

Campden Lakes Association Inc.

# Design Standards

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# The Campden Lakes Concept

Campden Lakes is a single family housing development located on approximately 142 acres in Liberty Township, Delaware County, and the City of Dublin, Franklin County, Ohio. In this land of rolling hills, meadows and trees surrounding 24 acres of man made lakes, the developers of Campden Lakes envisioned a neighborhood community which provides an attractive environment not only for living, but also for recreation and social activities as well.

Campden Lakes strives to preserve the natural beauty of the land through good design practices, good management and controlled growth. This will ensure the long-term protection of each homeowner's investment, as well as maintaining the quality of the environment throughout the development.

## Why a Design Standard?

The Campden Lakes Design Standard has been prepared to help home buyers, home builders, architects and residents of Campden Lakes understand the design process and to assure the long term quality of the Campden Lakes community. The intent is not to dictate the design of each home, but rather to coordinate the individual efforts of all Campden Lakes residents to achieve a unique neighborhood setting where homes blend with and enhance the natural environment and are in harmony with each other.

The Design Standard covers three basic sections:

1 Your Homesite:

Things to look for and to do before you decide upon the way to use your lot.

2 Your Home:

Items to consider when deciding upon the type or style of house, addition or improvement to build.

3 Materials, Details and Directions:

Specific recommendations and requirements for building materials, building details, colors, landscaping and site development.

By understanding and following the recommendations in the Design Standard, you and your home will become an important, integral part of this unique new environmental community

## **Design Review**

Every proposed new home or improvement to an existing home in Campden Lakes must be reviewed and approved by the Standards Committee, under the direction of the Board of Trustees of the Campden Lakes Association, Inc. before construction begins. This design guide, the Campden Lakes Site Guideline Plan and the Protective Covenants for Development of Campden Lakes shall be the basis for approval or disapproval of each proposed new home or improvement.

The Developer of Campden Lakes was Campden Lakes Development Company, Limited. When 80% of the lots had been sold in 2003, the responsibility of plan review was assumed by a homeowners' association of Campden Lakes property owners.

## **The Natural Environment**

Approximately fifty percent of the single family lots directly overlook the lake. The remainder of the lots have convenient access to the lake, islands and open spaces via a scenic trail/walkway system. The sketches illustrate typical proposed shoreline development. The shoreline zone will be seeded or planted with naturalizing vegetation within the 30' rear setback zone on the single family lots to provide continuity of the shoreline vegetation. This shoreline planting will not only preserve the valuable topsoil, but will also establish the natural scenic character and clear lake water essential to the success of the development.

*Diagram of Typical Lake Front Lot - see appendix*

*Diagram of Open Space / Marshland Habitat – see appendix*

Campden Lakes incorporates wildlife islands, marshland habitats as well as existing streambeds and preserved woodland green spaces, creating an ecologically oriented living environment.

## **Your Automobile**

A basic goal relating to automobiles is to reduce their visual impact on the neighborhood. The placement of driveways and garages is very important toward achieving this goal.

### **Your Driveway**

Access from the street should be as easy and direct as possible, but often the straight line drive or garage door to street solution makes the garage overly important. Ideally, garage doors are screened with planting or set back from the face of the house. Curved driveways and driveways to detached garages at the rear of homes are possible.

The ideal driveway links strongly with the front entrance, making it easy for a person to use the front door before reaching the rear. A perfection of this idea makes the driveway part of the entry garden, partially enclosing it with shrubs or a wall creating a real "auto entrance". Drive apron must be concrete and meet local code requirements. Special driveway paving is encouraged (brick, combination brick and concrete, textured concrete, etc.) beyond the required approach. No asphalt driveways will be approved as of 2002, see Addendum. On sloping lots, "sunken" or cut-in driveways should be considered. On flat sites, mounding may be considered to help driveways blend with their sites. All driveways and turn-arounds must be at least 5' from the property line. Side load garages should be at least 30' off property line so cars and vans can easily enter them.

#### Parking Spaces

A total of four parking spaces shall be provided on each lot: two enclosed and two on the driveway. Onsite parking spaces are to be screened by planting or gently mounded earth.

#### Camper, Trailer or Boat Storage

Storage of mobile equipment must be in a garage.

## Your Homesite

Each home at Campden Lakes has its own specific qualities and characteristics. It is important that you look carefully at your lot, observe its special assets and decide how each of these can best be used to increase the aesthetic value of the lot to you, the community, and future owners. Before you select or design your home or improvement there are some things you must think about.

#### Home Planning

If you are going to successfully plan, modify or add to your home, you must consider both the outdoor as well as the indoor spaces. You will be attempting to create and control all the space you live in; everything you see, use and maintain. You must consider the relationships of the four main functions of a home; public access, (front yard, entry hall); general living, (living room, terrace); work, (kitchen, garage and service); and private living, (bedroom, bathroom.) Each of these spaces has its corresponding indoor and outdoor elements. Each works best and provides most livability and pleasure when planned from the outset and built as part of a continuous indoor-outdoor system.

*Diagram of Home using lake/terrace/entry court – see appendix*

#### Site Qualities

First you must identify the natural qualities of the site. Decide what they are and how they should be used. Save the trees, rock outcroppings and scenic areas; use the views; recognize the slopes and drainage patterns. Place your house or any improvement or addition on the site to disturb a

minimum of existing grades and contours. During construction, protect trees or natural areas by a temporary fence or barrier. Leave ravine areas natural and undisturbed; do not fill with dirt or debris. Remove no trees or natural features before final review of plans and specifications by the Standards Committee and approval by Board of Trustees.

### Topography

The land at Campden Lakes varies from level to very steep. Such design elements as mounding, retaining walls and the stepping of slopes should be considered in developing your site. These elements should blend with your site and enhance its natural features.

### Grading

When trees or other such elements are to be preserved, they will determine the level of grading in their immediate vicinity. Retaining walls, terraced banks, and planted slopes should be considered as part of a grading plan.

Graded portions of lots outside the buildable area shall be kept near existing grade or shaped not to exceed a 4:1 slope.

### Drainage

Drainage is often a major problem for the new homeowner or a homeowner undertaking additions or improvements, often forgotten and seldom completely solved before the first big rain or spring thaw forces action. On sloping land, each neighbor receives water from those above and deposits water on those below. Therefore a pattern of compulsory mutual responsibility is established.

The acts of excavating or filling or destroying the natural vegetative cover, or of building impervious roofs, or paved surfaces, increase the amount of surface run-off and change its direction and concentration.

Storm water from buildings and pavements on each site shall be directed by pipe or swale to the street, the nearest storm sewer or natural waterway. Storm water originating from the natural watersheds of adjacent property shall be accommodated and transmitted through your site to an existing outlet.

It is required at Campden Lakes to control storm water and sedimentation both during and after construction and any remodeling.

*Diagram of Protecting a Tree – see appendix*

*Diagram of Preserving Natural Site Qualities – see appendix*

*Diagram of Controlling Slope – see appendix*



## Setbacks and Side Yards

Building setbacks are flexible at Campden Lakes within the minimum requirements set by zoning. It is the intention that homes will have varied setbacks, not “lined up” as in a subdivision, and be carefully sited in more random order where trees and topography indicate. Side yard setbacks will vary according to lot size and are indicated on the Campden Lakes Master Plan. Other non-buildable areas are set aside in areas of steep slope and woods and are also indicated on the Campden Lakes Master Plan.

Rear yard setbacks on lakefront lots are established to protect the natural character of the shoreline. Boat Landings, etc. will not be permitted on South Lake – see Addendum. Boat Landings are permitted on North Lake with restrictions - see Addendum.

Any requests for variances for intrusion into rear setback will be reviewed by the Standards Committee based on visual impact to the lake environment. And must be approved by the Board of Trustees before any construction begins.

## Coordinate with Your Neighbor

Create privacy for you and your neighbor by carefully locating and coordinating the private spaces of your home. When possible, use common screen walls or fences to help each other create privacy. Think about where you place your windows; avoid windows that “look into” your neighbor’s windows.

## Garage

Place your garage so that the door does not dominate your house. Set it back from the main face of the house, curve the driveway, and/or enter from the side or rear.

## Site Guideline Plan

A Site Guideline Plan has been prepared to assist every lot owner at Campden Lakes to identify site features and site limitations. The plan locates buildable areas and identifies natural areas and easements to be preserved. It also suggests driveway locations and identifies lots appropriate for utilization of walkout lower level home designs. These guidelines have been carefully prepared and will service as a basis for the review of plans. They are flexible enough to allow alternative creative solutions that met the intent of the Campden Lakes Design Standards.

Your home at Campden Lakes must respect its site, and use it wisely, and recognize its natural assets. Let the qualities of the site enrich your home.

*Diagram of Entry court that subdues the garage – see appendix*

*Diagram of Section Thru a Sloping Lot At Lake Edge - see appendix*

# Your Home

The Campden Lakes home has two qualities that predominate: it is well designed with special attention to detail, and its form must fit naturally with the existing site surroundings. The home must be in harmony with its neighbors.

## General

As you design your home, or improvement, consider seriously the following elements:

The roof form & building mass: the general shape of the home – roof, walls, and appendages – should fit in with the land and be compatible with neighboring homes.

Materials: whenever possible use natural materials such as wood, brick, stone and tile. Stucco (with a dash finish only) as a primary material is acceptable when used with the appropriate style home.

Colors: Soft earth tones blend well with the environment at Campden Lakes. No white or black colors are permitted as primary colors. See the Campden Lakes Standard Colors and Materials list of approved color specifications for shutters and windows to find where whites and blacks can be used.

## Building Style

Homes at Campden Lakes are not restricted to one style or character, but traditional design is encouraged. For examples of preferred architectural styles, refer to Colonial Williamsburg by Phillip Kopper; A Field Guide to American Architecture by Carole Rifkind (Colonial, Georgian, Federal); and A Field Guide to American Houses by Virginia & Lee McAlester (English Colonial, French Colonial, Georgian)

Consideration should be given in the design to compatibility with the character of neighboring homes.

Emphasis is placed on building “form” rather than on building “style”. Form is determined by building height, number of stories, roof pitch, width of overhangs, etc.

Note that any of the following house forms, with the selection of proper details, may become either “traditional” or “contemporary”. The final design review drawings must include  $\frac{3}{4}$ ” scale drawings of all entry, porch, rake, eave and dormer details. Details that are out of scale, inappropriate or not graceful will not be accepted. When designing details, keep the selection of compatible natural materials and colors in mind.

*Diagram of a 2 – story home - see appendix*

*Diagram of a 1 1/2 – story home - see appendix*

*Diagram of a 1 – story home - see appendix*

#### Building Heights and Form

In general, houses at Campden Lakes are to be designed to hug the ground as closely as possible. One story and one and one-half story houses with low profiles are suggested on the lake edge and areas exposed to long views to assure a gradual transition from open spaces to the residential areas. Taller two-story houses are preferred as part of the “interior” neighborhoods and in wooded areas to blend with the tall trees.

The suggested height and siting of each home that may be built on each lot is specified on the Campden Lakes Site Guideline Plan.

The terrain often suggests the type best suited for the lot. On sloping lots, split-level homes or homes with special features (like balconies overlooking views or basements open to grade) are encouraged.

The height of homes must not exceed applicable building code requirements. The design professional and/or builder are responsible for understanding and following all applicable codes. Distance between grade and first floor should be kept at a minimum yet in keeping with the character of the house style.

Detached garages, other out-buildings, walls and fences are encouraged when designed to coordinate with the design of the home.

High houses should have appendages or wings to help them hug the ground.

Metal storage sheds and other prefabricated out-buildings are not permitted.

#### The Roof

The roof, its shape and material, must be carefully designed. In general, major roof slopes should be from a minimum of a 6/12 to a maximum 12/12 pitch. The roof forms throughout the community should be compatible with one another to help achieve a pleasant, homogeneous character.

Gable and hip roofs and minor variations and combinations of these two roof types are preferred. Shed and gambrel roofs, when designed in a sensitive manner (ideally by a qualified design professional) are acceptable. Flat roofs are prohibited when used to create a house style or as a major roof element. Flat roofs may be accepted as minor accent roofs. Flat roofs when improperly detailed can be a moisture problem. All mansard roofs are prohibited. Generally, a simple roof design is preferred over a more complex design.

# **Materials, Details and Directions**

## **Roof Material**

Roof materials and colors should be compatible throughout the community. The use of wood shingles or wood "shakes" left to weather naturally is strongly recommended. Asphalt shingles, when used, should be heavily textured (min.25 year) and medium brown to gray in color to simulate the appearance of a natural weathered wood shingle roof. Examples of acceptable types of asphalt shingles can be found in the material specifications section of this document.

Roofs of metal, slate, or tile may also be used. No white roofing materials will be permitted and the use of extremely dark colors is discouraged. All roofing materials and colors must be approved by the Standards Committee.

Wide overhangs are desirable in that a wide overhang provides protection to the home, allows windows to be left open during a rain and helps the house to hug the ground. Wide overhangs are more typical of contemporary styling, while narrow overhangs are generally more typical of traditional design. Gutters are to be painted to match the fascia color. Trim is to be stained or painted to compliment walls and roof. Downspouts are to be painted to compliment the side walls. Roof fans, jack vents and flashing (except copper) are to be painted to match the roof.

## **The "Four Sides" of Your Home**

All sides of a Campden Lakes home should be detailed and finished in a similar way. There should be no substantial difference between front, sides and back. Homes will be seen from many sides and each side is important. Material changes from side to side are discouraged, but if material changes are necessary, they should take place at natural (designed) transition points such as inside corners.

## **Windows**

Many types of windows (casement, double-hung, horizontal sliding, wood, etc.) are acceptable at Campden Lakes as long as they have been carefully selected and proportioned to enhance the walls in which they are placed. Windows frames shall be wood, vinyl clad, or painted aluminum clad. The same window type should be used on all sides of a home so that all four sides relate.

White windows are acceptable where appropriate. All windows are to have casings.

*Diagram of Cornice Details - see appendix*

*Diagram of Cornerboards, Windows, Gutters, Downspouts - see appendix*

*Diagram of Masonry Wing, Chimney and Foundation – see appendix*

*Diagram of Masonry Wing or House with Wood Gable – see appendix*

*Diagram of Masonry End Wall and Foundation – see appendix*

Unobstructed windows large enough to take full advantage of garden and long distance views are encouraged.

Shutters should be properly proportioned to fit the window (inside of casing to inside of casing, inside of casing to top of sill) and should be of authentic period design. On more contemporary homes, trim should be used on windows to provide adequate detail to the window and help it integrate with the wall. Awnings are not acceptable unless they are cloth type and blend with the house. They MUST be reviewed by the Standards Committee and approved by the Board of Trustees.

#### Glass Walls

Sliding glass doors, view windows, clerestories and skylights are encouraged if designed to help the house take full advantage of the site and views. Proper protection must be provided to ensure privacy from street and neighbors. Skylights should be restricted to sides and back of house.

#### Doors

The entrance is probably more important than any other exterior part of your home. Special attention should be given to overall entry design. Proper scale, proportion and details are required. The construction documents must include all drawings required to build entries. Care should be taken to select aesthetically pleasing arrangements and materials to enhance the entry. Natural materials, again, are preferred (wood, brick, glass). Aluminum storm doors are discouraged. If used, their finish must blend with the home (no unpainted aluminum). Decorative “scalloped” storm door panels are not permitted. A garage door also is often a very important element of a home. At Campden Lakes, garage doors should be de-emphasized and blend with the design character of the house. Garage doors shall be of one color and of wood or wood-like materials.

#### Chimneys – fireplaces

All chimney exterior materials shall be of brick, stone or cultured stone. Stucco chimneys are not encouraged; if used, special details and architectural design will be required. Wood enclosures will not be permitted.

#### Building Material and Colors

The roofs and side wall materials of each house shall be compatible with each other and shall blend into a common color tone. Natural colors of natural materials blend easily together. When man-made materials are

used, colors must blend with natural materials. Accent colors are encouraged only if used carefully to add a highlight or detail to the natural house. For examples, refer to Campden Lakes Standard colors and materials specifications.

The following materials are acceptable exterior building materials:

#### Wood Siding

4" and 8" clapboard, rough or smooth finish and wood shingles; all with semi-transparent stains are recommended.

#### Brick

Natural and mold brick is preferred. "Manufactured" sand mold and textured brick may also be approved. Color ranges should be subtle; no speckled or glazed effects permitted. Brick details in chimneys, sills, entry steps and foundations are encouraged (soldier courses, basket weave, etc.). See accepted brick selection.

#### Stone

Natural stone laid in a natural horizontal bed is preferred. Rubble and roughly squared stone should be used. Square-cut dimensional or ashlar stone is Not preferred. If flat-faced, vertical bed stone is used, flush joints rubbed with burlap are recommended. Native Ohio limestone in gray or buff is preferred over more exotic stone.

#### Stucco

Stucco as a primary siding material is not encouraged. Stucco finishes may be accepted if properly detailed and is subject to the Standards Committee approval. A dash finish is preferred. Any other stucco finish must be noted in the plan and be reviewed by the Standards Committee and approved by the Board of Trustees.

Aluminum Siding and vinyl siding are not permitted.

#### Other Materials

Man-made materials (except for aluminum and vinyl siding) such as transite, Masonite and hardboard, to name a few, can be used if painted to blend with natural materials. Use of wrought iron must be reviewed by the Standards Committee and approved by the Board of Trustees. Cultured stone must be reviewed by the Standards Committee and approved by the Board of Trustees and must match listed natural limestone selections.

#### Colors and Material Samples

All exterior building materials and colors are subject to review by the Standards Committee and approval by the Board of Trustees.

#### Patios, Terraces and Decks

Outside spaces such as patios, terraces and desk are important to every home; they are direct extensions to the inside living spaces of each

residence. The design of outside living spaces must be properly coordinated with the design of every home.

Outside spaces, when designed to provide privacy, are to be enclosed with planting, fences, walls, or gently mounded earth.

Decks attached to houses are to be large enough to be usable and built from materials similar to those used in the home. Wood decks should be stained to match the house or permitted to weather naturally. Decks are restricted to the buildable area of the lot and shall not extend into the front and rear set backs. Awnings used on patios and decks may be of wood and canvas. No metal or fiberglass awning products shall be used.

#### Percentage of Enclosure

A certain amount of outside enclosure is desirable, but to assure preservation of the spacious environment, no more than 25% of the total lot area in addition to the house and garage may be enclosed by a fence or wall. (See also special information on "Fences and Screening") Percentage of enclosure should be indicated on the Design Approval Form. Fences are permitted only within the buildable area of each lot and must be reviewed approved in advance by the Standards Committee under the direction of the Board of Trustees.

#### Fences and Screening

Fences built from wood, (solid wood fences are discouraged) brick, wrought iron, or stone and screens developed from masses of planting are encouraged to enclose the private and service areas of each Campden Lakes site. Materials selected must be compatible with each home and conform with the natural character of the site. Wood fences are to be weathered or stained. No chain link or wire fencing will be permitted.

Fences should be high enough to provide privacy, yet low enough to permit views. Fence heights should range from a minimum of 2' to a maximum of 6'. Fences or shrub rows should not be placed within the front yard or backyard setback area. All fencing and enclosures must receive design approval from the Standards Committee. Property lines at Campden Lakes should not be accentuated by treelines, fences and hedge rows. Properties are to blend into each other in a natural way as much as possible.

#### Detached Gazebos, Swimming Pools and Play Yards

Detached buildings of any type (garages, gazebos, cabanas, etc.) are encouraged at Campden Lakes if they are designed to integrate with the design of the house itself. These facilities are part of the "private: system of the site. They should be located within the buildable area and should be screened to guarantee privacy. Swimming pools are permitted and must conform for building codes. No above-ground portable pools are permitted. Swimming pools are to be visually screened. Natural wood structures and green slides are preferred, however, yellow slides on play area are allowed – see Addendum.

Basketball backboards mounted on the house or garage are discouraged when facing the street. Backboards shall be screened or painted to match the house and specific review from the Standards Committee and approval by the Board of Trustees is required.

Tennis courts are permitted with review from the Standards Committee and approval of the Board of Trustees if built within the building area and properly sited and landscaped.

Trash cans should be kept in a shed, garage, or visually screened enclosure.

*Diagram of Fence Details - see appendix*

*Diagram of Entry Garden - see appendix*

*Diagram of Enclosed Motor Court - see appendix*

### Landscaping

The major goals of landscaping are to 1) enhance each home and help it blend into the natural setting, 2) create a private environment for each homeowner and 3) supplement and accentuate the existing features of the land.

Landscape gardens are encouraged, especially entry gardens and private gardens adjacent to various entrances to the home. Highly ornamental garden decorations (Statuary, fountains, etc.) are to be screened from the street and neighboring views, and are subject to design approval. These decorations are not encouraged unless they supplement the natural theme. Landscape plans must be submitted for review by the Standards Committee and approval by the Board of Trustees.

Garden walks and paths are important parts of any site development. Walks should appear natural, not rigid, straight-line sidewalks. Walks may be built from brick, rough-textured concrete, washed gravel, bark mulch, or other materials.

Street tree plantings in common areas were provided by the developer, and it is intended that each homeowner supplement this planting with their own front yard landscaping to continue the esthetic appearance. The Developer originally suggested the type of trees to be used as the predominate species in various areas of the development. (See Landscape Master Plan). Each homeowner shall provide a landscaping plan as part of their required site plan for design review and approval.

Planting around a home, ideally, should be massed in critical locations rather than merely stretched along the foundation. Plantings should be placed away from the house at entrances and other key spots to enhance the architectural features or privacy areas of each building. Foundation planting is acceptable if done carefully and in moderation.



Planting at or near property lines must be coordinated with neighboring property owners to create a natural flow of planting from property to property. Property lines are not to be accentuated as "lines".

Earth mounding is encouraged within a property if it is done in a subtle way with gentle slopes to suggest natural grade. Mounding is effective when used with stone retaining walls.

Certain areas of wooded lots should be left in their natural state. These natural areas provide a pleasant contrast to finished areas and reduce maintenance.

#### Outdoor Lighting

All site lighting will be "indirect" or "area" lighting. Open bulb post lanterns or spotlights with direct glare should not be used. Wall-mounted area lighting may be used for the doorway, but should be positioned so as not to disturb neighboring property owners.

#### Utilities and Services

All electric and telephone services are to be underground. Meters on the exterior of houses are to be located for easy access of meter readers, but screened from street view.

All service entries and conduits are to be painted to blend with the home, No window air conditioners shall be permitted. Outside air conditioning condensers, fuel tanks, and other mechanical equipment are to be permanently screened from the street or neighboring properties. No fan is to be directed toward neighboring properties without a sound barrier that is reviewed by the Standards Committee and approved by the Board of Directors.

No outside TV or radio antennae are permitted without a review from the Standards Committee and approval of the Board of Directors. Roof attic antennae are encouraged. No satellite dishes are permitted greater than 18" diameter and must be screened.

#### Signage

Signs bearing owner's name or street number should be designed to be subtle, yet readable. They should be compatible with the natural setting

#### Mailboxes

To ensure continuity of design, an original mailbox was designated by the Developer. This is to be maintained by the homeowner.

#### Finally

It is intended that the Design Standards be of real assistance to the architects, builders and owners as they design or improve homes that will become part of the pleasant, quiet atmosphere of Campden Lakes. The

natural environment will dominate throughout the development and seclusion and privacy will prevail for each family. Through the unified effort of all those involved with building at Campden Lakes, one of America's finest communities will become a reality.

## **Construction and Owner/Builder Regulation**

### **Conservation of Existing Landscape**

The natural landscape should be protected to maintain as much of the existing site character as possible.

### **Curb Cuts**

The owner/builder is responsible for cutting, removing and replacing curb and gutter for access into the site for homes. All curb cuts shall be in conformance with local ordinances. Installation of temporary gravel drives shall be completed before commencement of basement excavation.

### **Debris and Trash**

The owner/builder is responsible for all trash and debris on the construction site. Trash and debris shall be contained in a cage or appropriate container on site and shall be removed as required. Any lightweight materials, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Builders and owners are prohibited from dumping, burying or burning trash anywhere on the lot or in Campden Lakes Development.

A \$200.00 deposit payable to Campden Lakes Association, Inc may be required of all owner/builders and is refundable 90 days after final inspection, provided it is not needed for clean-up.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other lots and any open space. Trash and debris cages to confine the trash are required. Any clean-up costs incurred by Campden Lakes Association, Inc., in enforcing these requirements shall be billed to the owner/builder. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways.

### **Restoration or Repair of Property Damage**

Damage and scarring to other property or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored immediately at the expense of the party causing the damage or the owner/builder of the lot.

#### Foundation Survey, Grades and Drainage

The owner/builder is responsible for maintaining all grades and drainage per the approved Campden Lakes Master Plan. A copy of a survey from the owner/builder is required after foundation and block are completed when grade changes through a remodeling project to check for compliance with the Campden Lakes Master Grading and Drainage Plan. The Owner/Builder is responsible for the completion of and payment for the survey and delivers a copy to the Standards Committee.

# CAMPDEN LAKES DESIGN STANDARD

## COLORS AND MATERIALS

The following colors and materials are those approved for use in Campden Lakes. Other manufacturers' colors and materials are acceptable if they match those on the approved list, but must be reviewed and approved by the Campden Lakes Standards Committee. Samples of colors and materials not on the list must be submitted on the Design Approval form, reviewed by the Standards Committee and approved by the Board of Trustees. Differing colors approved at initial construction by the developer will be honored for that lot.

### STAIN COLORS

<u>Olympic - Semi-Transparent Stains</u>	<u>Olympic - Solid Color</u>
#726      Light Mocha	Beige Gray
#901      White Birch	Monterey Gray
#909      Light Oak	Navajo White
#911      Cape Cod Gray	Willow Mist
#916      Driftwood Gray	
#917      Weathered Barnboard	
#920      Aspen Tan	

### ACCENT PAINT COLORS

Benjamin Moore – Historical Color Collection  
 Martin-Semour – Williamsburg Paint Colors  
 Sherwin-Williams – Preservation Pallette

Owner/Builder to submit specific paint color to Standards Committee for review and to the Board of Trustees for approval.

### ROOF MATERIALS

<u>Brand</u>	<u>Weight</u>	<u>Color</u>
G.A.F.	30 Year +	Slate Blend Weathered Wood
Elk	30 Year +	Weathered Wood Sable Wood Antique Slate
Celotex/Presidential Shake	30 Year +	Weathered Wood Shadow Gray Slate Gray

BRICK

<u>Manufacturer</u>	<u>Color</u>
Beldon	Belcrest 560A
General Shale	Constitutional Hall
Chattahoochee Brick	Old North Church
Glen-Gery	Belgium, Saratoga "1776",
Monticello	
Boral Bricks, Inc.	Beaumont
Old Virginia	Number 14
Cushwa	Numbers 103-140 or 601

STONE

Rubble and roughly squared stone masonry only. No dimensioned or ashlar stone masonry permitted. Native Ohio limestone in buffs and grays are suggested.

STUCCO

<u>Dash Finish ONLY</u>	<u>Campden Lakes Colors</u>
Colors to match	Stetson Barley Innsbruck

CULTURED STONE

<u>To match</u>	<u>Color</u>
	Ohio Limestone North Shore Buff Limestone Lake Erie Limestone

SHUTTERS

<u>To match</u>	<u>Color</u>
	Black
Sherwin-Williams	Rookwood #SW2801 (Red)
Sherwin-Williams	Rookwood #SW2809 (Green)
Sherwin-Williams	Mahogany #SW 2838

WINDOWS

<u>To match</u>	<u>Color</u>
	Bronze Champagne Sand White*

\*White windows will require soft white window trim color