

Scioto Reserve Master Association Rules Guidelines Amended MAY 2023

The following rules and guidelines for Scioto Reserve have been set forth to expand upon and clarify the information found in the Declaration and Bylaws under which the Scioto Reserve Master Association operates. All residents are required 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 Scioto Reserve properties (excluding the Golf Course Property) shall run with the land and be binding upon every homeowner, 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 Scioto Reserve Master Association and no improvements may be constructed on any Lot by an 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 Scioto Reserve. Owners will not be allowed to place private property upon property owned and maintained by the Association.

- 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 any 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. A variance has been granted for the display of a school pride sign not to exceed 12" x 48" or banner not to exceed 24" x 30". Signs can only be displayed from September 1st thru May 31st. Political signs for an election may be displayed no earlier than 30 days prior to an election and must be removed within 24 hours after the election date. 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. This includes, but is not limited to, all exterior poultry and livestock housing or breeding for personal use. All pet waste must be cleaned up within a reasonable time period. Owners must pick up after pets in the common element area or be subject to fines.
- F. Service Screening, Storage Areas. All garbage, trash, recyclable and other waste shall be placed in containers that shall be concealed and contained inside the garage or home or shall be concealed by means of a screening wall of material and color similar to and compatible with that of the building on the lot. Please see Addendum I for the approved storage screening. Design Review Board approval is required prior to installation. 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, must be available for review upon request of the Board 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, inoperable four door passenger vehicles, boats, trailers, recreational vehicles, campers, 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 either an approved fencing that meets the Master Design Review Board standards, or an automatic cover that meets the ORC requirements. The Scioto Reserve Master 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 and Addendum E for pool fence

specifications. Please refer to Addendum G 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. 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 D. The Master Design Review Board, in writing, prior to the installation must approve all fence plans. Please refer to Addendum E for fence specifications. Perimeter garden fencing of all types is prohibited.
- K. Mailboxes. The homeowner shall maintain the required mailbox and the color shall be maintained on all mailboxes in the Subdivision. Approved mailbox numbers are required and need to be located on both sides of mailboxes in the original location. The approved mailbox paint is "Scioto Reserve Mailbox Green" and is on file at the Golf Village Sherwin-Williams store located at 7474 Guard-Well Street in the Golf Village subdivision of Powell. Approved mailbox numbers and mailbox assembly parts can be obtained at the Associations offices at 3755 Attucks Drive, Powell, OH 43065.
- L. Other Structures. No outdoor clotheslines or temporary greenhouses shall be permitted anywhere in Scioto Reserve 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, must be placed in the same location as originally installed, and should be the same variety as the tree being replaced. The Design Review Board may implement additional street tree planting requirements on common element Parcels and within the Condominium communities.
- N. Exterior Lighting. All coach lights and lamppost lighting 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. Please refer to addendum H for the approved styles. Security and flood lights may be approved for use in the community but are required to be approved by the Design Review Board prior to installation. Security lights will be required to be installed in a manner that limits the illumination to the individual owner's property boundaries. Security lights that illuminate property beyond an owner's lot are prohibited. Landscape lighting will be allowed such that a single style of landscape lighting is used and the fixtures are installed and maintained straight/level and in good working condition. Landscape lighting will only be allowed to be placed within mulch beds and will not be approved for use in lawn/turf areas.

- 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 may result in fines if reported.
- P. Interference With Play on Golf Course. Owners of lots, units or Commercial Parcels bordering on the golf course of Scioto Reserve Golf Club shall be obligated to refrain from any actions that would detract from the playing qualities of the course. This includes, but is not limited to, clearing of any native areas or brush. During any golf tournament held at Scioto Reserve Golf Club which is sanctioned by any professional golfers 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. The Association requires use of a brown or black mulch for all landscape beds and street trees. The Design Review Board may grant approval for landscaping stone to be used in place of wood mulch. Landscape beds must keep a clean line between lawn and mulch beds. Should a homeowner fail to remedy a landscape maintenance violation, the Association reserves the right to contract with a lawn maintenance professional to perform the required task and assess the lot owner for all costs incurred. This authority is given to the Scioto Reserve Homeowners Association by the Master Declaration of Covenants, Easements, Conditions and Restrictions for the Scioto Reserve Subdivision.

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 DRB requires minimum sizes for landscape installations including 3 GAL containers for shrubs, 1 GAL containers for perennials, 48" height for evergreen trees and 1.5" caliper for shade and ornamental trees. All street tree replacements must be 3" caliper.

- 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. Patio Construction Requirements. The DRB requires finished projects to have workmanship equal or greater than existing industry standards. The finished patio surface, steps and seating walls must be level, allotting a maximum 0.25 inches per foot variance for surface drainage. If work is not performed to industry standards, the Association may ask to have corrections made.

In addition, for sections of patio bordered by seating wall, a mulch bed must be added between the wall and the existing grade. Bed must be no smaller than 24" wide, slightly raised and edged. The mulch bed is necessary to visually ease the transition from a stone wall to a flat turf surface. In addition, the bed helps to ease the future maintenance of that transition and also protects the long-term quality of the stone by eliminating the need to string-trim the stone wall.

Immediate area surrounding patio edges must be brought to grade using either the addition of mulch beds or topsoil with seed or sod. Exposed slab sidewalls should not be visible post construction.

- T. Generators. Home generators may be approved by the Design Review Board but may be required to be concealed with permanent evergreen plant materials on 3 sides, installed at the time of the generator installation. This can be achieved with a 3-sided, linear installation (a 3-sided partial "C" shape); alternatively, a single-row, arced planting may be used.
- U. 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 Board 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.
- V. Gardens. Small gardens, less than 100 square feet, may be permitted on lots but are required to be approved by the Design Review Board prior to installation. For approval, all proposed gardens must to be placed in raised planters and placed in an approved location in the rear yard. Beginning 05/01/2023, all proposed planters are required to be prefabricated structures. An application must be submitted with the design and dimension of the planter proposed and location of the garden prior to installation. Vegetables and other typical 'garden variety plants' are limited to planting within the approved garden locations. Vegetables will not be approved for planting around the home in mulched landscape beds. The use of metal or plastic fencing, posts or plant supports are prohibited for use in any manner in all gardens.

- W. 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: \$25.00, 2nd offense: \$50.00, 3rd offense and each offense thereafter will be fined: \$100.00 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 and 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.
- X. Exterior Decorative Objects/Holiday Lighting/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. Christmas lights may remain in trees and on the house until March 1st, provided that they are not in operation. Other Holiday lights may be installed one week before any holiday and must be removed within one week of that same holiday. 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. Potted plants are not approved for placement or use within the mulched landscape or atop the driveway surface. Potted plants are approved for placement on patios, porches and decks only and are limited to a quantity of Six pots per location. All exterior decorative objects must be maintained in good appearance.
- Y. Annual Assessments. All annual assessments are due January 1st of each year. Assessments are considered late IF NOT RECEIVED in the association offices January 31st. Late fees will be applied February 1st for all delinquent accounts and any remaining delinquent accounts will be sent to collections and liens prepared February 11th each year.
- Z. Roof Shingle Colors. All roof replacements must be applied for with approval received prior to installation. All Design Review Board applications for shingle color will be reviewed and approved on a case by case basis.
- AA. Solar Panels. There is a location-based standard utilized for review and approval of solar panel installation proposals throughout the community. For non-golf course lots, low profile solar panels will be approved for placement on non-street side, or rear roof line elevations. Panels must be installed atop the roof structure, to rear of the center-line of the roof. For golf course adjacent lots, low profile panels will be approved for street-side, atop front roof line elevations. Proposed panel placements that would be visible from the golf course will not be allowed. All owners must receive DRB approval prior to installation.

**SCIOTO RESERVE MASTER 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, electronic submittals will not be accepted.

Please complete the following information and submit this with plans, drawings, and processing fee to:

Scioto Reserve Master Association
C/o Capital Association Management Partners
3755 Attucks Drive
Powell, Ohio 43065

NAME _____ **DAYTIME PHONE** _____

ADDRESS _____ **UNIT #** _____

COMMUNITY _____

TYPE OF ALTERATION/MODIFICATION(S) REQUESTED:

_____ Play Structure _____ Fence _____ Patio/Deck

_____ Landscape Improvements _____ Exterior Paint (include paint chips) _____ Other

Project Description: _____

Estimated completion date for project(s): _____

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

Signature of Association Agent, or DRB Officer

Date: _____

Note: _____

Please include a \$10.00 review fee with your application made payable to *Capital Association Management Partners*. DRB application reviews take between 10-30 days to complete depending on the quality of information submitted. Approvals are returned directly to the owner via USPS. After you have received approval from the Association, please contact the City of Delaware to receive any required permits, if necessary.

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

Architectural Review Fee of \$10.00 Received _____

Scioto Reserve Master Association

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

The following is a schedule of information required at each review:

- \$10 Processing fee made payable to *Capital Association Management Partners*
- Completed copy of the Alteration/Modification Application (first page only)
- Supporting material as described below

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 property (i.e. deck, fence, additional room, etc.), the dimensions of the project should be indicated 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. If a site plan is unavailable, an overview of the property from Google Earth or the Delaware County Auditors site will be accepted.

Drawings - All the work to be performed shall be drawn to scale on the submitted plans. Drawings are to be neat, of professional quality, and should be equal to or better than the drawings shown in the examples that follow. For home additions and enclosed patio rooms/sun rooms, 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, playsets 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 following may be required:

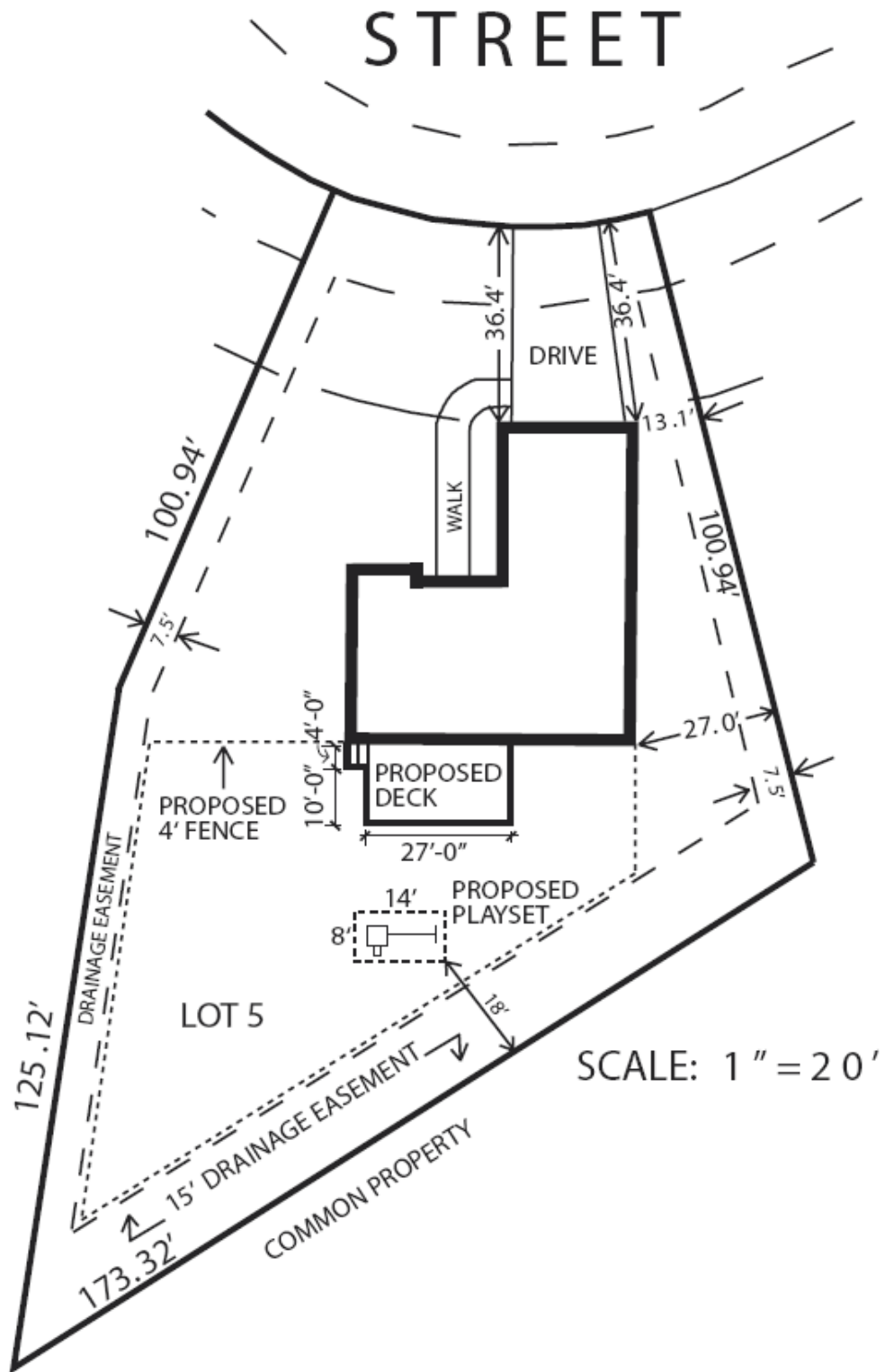
- Specification sheet for all fence requests
- All exterior elevations at minimum showing height dimensions, roof pitches, materials and colors to be used
- Selection of all exterior material manufacturer, color selections and finishes for patio proposals

All Landscape Plans shall include:

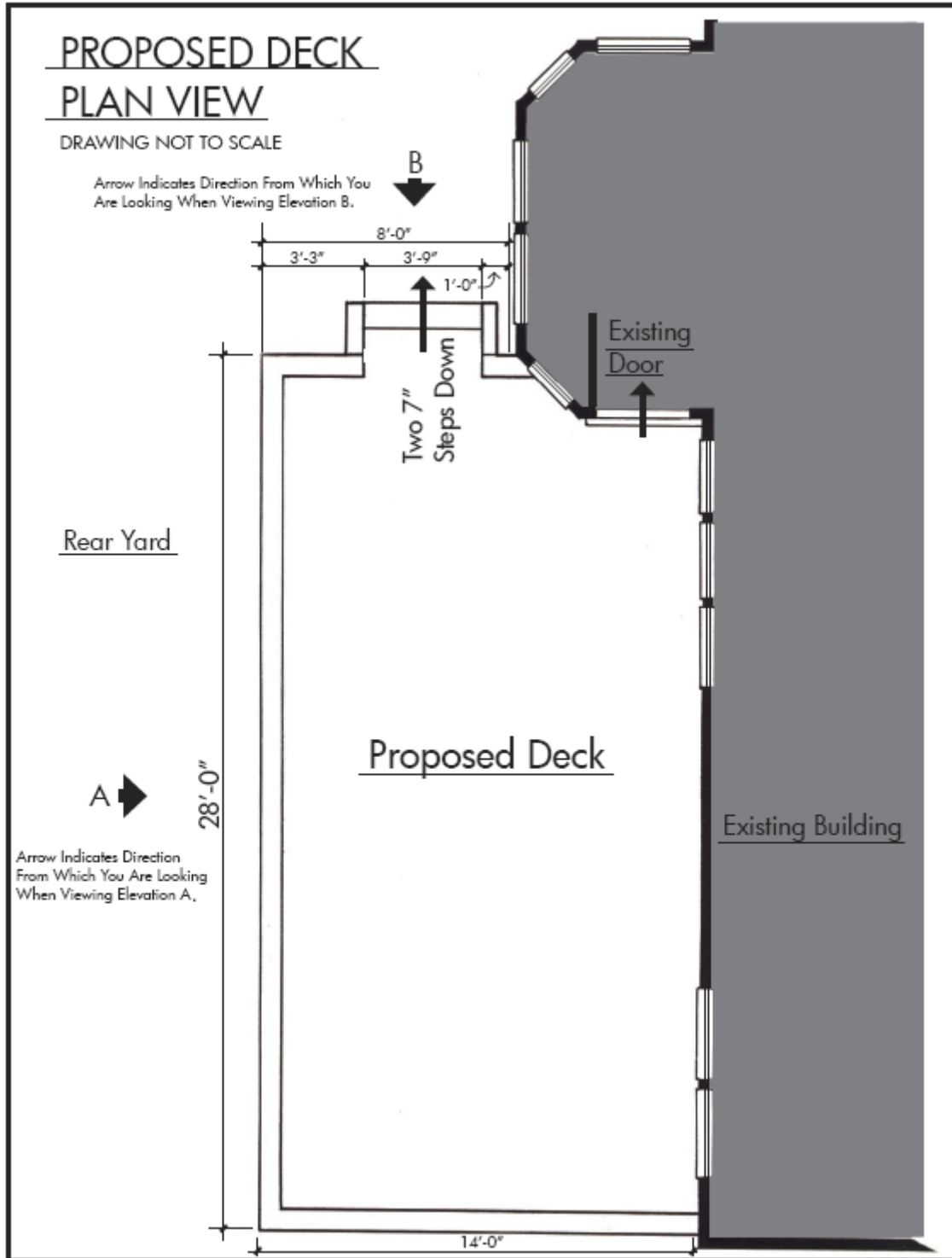
- Hard copy (paper) application must be submitted to our office to keep on file.
- Landscape Plan should show:
 1. Existing and proposed trees
 2. Proposed tree/vegetation removal
 3. Patios, terraces, retaining walls and screen walls with dimensions and height where appropriate
 4. Pool/screen enclosures when applicable.
 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
 10. Playground equipment.
 11. Plant materials list

Site Plan Example (Do not submit example with application)

s.

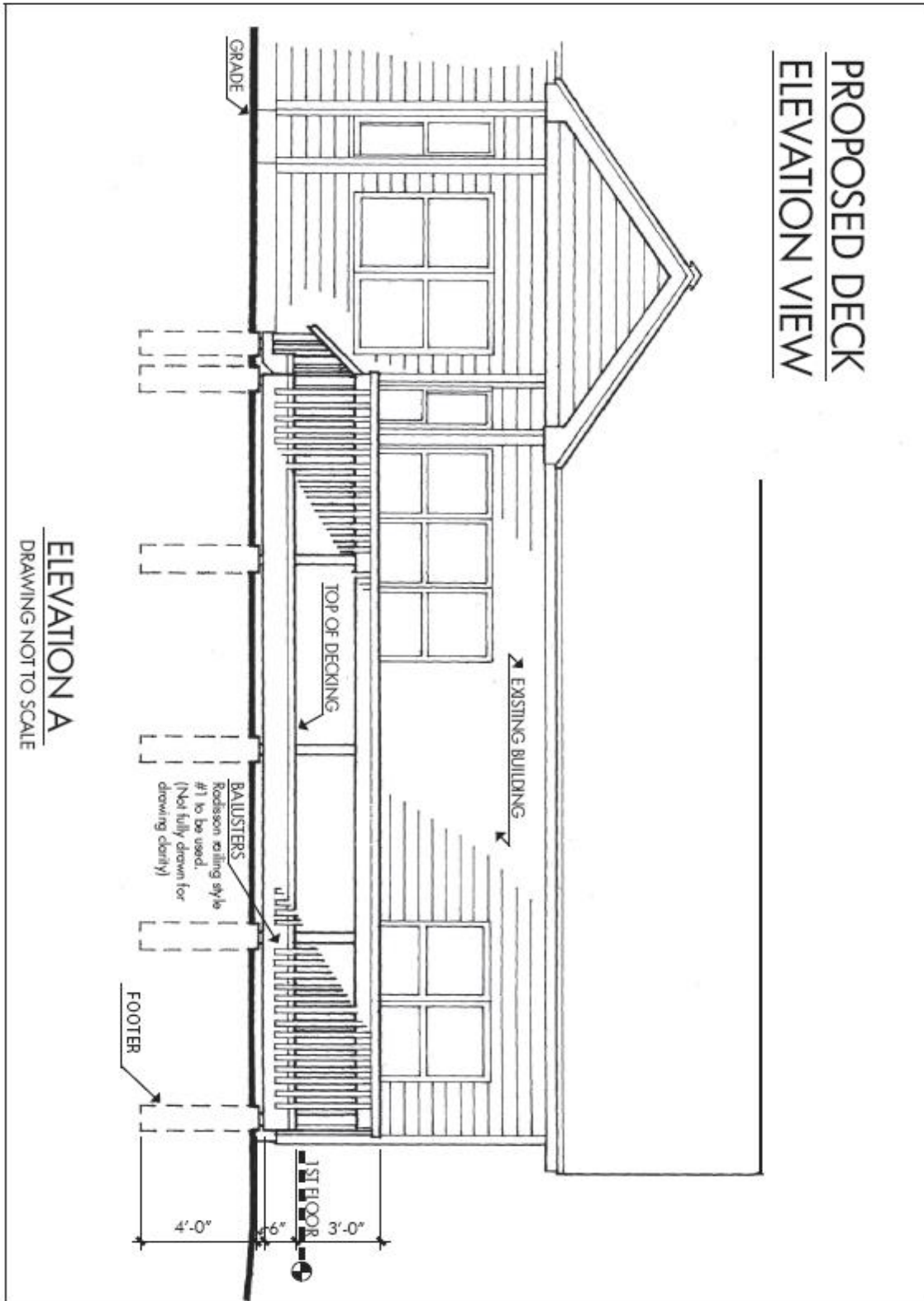


Plan Drawing of Deck Example (Do not submit example with application)



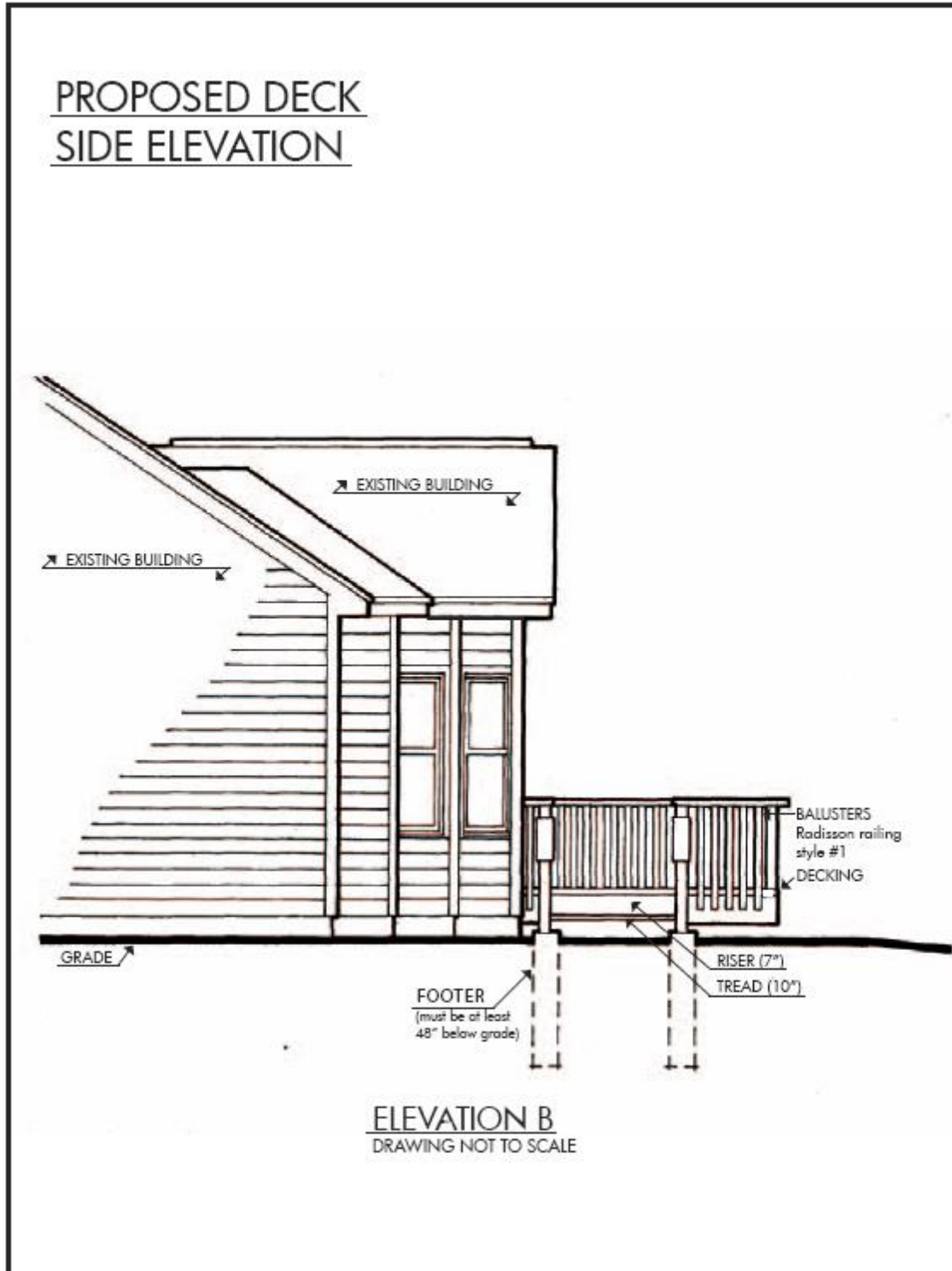
Rear Elevation of Deck Example (Do not submit example with application)

PROPOSED DECK
ELEVATION VIEW



ELEVATION A
DRAWING NOT TO SCALE

Side Elevation of Deck Example (Do not submit example with application)



Additional Requirements for Decks & Patios

Decks

Wood decks must be stained/ painted to compliment the siding or trim of the house. Stain/ paint colors for decks must be a color that is in harmony with the house and the neighborhood. The color must be stated in the application and approved by the DRB.

If the open area surrounding the underside of the deck is greater than 18, the area must be enclosed with lattice, skirting, or landscaping. Lattice or skirting must not contact the ground to avoid discoloration and rotting. Skirting for decks for which any part is over twenty-four (24) inches above grade will be individually reviewed and additional landscaping may be required. All skirting must be set back from the outer edges of the deck at least six (6) inches.

Application is required for all new decks and modifications to existing decks and must contain the following:

- a. Property site plan showing the dimensions, location, and indicating distances from adjacent property lines.
- b. Indicate the elevation of the deck in relation to the elevation of the house flooring. (It is recommended that the level of an open deck be at least two (2) to three (3) inches lower than the house floor.)
- c. Specify of what material decking, railings, and stairs are to be constructed of (natural wood, composite or aluminum balusters). Baluster spacing must be so as not to allow a four (4) inch sphere to pass between the balusters. If using composite decking, provide a catalog cut of the proposed material and railing system for DRB approval.
- d. Steps with more than two (2) treads (3 risers) require railings to be used in conjunction with the step railing. Indicate dimensions of the treads, risers, and total length of the stairs.

Patios

The DRB requires finished projects to have workmanship equal or greater than existing industry standards. The finished patio surface, steps and seating walls must be level, allotting a maximum 0.25 inches per foot variance for surface drainage. If work is not performed to industry standards, the Association may ask to have corrections made.

Immediate area surrounding patio edges must be brought to grade using either the addition of mulch beds or topsoil with seed or sod. Exposed slab sidewalls should not be visible post construction.

In addition, for sections of patio bordered by seating wall, a mulch bed must be added between the wall and the existing grade. Bed must be no smaller than 24" wide, slightly raised and edged. The mulch bed is necessary to visually ease the transition from a stone wall to a flat turf surface. In addition, the bed helps to ease the future maintenance of that transition and also protects the long-term quality of the stone by eliminating the need to string-trim the stone wall.

ADDENDUM B

BASKETBALL HOOPS

Scioto Reserve Master Association will allow basketball hoops on all lots located within the Scioto Reserve development as long as they meet the requirements that have been established herein:

- 1) Basketball Hoop must be applied for and receive approval from Design Review Board prior to installation. Proposed basketball hoops should look similar to the pictures on the below listed websites:
 - a) www.goalsetter.com
 - b) www.goalrilla.com
 - c) www.performancehoops.com
- 2) All basketball hoops are to be pole mounted
- 3) All hoop locations are to be approved by the Design Review Board.

Effective January 2013

Portable basketball hoops are permitted with the approval of the Design Review Board and must comply with the following:

- 1) The portable hoop can not face the road at any time for any reason.
- 2) The portable hoop must be no closer to the street than half the distance from the garage structure and must face the direction of the driveway only.
- 3) The portable hoop must be in good condition at all times, that includes but not limited to properly being placed, basket ball net in good condition, etc.
- 4) The portable hoop must have the appropriate weight used as recommended from the manufacturer. No mulch bags, concrete blocks, wood, tires, etc. is permitted for use to assure pole will not fall over.
- 5) Association may require storage of the portable basketball hoop.
- 6) The portable hoop can not be stored at the end of the driveway.
- 7) The portable hoop must be approved prior to installation and placement.

ADDENDUM C

PLAYSETS

The Scioto Reserve Master 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) Playset must be applied for and receive approval from the Design Review Board.
- 2) Play sets are to be models from **RAINBOW PLAY SYSTEMS, INC.**, **BACKYARD ADVENTURES**, **WOODPLAY PLAYSETS** or a manufacturer deemed to be equal in quality.
- 3) Canopies for golf course lots are to be dark green and replaced as necessary due to weathering.
- 4) All slides for golf course lots are to be dark green. The Design Review Board may grant variances for non-golf course view lots.
- 5) No flags are to be used on the play sets on golf course view lots.
- 6) On lots having any portion of any lot line in common with the Golf Course, play sets may be required to be erected no closer than 20 feet from the adjacent Golf Course property line(s).

For non-golf course lots, the Association requires for approval an all wood play set equal in quality to the play sets listed above. 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-Woodplay play sets.

ADDENDUM D
COLOR SPECIFICATIONS

The approved 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 *Scioto Reserve Mailbox Green*.

For Split Rail Fences: Please be sure to ask for *Scioto Reserve Fence Green*

For Archtop Fences: Please be sure to ask for Woodscapes *Redwood SW 3501*

Please be sure to ask for 'Scioto Reserve' Green when ordering the custom paint/stain.

ADDENDUM E

FENCE SPECIFICATIONS

There are four fences approved for installation in the Scioto Reserve community:

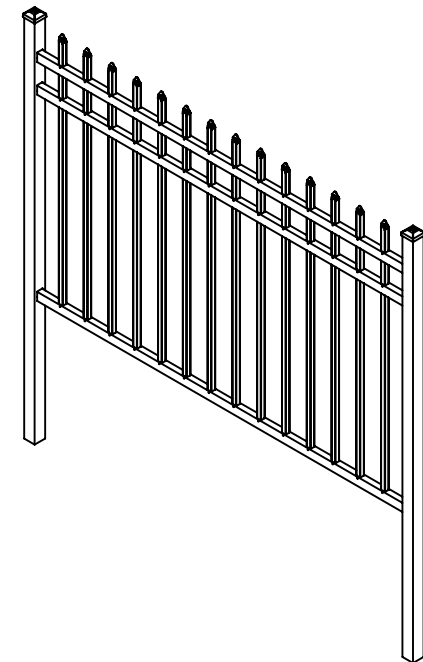
- 1) The Buckingham Style (aluminum)*
- 2) The 202 Old-style (aluminum)*
- 3) The Three-rail (wood)
- 4) The Scallop-top (wood)

**A Jerith manufactured fence is not required, however matching specifications are required.*

The style of fence being applied for must be included with your application and any planned deviation from the specifications that follow must be clearly stated and requested as a variance in the application. A specification sheet for the fence being applied for must be included with each application. The spec sheet can be supplied from the fence vendor, or may be one of the following:

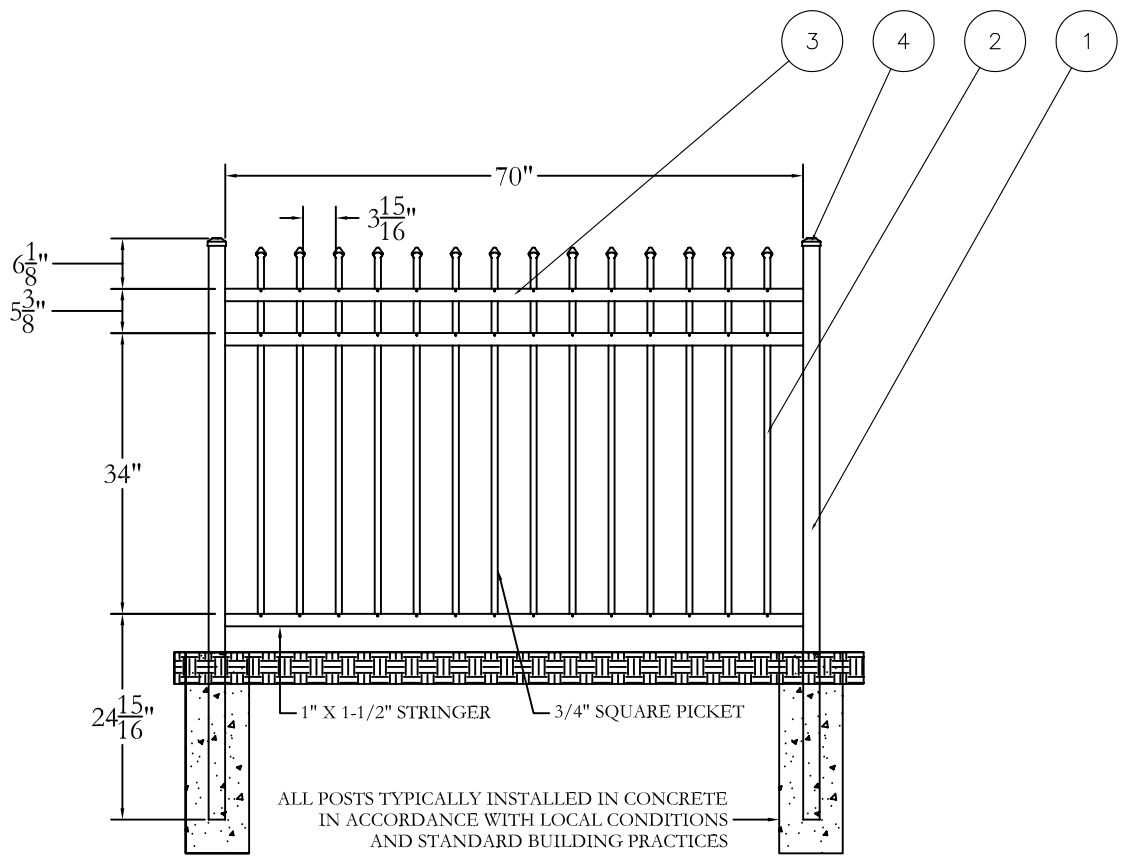
FENCE PARTS		
Name	Qty	Item
2" POST	2	1
BUCK-48 PICKET	14	2
71-1/2" - 14 HOLE POOL STRINGER	3	3
2" ALUMINUM POST CAP	2	4

ZONE	REV	DESCRIPTION	DATE	APPROVED
-	NC	INITIAL RELEASE		



D
C
B
A

D
C
B
A



Jerith[®]
 Manufacturing Co., Inc.
 Philadelphia, PA 19154
 (800)344-2242

DRAWING:
BUCKINGHAM FENCE
48" HEIGHT

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SIZE D	DWG NO. RG48UBSN	REV NC
SCALE	DATE 1-1-04	SHEET 1 OF 1

8 7 6 5 4 3 2 1

8 7 6 5 4 3 2 1

FENCE PARTS		
ITEM	QTY	NAME
1	15	R202 - 48" PICKET
2	2	2" ALUMINUM POST CAP
3	1	72" - 15 HOLE RESIDENTIAL HEADER
4	2	2" POST
5	2	72" - 15 HOLE RESIDENTIAL STRINGER

ZONE	REV	DESCRIPTION	DATE	APPROVED
-	NC	INITIAL RELEASE		

D

C

B

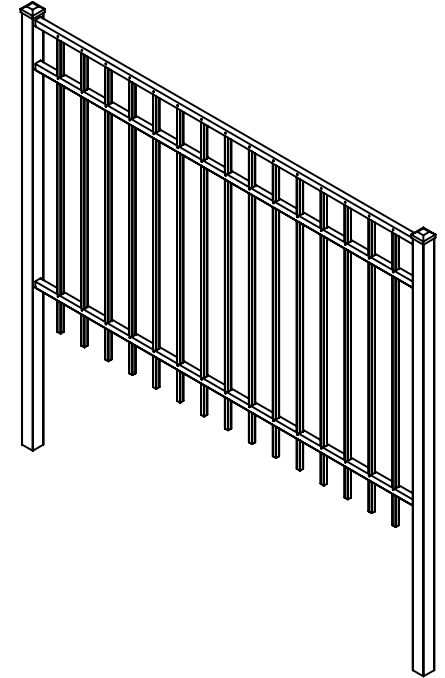
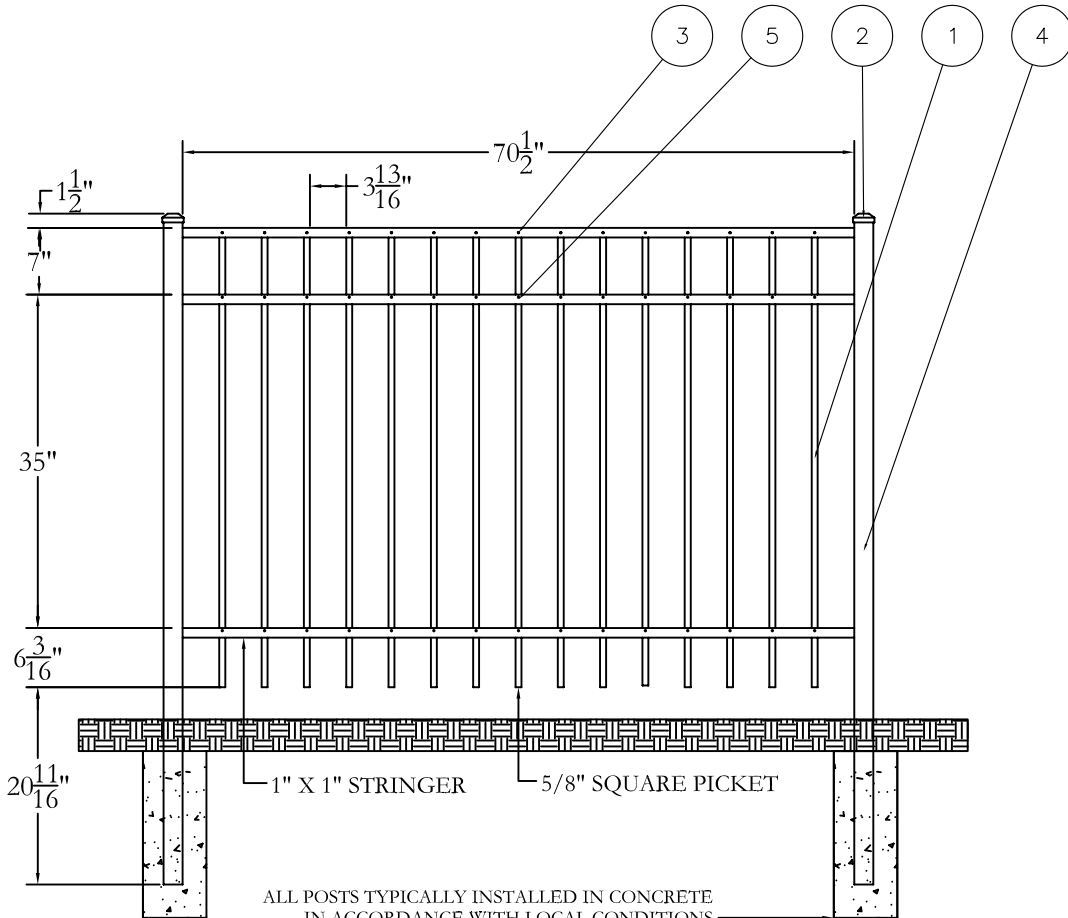
A

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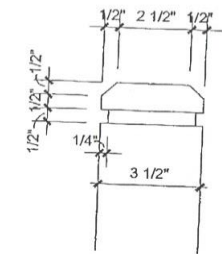
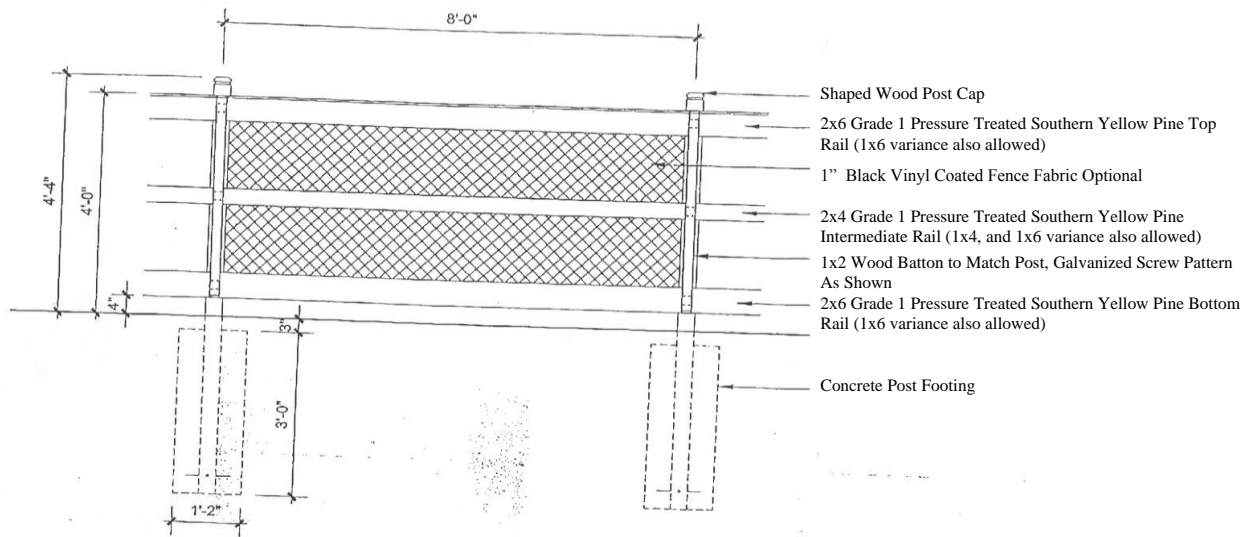
Jerith[®]
 Manufacturing Co., Inc.
 Philadelphia, PA 19154
 (800)344-2242

DRAWING:
RESIDENTIAL FENCE
STYLE #202 - 48" HEIGHT

ALL POSTS TYPICALLY INSTALLED IN CONCRETE
 IN ACCORDANCE WITH LOCAL CONDITIONS
 AND STANDARD BUILDING PRACTICES

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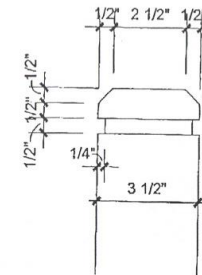
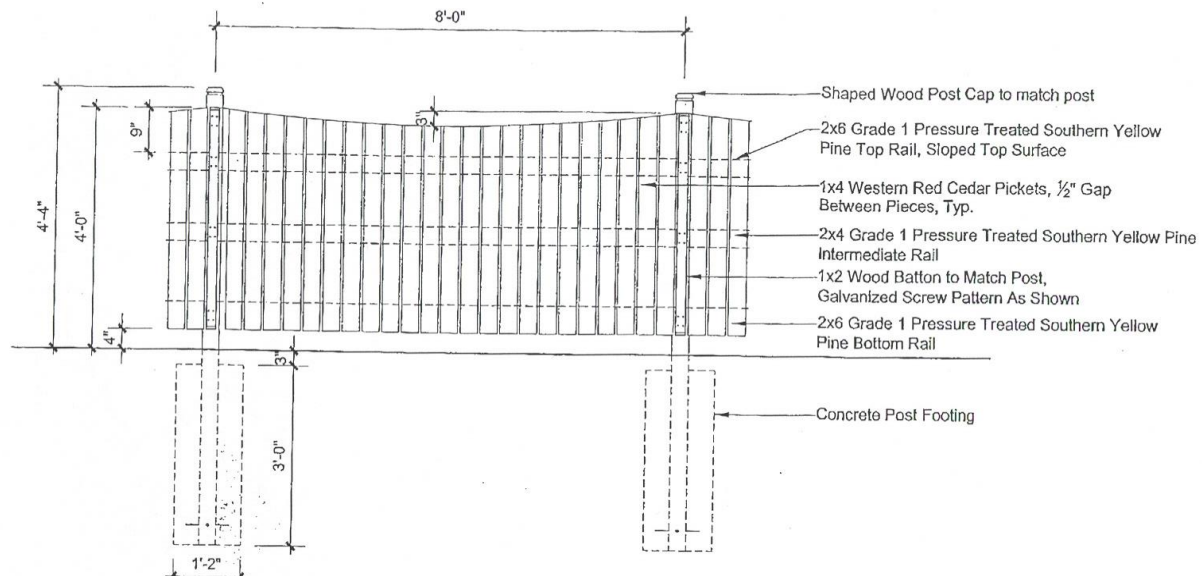
SIZE D	DWG NO. RS48U202SN	REV NC
SCALE	DATE 3-1-04	SHEET 1 OF 1



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

General Notes:

1. All surfaces to be approved stain/paint as noted in Addendum D.
2. Rails and Post to be grade 1 pressure treated southern yellow pine.



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

General Notes:

1. Variances will be granted on picket width; however, gap width must be $\frac{1}{2}$ ".
2. Rails and Post to be grade 1 pressure treated southern yellow pine. Pickets are to be western red cedar.

ADDENDUM F

STREET TREES

The original Scioto Reserve Subdivision Declarations called for only 'Green Mountain Sugar Maples' to be planted throughout the entire subdivision. However, throughout the development process, different builders were granted variances which allowed them to use different varieties of Maples as well as some Oaks in certain areas. While these variances should have been isolated to entire streets, there are a few areas throughout the community where both Oaks and Maples were planted side by side.

To account for this variance, in an attempt to maintain some sort of consistency, and in an effort to address the long-term aesthetics of the interior streets, the Master Association requires that when a street tree is to be replaced, it must be replaced with an approved variety matching that of its neighboring street trees. The four approved varieties of Maples throughout the community are: Green Mountain Sugar Maple, Norway Green/Emerald Luster, Autumn Blaze Freeman Maple, Pacific Sunset Norway Maple. The approved varieties of Oaks are Shumar White Oaks and Red Oaks.

On streets where Oaks and Maples are planted side-by-side the replacement species and variety will be decided ultimately by the Design Review Board (DRB). The DRB will take homeowners request into consideration as well as any history regarding the health of the previous tree when making this decision.

ALL STREET TREE REPLACEMENTS ARE REQUIRED TO BE 3" CALIPER AT THE TIME OF INSTALLATION.


(It should be noted that given the environmental conditions (high clay soils, high radiant heat from pavement, high salt, high winds, etc.) existing along interior streets, Autumn Blaze Maples have experienced the highest success rate after replacement.)

ADDENDUM G

TRAMPOLINES

- Must be equal in quality to the AlleyOop Variable Bounce or Springfree manufacturers
- Trampolines may be required to be set back a minimum of 20' from rear lot line for golf course lots
- 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.
- If at any point the trampoline begins to become weathered, or if the owner fails to maintain underneath or the area surrounding the structure, the Association retains the right to revoke the approval.

AlleyOop VariableBounce



AlleyOop Sports PowerBounce Trampoline

(Shown with Optional Ladder Sold Separately)

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.

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.**

ADDENDUM H
EXTERIOR LIGHTING



QZ NY8316



QZ NY8317



QZ NY9042



QZ NY9043



SI-390-PC-ORB

Owners may purchase exterior house lights and post lamps through Capital Lighting at 614-841-1200 or any other retailer provided the lights and post lamps are the same model.

ADDENDUM I

TRASH RECEPTACLE SCREENING

All trash can screening must be applied for and will be approved on an individual basis. All screening must be two sided. Applied for screening structures should resemble the examples below:

