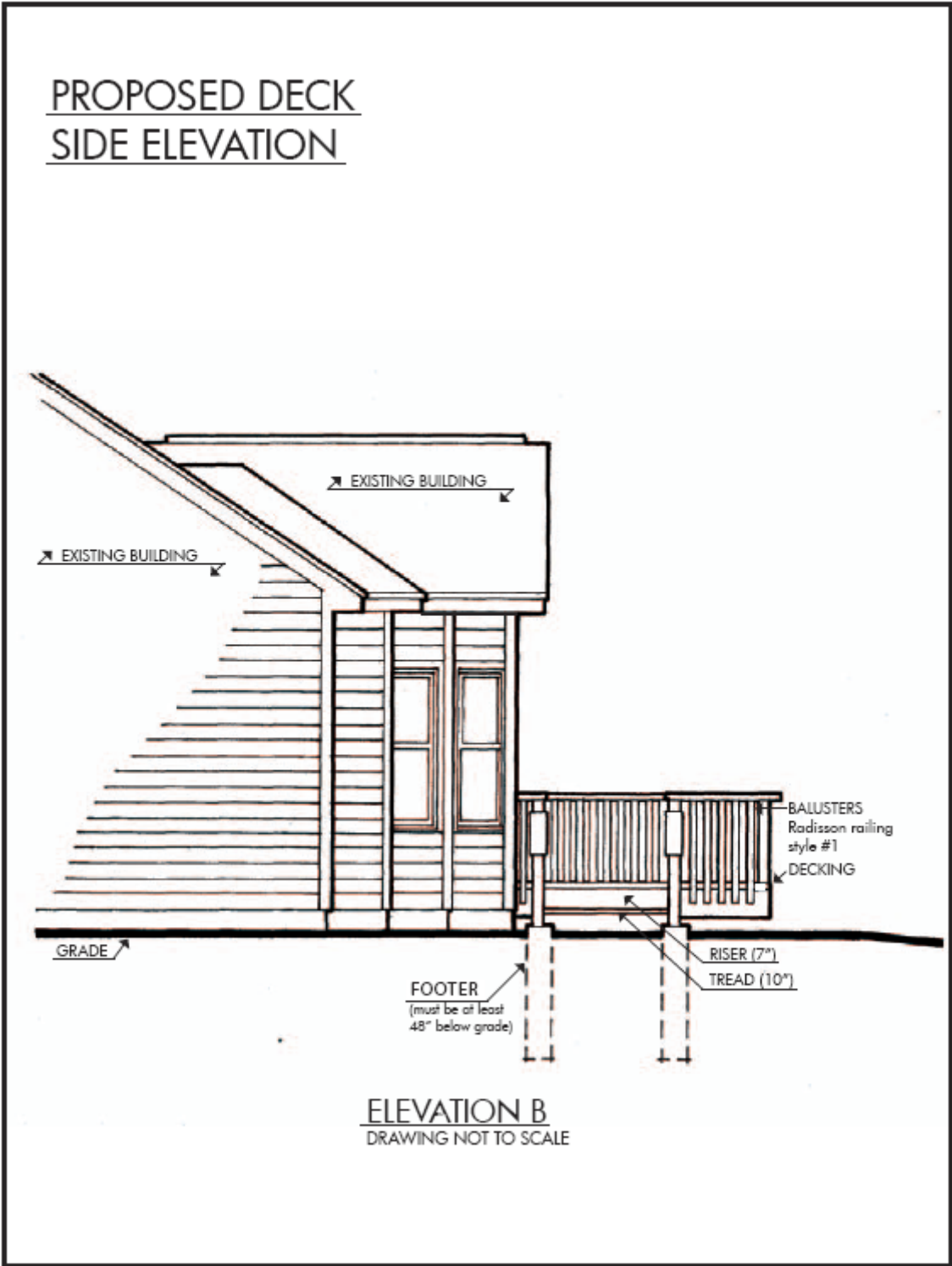
Plan Drawing of Deck Example



Rear Elevation Drawing of Deck Example



Side Elevation of Deck Example



Addendum B
Golf Village Property Owners' Association
9054 Cotter Street; Lewis Center, OH 43035

The Golf Village Property Owners' Association will allow permanent basketball hoops on all lots located within the Golf Village development as long as they meet the requirements that have been established herein:

- 1) Must be an approved basketball hoop as determined by the Golf Village Property Owners' Association and should look similar to the pictures on the below listed websites:
 - a) Recreations Outlet (614) 792-3700 or www.recreationsoutlet.com
 - b) Buckeye Backyards (614) 205-0033 or www.buckeyebackyards.com
 - c) Goalsetter Systems 800-362-GOAL or www.goalsettersystems.com
- 2) All basketball hoops are to be pole mounted
- 3) All hoop locations are to be approved by the Design Review Board.
- 4) **Portable** basketball hoops are not permitted.

Any further questions concerning basketball hoops may be directed to Real Property Management at 614-766-6500.

Addendum C

Golf Village Property Owners' Association *c/o Real Property Management, Inc., 9054 Cotter Street, Lewis Center, OH 43035*

The Golf Village Property Owners' Association will allow play sets to be installed on single family lots as long as they meet the requirements that have been established herein:

- 1) Must be an approved play set as determined by the Golf Village Property Owners' Association.
- 2) For golf course view lots, play sets are to be models from **RAINBOW PLAY SYSTEMS, INC. or Backyard Adventures.**
- 3) Examples of approved models for golf course view lots include:
 - a) The Sunshine Castle Series
 - b) The Rainbow Clubhouse Series
 - c) The Carnival Castle Series
 - d) The Mountain Series
 - e) The Explorer Series
 - f) The Treehouse Series
- 4) All canopies for all lots are to be dark green and replaced as necessary due to weathering.
- 5) All slides are to be dark green. The Design Review Board may grant variances for non golf course view lots.
- 6) No flags are to be used on the play sets on golf course view lots.
- 7) On lots having any portion of any lot line in common with the Golf Course, play sets must be erected no closer than 20 feet from the adjacent Golf Course property line(s).

The nearest dealer of RAINBOW PLAY SYSTEMS, INC. is located on W. Olentangy Street (Powell Rd.), (614) 792-3700.

For non-golf course lots, the Association requires for approval an all wood play set equal in quality to the average Rainbow Play system. Variables that will be compared include but are not limited to support beam construction, climbing ring installation, weight restrictions, wood part warranty, and lumber treatment. The Association may require a redwood stain to be applied to Non-Rainbow Play Sets.

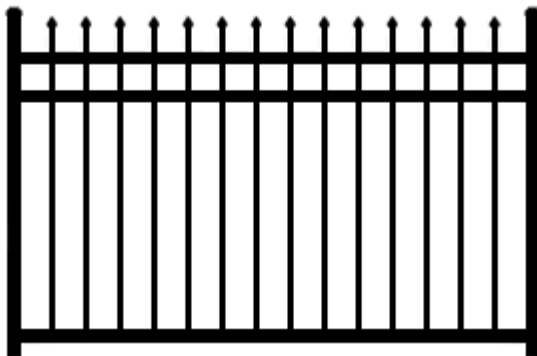
Any further questions concerning play sets may be directed to Real Property Management at 614-766-6500.

Addendum D Fence Specifications

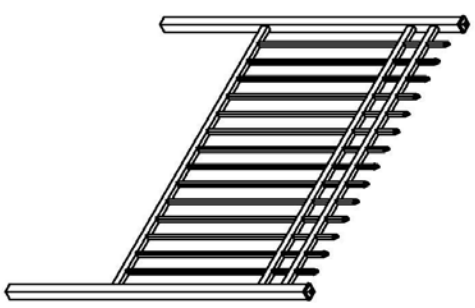
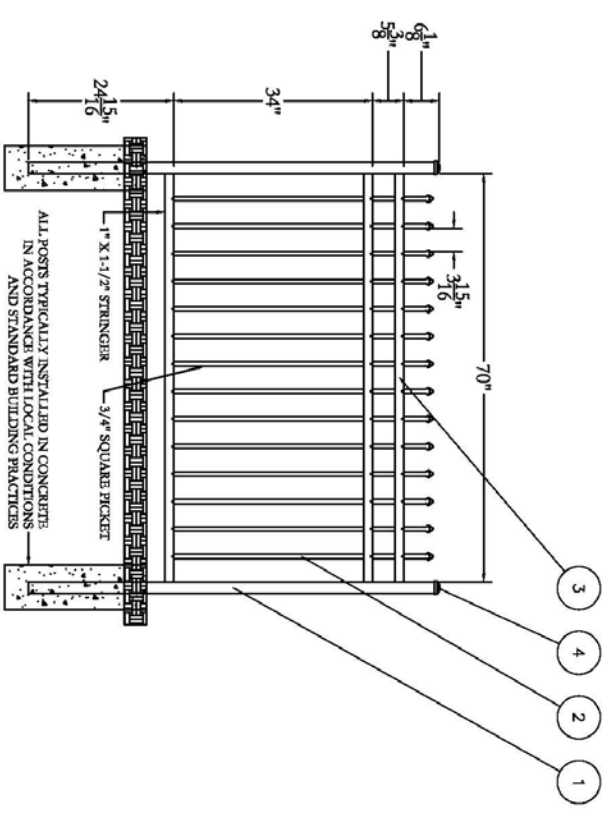
Golf Village Property Owners' Association *c/o Real Property Management, Inc., 9054 Cotter Street, Lewis Center, OH 43035*

The aluminum residential fencing, as available from Jerith Manufacturing Company, that will be permitted for any homeowner at Golf Village is as follows:

1. Jerith Regency Series, Buckingham Style – 48" Height
 - a. 60" height for pool enclosures



FENCE PARTS		Qty	Item
2"	POST	2	1
BUCK-48	PICKET	14	2
71-1/2"	- 14 HOLE POOL STRINGER	3	3
2"	ALUMINUM POST CAP	2	4



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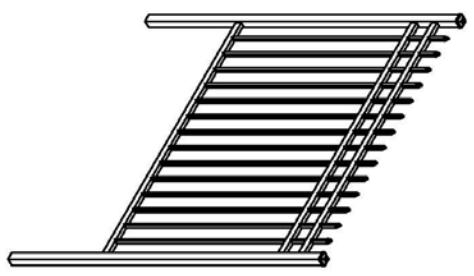
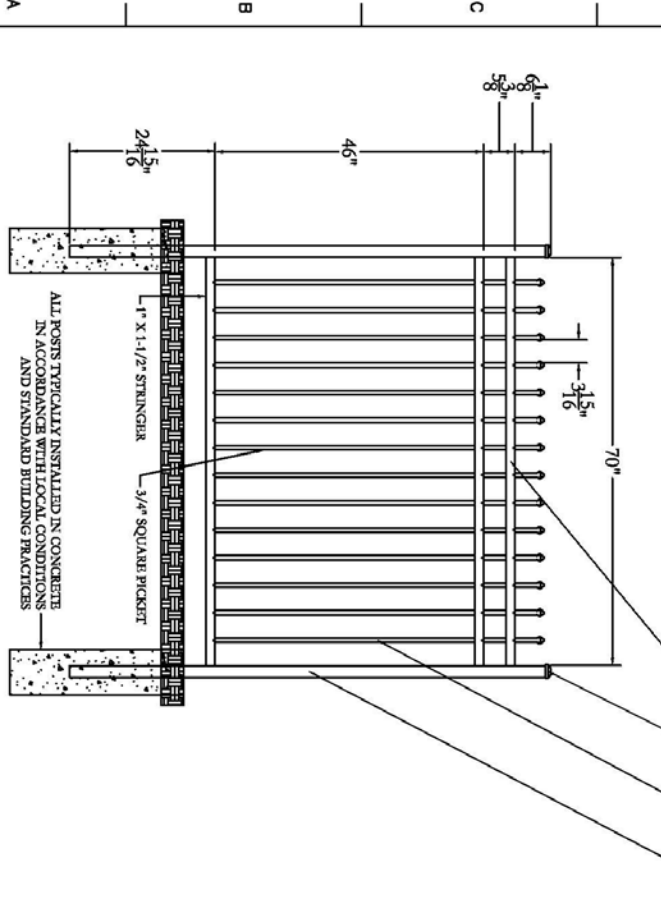
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Jents
Manufacturing Co., Inc.
Pittsboro, PA 17134
(603)544-2242

DRAWING:
BUCKINGHAM FENCE
48" HEIGHT

DATE: 1-1-04
SCALE: NC
SHEET: 1 OF 1

FENCE PARTS		Qty	Item
2"	POST	2	1
BUCK-60	PICKET	14	2
71-1/2"	14 HOLE POOL STRINGER	3	3
2"	ALUMINUM POST CAP	2	4



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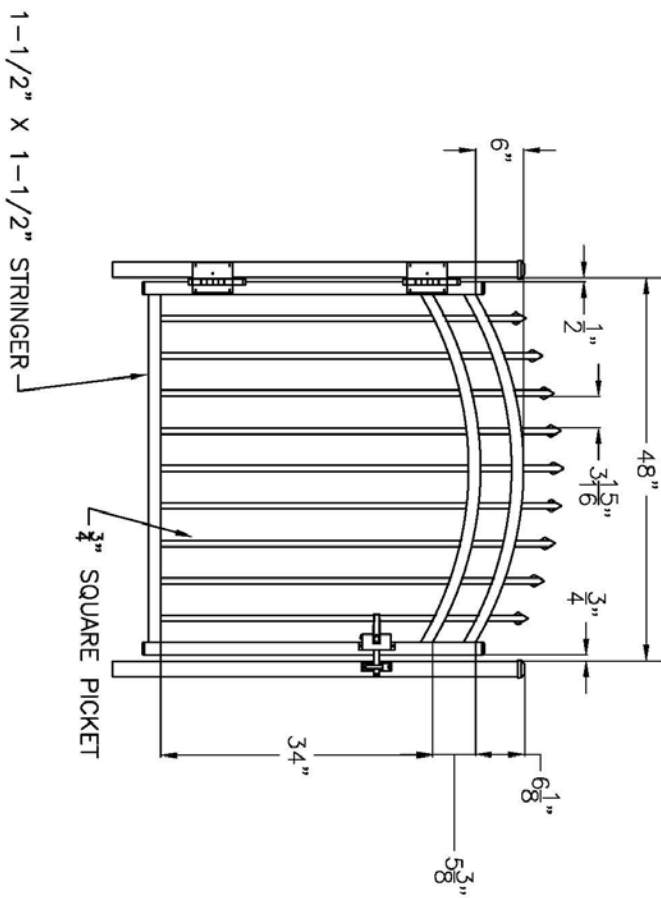
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Jethi
 Manufacturing Co., Inc.
 Philadelphia, PA 19104
 (800)544-2242

DRAWING:
BUCKINGHAM FENCE
 60" HEIGHT

DATE: 1-1-05
 DRAWN BY: RGA/UBSN
 CHECKED BY: NC

SCALE: 1:1

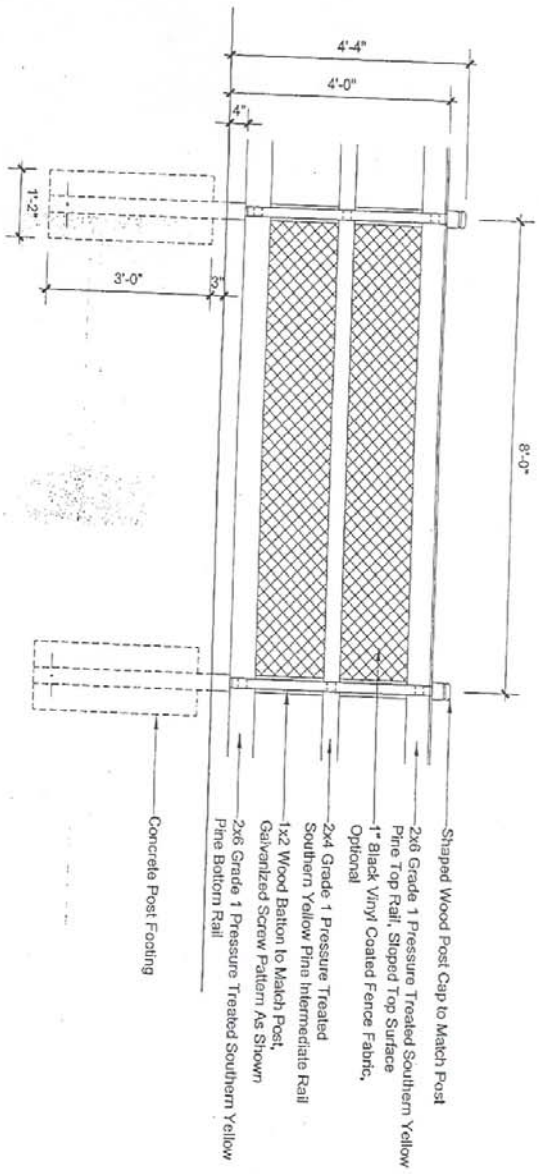



 South
 Manufacturing Co., Inc.
 Philadelphia, PA 19154
 (800)344-2242

POOL ACCENT GATE
STYLE BUCKINGHAM
48" HIGH X 48" WIDE

Copyright 2004
 The Buckinghams
 Pool Accessories, Inc.
 All Rights Reserved

Model No. **BUCK48U48**

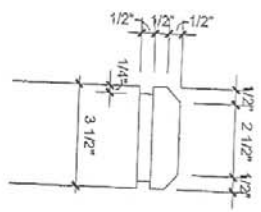


General Notes:

1. All surfaces to be custom paint/stain combination, 'Scioto Reserve/Coal Village Green' as available by Pittsburg Paints.
2. Wood screws are to be flat head weathermaster steel (course thread as manufactured by Textron Inc).
3. All rails and posts to be grade 1 pressure treated southern yellow pine.

1 Three Rail Fence
1/2"=1'-0"

2 Post Cap Detail
3"=1'-0"



PROJECT TITLE
Triangle Real Estate
Fence Details

SHEET TITLE
Three Rail Fence

SOME AS NOTED
DATE: December 5, 2003
MEYERS-WELSH PROJECT NUMBER
2002-21

meyerswelsh
architecture+design

22 east
columbi
t. 614.2
f. 614.2

Addendum E

Community Color Specifications

NOTE:

The custom paint/stain is available through Sherwin Williams located at:

7474 Guard-Well Street
Powell, OH 43065
(740) 881-3185

For Mailboxes: Please be sure to ask for Golf Village Mailbox Black.


For Fences: Please be sure to ask for Golf Village Fence Green

For Playsets: Please be sure to ask for Deckscapes Semi Transparent Redwood
– A15 R14

Addendum F Trampolines

- Must be the AlleyOop Variable Bounce model and manufacturer
- Trampoline must be set back at a minimum of 20' from rear lot line
- The entire trampoline structure must be taken down and stored indoors from December 1 thru March 31
- Trampolines will only be approved for lots with level back yards. At no time will an owner be allowed to prop up trampoline supports with wood, bricks, or other materials.

AlleyOop VariableBounce



Actual colors may vary from what is shown.

Overall Score	80/100	Warranty	
Safety	😊	Frame	20 yrs
Performance	😊	Mat	5 yrs
Design	😊	Springs	5 yrs
Features	😊	Pad	3 yrs
Cost of Ownership	\$43/yr	Encl. Poles	20 yrs
Price Range	\$1199-\$1399	Encl. Net	5 yrs

Product Summary

Highs: The VariableBounce is has a heavy duty frame and safety pad. There is good integration between the trampoline and the safety enclosure. It also features high quality materials and construction. Colors are very pleasant and will blend in nicely in many settings.

Lows: Feel is a little stiffer than the other AO products that we tested. Installation time is longer than average.

Specs: 14' diameter round bed, 2 mm thick steel frame, 96 (8.25") springs, fail-safe overlapping entry door

Packaging: Three boxes weighing 145,101, and 102 lbs.; four boxes with PowerBounce with the fourth box weighing 38 lbs.

Overall Opinion: This is a great product! This product does not offer the range of flexibility of the DoubleBounce product, but it is a good choice if your jumpers are older. The PowerBounce option has a significant effect on the feel of this trampoline and may be very desirable for heavier jumpers.

Available at: [AlleyOop Dealers](#), and [JumpSport.com](#)

Trampoline

The AlleyOop VariableBounce frame is made of **heavy duty steel tubing, a full 2.0 mm thick**. This, together with the durable galvanized and then **green powder coated frame**, give it a top notch appearance. The springs are 8.25" long and tapered. **The pads feature 1" thick closed cell foam, and come with a very durable PVC cover**. We were quite impressed with the weight of these AO pads and found them to be 2 to 3X heavier than pads on other 14' round trampolines.

Safety Enclosure

One of the more notable features of the enclosure is the **signature overlapping entry door**. This allows jumpers to easily enter and exit the trampoline, without having to worry about closing a zipper or fussing with snaps or clips. The net itself is a **large aperture design, made from a high quality weave** that is strong yet soft to the touch. The safety enclosure is well integrated with the trampoline, making the pole installation a snap. One of the innovative features is the ball cap design, which not only provides protection against injury from the user, but provides a handy connection point for the top strap that supports the net. It is important to follow the installation instructions closely, since the placement and adjustment of the net is key. The installation involved weaving several bungees and nylon straps to attach the net, which is time consuming but relatively easy. Our testing showed that this design held up well under the most demanding impacts. The enclosure netting and poles worked together to absorb the energy of impact, and direct the jumper back onto the mat. **Due to the massive frame, even a hard impact had little risk of tipping the trampoline.**

Conclusion

The AlleyOop VariableBounce trampoline gives you great quality, comfort and safety. The price for this system is very reasonable when you consider the quality of the product and the warranty extended by the manufacturer. Overall, we'd recommend this trampoline to anyone who is buying a trampoline for a family with older children or a mix of light and heavy jumpers.