

THE RESERVE AT KENSINGTON HOMEOWNERS ASSOCIATION  
DESIGN GUIDELINES  
STANDARD LOT NEIGHBORHOOD

REVISED MARCH 22, 2011

The following standards have been developed and promulgated by the Board of Trustees of the Reserve at Kensington Homeowners Association (“HOA Board”) in accordance with Article VII, Section 7.22 of the Declaration and are applicable to all Owners, new construction, and all modifications or improvements. These Design Guidelines are not part of the Declaration and can be amended by the HOA Board without a vote of the Owners.

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

NOTE: PRIOR PLAN APPROVAL IS REQUIRED FOR ALL STRUCTURES OR IMPROVEMENTS PLACED ON THE LOT BY THE HOMEOWNER, INCLUDING BASKETBALL HOOPS, PLAY EQUIPMENT, STORAGE BUILDINGS, SWIMMING POOLS, AND FENCES.

GENERAL GUIDELINES APPLICABLE TO ALL LOTS

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

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

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

**Dwelling Type.** No building shall be erected, altered, placed or be permitted to remain on any Lot other than one single-family dwelling and a garage for at least two cars. A single-family dwelling shall meet the following requirements:

- a. A one story dwelling structure, the living area being the first floor space only, constructed with or without a basement and a space between the first floor ceiling and the roof of inadequate heights to permit its use as a dwelling space.
- b. A story and a half or “Cape Cod” dwelling structure, the living area of which is on two levels connected by a stairway and constructed with a basement. The upper level is constructed within the gable portion of the roof. Window penetrations are made by use of dormers.
- c. A two-story dwelling structure, the living area of which is on two levels connected by a stairway, constructed with or without a basement.

**Dwelling Unit Size.** Dwelling Units must be at least 1600 square feet for any one story Dwelling Unit, and 1000 square feet for the first floor of a two-story dwelling. The HOA Board reserves the right to make minor variances if, in its sole opinion, the intent of the section is maintained.

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

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

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

**Color Schemes.** All dwellings shall be in conformance with the original color scheme as promulgated by the Developer. The following guidelines shall be followed when determining color scheme with respect to location.

- a. In any group of five dwellings on the same side of a street, at least three siding colors must be used. Never use the same color on two consecutive dwellings.
- b. On any cross-street intersection, at least two siding colors must be used.
- c. Dwellings directly across the street from one another should have different siding colors.

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

**Porches, appendages, and additions.** No porches, appendages, or additions shall be permitted unless they are of a size, style, color, and type compatible with the original design of the house and shall match the house material and coloring exactly. Porches, appendages or additions must be integrated into the design of the house. Compatibility shall be at the discretion of the HOA Board.

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

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

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

**Decks and Railings.** All decks shall be wood or composite and may be stained. Railings on decks and balconies shall be wood, white PVC, or iron. Wood railings may be stained white, the color matching the siding or house trim, or stained to match the deck color.

**Solar Panels.** No solar panels shall be permitted.

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

**Water Discharge.** Storm water must be disposed in accordance with the drainage plan for the subdivision and city, township, and county regulations.

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

**Entrance Structures.** No additional driveway entrance structures shall be permitted.

**Pools.** No above-ground swimming pools shall be permitted. Small portable “kiddie” pools shall be permitted in rear yards only behind the Dwelling Unit. In-ground swimming pools must be approved by the HOA Board as to style and may only be placed in an approved location in the rear yard which is at least ten feet (10') from any property line and does not unreasonably hinder the flow of surface water on the Lot. Pool equipment shall be placed in a location approved by the HOA Board and screened in such a manner so as to provide minimum visual impact from the street and other Lots. All pools (including “kiddie” pools) shall be maintained in good appearance and condition.

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

**Play Equipment.** Play apparatus or structures shall be located in the Rear Yard and at least ten (10) feet from any property line. Such structures should be predominantly made of wood construction with natural coloring or may be painted or stained brown or gray. All play apparatus and/or play structures shall be maintained in good condition and appearance.

**Signs.** Signs must comply with the following:

**Business Signs:** Business signs are not permitted anywhere except for temporary contractor signs at a residence during and after performance by a licensed contractor. All such signs must be removed within thirty (30) days after the contractor has completed the work. Additionally, temporary signs announcing yard sales or garage sale signs promoting household merchandise are permitted provided that they are posted only at the residence and are displayed for no longer than two (2) weeks and are taken down immediately after the garage sale. Signs advertising garage sales and/or yard sales shall be limited to twice per year.

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

**Political Signs:** Political signs promoting, supporting, or opposition of candidates for elected offices, and other ballot measures, are permitted provided that the signs are installed no earlier than thirty (30) prior to the pertinent election and removed within three (3) days upon the completion of said election. No sign promoting or opposing a ballot issue or candidate may be larger than three (3) feet long by three (3) feet wide. At no time will a resident be permitted to display more than four (4) political signs.

**Basketball Hoops.** No basketball hoop or goal may be placed on any lot, regardless of location, until its specifications and location have been approved in accordance with these guidelines. Portable basketball goals also require approval.

- a. **Specifications.** In general, any commercially available goal will be acceptable. Goals with home-made backboards or posts will not be acceptable. Backboards must be clear. The post should be painted in neutral colors so as to blend in with the surroundings as much as possible. All goals must be maintained. Any backboard or goal that becomes broken or damaged, must be repaired, replaced or

removed. Any lighting for the goal must be directed away from any neighboring dwelling or patio or deck areas.

- b. Location. Basketball goals are permitted in the rear yard, and are permitted in the front yard or side yard if adjacent to the driveway. No goal may be attached to any dwelling or garage.
- c. Use. Use shall be limited to reasonable play hours depending upon seasons. No use shall be permitted after 11 pm, nor earlier than 9:00 am. The HOA Board shall have the right to set different hours in the event that use creates an unreasonable disturbance.

**Pool Pump Buildings, Sheds, and Storage Buildings.** Pool Pump Buildings shall be permitted as accessory to an in-ground swimming pool. Storage sheds, outbuildings, storage buildings shall be permitted, provided that such structures do not exceed 100 square feet in size and must be constructed with shingles, trim and siding to match the Dwelling Unit. No structure may be located within ten (10) feet of the Lot Line and must be located within fifteen feet of the rear of the Dwelling Unit. No such structure shall exceed ten (10) feet in height. The roof pitch shall be at least 4:12.

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

**Fencing.** Standard chain link or other metal fences shall not be permitted. Fences may be erected only in the Rear Yard. On corner lots, fences may not be placed within the setback on the street side. Perimeter fences are permitted if they are white PVC or wood picket fencing not to exceed four (4) feet in height. Privacy fences are permitted adjacent to a patio or a deck, and may be wood or white PVC not to exceed 6 feet in height. Wire fencing material (4" x 4" dog wire, or similar) may be used for fence enclosures surrounding a garden. Wire fencing material may not be used for additional enclosure of perimeter fences. All swimming pool fencing shall be reviewed on an individual basis in accordance with the general standards hereinafter set forth. Privacy fencing not to exceed six (6) feet in height shall be permitted around spas and hot tubs. Decorative fencing will be reviewed upon an individual basis considering the visual impact on surrounding lots. The HOA Board reserves the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community.

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

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

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

b. Permitted Locations.

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

c. Other Requirements.

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

d. Continued Maintenance.

1. Each owner shall maintain any antenna in a reasonable manner so as not become unsightly. Each owner shall remove any antenna upon cessation of its use.

**Landscaping.** Landscaping and normal lawn are required around all houses.

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

**Lot Grading.** The Builder and Owners shall be responsible to regrade the Lot in accordance with the grading plan as approved by Twinsburg Township. Any deviations from such plan must be pre-approved by the City, Township, and/or County and the Developer.

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

**House Numbers.** House numbers must be placed on all mailboxes, and on all homes for public safety identification purpose.

**Exterior Lighting.** Plans showing sufficient detail as to size, wattage and type of bulb to be used in the exterior lighting must be submitted prior to installation. Exterior lighting must be directed in such a manner so as not to intrude on neighboring lots and houses.

**Right to Modify Guidelines and Grant Variances.** The HOA Board reserves the right to modify these guidelines, and to grant variances there from. Any such modification or variance shall be, in the HOA Board's sole discretion, in the overall best interest of the subdivision.