



SIGNATURE OF SOLON MASTER ASSOCIATION
GENERAL RULES AND POLICIES AND
DESIGN REVIEW COMMITTEE POLICIES

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THIS DOCUMENT CONSISTS OF THE GENERAL RULES AND POLICIES OF SIGNATURE OF SOLON MASTER ASSOCIATION, **TOGETHER WITH** THE DESIGN REVIEW COMMITTEE POLICIES AND GUIDELINES. THE ENTIRE DOCUMENT SHOULD BE READ CLOSELY BY ALL.

Trailers

No temporary buildings, trailer, recreation vehicle, garage, shack, barn, or any similar structure shall be used, temporarily or permanently, as a residence on any part of the Property at any time. Temporary loading or unloading is permitted, as necessary.

Fences, Walls and Hedges

Fences, walls, trees, hedges, and shrub plantings shall be maintained in a slightly and attractive manner and shall not obstruct the sight lines for vehicular traffic. Fences, walls of any kind and landscaping of any kind shall not be erected within (20) twenty feet of the Golf Course Property or be erected, begun or permitted to remain upon any portion of the Property unless approved by the Design Review Committee ("DRC").

Nuisance

No noxious or offensive activity shall be carried on upon any portion of a lot, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood. Loudspeakers require DRC approval and those that create noise beyond a reasonable decibel level are prohibited, together with continual dog barking or other annoyances beyond a reasonable decibel level.

No activity, including but not limited to, mowing, plant removal, plant trimming, dredging or filling shall be conducted on any green space, which is HOA property.

Animals

No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on any portion of the Property (including the Living Units situated thereon) without the approval of the Master Board. Dogs, cats, birds and other household pets approved by the Master Board may be kept, subject to Rules adopted by the Master Board, provided that they are not kept, bred or maintained for any commercial purpose and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or annoyance or a safety issue shall be permanently removed from the Property upon three days' written notice from the Master Board. Dogs shall at all times whenever they are outside a Living Unit be confined on a leash held by a responsible person or restrained by an invisible fence. Pet waste must be picked up and disposed of by all owners within their own property, neighboring properties, and from green space.

First offense: Warning Letter.

Subsequent offenses: \$50.00 fine per offense.

Signs

As a private community, Signature of Solon does not as a general rule allow the posting of any signage, advertising, flags or banners of a non-Homeowners Association nature on any Homeowner Association or anywhere on Homeowner's Properties. Exceptions to this rule have been authorized through appropriate action by the HOA Board of Trustees on a limited basis to include:

- One (1) Security sign (no larger than 1ft x 1ft)
- One (1) Pet Boundary per property (no larger than 1ft x 1ft)

- One (1) Real Estate for Sale sign during the time period when the property is being marketed
- One (1) School Related Activities and Achievement sign related to active student(s) for the current school year (no larger than 3ft x 3ft)

Only the American Flag may be flown, or placed anywhere on the property. (no larger than 3ft x 5ft). Flags should be limited to one per property, except on national holidays. Yard signs, flags or banners of any other nature are not allowed and must be removed. Signs may be placed on homeowner property *only*. Applicable portions of the Design Review Committee rules and sanctions apply.

The fine for violation of this rule is \$50 per day.

Storage of Material and Trash Handling

No lumber, metals, bulk material, refuse or trash shall be burned, whether in indoor incinerators or otherwise (excluding the burning of firewood in a fireplace), kept, stored or allowed to accumulate on any portion of the Property, except normal residential accumulation pending pick-up, or building materials during the course of construction or reconstruction of any approved building or structure. Firewood may be stored within Living Units, on a patio area or other areas designated by the Master Board. If trash or other refuse is to be disposed of by being picked up and carried away on a regular recurring basis, containers may be placed in the open on any day that pick-up is to be made, thereby providing access to persons making such pick-up.

Garbage Receptacle Rules

Garbage receptacles may be placed at the curb no earlier than dusk on the evening prior to trash pick-up (Sunday night). Each can must be placed within one-foot of the curb. The recycle can should be placed closest to the mailbox, and the trash can on the opposite side of the driveway with the arrows on both cans pointing to the street. Cans should not be placed in the street.

Garbage receptacles must be returned to the resident's garage no later than 9:00 p.m. on the day of garbage collection (Monday night). If you are traveling or unable to return your receptacles to your garage during this timeframe, please make arrangements with a neighbor or contact Carlyle Management.

Garbage receptacles must be stored in the resident's garage. Garbage receptacles may NOT be stored anywhere else on the resident's property.

First offense: Warning Letter.

Subsequent offenses: \$50.00 fine per offense.

Commercial or Professional Uses

Except as expressly permitted in the Master Declaration, or by Rules adopted in accordance with the Master Declaration, no industry, business, trade or full-time occupation or profession of any kind, commercial, educational, or otherwise, designated for profit, altruism, exploration or otherwise, shall be conducted, maintained or permitted on any part of the Property; provided, however, an Occupant may use a portion of his or her Living Unit for his office or studio, so long as the activities therein shall not interfere with the quiet enjoyment or comfort of any other Occupant and that such use does not result in the Living Unit becoming principally an office, school or studio as distinct from a Living Unit.

Nothing in this Section shall preclude the leasing of a Living Unit by the Owner; the right of the Declarant or the Master Board (or a firm or agent employed by the Declarant or Master Board) to approve commercial activities such as charity events, sporting events requiring admission, temporary food and beverage operations and brokerage offices for sales of Vacant Sublots and for new sales of Living Units and resales of Living Units.

Storage of Vehicles and Machinery; No Parking on Dedicated Private Roads

No truck (except a two-axle truck with no more than four tires), camper, camper trailer, recreation vehicle, boat, boat trailer, all-terrain vehicle, airplane, snowmobile, commercial vehicle, van, mobile home, tractor, bus, farm equipment, off-road vehicles or other vehicle of any kind, licensed or unlicensed, shall be stored on any driveway or other area in or upon the Property, except in the confines of garages, or parking areas approved by the DRC. No machinery of any kind shall be placed or operated upon any portion of the Property except such machinery that is customarily required for the maintenance of the Property, related improvements, lawns and landscaping. Furthermore, on-street parking of motor vehicles shall be in accordance with the City's regulations, if any.

Firearms: Preservation of Wildlife

Firearms, ammunition and explosives of every kind shall not be discharged nor shall any traps or snares be set, nor shall any hunting or poisoning of wildlife of any kind be permitted in or upon the Property, except for rodent control, and the control of such other animals as constitute a nuisance or cause damage to the Property or Golf Course Property, or except with the prior written approval of the Master Board. Replica firearms, air-guns, paintball or other pellet/airsoft toys resembling firearms should not be used in common areas except with prior notification to the board and neighboring homes.

Control of Trucks, Commercial Vehicles

No tractor trailers, commercial tractors, commercial vehicles, road machinery or excavating equipment shall be permitted to remain on any portion of the Property or on the public or private roads adjoining any portion of the Property for any period of time whatsoever, except while making deliveries or performing services thereon and except as necessary for the construction, reconstruction or repair of buildings or structures on the Property.

Poles, Wires, Antennas, and Similar Items

Subject to applicable easement rights, no facilities, including poles and wires, for the transmission or receipt of electricity, drones, telephone messages, ham radio messages, security cameras, and the like shall be placed or maintained above the surface of the ground in any portion of the Property without the prior approval of the DRC. No antennas shall be permitted within the Property without the approval of the DRC. This provision shall not apply for temporary facilities for the construction or repair of any building or other structure.

The Signature of Solon Master Association recognizes that all Members are entitled to a reasonable degree of privacy. Therefore, drones shall not be permitted to hover over other Members' residences, nor are they permitted to interfere with Members privacy anywhere else on the Property.

Exterior Appearance and Lights on Exteriors of Residences

Below are rules regarding lights. Please continue reading to the DRC Guidelines, p. 14, which contain additional rules.

The exterior of any building or structure in the Property shall not be altered, modified, changed or redecorated in such a way as to change the appearance or décor of the structure, nor shall any of the landscaping appurtenant to such building or structure be materially changed without the express written authorization of the DRC. The type and location of mailboxes shall be prescribed by the DRC. The provisions of this paragraph are subject to the provision of Section 8.2 of the Master Declaration.

For the purpose of providing security, each Owner of a Living Unit shall provide and operate one (1) light with a frosted bulb or frosted glass fixture of a kind approved by the DRC, which shall automatically go on at dusk and remain on until dawn. Each Owner shall utilize said light and shall keep and permanently maintain said light in good condition and repair.

Holiday lights are permitted only during the period from Thanksgiving through New Years and two (2) weeks before and after other holidays.

Grading

No Person shall change the grade on any portion of the Property without first obtaining the consent of the DRC.

Drainage Ditches

No Person shall interfere with the free flow of water through any drainage ditches or storm sewers within the Property. Changes to drainage systems must be approved by the DRC. Gutter and drainage systems must be kept in good repair.

Resubdivision of Lots

No subplot shall be subdivided or its boundary lines changed except with the written approval of the Master Board or except as expressly authorized herein. Any such division, boundary line change, or replatting shall not be in violation of the applicable subdivision and zoning regulations.

Golf Course Property

Owners of Living Units and Vacant Sublots adjacent to the Golf Course Property, as well as their families, tenants, guests, invitees and pets, and users of the Common Areas, adjacent to the Golf Course Property shall be obligated to refrain from any actions, which would distract from the playing qualities of the Golf Course. Such prohibited activities shall include, but not be limited to, burning materials where the smoke will cross the Golf Course, maintenance of dogs or other pets under conditions that interfere with Golf Course play due to their loud barking or other actions, playing loud radios, televisions, stereos, or musical instruments, running or walking on the Golf Course, picking up balls, or similar interference with play.

Lakes, Water Bodies and Wetlands

Subject to the restrictions provided herein and the rules and regulations of the Master Association, as the same may from time to time be promulgated, the lake, ponds, streams, water courses and wetlands, shall be for aesthetic purpose only, and no other use thereof, including, without limitation, swimming, boating, fishing, wading, playing, or use of flotation devices, shall be permitted. This Section shall not apply to prohibit use by the Golf Club of the Lake, ponds, streams and watercourses within the Golf Course Property for irrigation of the Golf Course Property and other Golf Course Purposes.

(a) Fishing. No fishing is permitted in the Lake, ponds, or watercourses.

(b) Swimming. There shall be no swimming, diving, wading, playing or use of flotation devices in the Lake, ponds, or watercourses.

(c) Assumption of Risk. Those persons engaging in activities, whether permitted or not permitted, upon, in, around or above the Lake, ponds, streams and water courses of the Property, expressly assume the risk of the inherent dangers of said activities and agree that the Declarant, Master Association or Golf Club shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of the Lake, ponds, streams and watercourses within the Property.

(d) Alteration of Wetlands and Other HOA Land. No activity (including, without limitation, “weed-eating,” mowing, plant removal, plant trimming, dredging or filling) shall be conducted at the Property, which would in any manner disturb or potentially disturb either (i) designated “wetlands” within the Property or (ii) wetland vegetation within three (3) feet of the high water mark of any water body without consent of both the Master Association and the Golf Course Property Owner and unless all permits required to conduct such activity have been first obtained from any governmental authorities having jurisdiction over “wetlands”. Further, this provision also applies to any green space that is HOA property.

Use of the Name “Signature of Solon”

No Person shall use the words “Signature of Solon” or any derivative thereof in any printed or promotional material without the prior written consent of the Master Association. However, Owners may use the name “Signature of Solon” in printed and promotional material where such words are used solely to specify that particular property is located within Signature of Solon.

Collection of Delinquent Assessments

The Master Board monitors all assessments and amounts due and reviews such amounts in February of each calendar year. The Board may conduct additional such reviews from time to time. If any review reveals that an Owner is delinquent in the obligation to pay any assessment or other amounts to the Association, the Master Board reserves the right at all times to file a lien against that Owner’s property as provided in Article X of the Declaration. Further, the Master Board, either itself or through its agents, may take alternative steps to collect from such delinquent Owner in lieu of or in addition to the recordation of a lien. For each month that an Owner is delinquent in payment, the Master Board shall assess an additional \$80.00 late fee to the Owner’s account.

Gate Strikes

The fee for striking the security gates to the community with a vehicle and/or making any other kind of unauthorized contact with the gates is \$500.00. Payments will be credited to the expenses of gate maintenance. The Master Board may take any of the following steps in response to any unauthorized contact with the security gates:

- (1) Identify the cause of the strike, using cameras if necessary or appropriate.
- (2) Isolate the license plate number of an offending vehicle.
- (3) Identify the owner of an offending vehicle using appropriate means, including license plate number.
- (4) Contact the owner(s) or operator(s) of an offending vehicle, in person or by telephone, and advise of the fee amount.
- (5) Send a written notification via mail or e-mail to the owner(s) or operator(s) notifying of the strike and the fee, and providing ten (10) days to remit payment.
- (6) Ban the vendor, if the vendor is the offender, from doing business in Signature of Solon.
- (7) If payment of the fee is not received within the time allotted by the Master Board, notify the local law enforcement authorities of the appropriate facts surrounding the gate strike.
- (8) Prosecute legal action against the party(ies) responsible for the strike.

The Master Board recognizes that certain incidents involving damage to the gates are serious enough to justify additional action not described herein or deviation from any of the above-described steps.

Property Inspection Violations

To better maintain the character of the community, and to more fully enforce the rules and policies set forth in the Association's governing documents, the Master Board may enforce the following standards via the methods set forth below:

- (1) If an Owner's property is unkempt (e.g., long grass, weeds, dead shrubs, etc.), or contains an unprofessional or disorganized construction site (e.g., litter, overflowing dumpsters, etc.), the Master Board may levy \$250 assessments against the Owner for each violation, plus the cost of all efforts to correct the offensive condition.
- (2) Each Property must be fully landscaped. New Owners will be afforded one (1) year from the issuance of a certificate of occupancy to complete landscaping. Each property must have an automatic dusk to dawn light adjacent to the driveway and a mailbox installed. If an Owner's property lacks the required lamp post or mailbox, the Master Board may, each June 1 and November 1, levy \$500 assessments against the Owner for each violation. If an Owner's property lacks the required landscaping, the Master Board may, each June 1 and November 1, levy \$2,500 assessments against the Owner for each violation.

The assessments described herein are assessments made pursuant to Article IX of the Master Declaration and, as such, may form the basis of a lien against the violating property under Article X of the Master Declaration. The Master Board may take other steps, in its discretion, to enforce these standards.

Inspections for landscape installation, mailbox installation, lamp post installation, and landscape completion are conducted each year in the months of May and October by the property manager employed by the Master Board. Inspections for other property-related violations are performed monthly. Inspections for the proper handling of trash/recycling containers are performed periodically as necessary or appropriate. The Master Board has the authority to deviate from this schedule when, in its discretion, such deviation is in the best interest of the Master Association.

DESIGN REVIEW COMMITTEE POLICIES AND GUIDELINES

PURPOSE

In order to assure an attractive and compatible community, Signature of Solon has established the DRC. The purpose of the DRC is to guide the residential development of single-family sublots with a view to maximum compatibility of construction and landscaping with the natural beauty and topography of the land within the Signature of Solon community.

The DRC seeks to assure that superior quality construction, with emphasis on good design, based on that existing in the region will be provided and that natural materials such as stone, wood or brick will be utilized.

These Policies and Guidelines have been prepared by the DRC, with the assistance of counsel, for builders and homeowners in their selection of concepts for construction within the Signature of Solon community. These Policies and Guidelines do not include all building, use and other deed restrictions associated with Signature of Solon, and, accordingly, builders and homeowners should familiarize themselves with the provisions of the Master Declaration (hereafter defined), Subdivision Declaration (hereafter defined), and the other Rules and Regulations of the Signature of Solon Master Association, Inc. (the "Master Association").

The inclusion of any recommendation in these Policies and Guidelines shall not preclude the DRC's right to disapprove any proposed matter for any reason.

AUTHORITY

The authority of the DRC is set forth in Master Declaration of Covenants, Conditions, Easements and Restrictions of Signature of Solon (the "Master Declaration"), which governs the development of every building site. The DRC is responsible for carrying out its duties on behalf of all members of the Master Association for the benefit of the total community.

MEMBERS

The DRC is composed of up to five (5), but not less than three (3), natural persons. The size of the DRC and the persons who serve on it shall be designated by the Board of Trustees and reviewed on an annual basis.

Members will be selected to create a balance of lay people and professionals with experience in architecture, construction, and landscaping. It is recommended, but not required, that one member of the DRC be an architect. The DRC is authorized to retain the services of consulting architects, landscape architects, engineers, inspectors and attorneys in order to advise and assist it.

Each member of the DRC shall have an equal vote, and the majority vote of all members is required for a decision regarding any issue brought to a vote. The DRC shall meet as necessary to review Applications for DRC approval within thirty-five (35) days after receipt.

APPROVAL PROCESS

No construction or site disturbances of any nature whatsoever may take place until required approvals are obtained from the DRC.

Preliminary Design Review

The applicant must submit a letter of application and preliminary schematic plans (three sets), consisting of the following:

1. Site Plan - including Grading and Utility Plan
2. Floor Plans
3. Exterior Elevations (All Sides)
4. Exterior Materials, Colors and Finishes
5. Request for any Variances

The DRC will review the design documents within thirty-five (35) days of their receipt and return one set of plans to the applicant with appropriate comments.

Final Design Review

The applicant must submit the final construction plans (three sets), together with actual material samples to be utilized, supplemented with the following minimum plans and materials:

1. Site Plan, Topography, Landscape Plan
2. Floor Plans
3. Building Sections
4. Exterior Elevations (All Sides)
5. Window Manufacturer and Finish
6. Patio/Decks: Materials and Finish

The DRC will review all design documents, sample materials, and return one set of plans to the applicant within thirty-five (35) days of their receipt, together with the approval or appropriate comments in the event of conditional approval or disapproval.

Grounds for Disapproval

The DRC shall have the right to disapprove any plans and specifications because of the following: (a) failure of such plans and specifications to comply with any Covenants and Restrictions contained in the Master Declaration or with design and construction criteria adopted by the Master Association or the DRC, (b) failure to include information in such plans and specifications as may have been reasonably requested, (c) incompatibility of design or appearance of any proposed structure or building with any existing or contemplated structures or buildings upon the same or nearby property, (d) objection to the location of any proposed structures or buildings upon any Sublot with reference to any other area in the vicinity, (e) objection to the grading plan, (f) objection to the landscape plan, (g) objection to the color scheme, finish, proportions, style or architecture, height, bulk or appropriateness of any proposed building or structure, (h) objection based solely on aesthetic reasons, or (i) any other matter, in the reasonable judgment of the DRC, that will render the proposed building, structure or use inharmonious with the general plan of the improvement for the Sublot, or with the buildings, structures or uses located upon other parts of the Sublot or in the vicinity of the proposed building, structure or use.

In any case where the DRC shall disapprove any plans and specifications or shall approve the same only as modified or under specified conditions, such disapproval or qualified approval shall be accompanied by a written statement of the grounds upon which such action was based. In any such case, the DRC shall, if requested, make reasonable efforts to enable the applicant to provide an acceptable proposal for submission.

Right of Appeal

If the DRC disapproves any plans and specifications, there shall be a right to appeal such decision to the Master Board. Such appeal must be submitted to the Master Board by the applicant, in writing, within fifteen (15) days after receipt of notice of the decision from the DRC. No later than thirty (30) days after receipt of notice of appeal, the Master Board shall examine the plans and specifications submitted, as well as the grounds upon which the DRC disapproved such plans and specifications. The affirmative vote of at least two-thirds (2/3rds) of the members of the Master Board shall be required to reverse or modify a decision of the DRC. The right of appeal herein is as set forth in section 8.4 "Right of Appeal" in the Master Declaration of Covenants.

Variances

The DRC may authorize variances from compliance with any of the provisions of the DRC Policies and Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (1) be effective unless in writing, (2) be contrary to the restrictions set forth in the body of the Master Declaration, or (3) prevent the DRC from denying a variance in other circumstances. For purposes of this section, the inability to obtain approval of any governmental agency, or the issuance of any permit, or to comply with the terms of any financing shall not be considered a hardship warranting a variance.

Approval Expiration

Applicants must begin construction within one hundred eighty (180) days after final approval by the DRC in accordance with the DRC Policies and Guidelines. Failure to do so will automatically revoke approval without prior notice from the DRC. Time extensions may be requested from the DRC if written requests are received prior to the expiration of the one hundred eighty (180) days after final approval by the DRC. The DRC shall have the right to grant or reject a request for an extension of time in its sole and absolute discretion.

Approval of Building Department

The applicant must submit the DRC approved final construction plans to the City of Solon Building Department and any other agency having jurisdiction for the issuance of required permits and fees.

Design Document Changes

The applicant must notify the DRC prior to making any changes to approved plans. A letter with the applicable supporting data (as required) must be submitted for the file. Any deviations (as determined solely by the DRC) may require DRC approval prior to commencement of work with respect to any changes. The DRC reserves the right to inspect construction in progress for conformity with approved design documents, and applicant is expected to fully cooperate with the DRC and Board Members at all times.

Design Documents

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

SITE PLAN: SCALE 1" - 20'

Property Lines
Building Setback Lines
"Easements"
Right-Of-Ways
Driveways
Patios/Decks
Walkways
Culverts and Drainage Plan
Topography (Finish and Existing Grade)
Retaining Walls and Screening

FLOOR PLANS: SCALE 1/4" - 1' - 0"

Note: List Gross Square Footage of Living Space Per Floor
Basement
Ground Floor
Additional Upper Floors

EXTERIOR ELEVATIONS: SCALE 1/4" - 1' - 0"

Existing Grade - Fill
All Exterior Views of all Structures Including Materials, Textures, and Color

BUILDING SECTION: SCALE 3/4" - 1' - 0" (MIN.)

Wall/Roof Section
Roof Pitch/Materials/Color

EXTERIOR COLORS, FINISHES, MATERIALS

Materials/Finishes/Model Samples/Colors

KEY DESIGN GUIDELINES

The following list summarizes those design elements, which the DRC requires, recommends, and/or encourages:

1. Use of professionals qualified in the fields of planning, architecture, landscape design, engineering, and surveying.
2. Compliance with all deed restrictions as found in the Master Declaration and Declaration of Covenants, Conditions and Easements for the Subdivision (the "Subdivision Declaration").
3. Preservation of the natural character of the site.
4. Emphasis on the aesthetics of exterior architectural and landscape design.
5. Minimum square footage shall conform to those set forth in the Master Declaration.
6. Requirements for a minimum 7/12 roof pitch.
7. Minimum two-car garage.
8. Overall, high-grade, superior quality construction with emphasis on good design and the use of natural materials such as stone, wood, and brick.
9. Sign control in conformance with the criteria set forth in the DRC.
10. All builders to be responsible to comply with guidelines set forth herein. DRC not responsible to inspect for violations.

DWELLING SIZE/MINIMUM STANDARDS

All residences to be constructed on Sublots fronting on private streets shall conform to the following standards:

1. No more than one Dwelling may be erected on any lot.
2. All Dwellings shall be used only for private single-family residential purposes.
3. The DRC shall prescribe a minimum square footage of habitable space for each Dwelling within each identified neighborhood of the community. All Dwellings should bear a reasonable relationship to the size and shape of the lot upon which a Dwelling is situated, as well as the anticipated character of the Neighborhood where such Dwelling will be located, and the DRC reserves the right to establish higher or lower minimum square footages for specific lots in its sole and absolute discretion.
4. Enclosed Garage: Two car minimum, attached to Dwelling.
5. Driveways: All driveways shall be naturally colored unpainted concrete and shall be installed within six (6) months after the owner takes possession of his Dwelling. No driveways shall be designed, constructed or installed over an existing manhole or catch basin unless approved by the City Engineer.
6. Each Dwelling will be completed at a finished floor elevation compatible with its surroundings.
7. Each Dwelling shall have a basement equal to a minimum of 50% of the ground floor area of such dwelling.
8. Minimum Square Footage: 2,600 sq. ft. Ranch; 2,800 sq. ft. 1 ½ story; or 3,200 sq. ft. 2 story home.
9. Setbacks:
 - A. Front yard — Minimum setback as shown on the record plat.
 - B. Rear yard — Minimum setback of 30 feet.
 - C. Side yard — Minimum setback of 15 feet.

EXTERIOR ELEVATIONS

1. Exterior elevations will be reviewed for architectural design/materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes.
2. Approval of exterior designs will be based on overall design themes and will consider mass scale materials, textures, colors and finishes, together with continuity between primary design elements and secondary surface treatments, placement of windows, doors, openings, vertical and horizontal lines, and roof pitches.
3. Depending on the architectural style, preferred exterior features and materials include horizontal or vertical wood siding, stone, brick, stucco, high-pitch roofs, and brick/stone chimneys.
4. The DRC may bar any proposed new construction or changes to existing homes on purely aesthetic grounds where, in its sole judgment, such action is required to maintain good architecture.
5. Awnings and canopies shall not be permitted or affixed to the exterior of the dwelling unless approved by the DRC.
6. Aluminum and/or vinyl siding must be approved by DRC.

EXTERIOR MATERIALS

1. The selection of exterior materials shall be harmonious with the architectural style of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic materials. However, synthetic materials are allowed pending DRC approval. 70% of a front elevation, excluding windows and glazing, must be brick, stone or "Drive" unless approved by the DRC. Corner lots shall be considered to have two front elevations. Elevations shall include a maximum of two materials: e.g. brick & stone, brick & cedar, stone & vinyl, with the use of brick veneers, a minimum of 2-foot return at front corners must be included.
2. The following exterior materials are not approved for construction: Decorative concrete block, concrete block (except for sub-surface walls), fiberglass, logs (imitation or otherwise except for landscaping purposes), aluminum mill finish doors and windows, certain types of imitation stone and brick, and fiberglass or asphalt shingles used as siding. High quality simulated stone and brick from natural materials will be considered by the DRC, but are subject to disapproval. Modular pre-fabricated homes and home designs will not be permitted while prefabricated sub-assemblies are acknowledged as the industry norm and are an acceptable method of construction. Exposed portions of foundation walls shall be brick or stone.
3. The DRC shall have final approval of all exterior color submittals, and each applicant must submit to the DRC, as part of final design review, a sample board showing the color and specific material of the roof, exterior walls, shutters, trim and other exterior construction items. Most earth-tone colors work well to tie items together.
4. As to the continuity of buildings, the intent is for individual houses to blend into the total Signature of Solon community image. Pastel hues do not work well; stains are preferred to paint. Roof colors should not contrast sharply with the rest of the house.
5. All chimneys must have brick or stone finish.

- 6 Direct vent chimneys may be approved by the DRC if shown on the plan to be unobtrusive.

ROOF PITCH/ROOFING MATERIALS

1. Generally, the roof lines should follow the slope of the land; roof should slope a minimum of 7/12 pitch. Flat roofs are not indigenous to the development concept and are not permitted. Roof textures and materials shall be minimum 15-year asphalt shingle, cedar shake, sawn shingles, natural slate, or three-dimensional asphalt/fiberglass shingles. Gutters and downspouts are required. Overhangs are encouraged.
2. All roof stacks, flashing, and metal chimney caps shall be painted to match the approved roof color. Roof stacks and plumbing vents shall be placed on rear slopes of roof.
3. Solar roof panels and skylights are permitted to be mounted flush with the roof plane if approved by the DRC in writing in advance of installation.

GENERAL COMMUNITY STANDARDS

1. Sidewalk sections within homeowners' parcel are the responsibility of the homeowner to be kept free of all obstructions, level and free of cracks. Any separation in height between sidewalk slabs of $\frac{3}{4}$ " is considered a trip hazard and must be repaired by the Homeowner. Sinkholes within homeowners' parcel are the responsibility of the homeowner to repair.
2. No wall, fence, coping or other device installed for the purpose of separating lots (other than natural shrubbery) shall be maintained on any lot unless approved in writing in advance by the DRC.
3. No wall, fence, coping or boundary planting may be constructed on the boundary line on any lot where it adjoins a natural resource or the golf course.
4. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.
5. Mailboxes shall be located as prescribed by the United States Postal Service and shall be a style approved by the DRC and include the house number. All Mailboxes and posts must be maintained, free of damage, dirt and mold.
6. Home exteriors are expected to be kept in good repair and free of mold on siding or exterior surfaces, shutters need to be in good repair, no paint bleed onto structure.

DRC Review and Approval is not required if the Homeowner is repainting home by replicating the original colors and sheen on the same areas of the house where they currently exist.

DRC Review and Approval is required if repainting using colors or combinations of color not currently used on your home.

- Use earth and neutral colors.
- Avoid colors that are not complementary to homes in the development.

7. All Living Units shall have a standard specific gas and/or electric exterior light in a prescribed location that assures lighting during hours of darkness. No exterior lighting shall be permitted, which, in the opinion of the DRC, would create a nuisance to the adjoining property owners or would otherwise be incompatible with the overall residential development and landscaping plan for Signature of Solon.

LANDSCAPING

1. All easements and right-of-ways shall be landscaped in accordance with the DRC specifications.
2. All homes must be landscaped within one (1) year after obtaining a Certificate of Occupancy issued by the City of Solon Building Department.
3. Each Applicant shall be responsible for removal of dead or fallen trees or wood or other obstructions from the Lot and tree lawn, including seeding, and restoration of the surface. Burning of trees, stumps and brush is prohibited. These items must be removed from the lot and disposed of outside the Subdivision.
4. No living tree may be removed without consent of the DRC.
5. All branches of trees must be at least seven feet above the ground to ensure sidewalk clearance. Branches from bushes may not extend over the edge of the sidewalk. It is the homeowner's responsibility to maintain this requirement.
6. Lawn clippings, leaves, etc. must be cleared from sidewalks and roads upon completion of landscaping.

Irrigation Systems

Irrigation Systems are required to be installed at the time of construction of a new home. Leaks and malfunctions shall be promptly addressed. Water leaving the Lot is prohibited. Any erosion damage to common areas due to water coming from a lot will be fixed at the homeowner's expense.

ACCESSORY STRUCTURES/UTILITIES/SERVICE AREAS

1. Accessory structures, such as playhouses, tool sheds, tents, trailers, shacks, barns, doghouses, dog runs, swing sets, decks, patios, porches, and similar structures or other out buildings shall not be permitted without DRC approval.
2. All AC compressors, pool pump equipment, shall be located in rear yards or side yards within the setback line and shall be screened or walled from front streets, adjoining properties, and the golf course as required by the DRC.
3. Applicant shall be responsible for all utility services from the point of utility company connections underground to the Applicant's home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment/gear shall be shielded by screening, walls, or landscaping approved by the DRC.

4. The elevation of the top of any swimming pool on any lot may not be over two (2) feet above the natural grade unless integrated into terraced construction upon approval of the DRC. No above-ground swimming pools are permitted. The location of a swimming pool is subject to the approval of the DRC, and no swimming pool is permitted on the street side of any Dwelling.
5. Screen enclosures must not be visible from the street in front of the Dwelling unless same is approved by the DRC. All screen enclosure materials and colors must be approved by the DRC. Pool enclosures must be neutral in color.
6. No tennis courts shall be permitted on any lot unless approved by the DRC.

PLAY EQUIPMENT

1. Temporary children's play equipment, such as wading pools not exceeding 24" in depth and 8' in diameter, sand boxes with attached bottoms, playhouses, tents, etc. do not require DRC approval provided that such equipment is located in the rear of the lot at least 15' away from the rear and side property lines, does not exceed 3' in height, is in good repair, including painting and is not visible from the street. Any exception must be approved by the DRC. Temporary basketball hoops are permitted without DRC approval. Anchoring is not allowed with visible sandbags, cement blocks, etc. Temporary means play equipment is outside only during the season it is used, not left outside year-round. Sport Courts markings MAY NOT be painted or permanently outlined on the driveway or other concrete surfaces. Lighting for night use of the equipment is prohibited. Only pole mounted backboards and goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage, or roof. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable.

All equipment must be constantly maintained

CONSTRUCTION SITE REQUIREMENTS

1. All job sites will be kept in a clean and orderly condition. No materials will be stored or placed in a swale or right-of-way areas. It is the responsibility of the builder and/or the Applicant to remove any mud or debris from the street. Debris shall be collected into a dumpster or wire cage and shall be removed weekly at a minimum. Care shall be exercised on storage of materials (and debris) on golf course frontages.
2. The Applicant shall control silt, erosion or other runoff in accordance with the requirements of the Ohio E.P.A. and other governmental authorities having jurisdiction and in accordance with the requirements of the DRC, and shall file the required Notice of Intent (N.O.I.) with the Ohio E.P.A. No drainage ditches, cuts, swales, streams, ponds or lakes; no bounds, knobs, dams or hills; and no other physical improvements or elements of landscape or terrain which control or determine the location or flow of surface water or drainage patterns shall be created, destroyed, altered or modified without the prior written consent of the DRC, whether on private property or common area. Under no circumstances shall silt be permitted to run onto the golf course or roadways, lakes, ponds, or wetlands.
3. No signage is permitted at any job site unless required by law or approved by the DRC.
4. All builders are required to keep on record with the DRC a 24-hour emergency phone number.
5. The playing of loud music that may be annoying to residents or golfers is prohibited.

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6. Any agents, subcontractors and employees of builders who violate construction site requirements or any other criteria may be removed and prohibited from entering Signature of Solon by the DRC.
7. The DRC may require a rough stakeout of the Sublot prior to the commencement of any improvements, alterations or additions. Any and all inspections are at the discretion of the DRC or its duly appointed representatives. Any inspections shall not constitute a trespass.
8. Signage: All builder signs must be approved by the DRC before installation on the lot. Signage must be removed upon occupancy of residence.

COST OF DRC

The Master Association shall establish an annual budget for the cost and expenses of the DRC, which may include, among other things, compensation for its members, support staff and the employment of professional consultants. The Master Board and/or the DRC shall have the right to charge fees sufficient to cover the expense for processing applications, reviewing plans, specifications and related data, whether the same are approved or disapproved, and compensating any consulting architects, landscape architects, designers, inspectors and/or attorneys retained in accordance with the terms hereof.

LIABILITY OF MEMBERS OF DRC

No member of the DRC shall be liable to the Association for his/her acts or failures to act.

SIGNATURE OF SOLON, CITY OF SOLON, OHIO

DESIGN REVIEW APPLICATION

Submit all Documents to:
Signature of Solon Design Review Committee
c/o Carlyle Management Co.
23945 Mercantile Road, Suite B
Beachwood, Ohio 44122

Accompanying this application must be two copies of building floor plans, elevations, and the site plan. These items shall be submitted prior to the house plan submittal to the City of Solon Building Department.

Contractor: _____ Phone No.: _____

Address: _____

Drawing prepared by: _____ Phone No.: _____

Address: _____

Sublot No. _____

Date Application Submitted: _____

List the Type, Manufacturer, Finish, and Color for all items listed below:

1. Roofing _____

2. Exterior _____
Trims: _____

3. Gutters & Downspouts: _____

4. Siding: _____

5. Brick (if used): _____

- 6. Stone (if used): _____
- 7. Stucco (if used): _____
- 8. Deck and Porch: _____
- 9. Fences and Walls: _____
- 10. Windows: _____
- 11. Skylights: _____
- 12. Garage Door: _____
- 13. Square Footage: (Square Foot Minimum Habitable)

First
Floor: _____

Second
Floor: _____

Subtotal: _____
See Minimum in DRC Guidelines

Basement: _____

Garage: _____

Total: _____

*For use by Design Review Committee only.

_____ Date of Application Received

_____ Date of Application Returned

Disposition:

Approved By: _____

Approved as Noted By: _____

Revise and Resubmit By: _____

Remarks: _____