

BUILDING STANDARDS NOTIFICATION

TO: The Woods Prospective Home Owner

Welcome to the Woods!

We are delighted that you are considering our community to purchase your new home. We are very proud of our community and hope you will be too.

An important goal for all of us is to help maintain the value of our development. To preserve the uniqueness and excellent quality of our homes, we've established the attached building standards for our neighborhood by which all homeowners become bound by deed. We trust that you'll read them carefully and abide by them. Below are several highlights of our standards, but please take the time to read the attached details. It will save you time, money, and frustration. For future reference, the building standards may also be found at our web site, www.woodsofbeavercreek.com.

1. Ensure the model you select is not a duplicate or similar in exterior appearance to any of those near your lot. Variety throughout the community is essential to maintain the uniqueness, character, and integrity of the Woods. (Reference Section V [A]).
2. Preliminary plot plans need to be submitted for approval prior to lot closing. Once approved, if any changes are made, they must be resubmitted to the ARC. (Reference Section II [A]).
3. Minimum disturbance of the existing ecological systems and preservation of trees is highly encouraged. It is strongly recommended that the prospective homeowners walk the lot with the builder and mark all trees and vegetation that can be practically saved throughout construction before construction begins. (Reference Section III [A]).
4. All construction drawings and samples of materials for color and texture must be submitted to the ARC. The prospective homeowner should avoid exterior similarities (e.g. brick, stone, and elevation) of surrounding homes. (Reference Section II [A]).
5. Landscaping plans and estimates must be submitted to and approved by the ARC a minimum of 45-60 days prior to completion of construction. (Reference Section III).
6. Certain features are site dependent, the ARC must approve any and all exterior additions like fences, decks, playground equipment or other changes to the home and property.

Thank you for your cooperation. Please sign below indicating you understand and fully agree to the attached Architectural Standards established by the Woods. If you have any questions, please contact an ARC Representative.

Prospective Homeowner(s)

Date

Lot or House Number

P.S. A summary of submittal timelines is on the reverse side.

ARC Representatives:

1. Gordon Tamplin (937) 426-4076 or gctamplin@woh.rr.com
2. Floyd Baldwin (937) 427-3580 or fbald50703@aol.com
3. Greg Notestine (937) 429-4586 or drgreg@gregnotestine.com
4. Ron Goerges (937) 426-2991 or wgoerges@aol.com
5. Mike Cusack (937) 429-1837 or michael.cusaack@wright.edu

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Woods Owners Association Timeline

Prior to lot closing

Plot Plan indicating home location and elevation of 1st floor must be submitted.

Prior to construction

1 set of:

- Construction Drawings
- Landscape Plan (preferred)
- Samples and Materials
- Relationship of proposed home to existing homes regarding drainage, elevation & grading

45-60 Days Prior to Occupancy

Landscape Plan and Estimates (required).