GOLF VILLAGE PROPERTY OWNERS ASSOCIATION- RULES GUIDELINES
Amended August 2024

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

GENERAL RULES

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

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

B. Use of Common Property. All uses of the Common Property shall benefit or promote the health, safety, welfare, convenience, comfort, recreation, and enjoyment of the Owners and occupants of the home and unit and shall comply with the provisions of this Declaration, the laws of the State, and the Rules for Golf Village. 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 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 may be displayed no earlier than 90 days prior to the general election date and must be removed within 24 hours after the general election date. Early in-person voting and Absentee voting dates are not considered the general 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. All pet waste must be cleaned up within a reasonable time period. Owners must pick up after pets in the common elements or be subject to fines.

F. Service Screening, Storage Areas. All garbage, trash, recyclables and other waste shall be placed in containers that shall be concealed and contained inside garage or home, or shall be concealed by means of a screening wall of material similar in color and compatible with that of the building on the lot. Please see Addendum I for the approved storage screen. Design Review Board approval is required prior to installation. No open storage of any kind is permitted on any Lot or Condominium Ground. No storage buildings of any kind are permitted on Lots or Condominium Ground, including without limitation, sheds or barns.

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 or mobile homes or buses of any kind shall be parked or stored on any street, on any home and/or condominium unit or on any portion of any common element (except in an enclosed structure shielded from view) for any time period longer than forty-eight (48) hours in any thirty (30) day period.

The word "trailer" shall include trailer coach, house trailer, mobile home, automobile trailer, camp car, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit use and occupancy thereof, or for storage or the conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The word "truck" shall include and mean every type of motor vehicle other than passenger cars, motorcycles, passenger vans and any vehicle other than a pickup truck, which is used as a personal automotive vehicle by the owner of the home or condominium. Pickup trucks with commercial tags/plates will be deemed commercial vehicles.

I. Pools and Recreational Structures. No above ground swimming pool shall be permitted upon any lot. Permitted in-ground pools require either an approved fencing that meets the Design Review Board standards, or an automatic cover that meets the ORC requirements. The Golf Village Property Owners Association may permit play structures in lots common with the Golf Course provided they are all wood structures with Redwood stain and are approved by the Design Review Board. Please refer to Addendum C for play set specifications, Addendum D for pool fence specifications and Addendum E for stain specifications. Please refer to Addendum F for trampoline requirements.

J. Fencing. The Design Review Board has established standards according to which fencing and walls may be permitted at the Property. Failure to use the approved fence and follow all design specs contained in the Addendum will result in fines and required removal of unapproved structures. To protect the integrity and assure longevity of wood fencing, the Association requires every fence to be treated with an approved color stain available in Addendum E. The Master Design Review Board, in writing, prior to the installation must approve all fence plans. Please refer to Addendum D for fence specifications. Perimeter garden fencing of all types is prohibited.

K. Mailboxes. The homeowner shall purchase the required mailboxes for replacement and the color shall be maintained on all mailboxes in the Subdivision. Approved mailbox numbers need to be located on both sides of mailboxes in the original location. The approved mailbox paint is "Golf Village Mailbox Black" and is on file at the Golf Village Sherwin-Williams store located at 7474 Guard-Well Street in the Golf Village subdivision of Powell. Homeowners can find the approved mailbox available online by searching for **'Steel ribbed Black#2 Rural Mailbox'** or can purchase mailboxes directly from the Association. Mailbox numbers assembly parts are available at the Association offices at 3755 Attucks Drive, Powell, OH 43065.

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

M. Street Trees. Homeowners are responsible for the ongoing maintenance and replacement, if necessary, of street trees along the street in front of each lot. Any dead tree must be replaced within 60 days, weather permitting, and adhere to the following: Trees must be a minimum 3" caliper, balled and burlaped at the time of planting when replacing, 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. The Design Review Board may allow a variance to this provision for entire development sections during that sections Design Review Phase. Presence of yard lights and lamp posts are not required structures for lots; however, if present posts and lights shall conform to the approved styles. 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 owners property boundaries. Security lights that illuminate property beyond an owners 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.

P. Interference With Play On Golf Course. Owners of lots, units or Commercial Parcels bordering on the golf course of Golf Village Golf Club shall be obligated to refrain from any actions that would detract from the playing qualities of the course. This includes, but is not limited to, clearing of any native areas or brush. During any golf tournament held at Golf Village Golf Club which is sanctioned by any professional golfer's association or amateur golf organization, owners of lots, units or commercial parcels bordering the course shall during hours of play suspend any and all construction activity, lawn maintenance and all other abnormally noisy activities which may cause disturbance to the tournament.

Q. Lawn Maintenance. All lawn maintenance, to include mowing and weed removal and maintenance, must be started no later than April 1st, weather permitting, and continued on a weekly basis throughout the mowing season. All mulch beds must be maintained free of weeds with new mulch installed no later than May 31st of each year. Landscape beds must keep a clean line between lawn and mulch beds. The association requires use of a brown or black mulch for all beds and street trees. The Design Review Board may approve individual use of landscape stone in place of wood mulch.

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

The Association requires that all homes be adequately landscaped to include, but not limited to, shrubs, trees, sod and mulch. The degree of landscaping is set by the Design Review Board and all landscape improvements, including but not limited to the installation of new trees and shrubs, paver walkways, and landscape bed retaining walls must be approved by the Design Review Board. The 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 to 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: Whenever possible, the generator should not be located within side yards of the homes, unless the home is positioned on a corner lot, or a lot which abuts permanent green space. This is so that, in the case or extended use, the abutting homes (typically 14-16 feet away) are not subjected to the reverberating sound and vibration caused by two proximal homes having rigid wall veneers. In the case of such a "corner" lot or one which abuts permanent green space, the generator shall be installed on the side of the home which does not abut an existing home.

The home generators shall 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.

Upright varieties of Taxus and Arborvitae are excellent choices for the screening requirements of these back-up generators. The generator must be screened so that it is not visible to others.

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 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 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. All planters are required to be built in a professional manner and constructed using wood or stone block. The use of metal or plastic fencing, posts or plant supports are prohibited for use in any manner in all gardens. An application must be submitted with the design and dimension of the planter, manner of construction 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.

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

X. Annual Assessments. All annual assessments are due January 1 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.

Y. Roof/Shingle Colors. All roof replacements must be applied for with the Design Review Board and approval received prior to installation. All Design Review Board applications for shingle color will be reviewed and approved on a case by case basis.

Z. 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.

AA. Landscape Bed Edging. The only approved bed edging allowed for the community is no bed edging, or a properly constructed retaining wall installed level on a tamped, crushed stone base below the soils surface, at or below the frost line. The wall must be multi-level with a minimum height of two blocks, each wall course installed level in two directions. If a retaining wall is installed, the Association requires soil to be added behind the wall up to the top course of stone. All retaining wall structures must be applied for and all construction materials and methods must be included in the application. Neither prefabricated plastic edging, loose stone nor bricks are approved for use as bed edging in the community.