

**WOODLAND VILLAS HOMEOWNERS ASSOCIATION, INC.  
DESIGN GUIDELINES**

**The following standards have been developed and promulgated by the Board in accordance with Article IX, Section 9.2.1.2 of the Declaration and apply to all new construction and all modifications or improvements. These Design Guidelines are not part of the Declaration and can be amended by the Declarant or the Association without a vote of the Owners.**

There is no requirement that these Design Guidelines be recorded or re-recorded if amended or modified. Each Builder and Owner is cautioned to request the most current version of the Design Guidelines prior to undertaking any improvement. The most current version shall be on file with the Declarant and the Association.

**NOTE: PRIOR PLAN APPROVAL IS REQUIRED FOR ALL STRUCTURES AND IMPROVEMENTS PLACED ON THE LOT BY THE OWNER, INCLUDING BUT NOT LIMITED TO BASKETBALL HOOPS, PLAY EQUIPMENT, STORAGE BUILDINGS, SWIMMING POOLS, AND FENCES. IN ADDITION, APPROVAL FROM THE CITY OF CUYAHOGA FALLS AND/OR SUMMIT COUNTY MAY BE NECESSARY.**

**GENERAL DESIGN GUIDELINES APPLICABLE TO ALL STANDARD LOTS**

**House Placement and Yard Grading.** Dwelling Units must conform to existing grade and drainage patterns. Each Owner and/or Builder shall endeavor to retain as much of the natural woods as is practical. Builders are responsible to regrade the Lot to conform to the drainage plan(s) approved for the subdivision.

The following Design Guidelines shall be used in determining placement with respect to style and elevations:

- a. There must be a minimum of two (2) different Dwelling Units separating like models on the same side of the street. Optional items, such as full porches and pediment front foyers, may be used to establish the differences.

**Dwelling Type.** No building may be erected, altered, placed or permitted to remain on any Lot other than one (1) single-family Dwelling Unit and an attached garage for at least two (2) cars. A single-family Dwelling Unit must meet the following requirements:

- a. A one-story Dwelling Unit with the living area on the first-floor space only, constructed with, or without a basement and a space between the first floor ceiling and the roof of inadequate heights to permit its use as a dwelling place.

- b. A story and a half or “Cape Cod” Dwelling Unit, the living area of which is on two (2) levels connected by a stairway and constructed with a basement. The upper level is constructed within the gable portion of the roof. Window penetrations are made by use of dormers.
- c. A two-story Dwelling Unit, the living area of which is on two levels connected by a stairway, constructed with, or without, a basement.
- d. Every Dwelling Unit must have a full front porch (vinyl, partial brick or full brick) or partial brick or full brick façade.
- e. Brick must be a red-tone brick color (Allendale Hill, Smokey Mountain, Sugar Creek, Heritage Trail, Farmington, Cagles Mill, Willowbrook, Falls Canyon or similarly matched brick color).
- f. Vinyl siding must be an upgraded Variform or similar quality siding. Colors must be Classic Cream, Dover White, Flint, Irish Thistle, Island Pearl, Natural Almond, Pebble Clay, Sandy Tan, Silver Mist or Spanish Olive or similarly matched colors.
- g. Carriage garage doors with windows and black asphalt shingled roofs.
- h. Side-lite or small colonial window in front door (Pisa Torre has side-lite, all others have window front door)

**Dwelling Unit Size.** Dwelling Units must be at least \_\_\_\_\_ square feet for any one-story Dwelling Unit, and \_\_\_\_\_ square feet for the first floor of a story-and-a-half or two-story Dwelling Unit. Declarant reserves the right to approve minor variances if, in its sole opinion, the intent of the section is maintained.

**Roof.** The roof and gables of each Dwelling Unit must be no less than 6-12 pitch. Porch and patio roofs may be 3.5-12 pitch. All shingles must be of a uniform color.

**Garages.** A minimum two (2) car garage is required. Detached garages of any size are not permitted. Boats and recreational vehicles must be stored in the garage.

**Yards, Driveways and Walks.** Front yards must be grass and landscaped as soon after completion of the Dwelling Unit as is practical under weather conditions. Rear Yards are defined as that portion of the Lot that is behind the rear elevation of the Dwelling Unit extended to each Lot line. All driveways must be paved with asphalt, concrete, paver bricks or paving stone. Gravel or dirt driveways are prohibited.

**Color Schemes.** All Dwelling Units must conform to the original color scheme as established by the Declarant. The following guidelines must be followed when determining color scheme with respect to location.

- a. In any group of five (5) Dwelling Units on the same side of a street, at least three (3) siding colors must be used. The same color on two (2) consecutive Dwelling Units is not permitted.
- b. On any cross-street intersection, at least two (2) siding colors must be used.
- c. Dwelling Units directly across the street from one another must have different siding colors.

**Underground and Log Houses.** Underground and log structures are prohibited.

**Porches, appendages and additions.** No porches, appendages, or additions are permitted unless they are of a size, style, color and type compatible with the original design of the Dwelling Unit; and must match the Dwelling Unit materials and coloring exactly. Porches, appendages or additions must be integrated into the design of the Dwelling Unit. Compatibility will be determined at the sole discretion of the Board.

**Front Storage.** No front porch may be used for the storage of any items except normal porch furniture. No front yard may be used for the storage of any item of any kind.

**Awnings.** No metal or plastic awnings for windows, doors, decks or patios may be erected or used. Canvas awnings may be used subject to prior approval of size, color, location and manner of installation for the particular Lot in question.

**Exterior Carpeting.** No exterior carpeting may be used if it is visible from any neighboring Lot or the street.

**Railings.** All deck and balcony railings that are wood must be stained the same color as the deck or balcony. Deck and balcony railings may also be white PVC or "iron."

**Solar Panels.** No solar panels are permitted.

**Chimneys.** All chimneys with metal flues must be enclosed within a chase that may be sided. Any direct vent chimney and/or furnace flues, hot water heater or any other flues must be vented only to the rear or side of the Dwelling Unit.

**Water Discharge.** Storm water must be managed in accordance with the drainage plan for the subdivision and all rules and regulations of the City of Cuyahoga Falls and/or Summit County, as the case may be.

**Skylights.** Skylights may be used on a back roof facing the rear of a Lot. Other locations may be approved for a contemporary design Dwelling Unit depending upon the design and the particulars of the Lot.

**Entrance Structures.** No additional driveway entrance structures are permitted.

**Swimming Pools.** No above-ground swimming pools are permitted. Small portable “kiddie” pools are permitted only in Rear Yards behind the Dwelling Unit so long as said pool is not in place for more than seventy-two (72) consecutive hours. In-ground swimming pools must be approved by the Board as to style and may be placed only in an approved location in the Rear Yard which is at least ten (10) feet from any property line and does not unreasonably hinder the flow of surface water on the Lot. Pool equipment must be placed in a location approved by the Board and screened in such a manner so as to provide minimum visual impact from the street and other Lots.

**Spas and Hot Tubs.** Hot tubs and spas are permitted provided that such hot tub or spa must be in-ground or, if above-ground, incorporated into a deck. All hot tubs and spas must be screened with a privacy fence meeting the provisions of these Design Guidelines or other such adequate screening as approved by the Board.

**Play Equipment.** No play apparatus or structures of any kind are permitted in the [*ranches*] section of the Development. In the [*two-story*] section of the Development, play apparatus or structures may be located only in the Rear Yard and must be at least ten (10) feet from any property line. Such structures must be predominately made of wood construction with natural coloring or may be painted or stained brown or gray, or they can be “Rubbermaid”-type structures. Structures that include colored items of equipment, such as a slide or swing set seats are permitted, so long as all such equipment is of a consistent color scheme. Any play structures that include a solid roof must be shingled in the same color as the Dwelling Unit. Tarp-like roofs must be similar to other colors on the structure. All play equipment on any one Lot must be the same colors. All play apparatus and/or structures must be maintained in good condition and appearance.

**Business.** Business signs are not permitted anywhere except for temporary contractor signs at a Dwelling Unit during and after performance of work by a licensed contractor. All such signs must be removed within thirty (30) days after the contractor has completed its work. Additionally, temporary signs announcing yard sales or garage sale signs promoting household merchandise are permitted provided that they are posted only at the Dwelling Unit and are displayed for no longer than two (2) weeks during any calendar month.

**Security.** Signs promoting any and all security and safety matters are permitted provided that such signs are no larger than two (2) feet long and two (2) feet wide. All such signs must be removed immediately after they have served their intended purpose. Home security signs under this provision are limited to signs that announce the presence of electronic home security systems and do not announce alternative security measures such as “Beware of Dog” etc.

**Basketball Hoops.** No basketball hoops are permitted in the [*ranches*] section of the Development. In the [*two-story*] section of the Development, basketball hoops are permitted, but no basketball hoop or goal may be placed on any Lot, regardless of location, until its specifications and location have been approved in accordance with these Design Guidelines. Portable basketball goals also require prior approval.

- a. Specifications. Where permitted, in general, any commercially available goal is acceptable. Goals with home-made backboards or posts are not acceptable. Backboards and posts must be painted in subdued colors so as to blend in with the surroundings as much as possible. All goals must be properly maintained. Any backboard or goal that becomes broken or damaged, must be repaired, replaced or removed by the Owner. Any lighting for the goal must be directed away from any neighboring Dwelling Unit(s) and patio or deck areas.
- b. Location. Where permitted, basketball goals are permitted only if adjacent to a driveway. On corner Lots, goals must be located along the side of the driveway closest to the rear Lot line and at least fifteen (15) feet back from the setback line on the "side" yard adjacent to the street. All goals must be located at least ten (10) feet back from any property line. A portable basketball goal may be located on a driveway only from April 1 through November 15. However, no portable basketball goals are permitted on corner Lot driveways. Portable basketball goals must be removed from driveways from November 16 through March 31. Any portable goal left out during this time period is a violation of these Design Guidelines. No goal may be attached to any Dwelling Unit or garage.
- c. Use. Use is limited to reasonable play hours depending upon seasons. No use is permitted after 11:00 p.m., nor earlier than 9:00 am. The Board has the right to set different hours in the event that use creates an unreasonable disturbance.

**Pool Pump Buildings, Sheds, Outbuildings and Storage Buildings.** Pool pump buildings are permitted as accessory to an in-ground swimming pool. Storage sheds, outbuildings, storage buildings are permitted, provided that such structures do not exceed 100 square feet in size and are constructed with shingles, trim and siding to match the Dwelling Unit. No structure may be located within ten (10) feet of any Lot line and must be located not less than six (6) feet from the rear of the Dwelling Unit. No such structure may exceed ten (10) feet in height. The roof pitch must be at least 4:12. Other outbuildings such as gazebos may be permitted subject to the Association's prior approval as to size, materials and location, which approvals may be withheld in the Association's discretion. Any such outbuildings must be vinyl or wood (not metal) with shingles that match the Dwelling Unit and must comply with all applicable rules and regulations, including city permitting and side and rear yard setbacks.

**Air Conditioning and Heat Pump Equipment.** Air conditioning and heat pump equipment must be located in side yards or Rear Yards. To the extent reasonably possible, such equipment shall be screened from view in a manner approved for each particular Lot.

**Fencing.** Standard chain link and wire fencing material are not permitted. Fences may be erected only in the Rear Yard. On corner Lots, fences may not be placed within the setback on the street side. Perimeter fences are permitted if they are three (3) rail white PVC or split rail not to exceed five (5) feet in height, white PVC picket fencing not to exceed four (4) feet in height, or privacy fences made of white PVC not to exceed six (6) feet in height. All swimming pool fencing will be reviewed on an individual basis in accordance with general

standards hereinafter set forth. Decorative fencing will be reviewed on an individual basis considering the visual impact on surrounding Lots. The Declarant and the Association reserve the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community.

**Radio and Television Antennas.** These Design Guidelines are to be interpreted so as to balance the right of the individual Owners to receive acceptable quality broadcast signals in accordance with F.C.C. regulations with the right and duty of the Association to preserve, protect and enhance the value of the properties within the subdivision.

A. Prohibited Apparatus. All exterior antennas, except the following, are prohibited:

1. an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or
2. an antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that is one meter or less in diameter or diagonal measurement; or
3. an antenna that is designed to receive television broadcast signals.

B. Permitted Locations.

An antenna must be located in the Rear Yard or on the rear of the Dwelling Unit in such a manner so as not to be visible by a person of normal height standing at the edge of the street directly in front of the Dwelling Unit. Other locations are permitted if placement under these Design Guidelines precludes reception of an acceptable quality signal. In such case, the owner and the Declarant or the Association will attempt to find a location with the least visual impact upon the surrounding properties. An “acceptable quality signal” is one that is intended for reception in the viewing area and is consistent with the quality of signals received by others in the immediate vicinity. No location is permitted if installation creates a line of sight problem for drivers in the vicinity. The Declarant or the Association may prohibit a location that imposes a legitimate safety concern. An example of a location that imposes a legitimate safety concern is one that is near high voltage power lines or one where the guy wires obstruct legitimate pedestrian access

C. Other Requirements.

The Declarant or the Association may require that the antenna be painted in a fashion that will not interfere with reception so that it blends into the background against which it is mounted or that the antenna be screened so as to reduce the visual impact. Any such requirements must be reasonable in light of the cost of the equipment or services and the visual impact of the antenna. The Declarant or the Association may impose restrictions on methods of installation that create legitimate safety concerns. For example, permitted methods of installation may include reasonable height restrictions and adequate bolting and guying.

D. Continued Maintenance.

Each Owner must maintain any antenna in a reasonable manner so as not to become unsightly. Each Owner must remove any antenna upon cessation of its use.

**Landscaping.** Landscaping and native or typical species lawn is required around all Dwelling Units.

**Lot Maintenance.** All Lots must be mowed periodically as reasonably necessary and kept free of debris and clutter. During construction, each Owner and Builder is responsible for keeping the streets and adjacent Lots clean and free of debris. No fill material may be dumped on any Lot except within five (5) days of commencement of construction. The Association has the right to assess any Owner for the costs of mowing and/or clean up in the event that the Owner fails to do so.

**Lot Grading.** The Builder and Owner are responsible to regrade the Lot in accordance with the grading plan as approved by the City of Cuyahoga Falls and/or Summit County, as the case may be. Any deviations from such plan must be preapproved by the Board, and the City of Cuyahoga Falls and/or Summit County, as the case may be.

**Mailboxes.** Mailboxes must be installed by each Builder and must be of uniform style and color. If a mailbox needs to be replaced, each Owner, at his or her expense, must install a matching mailbox/paper box in accordance with specifications as to style and color as installed by the Builder.

**House Numbers.** House numbers must be placed on all mailboxes, and on all Dwelling Units for public safety identification purposes. Mailboxes may be required to be cluster style.

**Exterior Lighting.** Plans showing sufficient detail as to size, wattage and type of bulb to be used in all exterior lighting must be submitted for approval prior to installation. Exterior lighting must be directed in such a manner so as not to intrude on neighboring Lots and Dwelling Units.

**Discretion.** Any discretion to be exercised in the review and approval or disapproval of plans is that of the Declarant and, after the Declarant Control Period, the Association.

**Variances.** The Declarant and, after the Declarant Control Period, the Association, may grant variances from these Design Guidelines if such variance will not be of substantial detriment to adjacent Lots and will not materially impair these Design Guidelines and the overall best interest of the subdivision. The applicant has the burden to prove practical difficulties, using the standard established in the State of Ohio for area zoning variances, in order to obtain a variance, subject to the standards set forth in the previous sentence.

**Right to Modify Guidelines.** The Declarant, and the Association upon the expiration of the Declarant Control Period, has the right to modify these Design Guidelines; provided, however, that no such modification may be made that materially and adversely affects the overall character of the properties as a first-class development.