

Architectural Guidelines For Manor Hill

Architectural Guidelines:

The architectural guidelines serve to create a custom home community at Manor Hill. The guiding principals of the architectural review process will be the authenticity of style, color, and texture of the home as viewed from the road or the public space in front of the home. The design should be an authentic documented style. The home design and detailing should be consistent on all four sides of the home in its style. In traditional brick designs, brick rap on the rear and side is acceptable if properly detailed.

Style and Detail:

The mitigation of the garage and the garage doors will be a primary concern in the approval process. Innovative design of the garage within a consistent style is encouraged.

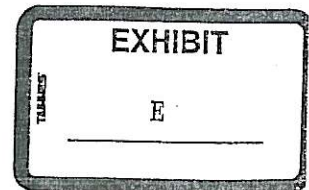
Use of purchased or standard builders plans may be repeated if separated by two lots and a different elevation and massing is used. The same elevation with different colors may be repeated if separated by three lots.

Bricking to within 8 inches of grade or the use of architectural finishing materials to grade may be required on 100 and 120 lots and/or lots with high visibility at the architectural committees discretion. Step down foundations with sloping grade are permitted as approved by the architectural review committee.

Square Footage Requirements:

The following Square footage requirements are standard in the entire community:

<u>Lot Width</u>	<u>Ranch</u>	<u>Two Story</u>
70'	1550 sq ft	1800 sq ft
80'	1600 sq ft	1900 sq ft
90'	1600 sq ft	1900 sq ft
100'	1850 sq ft	2000 sq ft
120'	1850 sq ft	2400 sq ft



Recorded
INDEPENDENCE
Doc type:
Book/page:
Doc#:
Dt/tm Recorded:
Total fees:
Clerk name:

BILL AYLDOR
KENTON COUNTY CLERK
RESTRICTIVE COVENANT
1-256/ 283 7 pg
01 01 18 059 00077
01/18/2001 09:59:49am
17.00 Tax: 0.00
CATHY DARPEL

Lot Set backs:

- A) Side yard lot set backs shall be six feet plus eight feet for a total of fourteen feet.
- B) Rear yard set backs will be thirty feet. However, twenty feet rear yard setbacks are allowed in tree save areas or if adjacent to 50 feet or more of open space.
- C) Front yard set backs will be a minimum of thirty feet. However, Front yard set back may be a minimum of 24' with side entry garages. In addition, Front yard set backs may be greater than thirty feet in tree save areas or to preserve open space.

Garages:

- A) Garage doors shall be turned away from the street with side or rear entry garages on all 120 foot wide lots and is encouraged on all 100 foot wide lots. In addition, the doors should be further screened with landscaping and/or wing walls.
- B) Detached garages in the front of the home are permitted and must be attached with a breezeway.
- C) Detached garages in the rear of the home are permitted and do not need a breezeway. However, they must be within the side yard requirements & twelve feet from the rear property line.
- D) All garage doors that face the street must have architectural features consistent with the design style such as: gables, offsets, windows, changes in material, or other significant architectural detail. In addition, all garage doors that face the street must have a recess of 2' 8" or appropriate architectural detailing per the architectural review committee and available options material. We encourage other garage design solutions to mitigate the garage with trellises or other architectural features.
- E) Curving the drive and sidewalks as grade and lot width permits is encouraged.

Landscaping:

- A) All homes shall have a three tree minimum requirement (2.5" or greater in diameter) when lots back up to one another. This includes existing trees.
- B) All homes shall have a minimum of two trees in front yards (2.5" or greater in diameter) with an additional two ornamental or evergreens in the front yard.
- C) All required landscaping shall be installed within six months of occupancy.

Siding:

All siding materials shall be consistent with the architectural style of the design. The architectural control committee will review the use of the siding materials within the context for the architectural style indicated on the drawing and denoted on the architectural review form. The authenticity of style as viewed from the public road is the primary concern.

Low and no maintenance materials such as aluminum and vinyl can be used as long as their profile, appearance and color adequately depict their architectural style.

Roofs:

Roofs shall be upgraded dimensional shingles with a minimum 25 year life. Muted and natural colors appropriate to the architectural style are encouraged

Mail Boxes:

A decorative mail box will be provided by the developer of the lot to the home builder. Replacement mail boxes must be identical to the decorative mail boxes in the community and are denoted in the Manor Hill Home Owners Association Documents.

Fences, Walls, & Hedges:

The composition, location, and height of any fence, wall, or hedge, to be constructed on any lot shall be approved in advance by the architectural review committee. No fence shall be approved on any lot between the rear of the house constructed thereon and the street in the front of the house. The architectural review committee shall require the composition of any fence, wall, or hedge to be consistent with the material used in the surrounding Single Family Residences and other fences, if any. Chain link fencing may not be used. Fencing design must accompany the final working drawing submitted to the architectural review committee for any proposed single family residence or the plan will be denoted that a future fencing request will be needed prior to construction. Any future fences, walls, or hedges must be approved by the architectural review committee.

Underground fencing is allowed in the rear of the lots only. In addition to architectural review committee approval, a city building permit may be required if applicable per the City of Independence building code.

Satellite Dishes:

Satellite dishes under 18 inches in diameter may be installed on the back of any house as long as the satellite dish is not visible from the front of the lot.

Architectural Controls:

a) Lots may be contracted for sale prior to architectural review approval. However, The architectural review committee will approve each plan prior to the actual application for the actual building permit with the City of Independence using the attached approval form in exhibit "A". Any changes in the exterior of the home must also be approved prior to installation using this form.

B) The Manor Hill home owners association, through the architectural review committee, will review the community bi-annually for compliance with the guidelines and for maintenance of the architecturally controlled structures and materials. The architectural review committee reserves the right to make minor adjustments to these controls as long as the "the authenticity of architectural style" is maintained. The architectural review committee is a committee formed by The Manor Hill Home Owners

Association which provides for liens and eventual foreclosure for continued non-compliance with the guidelines. All relevant Manor Hill Home Owners Association documents are of record at the Kenton County Court House.

Architectural Control Bibliography:

- 1) Books from the preservation press by the National Trust for Historic Preservation such as: "What Style is it" A guide to American Architecture by John Poppeliers, S. Allen Chambers, Jr. and Nancy B. Swartz: Historical American Building Survey.
- 2) "American House Styles" A concise guide. By John Milnes Baker, A.I.A. W.W. Norton & Co., 1994
- 3) "The Architectural Treasure of Early America" by the National Historical Society; 23 volumes; 1988.
- 4) "A Field guide to American houses" by Virginia & Lee McAlester. A Borzoi book published by Alfred A. Knopf, Inc.; 1984.

Approved Plan Books for Design Style and Detail:

- 1) Southern Living Plans
Design Traditions
Birmingham, AL 35283-0349
1-800-755-1122
www.southernliving.com
- 2) Stephen Fuller
Design Traditions
1200 Ashwood Parkway, Suite 250
Atlanta, GA 30338
1-800-274-2444
www.stephenfuller.com
- 3) Frank Betz Associates, Inc.
2401 Lake Park Drive Suite 250
Smyrna, GA 30080
1-888-717-3003
www.frankbetz.com
- 4) Donald A. Gardner Architects, Inc.
P.O. Box 26178
Greenville, SC 29616
1-800-388-7580
www.dongardner.com

5) Nastagia Home Plans Collection
By Design Basics, Inc.
11112 John Galt Blvd
Omaha, NE 68137
1-800-947-5507
www.designbasics.com

6) Studer Residential Designs, Inc.
4010 Alexandria Pike
Cold Springs, Ky. 41001
1-859-441-9476
www.studerdesigns.com

Exhibit "A"

**Manor Hill
Architectural Review Committee
Approval Form**

Lot Number: _____

Approved: _____

Keeney Development, LLC

Lot Size: _____

Architect: _____

Customer: _____

Builder: _____

Architectural Style: _____

Square Footage: _____

Plans Submitted by and date stamped (please attach) _____
Name Date

*(Two copies need to be submitted with floor plan and front elevation with materials and comments noted. Minimum size 1/8" = 1'.)

Exhibit "B"

Dear Sir or Madam:

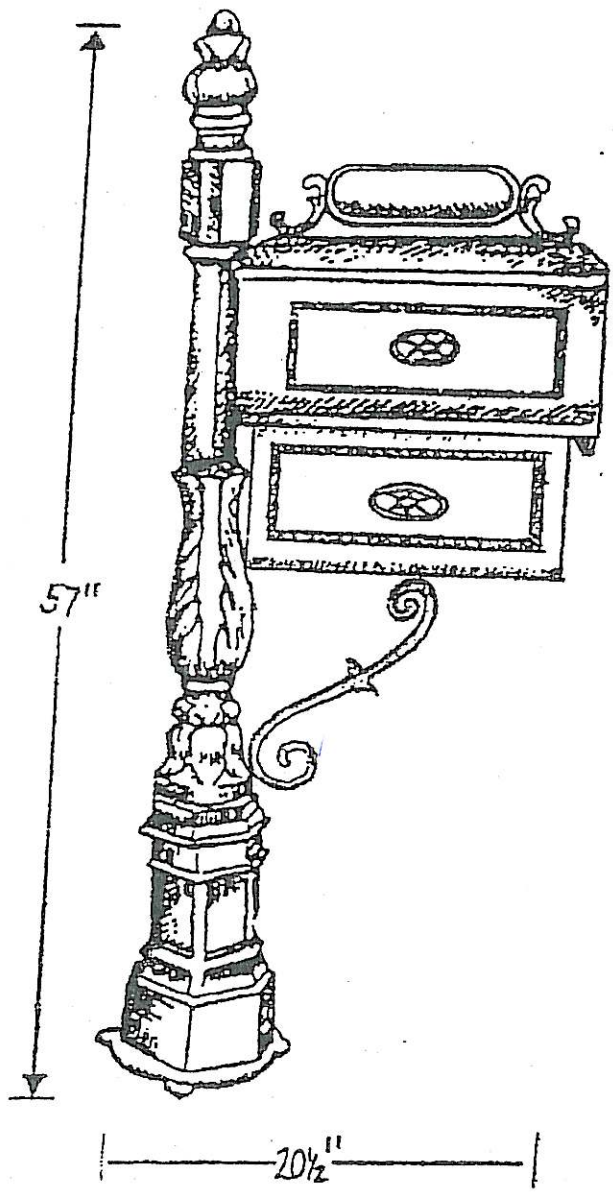
Thank you for your interest in purchasing Lot _____ at Manor Hill. The architectural review committee has approved your plans that were submitted on _____ with the following conditions:

- A)
- B)
- C)
- D)

Please consider this your formal approval to move forward with regards to architectural compliance. Any changes or variations from the exterior of this plan will need to be approved. Also, the architectural review committee will need to approve your site location prior to installation of your foundation. Finally, we look forward to working with you to create a wonderful community in which to live.

Sincerely,

Keeney Development, LLC



Country Mailbox w/Paper Holder
84-221B

EXHIBIT
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