

EXHIBIT C

SUGAR MAPLE HILLS HOMEOWNERS ASSOCIATION DESIGN GUIDELINES

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

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. All Dwelling Units shall comply with the following set back requirements:

- a. No Dwelling Unit shall be erected on any lot nearer than 30 feet to the front of the property.
- b. No Dwelling Unit shall be erected on any lot nearer than 10 feet to the side of the property line.
- c. No Dwelling Unit shall be erected on any lot nearer than 15 feet to the rear of the property line.

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 Dwelling Unit shall be erected, altered, placed or be permitted to remain on any Lot other than one single-family Dwelling Unit with an attached front-load or side-load garage. 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 a basement and a space between the first floor ceiling and the roof of inadequate heights to permit its use as a dwelling place.
- b. A story and a half or "Cape Cod" dwelling 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 a basement.

Exterior Construction for Dwellings. All residences shall be constructed with a minimum of 25% of the front elevation covered with natural or synthetic masonry brick, stone, or stucco-type product. All exposed areas of the foundation must be covered with a brick veneer skirt or stone. Declarant reserves the right to make minor changes in the above requirements, in its discretion, if it deems such changes necessary to achieve the intent of this provision.

Dwelling Unit Size. Dwelling Units must be at least 1,900 square feet for a one-story dwelling, 2,100 square feet for a one and a half story or “Cape Cod” dwelling, and 2,300 square feet for a two-story dwelling. Square footage for other types of dwellings (if permitted) shall be determined by the Declarant upon plan review. Declarant 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 7.5 - 12 pitch. Porch and patio roofs may be 3.5 - 12 pitch. All shingles shall be of a uniform color.

Out Buildings. All efforts to meet storage needs should be addressed if possible within the confines of the main residential structure. No unattached garages are permitted. Nevertheless, out-buildings or detached structures (other than garages) for non-residential / non-commercial use may be permitted as long as the following conditions are met:

- a. Submittal of drawings with elevations, colors, materials, and site plan to Declarant or Association for approval.
- b. Building will be no bigger than 192 square feet total area and must not exceed 12’ in height. Maximum door size shall be limited to 60” in width.
- c. Building must be built on site with like exterior and roof materials as used on the Dwelling Unit. Only non-maintenance exterior products or wood will be permitted.
- d. Building must be placed at least 10’ off any property line and placed as inconspicuously to adjoining neighbors as possible. Declarant or Association reserves the right to determine property placement of any out buildings.
- e. Declarant or Association reserves the right to require additional landscape screening of out building visible to neighbors and/or from any street view.

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 asphalt, concrete, paver bricks or paving stone. Gravel, dirt, or aggregate 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 Committee.

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.

Railings. All deck and balcony railings shall be wood or other material as approved by the committee and stained the same color as the deck or balcony.

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, hotwater 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 township and county regulations. Sump drain and downspouts must discharge to the rear of the lot or the sump drain line provided. Curb cuts and or discharge to the street of right-of-way or curb is prohibited. Plans showing sump drain lines are available from the Declarant.

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.

Swimming Pools, Spas and Hot Tubs. In-ground swimming pools, hot tubs and spas shall be permitted provided that such pool, hot tub or spa is located in the Rear Yard and at least ten (10) feet from any property line. Privacy fencing or other such adequate screening as approved by the Committee is required. All swimming pools must be approved by the Committee as to style and location. No permanent above-ground pools are permitted.

Play Equipment. Play apparatus or structures shall be located in the Rear Yard and not located within any side or rear setback lines. Such structures shall be constructed of wood or other material as approved by the committee with natural coloring or may be painted or stained brown or gray. Structures that include colored items of equipment, such as a slide or swing set seats, so long as all such equipment is the same color. Any play structures that include a roof shall be shingled in the same color as the dwelling. All play equipment on any one lot shall be the same colors.

- 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 or painted white. The post should be painted in subdued 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.** No basketball goals shall be permitted in the front of any lot or dwelling. No goal may be attached to any dwelling or garage. No goal may be placed forward of the rear elevation line of any house. On corner lots, goals must be located behind the rear elevation line of the house and at least fifteen (15) feet back from the setback line on the "side" yard adjacent to the street. All goals must be located at least ten (10) feet back from any property line. A portable basketball goal may be located on a driveway for the period of its current use. No portable goals will be permitted to be used in driveways of corner lots. Any portable goal must be put away after use. Any portable goal left out overnight shall be considered in violation of these guidelines.

- c. Use. Use shall be limited to reasonable play hours depending upon seasons. No use will be permitted after 11 pm, nor earlier than 9:00 am. The Board shall have the right to set different hours in the event that use creates an unreasonable disturbance.

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

Fencing. Standard chain link 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 three rail wood split rail not to exceed five (5) feet in height or privacy fences not to exceed six (6) feet in height. Wire fencing material (4" x 4" dog wire) may be attached to the split rail fences for additional enclosure. All swimming pool fencing shall be reviewed on an individual basis in accordance with general standard hereinafter set forth. Decorative fencing will be reviewed upon an individual basis considering the visual impact on surrounding lots. The Declarant and the Association reserve the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community.

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

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

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

B. Permitted Locations.

An antenna must be located in the rear yard or on the rear of the Dwelling Unit in such a manner so as not to be visible by a person of normal height standing at the edge of the street directly in front of the Dwelling Unit. Other locations are permitted if placement under these guidelines precludes reception of an acceptable quality signal. In such case, the owner and the Declarant or the Association 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 Declarant or the Association may prohibit a location that imposes a legitimate safety concern. An example of a location that imposes a legitimate safety concern is one that is near high voltage power lines or one where the guy wires obstruct legitimate pedestrian access

C. Other Requirements.

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

D. Continued Maintenance.

Each owner 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 Brimfield Township and Portage County. Any deviations from such plan must be preapproved by the Township, County and the Developer.

Mailboxes. All mailboxes must conform to the specifications set forth in the appendix to these guidelines. Declarant or Association reserves the right to disapprove of any mailbox style.

House Numbers. House numbers must be placed on all mailboxes.

Exterior Lighting. All Lots shall have an exterior light post which must conform to the specifications set forth in the appendix to these guidelines. Plans showing sufficient detail as to size, wattage and type of bulb to be used in the exterior lighting must be submitted to the Committee prior to installation. Exterior lighting must be directed in such a manner so as not to intrude into neighboring lots and houses.

Discretion. Any discretion to be exercised in the review of plans shall be that of the Committee.

Variations. The developer or the committee may grant variations from these guidelines if such variance will not be of substantial detriment to adjacent lots and will not materially impair these guidelines and the overall best interest of the subdivision.

Right to Modify Guidelines. The Developer reserves the right to modify these guidelines, provided however, that no such modification shall be made that will materially and adversely affect the overall character of the properties as a first class development.