

CANYON RIDGE

DESIGN REVIEW COMMITTEE

DESIGN GUIDELINES AND MINIMUM BUILDING STANDARDS

Canyon Ridge is a unique cluster home development situated within the Canyon Lakes Colony Subdivision. The overall design concept complements its surroundings. Architectural designs using similar quality materials are harmonious to the overall design concept. The Canyon Ridge Association is a sub association of the Canyon Lakes Colony Master Association. Just as the Canyon Ridge Design Review Committee (**DRC**) establishes the design criteria for Canyon Ridge, so does the Canyon Lakes Colony Design Review Committee (**MDRC**) set the building standards for the larger development.

The Canyon Ridge DRC seeks to ensure that standards established by The Master Declarations of Covenants, Conditions, Easements and Restrictions of Canyon Ridge, Inc. are implemented and maintained to the betterment of the members of the Canyon Ridge Master Association.

DESIGN GUIDELINES SUMMARY

Summary

The following summarizes those design elements which the Design Review Committee (DRC) and the Master Design Review Committee (MDRC) requires, recommends, and encourages.

1. Use of professionals qualified in the fields of planning, architecture, landscape design, and surveying.
2. Compliance with all deed restrictions as found in the Declaration of Covenants, Conditions, Easements, and Restrictions.
3. Preservation of the natural character of the site and topography.
4. Overall, high grade, superior quality construction with emphasis on good design that harmonizes with the existing architecture and its surroundings.

MINIMUM PLANNING AND MASSING STANDARDS

1. All dwellings shall be used for only single family purposes.
2. Setbacks: Fee Simple Cluster Home
 - a. Front Yard – 15 ft. from road right of way
 - b. Side Yard – 7.5 ft.
 - c. Rear Yard – 25 ft. or as indicated on the Canyon Ridge, Phase 14-A plat.
3. Decks, porches, and patios are considered to be part of the dwelling, and these must be in compliance with applicable setbacks.
4. Minimum living space floor areas:
 - a. One Story – 1800 sq. ft.
 - b. Two Story – 2400 sq. ft.

5. Maximum height of building is:
 - a. One Story – 18 ft.
 - b. One Story with Great Room – 35 ft.
 - c. Multi Story – 35 ft.
6. Garages: Minimum depth is 22 ft. with no more than three auto spaces permitted.
 - a. Garage designs may be front or side load.
 - b. Attached garage designs may project a maximum of 10 ft. in front of the primary plane of the front elevation. The exception to this standard which will be accepted for consideration will be when a parking court shall be defined as the primary parking apron being located to the front of the structure, with the garage door and the front or formal door being in proximity to each other.
7. All driveways and drive pads must consist of asphalt. Overall driveway sealcoating is prohibited. Driveway crack sealing is permitted.

EXTERIOR ELEVATIONS

1. Exterior elevations of all new and future alterations will be reviewed for architectural design/materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other cluster homes.
2. Approval of all new exterior design and future alterations will be based on overall design themes and will consider a) mass and scale, b) materials, textures, colors, finishes, c) continuity between primary design elements and secondary treatments, d) placement of windows, doors and openings, e) vertical and horizontal lines, and f) roof pitches.
3. The DRC and the MDRC may bar any proposed changes to existing homes, if in its sole judgement, such action is required to maintain the standards of Canyon Ridge.

EXTERIOR MATERIALS

1. The selection of materials shall be harmonious with the architectural style of the cluster home. When siding is indicated, only double 4 -5 vinyl siding or shingle with a minimum grade of .044 will be acceptable.
2. Stone veneers shall be returned and terminated to an inside corner. Exposed veneer ends shall be returned a minimum thickness of the material being installed as if it were a free standing element at a minimum of 12 inches. Stone veneers are required for all homes.
3. The following materials are not approved for construction. Decorative concrete block, concrete block (except for subsurface walls), fiberglass, logs (except for landscaping purposes), aluminum mill finish doors and windows, fiberglass or asphalt shingles used as siding.
4. The DRC and MDRC shall have final approval of all exterior color submittals and each applicant must submit to the DRC and MDRC as part of the final design review, a sample board showing the color and the specific material of the roof, exterior walls, shutters, trim, stone veneer, and other exterior construction items.
5. All exterior chimneys and flues must be masonry. Interior wood framed and metal prefabricated flues are permitted, provided these appear to be masonry on the exterior

of buildings through the uses of "cultured" type veneer, brick or stone. The use of stucco or EIFS are not considered masonry.

6. Homes shall be constructed with brick or stone to grade.

DESIGN DUPLICATION

Design duplication will not be approved on adjacent homesites without sufficient changes to the exterior of the front elevation.

ROOF MATERIALS/ROOF PITCH

Generally roof lines should follow the slope of the land, the roof should slope a minimum of 7/12 pitch. Flat roofs defined as a 3/12 pitch are not permitted on main house. 30 yr. dimensional asphalt/fiberglass shingles are permitted as well as copper decorative roofs. New roof materials for additions must match existing materials. Gutters and downspouts should coordinate with the house colors and shall discharge to an engineered underground storm mgmt. system approved and inspected for compliance with code authorities.

1. All flashing and metal chimney caps shall be prefinished aluminum, copper or stainless steel painted to match the approved roof color. Roof vents and plumbing stacks shall be placed to the rear, behind the ridge structure.
2. Solar panels must be mounted flush with the roof plane.

SITE PLANNING

1. All site plans must indicate the location of the primary structure, accessory structures, site drainage, proposed grading, setbacks, utilities, easements, light pole, drive and drive pad.
2. The site plan submitted must indicate the path of proposed drainage swales. In addition, all other measures of storm water mgmt. including existing storm water infiltration swales shall be clearly indicated on site plans submitted for review.
3. All applicants must: 1) protect remaining trees during construction, 2) take appropriate precautions in cases where fill is required around trees.

EXTERIOR IMPROVEMENTS

1. Fencing other than invisible fencing is not permitted. **
2. Decorative walls not exceeding 2 ft. high are permitted but must be approved by the DRC and MDRC. A site plan plus materials list must be submitted for review.
3. Swimming pools are not permitted. **
4. Birdfeeders, birdhouse, sundials, flagpoles, trellis' and statuary are permitted to the rear yard of the living unit with DRC approval.

** Please see Variance Request.

5. Sprinkler systems locations must be submitted on a site plan to the DRC for approval.
6. Awnings are permitted with DRC approval. The location and a description of the awning must be submitted for review. Ground lighting descriptions and locations must have prior DRC approval.
7. With DRC and MDRC approval, children's play equipment, unenclosed patios, decks, tubs, spas, pergolas, and barbecue /fire pits may be located at the rear of the dwelling unit but not within a deed restricted (see plat) rear yard setback. Back-up generators may be located at the side of the dwelling unit and may require shielding from exposure to the street.
8. Basketball hoops must be portable and stored in the garage or dwelling unit when not in use. Garbage containers must be stored in the garage unless pickup is scheduled.
9. Clotheslines are not permitted.
10. Antennas or small satellite dishes may only be placed on the sides or rear of the dwelling unit structure without DRC approval. These may not be placed in the back yard.
11. Accessory structures such as tool sheds and gazebos are not permitted.
12. Lamp post installation to provide general illumination to structure/entry/driveway is required. The location of the post should be 24 ft. – 25 ft. from the edge of the road pavement and 4 ft. – 6ft. from the drive.
13. Applicants shall be responsible for all utility services from the point of utility company connections underground to the applicant's home site. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers and other utility service equipment and gear shall be shielded by screening or landscaping approved by the DRC.

LANDSCAPING

1. Landscaping projects must be submitted for DRC and MDRC approval prior to installation. Submittals shall include a site plan indicating the existing structure and drives, drainage swales, storm water infiltration swales, proposed drainage swales, patios, decks and the proposed plant materials. Replacements of existing plant materials do not require approvals.
2. Finish grading shall be flush with the top of the completed road.

CONSTRUCTION SITE REQUIREMENTS

1. All job sites shall be kept in a clean and orderly manner. No materials will be stored in the road right of way. Debris shall be removed from the premises at a minimum weekly. Special trash pick ups are the responsibility of the owner.
2. No signage on any job site unless required by law and approved by the DRC is permitted.
3. In general, subcontractor signs are not permitted. Primary builder signs are permitted in preparation for or during the build.
4. House "For Sale" signs, invisible fence signs, small security signs and political signs for the two months preceding an election are permitted. Political signs must be removed immediately following an election. No signage is permitted on common area unless approved by the DRC and the MDRC.

5. Trees to be removed must be tagged prior to excavation. Lot corners, foundation corners, drive edges, decks, patios and walkways must be staked prior to construction.
6. No alcohol or illegal drugs are permitted on a job site.
7. The playing of loud music that may be annoying to residents is not permitted on a job site.
8. Weekend construction is not encouraged and may be curtailed due to complaints from residents.
9. All Buyers shall complete a notice of intent prior to the start of construction.

APPROVAL PROCESS

The following outline of the steps may be further augmented and detailed by Design Review Procedures to be approved by the DRC and the MDRC from time to time. No site disturbance of any nature whatsoever may take place until required approvals are obtained by the DRC and/or the MDRC.

FINAL DESIGN REVIEW

(Preliminary Design Review may be requested and may consist of the following: Site Plan, Floor Plans, Exterior Elevations, Exterior Materials, and any Variance Requests.)

The applicant must submit the final construction plans (TWO SETS), together with either actual material samples, or a generic listing of proposed materials supplemented by color catalog literature, product photos or color chips to be used, supplemented with the following minimum plans and materials:

1. Site Plan, at a minimum must indicate primary and accessory structures, existing and proposed site drainage, proposed grading (if applicable), set backs, utilities and permanent improvements which include but are not limited to the following:
 - a. Retaining walls: Location, materials and finished patios and decks with location and materials.
 - b. Screen enclosures
 - c. Mechanical equipment: Location and screening
 - d. Drive: Materials
2. Floor Plans
3. Exterior Elevations
4. Landscaping Plans submission to the DRC and MDRC prior to installation is required,

The DRC will review all design documents and sample materials, and return one set of plans to the applicant within 15 days with the necessary approval or disapproval. When applicable, two sets of plans with the accompanying DRC review comments must be submitted to the MDRC for review prior to application to the Township or the Building Dept., Geauga County for the required permits. One set of plans, materials and the DRC comments will be returned to the applicant within 14 days with the necessary approval or disapproval. It is the responsibility of the applicant to submit the required documentation to either the DRC or when applicable, to both the DRC and the MDRC.

APPROPRIATE BUILDING DEPARTMENT

The applicant must submit the DRC and/or the DRC and MDRC approved final construction plans to Bainbridge Township Zoning Dept. or Geauga County Building Dept., whichever is applicable, and any other governmental body having jurisdiction for the issuance of required permits and fees.

DESIGN DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, improvements or landscaping, the design document should adhere to the criteria outlined below:

Site Plan: Scale 1" = 30 ft.

Property Lines

Building Set Back Lines

Property Set Back Lines

Easements

Right of Ways

Driveways

Patios and Decks

Walkways

Culverts and Drainage Plans

Topography (Finish and Existing Grade)

Trees (Minimum Diam. 5" to remain, outside of safe building areas)

Retaining Walls and Equipment Screening

Lamp Post

Floor Plan: Scale ¼" = 1' - 0"

(List Gross Square Footage of Living Space Per Floor)

Basement

Ground Floor

Additional Floors

Exterior Elevations: Scale 4" = 1' - 0"

Existing Grade - Fill

All Exterior Views of All Structures Including Materials, Textures and Colors

Exterior Colors, Finishes and Materials

Roof Pitch Materials/Colors

MASTER DESIGN REVIEW COMMITTEE RESPONSIBILITIES

The Canyon Lakes Colony Master Association Design review Committee is empowered to enforce those design criteria that improve and enhance the Canyon Lakes Colony subdivision. The design criteria established by the Canyon Ridge Association on _____. 2018, will be regarded as the appropriate design criteria to be used by the MDRC when reviewing a Canyon Ridge design review application.

APPLICANT'S RESPONSIBILITIES

The DRC and the MDRC assume no responsibility for applicant's responsibilities which include, but are not limited to the following:

1. The interior design of any structure.
2. Performance or quality of work by any contractor or sub-contractor.
3. Compliance with all laws, codes and ordinances of any governmental agency or body.
4. Obtain all necessary permits and bonds required of any governmental agency or body.
5. Determination of environmental restrictions, drainage and grading requirements and all subsurface soil conditions.
6. Determination of structural, mechanical, electrical and all other technical aspects of a proposed design that can only be determined by competent professionals.
7. Compliance with the Master Declarations on all DRC and MDRC criteria.
8. Compliance with EPA standards.
9. Accuracy of all stake outs and surveys.
10. Submission of landscape plans,
11. Submissions to the MDRC for additional required review.

DESIGN REVIEW APPROVAL

Construction of new homes, modifications, alterations or improvements to existing homes must receive final DRC approval of the exterior design's aesthetic merit prior to obtaining Twp. Issued building permits to assure building, health and safety code compliance has been met. The DRC and the MDRC are neither qualified nor assumes liability for reviewing plans and specifications for building code compliance.

VARIANCES

All requests to the DRC or MDRC for variances from the requirements set forth in this guideline or any other rules or regulations shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions by the DRC.

APPEAL

If an applicant has been denied, or the approval is subject to limiting conditions which the applicant feels are unfair, the applicant may after receipt of a written statement, request a hearing before the full Board of Trustees of the Canyon Ridge Master Association. The request must be in writing and received within 30 days of the date of the review. Applicant will be notified of a hearing.

CONSTRUCTION CHANGES

All construction must be completed in accordance with the application and design documents as approved. Exterior changes to the subject property must receive prior approval from the DRC and MDRC. Applicants requesting design change approval must consult with the DRC to determine design documents required, if any, for approval

CONSTRUCTION INSPECTIONS

Periodic inspections may be made, but are not obligated to be made, by the DRC while construction is in progress to determine compliance with the approved design documents. Code compliance is the responsibility of the permit issuer. The DRC is empowered to enforce its policies, as set forth in the Master Declaration and these guidelines, by any action, including an action in a court of law or equity to assure compliance. The absence of an inspection by the DRC shall not be construed as compliance with the policies as set forth in the Master Declarations and these guidelines.

Canyon Ridge Design Review Committee (DRC)

Canyon Ridge Homeowners Association
P.O. Box 23429
Chagrin Falls, OH 44023
440-543-9319
Fx: 440-543-9324

Canyon Lakes Colony Design Review Committee (MDRC)

M.N. Gilles, AIA
1708 Highbridge Rd.
Cuyahoga Falls, OH 44223
330-315-3240
Cell: 330-573-1695
Fx: 330-928-8471

Canyon Lakes Colony Co.

440-543-9318
Fx: 440-543-9324