

**ARCHITECTURAL CONTROL COMMITTEE POLICIES  
AND GUIDELINES FOR DESIGN CRITERIA REVIEW**

**FIRESTONE HOMESTEAD**

**COLUMBIANA, OHIO**

**PHASE 1 (A, B, C)**

**Home Building Guidelines 6/17/03 - Firestone Homestead - Phase 1 (A, B, and C)**

The following guidelines must be followed when building a single family home in Firestone Homestead Phase 1 (A, B, & C). These are highlights of a more detailed and expansive list which is available for review. Portions of these guidelines are recorded and, with minimal exceptions, not open for modification. We welcome and encourage any questions or suggestions you have.

<b>Min. Sq. ft.</b>	<b>Ranch 1800 s.f., One and one-half and two story 2100 s.f. (livable s.f. excluding garages, basements and porches)</b>
<b>Plan Approval</b>	<b>Required by design board (ACC) before any construction can begin. Plans must be submitted for approval within 30 days after closing on each building lot.</b>
<b>Timeline to Start</b>	<b>Must commence construction on each lot within 30 days after design board (ACC) approval. Design board (ACC) has 15 days to approve plans after submission by builder.</b>
<b>Timeline to Finish</b>	<b>Within 12 months of commencing construction</b>
<b>Existing Trees</b>	<b>Existing trees to remain if 30 feet or more from a building or its driveway area</b>
<b>Landscaping</b>	<b>Must be installed upon completion of home</b>
<b>Accepted Builders</b>	<b>Designated builders as approved</b>
<b>Set Backs</b>	<b>A. Front Yard - at least 45 feet from front property line B. Rear Yard - at least 45 feet from rear property line C. Side Yard - Minimum of 8 feet on each side with the total of both sides being at least 17 feet</b>
<b>Driveways</b>	<b>Concrete - no blacktop - must be installed upon completion of home</b>
<b>Garage Size</b>	<b>Side Entry - minimum 2 car attached garages allowed</b>
<b>Basements</b>	<b>Required - equal to at least 50% of ground floor area</b>
<b>Front Facing</b>	<b>Shall include a maximum of two materials: eg. brick &amp; stone, brick &amp; cedar or stone &amp; vinyl</b>

<b>Roof Pitch</b>	<b>6/12 minimum pitch</b>
<b>Shingles</b>	<b>Architectural or Dimensional shingle with a minimum 25 year warranty</b>
<b>Siding Materials</b>	<b>Wood, stone, brick, or premium vinyl siding</b>
<b>Fireplaces</b>	<b>Must be a full chimney, with brick or stone finish</b>
<b>Out Buildings</b>	<b>Only allowed with design board (ACC) approval - discouraged</b>
<b>Fencing</b>	<b>No fencing permitted other than natural shrubbery, not to exceed 4 feet high. Shubbery type and location must be approved by design board (ACC)</b>
<b>Back Yard Pools</b>	<b>Not permitted</b>
<b>Mailboxes</b>	<b>One Style as provided and approved by design board (ACC)</b>
<b>Satellite Dishes</b>	<b>O.K. with location approved by design board (ACC) - not visible</b>
<b>Recreation Vehicles</b>	<b>Boats, RV's, trailers, etc. must be housed in a garage</b>
<b>Tap Fees</b>	<b>Water and sewer tap fees will be paid by builder</b>

We hope the above information is helpful to you and look forward to working with you on this exciting development project!

**MEADOWBROOK DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY**

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## **PURPOSE**

In order to assure an attractive, compatible and aesthetically pleasing community, Firestone Homestead has established an on-going committee designated as the Architectural Control Committee (ACC). The purpose of the ACC is to implement policies and guidelines for design review for the residential development of Firestone Homestead with a view to maximum compatibility of construction and landscaping with the natural beauty and topography of the land within the Firestone Homestead community.

The ACC seeks to assume that overall high grade superior quality construction with emphasis on good design based on that existing in the region will be provided and that natural materials such as stone, wood or brick will be utilized.

These Policies and Guidelines have been prepared by the ACC for builders and homeowners in their selection of concepts for construction within the Firestone Homestead community. These Policies and Guidelines do not include all building, use and other deed restrictions associated with Firestone Homestead and, accordingly, builders and homeowners should familiarize themselves with the provisions of the Master Declaration (hereafter defined), Community Association Declaration (hereafter defined), and Rules and Regulations of the Master Association. The inclusion of any recommendation in these Policies and Guidelines shall not preclude the ACC's right to disapprove any proposed matter for any reason.

## **AUTHORITY**

The authority of the Architectural Control Committee (ACC) is set forth in Master Declaration of Covenants, Conditions, Easements and Restrictions of Firestone Homestead (the "Master Declaration"), which governs the development of every building site. The ACC is responsible for carrying out its duties on behalf of all members of Firestone Homestead Master Association, Inc. (the "Master Association") for the benefit of the total community.

## **MEMBERS**

The ACC is composed of up to five (5) natural persons (but not less than three (3) natural persons). The size of the ACC and the persons who shall serve on the ACC shall be designated from time to time by (a) the Declarant so long as the Declarant is a Class "B" Member of the Master Association and (b) the Board of Trustees of the Master Association thereafter.

Members will be selected to create a balance of lay people and professionals with experience in architecture, construction, and landscaping. It is recommended, but not required, that one member of the ACC be an architect. The ACC is authorized to retain the services of consulting architects, landscape architects, engineers, inspectors and attorneys in order to advise and assist the ACC in performing its functions.

Each member of the ACC shall have an equal vote. The affirmative vote of a majority of the members of the ACC shall be required in order to adopt or promulgate any rule or to issue any permit, authorization or approval.

The ACC shall meet as necessary to review Applications for ACC approval within fifteen (15) calendar days after receipt. The ACC shall enter a decision of approval or disapproval as provided in Article VIII, Section 5 or Section 6 of the Master Declaration.

### **APPROVAL PROCESS**

The following outline of steps may be further augmented and detailed by Design Review Procedures to be approved by the ACC from time to time. No construction or site disturbances of any nature whatsoever may take place until required approvals are obtained from the ACC.

#### **Design Review**

The applicant must submit an application (the "Application") and Design Documents as defined on Page 5 hereof (two sets) and one set of the landscape plan by delivering the Application Design Documents and landscape plan at the address of the Master Association to the attention of the Chairman of the ACC and obtaining a written receipt therefor. Each Builder in Phase 1 (A,B,C) will be required to purchase a minimum of two (2) building lots and close on the second building lot within one hundred eighty (180) days after closing on the first building lot. Within thirty (30) days following the closing of each building lot, such Builder must submit an Application, Design Documents and landscape plan for each building lot.

The ACC will review the Design Documents, landscape plan and the Application and shall approve or disapprove of same within fifteen (15) calendar days after receipt as provided in Article VIII, Section 5 of the Master Declaration, and return one set of the Design Documents to the applicant with appropriate written comments.

#### **Grounds for Disapproval**

Grounds for Disapproval.

(a) The ACC shall have the right to disapprove any Application submitted hereunder, because of any of the following:

(i) Failure of such plans or specifications to comply with applicable laws or any covenants and restrictions contained in this Declaration, the Golf Course Declaration (as hereinafter defined), the Design Criteria ("DC"), or any criteria then in effect;

(ii) Failure to include information as may have been reasonably requested;

(iii) Incompatibility of design or appearance (including color or type of exterior materials) of an proposed structure or building with any existing or contemplated structures or

buildings or existing topography;

(iv) objection to the grading plan;

(v) Incompatibility of style of architecture, height or bulk or inappropriateness of any proposed building or structure; or

(vi) Any other matter which, in the sole discretion of the ACC, will render the proposed building or structure or use inharmonious with the general plan of the Community, or the buildings, structures or uses within the Community, or below the existing Community-Wide Standard.

(b) The applicable Community Association Board shall have failed to advise the ACC with respect to any Application requesting approval of any construction in that Community Association

In any case where the ACC shall disapprove any plans and specifications submitted hereunder or shall approve the same only as modified or under specified conditions, such disapproval or qualified approval shall be accompanied by a written statement of the grounds upon which such action was based. In any such case, the ACC shall, if requested, make reasonable efforts to assist and advise the applicant to enable the applicant to provide an acceptable proposal for submission for approval.

#### Right of Appeal

If the ACC shall disapprove any Application submitted hereunder or any other matter brought before it, there shall be a right to appeal such decision to the Master Board. Such appeal, stating the grounds for the appeal must be submitted to the Master Board by the applicant, in writing, by certified mail return receipt within fifteen (15) calendar days after receipt of notice of the decision from the ACC. No later than fifteen (15) calendar days after receipt of the notice of appeal, the Master Board shall render a decision. The affirmative vote of a majority of the Master Trustees of the Master Board shall be required to reverse or modify a decision of the ACC.

#### Variances

The ACC may authorize variances from compliance with any of the provisions of the Architectural Control Committee Policies and Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, in the sole discretion of the ACC. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (1) be effective unless in writing; (2) be contrary to the restrictions set forth in the body of the Master Declaration; or (3) prevent the ACC from denying a variance in other circumstances. For purposes of this section, the inability to obtain



approval of any governmental agency, or the issuance of any permit, or to comply with the terms of any financing, or due to a man made hardship or other circumstances created by the applicant shall not be considered a hardship warranting a variance, the right of appeal herein is as set forth in Article VIII, Section 7 of the Master Declaration.

#### Approval Expiration-Completion of Construction-Right of Repurchase

Applicants must commence construction on each building lot within thirty (30) days after ACC approval. Failure to do so will automatically revoke approval without prior notice from the ACC. Time extensions may be requested from the ACC for good cause shown as determined by the ACC in its sole and absolute discretion. The ACC shall have the right to grant or reject a request for an extension of time in its sole and absolute discretion.

Applicants must complete construction (including landscaping and driveway) within one (1) year after commencement of construction, subject only to conditions beyond their control such as force majeure, strikes, floods, acts of war and the like. Completion of construction is upon final inspection by the Building Department of the requisite Municipal authority other than the landscaping, deck or patio and driveway. The ACC shall have the right to grant or reject a request for an extension of time in its sole and absolute discretion.

Right of Repurchase of Building Lots by Meadowbrooke Development, LLC. The Land Purchase Agreements between the Meadowbrooke Development, LLC, as Declarant of Firestone Homestead, and Builders within Firestone Homestead Homeowners Association contains a provision whereby Meadowbrooke Development, LLC., has the absolute right to repurchase any or all Building Lots owned by a Builder in the event such Builder does not commence construction within the required time set forth in the Land Purchase Agreement and the Guidelines for Design Criteria or for whatever reason the Builder elects not to construct a single family residence, condominium unit, cluster home unit or apartment unit on the Building Lot. The terms and conditions of the right to repurchase are set forth in the Land Purchase Agreement, including but not limited to, the right of Meadowbrooke Development, LLC., to compel specific performance by a Builder to transfer a Building Lot back to Meadowbrooke Development, LLC.

#### Approval of Building Department

The applicant must submit the ACC approved construction plans to the requisite Municipal Building Department and/or any other agency having jurisdiction for the issuance of required permits and fees.

#### Design Document Changes

The applicant must notify the ACC in writing prior to making any exterior changes to approved plans. A letter with the applicable supporting data (as required) must be submitted for the file. Any exterior deviations (as determined solely by the ACC) must require written ACC approval prior to commencement of work with respect to any changes. Unless the applicant has received prior written approval of exterior changes, the exterior changes will, for all purposes, be deemed as "not approved". The ACC reserves the right to inspect construction in progress for

conformity with approved design documents and applicant is expected to fully cooperate with the ACC and Board Members at all times.

### Design Documents

Design documents shall be defined to be "working drawings" with all dimensions noted thereon customary with the home construction industry standards in Columbiana County, Ohio. In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below.

#### SITE PLAN: TO SCALE

Property Lines  
Building Setback Lines  
"Easements"  
Right-Of-Ways  
Driveways  
Patios/Decks  
Walkways  
Culverts and Drainage Plan  
Retaining Walls and Screening

#### WORKING FLOOR PLANS: SCALE 1/4" - 1' - 0"

Note: List Gross Square Footage of Living Space Per Floor  
Basement  
Ground Floor  
Additional Upper Floors

#### EXTERIOR ELEVATIONS: SCALE 1/4" - 1' - 0"

All Exterior Views of all Structures Including Materials, Textures and Color

#### BUILDING SECTION: SCALE 3/4" - 1' - 0" (MIN.)

Wall/Roof Section  
Roof Pitch/Materials/Color

#### EXTERIOR COLORS, FINISHES, MATERIALS

Materials/Finishes/Model Samples/Colors

### KEY DESIGN GUIDELINES

The following list summarizes those design elements, which the ACC requires:

1. Use of qualified individuals in the fields of planning, architecture landscape design, engineering; and surveying;
2. Compliance with all deed restrictions as found in the Master Declaration and Declaration of Covenants, Conditions and Easements for the Community Association (the "Community Association Declaration").
3. Preservation of the natural character of the site.

4. Emphasis on the aesthetics of exterior architectural and landscape design.
5. Minimum square footage shall conform to those set forth below.
6. Requirements for a minimum 6/12 roof pitch
7. Minimum two car front or side-entry garage. If side-entry garage, must provide driveway turn around. All garages in Phase I A are required to be side entry.
8. Overall quality construction with emphasis on good design and the use of natural materials such as stone, wood, and brick.
9. Sign control in conformance with the criteria set forth in the ACC.
10. All builders to be responsible to comply with guidelines set forth herein. ACC not responsible to inspect for violations.

### **DWELLING SIZE/MINIMUM STANDARDS**

All residences to be constructed on Sublots fronting on private streets shall conform to the following standards:

1. No more than one Dwelling may be erected on any lot.
2. All Dwellings shall be used only for private single-family residential purposes.
3. The Declarant shall prescribe a minimum square footage of habitable space for each Dwelling within each identified Neighborhood of the community. All Dwellings should bear a reasonable relationship to the size and shape of the lot upon which a Dwelling is situated, as well as the anticipated character of the Neighborhood where such Dwelling will be located, and the Declarant reserves the right to establish higher or lower minimum square footage for specific lots in its sole and absolute discretion.
4. Enclosed Garage: 2 car minimum, attached to Dwelling.
5. Driveways: All driveways shall be concrete and shall be installed upon completion of construction. No driveways shall be located, constructed or installed over an existing manhole or catch basin unless approved by the requisite City or Township Engineer.
6. Each Dwelling will be completed at a finished floor elevation compatible with its surroundings.
7. Each Dwelling shall have a basement equal to a minimum of 50% of the ground floor area of such dwelling.
8. Minimum Square Footage: 1,800 sq. ft. Ranch; 2,100 sq. ft. 1 ½ and 2 story home. Square Footage is defined to be livable footage excluding garages, basements and porches.
9. Setbacks:
  - A. Front yard - Minimum front yard depth is 45 from the front property line.
  - B. Rear yard - Minimum rear yard depth is 45 feet from the rear property line.
  - C. Side-yard - Minimum side yard is 8 feet on each side with a total of both sides equal to a minimum of 17 feet.

## **EXTERIOR ELEVATIONS AND DESIGN**

1. The Declarant or the ACC will set the grade (topography) of the building lots or land. The final elevations of the structures on the building lots or land shall conform to and be compatible with all abutting property owners and the golf course and construction shall not commence until the proposed final elevations have received prior written approval of Declarant or the ACC.
2. Exterior elevations will be reviewed for architectural design/materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes.
3. Approval of exterior design will be based on overall design and will consider mass and scale; materials, textures, colors and finishes, continuity between primary design elements and secondary surface treatments; placement of windows, doors, and openings; vertical and horizontal lines; roof pitches, and the like.
4. Depending on the architectural style, preferred exterior features and materials include horizontal or vertical wood siding, vinyl siding, stone, brick, high-pitch roofs, brick/stone chimneys, and the like.
5. The ACC may bar any proposed new construction or changes to existing homes on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain the desire for good architecture.
6. Awnings and canopies shall not be permitted or affixed to the exterior of the dwelling unless approved by the ACC.
7. Aluminum siding must be approved by ACC.

## **EXTERIOR MATERIALS**

1. The selection of exterior materials shall be harmonious with the architectural style of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic materials however synthetic materials are allowed pending ACC approval. Corner lots shall be considered to have two front elevations. Elevations shall include a maximum of two materials: e.g. brick & stone, brick & cedar or stone & vinyl.
2. The following exterior materials are not approved for construction: Decorative concrete block; concrete block (except for sub-surface walls); fiberglass, logs (imitation or otherwise except for landscaping purposes); aluminum mill finish doors and windows; and certain types of imitation stone and brick; fiberglass or asphalt shingles used as siding. High quality simulated stone and brick from natural materials will be considered on their own merit by the ACC, but are subject to disapproval. Modular pre-fabricated homes and home designs will not be permitted while pre-fabricated

sub-assemblies are acknowledged as the industry norm and are an acceptable method of construction. Exposed portions of foundation walls shall be brick or stone.

3. The ACC shall have final approval of all exterior color submittals and each applicant must submit to the ACC as part of final design review, a sample board showing the color and specific material of the roof, exterior walls, shutters, trim and other exterior construction items, most earth-tone colors work well to tie together.
4. The continuity of buildings. The intent is for individual houses to blend into the total Firestone Homestead community image. Pastel hues do not work well. Roof colors should not contrast sharply with the rest of the dwelling.
5. All chimneys must have brick or stone finish.
6. Direct vent chimneys must have prior written approval by the ACC-such use is discouraged.

### **ROOF PITCH/ROOFING MATERIALS**

1. Generally, the roof lines should follow the slope of the land, roof should slope a minimum of 6/12 pitch. Flat roofs are not indigenous to the development concept and are not permitted. Roof textures and materials shall be minimum 25-year architectural shingle; cedar shake or sawn shingles; natural slate; or three dimensional asphalt/fiberglass shingles. Gutters and downspouts are required. Overhangs are encouraged.
2. All roof stacks, flashing, and metal chimney caps shall be painted to match the approved roof color. Roof stacks and plumbing vents shall be placed on rear slopes of roof.
3. Skylights may be permitted if approved by the ACC in writing in advance prior to installation thereof.

### **DESIGN DUPLICATION**

1. Applicants should select building sites and home plans which will not result in the construction of repetitious designs within close proximity of each other. Similar designs or design duplications will not be approved on contiguous lots and must be spaced a minimum four sublots apart. Designs are subject to disapproval without sufficient variation in exterior colors, materials, finishes, trim and detailing
2. Elevations that are similar in appearance are prohibited on any four adjacent home sites, any three home sites immediately across the street, or any three home sites on a cull-de-sac.
3. The approval of plans for a specific site does not automatically imply approval by the ACC of identical or similar plans for another building site within the development.

## **GENERAL COMMUNITY STANDARDS**

1. Attempts to establish property lines through individual fencing are not approved. Every effort must be made to retain the feeling of open space.
2. No wall, fence, coping or other device installed for the purpose of separating lots (other than natural shrubbery) shall be maintained on any lot. Natural shrubbery type and location must be approved in writing in advance by the ACC and such natural shrubbery shall not be permitted to exceed four (4) feet in height at any time.
3. No wall, fence, coping or boundary planting may be constructed on the boundary line on any lot where it adjoins a natural resource or the golf course.
4. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.
5. No chain link fences shall be permitted.
6. Mailboxes shall be located as prescribed by the United States Postal Service and shall be a style provided by and approved by the ACC, and include the house number.
7. All Living Units shall have a standard specific gas and/or electric exterior light in a prescribed location that assures lighting during hours of darkness. No exterior lighting shall be permitted which in the opinion of the ACC would create a nuisance to the adjoining property owners or would otherwise be incompatible with the overall residential development and landscaping plan for Firestone Homestead.

## **LANDSCAPING**

1. All easements and right-of-ways shall be landscaped in accordance with the ACC specifications.
2. All homes must be landscaped upon completion of construction..
3. Trees may be removed during construction if they are within thirty (30) feet of a building or its driveway area. Any trees that are removed that are not within the thirty (30) feet area must be replaced with a tree of the same or similar specie with a minium three (3) inch caliper diameter.
4. Each Applicant shall be responsible for removal of dead or fallen trees or wood or other obstructions from the Lot and the abutting tree lawn and restoration of the surface, including seeding of the tree lawn. Burning of trees, stumps and brush is prohibited. These items must be removed from the lot and disposed of outside the Firestone Homestead community.

## **ACCESSORY STRUCTURES/UTILITIES/SERVICE AREAS**

1. Accessory structures, such as playhouses, tool sheds, tents, trailers, shack, barn, doghouses, dog runs, or other out buildings shall not be permitted unless the specific prior written approval of the ACC is obtained.
2. All exterior garbage containers and air conditioning compressors shall be located in rear yards or side yards within the setback line and shall be screened or walled from front streets, adjoining properties, and from the golf course as required by the ACC.
3. Applicants shall be responsible for all utility services from the point of utility company connections underground to the Applicant's Dwelling. All utilities shall be underground except temporary electrical service for Dwellings under construction. Meters must be on the side or rear of buildings. Transformers, and other utility service equipment shall be shielded by screening, walls, or landscaping approved by the ACC.
4. Screen enclosures must not be visible from the street in front of the Dwelling unless same is approved by the ACC. All screen enclosure materials and colors must be approved by the ACC.
5. No tennis courts shall be permitted on a Dwelling lot unless approved by the ACC.
6. <sup>above ground</sup> No swimming pools are permitted.

## **CONSTRUCTION SITE REQUIREMENTS**

1. All job sites will be kept in a clean and orderly condition. No materials will be stored or placed in the swale or right-of-way areas. Debris shall be collected into a dumpster or wire cage and shall be removed weekly at a minimum. Care shall be exercised on storage of materials (and debris) on golf course frontages.
2. The Applicant shall control silt, erosion or other runoff in accordance with the requirements of the Ohio EPA and other governmental authorities having jurisdiction and in accordance with the requirements of the ACC and the Declarant, and shall file the required Notice of Intent (N.O.I.) with the Ohio EPA. No drainage ditches, cuts, swales, streams, ponds or lakes; no bounds, knobs, dams or hills; and no other physical improvements or elements of landscape or terrain which control or determine the location or flow of surface water or drainage patterns shall be created, destroyed, altered or modified without the prior written consent of the ACC, whether on private property or common area. Under no circumstances shall silt be permitted to run onto the golf course or roadways, lakes, ponds, or wetlands.
3. No signage is permitted at any job site unless required by law or approved by the ACC. Builder signage shall be limited to a Preferred Builder only and must be uniform in location and size and approved by the ACC. All signage must be removed upon

occupancy by an Owner.

4. All builders are required to keep on record with the Declarant and the ACC a 24-hour emergency phone number.
5. The playing of loud music that may be annoying to residents or golfers is prohibited.
6. If a builder causes or permits a street to be muddied by silt, erosion or other runoff the ACC has the right to have the street cleaned and charge the builder for the costs incurred.
7. The ACC may require a rough stakeout of the Sublot prior to the commencement of any improvements, alterations or additions. Any and all inspections are at the discretion of the ACC or its duly appointed representatives. Any inspections shall not constitute a trespass.
8. Any agents, subcontractors and employees of builders who violate construction site requirements or any other criteria including the Master Declaration may be removed and prohibited from entering the Firestone Homestead community by the Declarant and the ACC.
9. Any builder who violates construction site requirements or any other design criteria including the Master Declaration may be charged with any costs incurred by the ACC to remedy any violation and may be removed and prohibited from entering the Firestone Homestead community by the Declarant and the ACC until such time as the builder has paid any costs incurred. Further violations will preclude such builder from purchasing future Building Lots.

#### **COST OF ACC**

The Declarant and the Master Association shall establish an annual budget for the cost and expenses of the ACC, which may include, among other things, compensation for its members, support staff and the employment of professional consultants. The budget shall be part of the annual Master Association assessments to all members.

#### **LIABILITY OF MEMBERS OF ACC**

No member of the ACC shall be liable to the Association, any Owner or any other person for his or her acts or omissions or failure to act in any particular manner.

#### **GENERAL PROVISIONS**

The invalidity of any covenant, restriction, condition, limitation or any other provision herein contained, or any part of the same, shall not impair or affect in any manner the validity, enforceability or effect of the rest of the ACC Policies and Guidelines for Design Criteria Review.



The ACC Policies and Guidelines for Design Criteria Review shall be construed and enforced under the laws of the State of Ohio.

In the event of a dispute over a decision of the Master Board of an appeal, then the exclusive remedy shall be binding arbitration under the American Arbitration Association Arbitration Rules then in effect for the construction industry and all arbitration matters shall be held in Columbiana County, Ohio.

If any of the covenants, conditions, restrictions, or other provisions of the ACC Policies and Guidelines for Design Criteria Review shall be unlawful, void, or voidable by reason of the violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of George W. Bush, President of the United States of America or George Voinovich, Senator of the State of Ohio.

## FIRESTONE HOMESTEAD

**NOTE:** Construction of new homes and changes, modification, alterations or improvements to existing homes must receive final Architectural Control Committee approval of the Design's aesthetic merit prior to applying for building permits.

### DESIGN REVIEW APPLICATION

This Application must be submitted for every home to be built

DATE: \_\_\_\_\_

FROM: \_\_\_\_\_ BUYER: \_\_\_\_\_

LOT: \_\_\_\_\_ NEIGHBORHOOD: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NEW CONSTRUCTION:    Model ( )                      Pre-Sale ( )                      Speculative ( )

THIS PLAN IS  
BEING SUBMITTED FOR:                      Preliminary Review ( )                      Final Review ( )

HAS PLAN BEEN PREVIOUSLY APPROVED FOR ANOTHER LOT? Yes ( ) No ( )

If Yes, for which Lot? \_\_\_\_\_ Address: \_\_\_\_\_

Is the elevation style substantially different?                      Yes ( )                      No ( )

AIR CONDITIONED AND HEATED SPACE (IN SQUARE FEET):

1ST FLOOR \_\_\_\_\_ 2ND FLOOR \_\_\_\_\_ BASEMENT \_\_\_\_\_

TOTAL GROSS SQUARE FEET \_\_\_\_\_

BUYER:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Home Telephone

\_\_\_\_\_  
Office Telephone

**EXTERIOR FEATURES (Briefly Describe)**

	<u>COLOR</u>	<u>MATERIALS</u>
DRIVEWAY	_____	_____
ENTRY WALKS	_____	_____
SIDING	_____	_____
STONE	_____	_____
BRICK	_____	_____
SHUTTERS	_____	_____
WINDOWS	_____	_____
WINDOW TRIM	_____	_____
ENTRY DOOR	_____	_____
DOORS	_____	_____
GARAGE DOOR	_____	_____
ROOFING	_____	_____
FASCIA	_____	_____
SOFFIT	_____	_____
GUTTERS	_____	_____
CHIMNEY	_____	_____
SCREENING	_____	_____
PORCH/PATIO	_____	_____
DECK/BALCONY	_____	_____
FENCING	_____	_____
EXTERIOR LIGHTS	_____	_____
OTHER (LIST)	_____	_____

NOTE: INCLUDE COLOR SHIPS, MATERIALS, SAMPLES OR COLOR OF PRODUCT, PHOTO, ETC. WITH APPLICATION

The preceding application is submitted for review by the Architectural Control Committee.  
Required design documents are attached.

Submitted by:

\_\_\_\_\_

Title \_\_\_\_\_ Firm \_\_\_\_\_ Date \_\_\_\_\_