

HERON BAY

Rare By Nature



Revised Design Guide

January 2023

FOR ALL OF THE
HERON BAY COMMUNITIES

Why a Design Guide?

This Heron Bay Design Guide has been prepared and adopted by the Board of the Heron Bay Master Association to help architects, builders, real estate agents, persons planning to build a home or purchase property, and current residents who wish to maintain and renovate their homes to understand the design intent and to assure the long-term quality of the Heron Bay community.

The intent of the Design Guide is to coordinate the individual efforts of all Heron Bay residents to achieve and maintain a unique coastal community setting where homes are in harmony with each other and blend with and enhance the natural environment.

This Revised Design Guide replaces all prior versions as of the Effective Date contained in this document.

Unless otherwise defined in this Revised Design Guide, all defined terms used in this document will have the same meaning as those terms are defined in the Declaration of Covenants, Conditions, Restrictions and Easements for Heron Bay; the Declaration of Covenants, Conditions, Restrictions, and Easements for the Heron Bay Master Association; the Declaration of Covenants, Conditions, Restrictions and Easements of the Harbor Point Community; and the Declarations, Conditions, Restrictions, and Easements for The Landings at Heron Bay Community (all of which shall hereinafter collectively be referred to as the “Heron Bay Declarations”).

The Revised Design Guide and all Rules and Regulations approved by the Board of Trustees of the Heron Bay Master Association, as amended from time to time, are considered part of the Community Documents, the Master Community Documents, and the Heron Bay Declarations (all of which shall hereinafter collectively be referred to as the “Heron Bay Community Documents”). Each Member, Owner, renter, guest or other occupant of any part of Heron Bay shall comply with the provisions of the Master Community Documents, the Community Documents applicable to the community in which the members, owners, renters, guests or other occupant resides as the same may be amended from time to time, and the deed restrictions applicable to the lot(s) owned or used by such Member, Owner, rent, guest other occupant.

When you are considering building a new home or making improvements, renovations or replacement to an existing home, you must refer to this Design Guide, the Rules and Regulations, the Master Community Documents, the Community Documents applicable to the lot where the home is located, and the restrictions in your deed for all applicable requirements.

Table of Contents

Introduction.....	6
A) The Heron Bay Concept.....	6
B) The Estate Communities at Heron Bay.....	6
C) The Beacon Point Communities at Heron Bay	6
D) The Landings Communities at Heron Bay	7
E) The Vista Point Communities at Heron Bay	7
F) The Harbor Point Communities at Heron Bay.....	7
G) Preferred Architectural Styles At Heron Bay.....	7
Design Review at Heron Bay	8
A) The Design Review Process.....	8
B) Design Review Criteria.....	10
Requirements	10
Recommendations.....	10
Considerations.....	10
C) Recommendations For Plan Approval.....	10
Read the Design Guide	10
Hire a Qualified Residential Architect.....	10
Early Contact	10
Don't Expect Immediate Approval.....	11
Consider Revisions As An Opportunity For Design Improvement.....	11
Respond to All Revision Requests.....	11
Submit for Changes During Construction.....	11
Changes to Final Approved Construction Drawings	11
D) Inspections	11
E) Updates to the Design Guide	11
F) New Approved Materials.....	11
The Heron Bay Design Guidelines	12
A) Your Home Site.....	12
Your Automobile	12
Your Driveway.....	12
Camper, Trailer, or Boat Storage.....	12
Home Planning.....	12
Site Qualities.....	13
Topography	13
Grading	13
Drainage.....	14
Setbacks and Side Yards.....	14
Coordinate With Your Neighbor	14
B) Your Home.....	15
Building Size.....	15
Building Style	15
Building Heights and Form.....	15
Materials	15
Colors	16
Garage.....	16
Roofs.....	17
Overhangs	17

Dormers.....	17
C) Materials and Details.....	17
Roof Material (<i>required on the Design Review Application</i>).....	17
Exposed Foundation Materials (<i>required on the Design Review Application</i>).....	17
Driveway Materials (<i>required on the Design Review Application</i>).....	18
Window Materials (<i>required on the Design Review Application</i>).....	18
Shutters	18
Exterior Trim (<i>required on the Design Review Application</i>).....	18
Doors (<i>required on the Design Review Application</i>).....	19
Building Materials and Colors (<i>required on the Design Review Application</i>).....	19
D) Exterior Siding, Trim, and Veneer Specifications	20
Sidewall Shingle Systems.....	20
Individually Applied Cedar Shingles.....	20
Western Red Cedar Bevel Siding	20
Stone (<i>required on the Design Review Application</i>).....	21
Colors and Material Samples	21
E) Building Elements	21
Chimneys	21
Skylights	21
Porches (<i>required on the Design Review Application</i>).....	21
Decks (<i>required on the Design Review Application</i>)	22
Exterior Stairs	23
Door Platforms and Steps	23
Gutters.....	23
Louvers, Vents, Etc.....	23
House Lights (<i>required on the Design Review Application</i>).....	23
Roof Walks	23
Cupolas	24
Docks	24
Name Tags	24
Patios, Terraces and Outdoor Cooking Areas (<i>required on the Design Review Application</i>).....	24
Detached Sheds, Gazebos, Swimming Pools, and Play Yards	25
Fire Pits, Fireplaces, Spas, and Hot Tubs	25
Fences	25
Signage.....	26
Solar Rooftop Systems.....	26
F) Landscaping.....	26
G) Utilities and Services	28
H) Rip Rap.....	28
I) Fertilizer.....	29
J) Contractor Damage	29
K) Enforcement	29
L) “Grandfathering”/Variance Request	30
Heron Bay Community Design Control Committee	30
Heron Bay Master Association	30
Appendix A – Instructions and Online Design Review Application.....	31
Appendix B – Fee Schedule.....	35
Appendix C – Design Guide Updates.....	37

Appendix D – New Approved Materials.....	38
Appendix E – Color Recommendations.....	39
Appendix F – Pre-approved Dock Details and Sample Forms	42
Appendix G - Approved Mailbox Details	45
Appendix H – Pre-approved Standard Details	47
Appendix I – Landscaping Requirements	67
Appendix J – Variance Request Form.....	70
Appendix K – Solar Approval Process	71

Introduction

A) The Heron Bay Concept

At Heron Bay, the natural world and the manmade world exist side-by-side as houses and grounds blend harmoniously into the landscape. Heron Bay is comprised of various communities including the Estates (including the Mansion), Beacon Point (including The Landings), Vista Point, and Harbor Point. Each of the communities at Heron Bay is part of the Heron Bay Master Association but has its own unique character, reflected in its homes and gardens.

A strong “sense of place” at Heron Bay is found in the balance between the old and the new, and between the untouched wildlife sanctuaries and the manicured grounds of Heron Bay homes.

Life at Heron Bay is a compelling physical and psychological escape from nearby urban America.

The primary architectural standard at Heron Bay is Coastal Resort Architecture from South Carolina to Maine with the emphasis of the Northeast Coast as is determined by the DCC in its sole discretion. The sense of unity in the communities is very dependent on controlled use of shingled walls sympathetic to the scale, proportion, and details of this nautical architecture.

B) The Estate Communities at Heron Bay

Houses built on larger lots at the estate communities are a challenge to relate to each other architecturally because the space around them is not contained or defined. These homes are isolated in their own landscaped space; but at the same time visually affect a far wider area of the Heron Bay landscape. It is essential, therefore, to create harmony between lots by paying close attention to the edges along the street, and to the spaces between homes.

Houses on larger lots are encouraged to utilize fences, hedges, and other similar plantings across their fronts. The combined effect of the fences or hedges should be the creation of a continuous physical edge along the street, punctuated by driveways and/or entrance walks.

Buildings on these lots should be characterized by simple massing incorporating integral porches and verandas. Harmonious fenestration (window alignment) and roof and trim details are also important.

C) The Beacon Point Communities at Heron Bay

Beacon Point is a picturesque lakeside village of homes, inspired by Nantucket Island. The lighthouse at the Promontory Point defines the lake entrance to the village and the common docks give the boat harbor appearance.

Where lots are smaller, houses are recommended to use fences to define spaces to differentiate between the public and private domain, and to create a continuous edge on the Street as well as unify all the houses. At these higher densities, houses can be more easily architecturally related to one another. Details at this close, intimate scale are critical, as are the extra niceties of rose trellises, rose arbors, fences, window boxes, gates, post lights, hedges, etc. Post lights on photocells are recommended.

D) The Landings Communities at Heron Bay

The Landings has similar lot sizes, architectural features and opportunities for detail as does Beacon Point. A unique aspect of The Landings is that the zoning currently permits zero-lot line homes.

E) The Vista Point Communities at Heron Bay

Vista Point is a lakeside village of homes with a similar concept as Beacon Point. There will be a more varied style of architecture including building style, building heights and form, size variation, colors, etc.

Details at this intimate scale are critical, as are the extra niceties of rose trellises, arbors, fences, window boxes, gates, post lights, hedges, etc.

F) The Harbor Point Communities at Heron Bay

The Harbor Point Condominium Community consists of a series of condominium units. Due to the nature of condominiums, and the close proximity of one unit to another, condo units are subject to more stringent architectural control requirements resulting in a greater degree of uniformity. Therefore, all applications from individual condominium owners will be submitted to the Harbor Point Board of Directors. It is the Harbor Point Board of Directors' sole responsibility to approve or deny any requests.

The Harbor Point Condominium Association will fall under the same guidelines as the rest of the Heron Bay Community for any exterior structural changes. For example, common element exterior design changes, replacements of exterior materials and/or color not on the approved list, would require an approval from the Heron Bay Master Association. The Master Association will only accept applications from the Harbor Point Board.

G) Preferred Architectural Styles At Heron Bay

- Lean-To houses (Salt Box)
- Gambrel-Roof houses
- Late Colonial and Early Federal • Federal
- Greek Revival
- Victorian style
- Colonial Revival
- Shingle style
- Craftsman Bungalow style

Home styles are not limited to the above list, but all designs must be submitted to the Design Control Committee for approval.

Design Review at Heron Bay

A) The Design Review Process

It is important to recognize that the DCC can only review what is submitted as part of an application. Incomplete or unclear submissions will likely result in delays in the design review process. The DCC maintains the right to require additional drawings and specifications at their sole discretion.

The design process is administered by the Design Control Committee (the “DCC”). The Design Control Committee shall be comprised of three board members of the Heron Bay Master Association Board. The DCC will make review applications and make recommendations to the board, which the board may accept or reject in whole or part. If the board fails or otherwise does not appoint individuals to serve on the DCC, then the board itself will act as the DCC. The board may retain the services of a qualified, registered architect to assist the DCC in the review of new builds, additions, remodels or any application deemed necessary. All fees will be paid to Heron Bay. The property manager will be paid a fee to administer the program and the architect will bill the Association per a Service Agreement to be approved by the board.

Every proposed new home or exterior improvement to an existing home or property in Heron Bay must be reviewed and approved by the DCC before construction or installation with certain limited exceptions.

Exterior improvements requiring prior approval encompass any replacements, additions or modifications to the exterior of your home including using the same materials, color and design as the original (“like-for-like”) or a pre-approved material and pre-approved color are used. In the case of a like-for-like replacement or a switch to a pre-approved material or pre-approved color, the homeowner must still submit an application to the DCC. The DCC will keep a record of the change and will review it to be sure it is truly like-for-like or a pre-approved material or pre-approved color. Even though a color or material has been pre-approved, it may not be appropriate for use in a particular house, and its use will not necessarily be approved. For example, a pre-approved gray that is approved for one house may not be approved for another house because the gray does not complement the existing roof or stonework on the other house.

- Patching or repairing limited areas of an existing roof is prohibited without prior written approval of your application from the DCC. In many situations, full replacement is required.
- Patching or repairing limited areas of existing wall siding or shingles is prohibited without prior written approval of your application from the DCC. In many situations, full replacement is required.
- Replacement of all or part of a driveway always requires DCC approval because of potential drainage issues, which may affect adjoining properties. Minor patching of a driveway does not require DCC approval.
- The dimensions and design of a dock cannot be changed; the color can only be changed when there is a change to a pre-approved dock material in a color pre-

approved by the DCC; the location of a dock can be changed so long as the dock is a minimum of 15 feet from the property line and the new location is approved by both the DCC and ODNR.

See the instructions in **Appendix A** for examples of projects requiring design review.

This Design Guide, the Site Guideline Plan, and the Protective Covenants for Development of Heron Bay, contained in the Heron Bay Declarations and the Deed restrictions, shall be the basis for approval or disapproval of each proposed new home or improvement.

See **Appendix A** for a set of instructions on submitting applications to the DCC.

- New home construction, remodeling and additions
- Renovations, landscaping and other miscellaneous work

To seek approval for your construction or other improvement project, you must submit three copies of the proper application, drawings and other documentation along with a deposit. The deposit will be used to pay the up-front review fee and will be held in escrow to pay any inspection fee for the final inspection after the work has been completed.

Two submittals are required for most new construction and addition/remodeling projects: Schematic Design Drawings and the Final Construction Drawings.

The Schematic Design Drawings Submittal is the first and most important of the creative stages of your project. At this phase you should provide floor plans at a 1/8" scale, exterior elevations at 1/8" scale, and a site plan at 1/20" scale.

The Final Construction Drawings Submittal must include a complete set of permit-ready construction drawings and a scaled site plan prepared by a licensed surveyor showing the location of the house and any other improvements; existing grades; new grades of every part of the lot proposed to be disturbed; top of foundation elevation; first floor elevation; basement slab elevation; and driveway elevations.

No project may proceed to the final construction drawing phase without Schematic Design approval from the DCC; likewise, construction may not begin without approved in writing Final Construction Drawings.

After an application and plans are reviewed, the DCC will process the paperwork within 30 days. The Applicant will be sent a letter summarizing the outcome of the review. A copy is kept in the DCC files, and an additional copy is kept in the files of the property manager for the Heron Bay Master Association.

The Heron Bay Design Guide and the application form are posted in the Document section of the Town Properties website. You can log in with the following link.

<https://townecommunitycafe.securecafe.com/residentservices/condocafe/userlogin.aspx>

Please upload your new application to the Communications section of Town Properties website under the General category. Questions about the application or the Design Guide may also be submitted as a Request in the Communications Section.

A fee schedule can be found in **Appendix B** at the end of this document. Additional information about the design review process including detailed instructions and the necessary submission forms can be found in **Appendix A** at the end of this document.

B) Design Review Criteria

The guidelines in this Design Guide are aids to responsible decision-making, not formulas for building a new home or altering an existing one. To be effective, certain definitions within the guidelines will represent certain recognized values. Their use will dictate the amount of flexibility, if any, the DCC may use when a plan approval is sought.

The following are DCC's three categories of criteria and some individual terms used within this Design Guide to determine them:

Requirements

Design Standards that must be followed in order to receive plan approval. In the text, the words "must", "shall", and "prohibited" signify requirements.

Recommendations

Design elements that are encouraged by the DCC. In the text, the words "preferred", "important", "encouraged", "discouraged", "should", and "recommended" signify recommendations. A recommendation may be waived, but only if the applicant can satisfactorily demonstrate that in his/her particular case the recommendation is not appropriate, or does not apply to the project.

Considerations

Design concerns dealing with broader contextual elements. There is no established vocabulary here, since considerations address broader issues, compliance is voluntary; non-compliance is not grounds for the DCC to reject a plan.

C) Recommendations For Plan Approval

Read the Design Guide

The Design Guide provides a written explanation of the basic character, which the DCC encourages. These are not formulas or a cookbook, per se, but give a strong indication of what might be addressed during the review process.

Hire a Qualified Residential Architect

Hire an architect with experience in designing coastal resort architecture.

Early Contact

Contact the DCC before you begin designing your home to ensure you fully understand the policies and procedures and to avoid preparation of detailed plans, which may not be approvable as submitted.

Don't Expect Immediate Approval

Some plans do not pass on the first review by the DCC. The DCC will make every effort to clearly communicate the intent so as to expedite your building experience. The DCC has up to 30 days to approve an application. Do not schedule work until after you have received approval of your application.

Consider Revisions As An Opportunity For Design Improvement

The DCC review process is a part of the design process. Submit your schematic design to the DCC early on and use their comments in the refinement of the building program and design. Do not assume that the design is complete before the first review; it will create more anxiety if you are requested to make a change.

Respond to All Revision Requests

If the DCC addresses "x" number of items in their first review, make sure all "x" items are addressed when offering revisions.

Submit for Changes During Construction

Some of the biggest conflicts that occur with the DCC are the result of "as-built" revisions (revisions that are applied for after they have already been constructed). The DCC is more likely to deny an as-built condition than they are to deny an application revision previous to construction. The denial of an as-built condition can be a very costly prospect.

Changes to Final Approved Construction Drawings

If any changes are made to the final approved construction drawings, those changes must be approved in writing by the DCC, and the revised final approved construction drawings must be submitted to the DCC.

D) Inspections

You are required to notify the DCC after the completion of any project requiring DCC approval including new home construction, remodeling and additions, renovations, landscaping and other miscellaneous work so that a final inspection may be scheduled to complete a covenant compliance inspection. The purpose of the inspection is to ensure that the project approved plans have been followed and are in compliance with restrictions provided by the Declaration, Master Association rules and DCC approval requirements. After the inspection has been completed, a notice of completion will be issued. Inspections shall occur according to a schedule developed by the DCC and may occur on a quarterly basis in order to minimize the cost associated with each inspection.

E) Updates to the Design Guide

The DCC and/or the Board of the Heron Bay Master Association will update the Heron Bay Design Guide from time to time. Residents may make notation of such updates in **Appendix C** at the back of this document when notified of these changes.

F) New Approved Materials

The DCC and/or the Board of the Heron Bay Master Association will consider and approve new building materials from time to time. A current list of approved building
Rev. January 2023

materials can be found in **Appendix D** at the back of this document, which shall be amended from time to time.

The Heron Bay Design Guidelines

It is intended that this Design Guide be of real assistance to the architects, builders, and owners as they design homes that will become part of the pleasant, quiet atmosphere of Heron Bay. 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 in building at Heron Bay, one of Ohio's finest communities has become reality. The Design Guide is intended to protect this maturing community and ensure its existing integrity.

A) Your Home Site

Each building site at Heron Bay 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 and the community. Before you select or design your home, there are some things you must think about.

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

The ideal driveway is part of your home's "entry sequence" and links strongly with the front entrance. A well-designed driveway is part of the entry garden, partially enclosed with shrubs or a wall and creating an "auto court". All driveways must be at least three-feet from the property line. The DCC will determine if a drainage culvert is required.

A six-inch temporary drive base must be installed from the street to the excavation prior to placement of concrete house footings. Adjacent lots are prohibited for use as access, turnarounds, parking areas or for material or dirt storage.

Camper, Trailer, or Boat Storage

Storage of mobile equipment such as a camper, trailer, motorcycle, ATV, mobile home or boat, must be in a garage.

Home Planning

If you are going to successfully plan 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 and 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.

Site Qualities

Start the design process by carefully observing the natural qualities of your site. Study how the natural qualities can be used, while keeping grade changes to a minimum. Save the trees, rock outcroppings, and scenic areas; use the views; recognize the slopes and drainage patterns. Place your house on the site to disturb a minimum of existing grades and contours.

During construction, you must 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 approval of plans and specifications and DCC approval.

The builder will be responsible to install a silt fence to run the length of the lot to eliminate silt run off into the lake.

Topography

The land at Heron Bay varies from level to moderately steep. Design elements such as mounding and retaining walls should be considered in developing your site. These elements should blend with your site and enhance its natural features.

Grading

The existing average grade level of each lot shall be maintained. The grade level shall not be raised or lowered except as required for certain building elements, or to maintain proper drainage. All changes to existing grade levels must be approved by the DCC. 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).

The existing average grade level of each lot shall be maintained. The grade level shall not be raised or lowered except as required for certain building elements, or to maintain proper drainage. All changes to existing grade levels must be approved by the DCC.

To meet this requirement, all new home submittals will be required to include a site plan showing additional grading information for the lot. In the case of additions to homes, similar information may be required if deemed necessary by the DCC. The site plan must be prepared by a licensed surveyor, showing the location of the house and any other improvements; existing grades; new grades of every part of the lot proposed to be disturbed; top of foundation elevations; first floor elevation; basement slab elevation; and driveways.

This requirement will apply to call new home projects, including those that have previously received approval but have not yet begun construction. Previously-approved projects will be given until December 1, 2015, to submit a site plan. If a site plan is not received by that date the approval will be considered invalid.

Drainage

Drainage is often a major problem for the new homeowner, often forgotten and seldom completely solved before the first big rain or spring thaw forces action. The acts of excavating or filling, destroying the vegetative cover, 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 location determined by the DCC and in no event without DCC approval, will storm water be directed to drain unnaturally on another privately owned site, street, or Master Association properties. 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 Heron Bay to control storm water and sedimentation both during and after construction.

Setbacks and Side Yards

Building setbacks are flexible at Heron Bay 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.

All new structures and additions to existing buildings are subject to Thorn Township Zoning Restrictions and setback requirements. Owners must complete and submit a separate application and fee to the Thorn Township Zoning Department. For further information please call the Thorn Township Zoning Inspector at (740) 246-4808 or visit their website at www.thorntownship.com/zoning.html

If a zoning variance with the Township is applied for and approved, owners shall upload a copy of the approved variance to Communications in the Town Properties website for the Master Association's records.

Coordinate With Your Neighbor

Create privacy for you and your neighbor by carefully locating and coordinating the private spaces of your home. When possible and permitted, use common screen walls or fences to help each other create privacy.

Preserving Views

When siting your home, additions, outbuildings, docks and landscaping, you will need to take your neighbors into consideration and use your best efforts to minimize interference with their views of the lake. Improvements made to any privately owned site may not negatively impact the views of the lake, canals, or waterways from a neighboring site, as reasonably determined by the DCC.

In some cases the DCC may be required to obtain neighbor approvals and seek variances.

B) Your Home

Your home at Heron Bay should have a “pure” quality with natural materials, colors, and forms predominating. The home should easily blend with its natural surroundings and with its neighbors. As you design your home, seriously consider the following elements:

Building Size

Heron Bay has a 2,000 square foot minimum size requirement, not including the lower level, porch, garage or loft areas, for each home constructed within the Heron Bay Community, whether it is constructed within the Estates, Beacon Point, Landings, Vista Point or Harbor Point Community.

Building Style

Simple building massing is encouraged. Coastal resort architecture is the theme, with an emphasis on the Northeast Coast. The sense of unity in this community is very dependent on the common identity of the setting and exposure, an almost universal use of shingled walls, and well-related architectural elements.

Exterior details should be well thought out, and expressly detailed on the drawings. Avoid standard production home details, (i.e. window trim, shutter use, gable ends, etc.).

See **Appendix H** at the end of this document for Heron Bay pre-approved standard details.

Building Heights and Form

The general shape of the home; roof, walls, and appendages, should fit in with the land and be compatible with neighboring homes.

The terrain often suggests the type best suited for the lot. Homes with special features are encouraged. Detached garages, other outbuildings, walls, and fences may be appropriate in certain situations, when designed to coordinate with the design of the home and the adjacent homes and properties.

Metal storage sheds and other prefabricated outbuildings are not permitted.

Materials

Wood is the dominating material at Heron Bay, but authentic reproductions of wood may be acceptable. **The use of vinyl and metal siding is prohibited.** Stone and brick are allowed with the approval of the DCC. The use of two-dimensional veneers (such as brick front only) is prohibited. Four-sided architecture is required; therefore the integrity of building materials must be consistent around the entire house. All materials must be reviewed by the DCC. Even though certain materials have been approved in the past, those materials may no longer be acceptable or may not be appropriate for your particular home.

Colors

The subdued tone of building colors in Heron Bay gives quiet harmony to its appearance. The predominance of weathered (stained) shingle walls of a soft gray hue will be the underlying color of this palette.

Authorized light gray are mixes of black and white only with no other dominant hues. The choice color for a building must blend with the colors of adjacent buildings and the overall setting. Other colors may be used if DCC approval is obtained in advance, as long as they are in harmony with the overall color balance of the community.

Roof colors should blend with the shingle walls and should be similar in color to weathered cedar shake.

All colors are to be approved in advance by the DCC.

See **Appendix E** for a list of approved colors for all Heron Bay homes.

Garage

To maintain the fabric of coastal architecture, special consideration should be given to the design of garages. It is recommended that garages be reminiscent of boathouses or carriage houses of earlier times. Attached garages should appear as an addition to the house. Detached garages may not be appropriate for every property in Heron Bay and are subject to review by the DCC. Whether attached or detached, the garage should be an integral part of the overall design concept.

Garage doors are required to be compatible in design with their settings and must be of high quality construction and design. Natural wood doors are preferred but authentic reproductions of wood may be acceptable. No double-wide garage doors will be approved. Doors must be 8' tall with the widths variable. In general, garage doors should have details or textures that break up their large scale. For this reason, flush doors are not considered appropriate.

Garage Doors are important elements in the design of every Heron Bay home and should be treated with the same attention to quality and detail as every other element. Garage doors must be “Carriage house” or “coach house” styles. Flush panels, raised-panel “Colonial” styles, and contemporary styled doors are not acceptable.

Garage door construction must show a high degree of dimension and depth; all-steel doors are generally not acceptable. Acceptable door construction includes “composite” doors of steel with composite overlay; all-wood doors, and all-composite doors. Other door construction may be reviewed on a case-by-case basis.

Garage doors with glass inserts are acceptable as long as they are compatible with the design of the home.

See **Appendix H** for pre-approved garage door details.

Roofs

The four main roof types permitted are the traditional gable, lean to, gambrel, and hip. The pitch of a gable roof should not be lower than 7 inches vertical in 12 inches horizontal (7/12) or more than 12 inches. In the interest of harmony among roofs, a pitch of 8 in 12 inches (8/12) is recommended.

Small add-on sheds, or "warts", may have as low as a 4inch pitch (4/12).

Gambrel roof pitches may vary, but they should follow the pitches and proportions found on historic gambrel roofs.

Lean-to houses are often designed incorrectly. On a historical lean-to, the front and rear slopes were almost always the same pitch, generally the same as used on gable roofs, 8 to 9 inches in 12 inches.

The DCC reserves the right to approve roofs designed outside this guideline on a case-by case basis.

Overhangs

The overhang of the roof should be kept small. Large overhangs may be approved for specific functional reasons or other architectural purposes.

Dormers

Gable, flush, and shed dormers are recommended dormer types. All dormers should be carefully designed and positioned to be in scale with the house and roof and in balance with other features of the facade of the house. A dormer should not obliterate the roof plane in which it is placed, but complement its slope. The dormer pitch and overhang and other detailing should be compatible with the main roof.

See [Appendix H](#) for pre-approved rake and eave elevations.

C) Materials and Details

Roof Material *(required on the Design Review Application)*

Roof materials and colors should be compatible throughout the community. The use of wood shingles or wood "shakes" left to weather naturally is permissible but the use of a sealer or other protective finish is recommended. Roofs of metal, composite materials, or approved heavy weight dimensional shingles may also be used. All roofing materials and colors must be approved by the DCC.

Gutters, fascias, and rake boards are to be painted white unless approved by the DCC. Downspouts should match the surface that they are attached to. Roof fans, jack vents, and flashing (except copper) are to be painted to match the roof.

Exposed Foundation Materials *(required on the Design Review Application)*

Exposed foundations may be of select common brick of a uniform dark color laid with narrow ¼ inch mortar joints or natural stone, cultured stone, or split-faced block, with a maximum of 3 courses exposed unless approved by the DCC.

Driveway Materials *(required on the Design Review Application)*

Driveway materials are to be blacktop, decorative stone, exposed aggregate concrete, or pavers. All driveways and replacement driveways must be approved by the DCC. All driveways must be made of the same material and cannot be a combination of two or more materials.

Window Materials *(required on the Design Review Application)*

Windows shall be wood or wood-clad (wood interior and vinyl, fiberglass and/or metal exterior), double-hung sash with true divided lights (fixed muntins) or a simulated divided light with a spacer bar and must be approved by the DCC. This is required for all of Beacon Point, Vista Point, and is highly encouraged for the Heron Bay Estate lots. **“All vinyl windows” shall not be permitted in any of the Heron Bay communities.**

The use of some window types is discouraged because of awkward proportions and other characteristics that are inappropriate at Heron Bay (i.e. tall narrow casements, sliding glass doors). All windows must be approved by the DCC.

All replacement windows must have a similar appearance to any other windows that were not replaced.

Window types with a large pane of glass, such as sliding glass doors, picture windows, and other large fixed sheet windows should be used with moderation and handled with design sensitivity.

Non-rectangular or irregular shaped windows such as trapezoids and triangles are generally not approved. Round windows and other symmetrical, but not rectangular windows, may be used for accent or special emphasis.

Half screens are encouraged. Andersen TruScene®, Pella Vivid View®, and similar high-transparency screens are preferred and strongly suggested. Full screens are permitted only when using Andersen TruScene®, Pella Vivid View®, and similar high-transparency screens.

Window boxes are encouraged where appropriate but all window boxes must be approved by the DCC.

See **Appendix D** for new approved windows

See **Appendix H** for pre-approved window and window box details.

Shutters

Shutters are discouraged if they are intended only for surface decoration. If shutters are to be approved, they should be properly proportioned to fit the window and have authentic period design with authentic hardware (i.e. hinges and shutter dogs).

Exterior Trim *(required on the Design Review Application)*

A typical Heron Bay home will include casings, corner boards, rake boards, and cornices. Many types of casings have been used. Common today is the wide plain

1x4 or 6-inch, but other designs can be modeled after historic windows. A good width provides a weather seal and a strong border around the wall openings. A 3 1/2-inch brick mold (window casing) must be used unless approved by the DCC.

Windowsills should extend to the outside edge of the casing with no skirt-boards underneath.

Corner boards should be placed at the end of the wall planes to resolve the joint of shingles or clapboards and provide an effective weather seal as well. These boards were commonly flat, 6 inches wide.

Inside corners should be minimized ($\frac{3}{4}$ " x $\frac{3}{4}$ ") and finished to match the siding. Rake boards along the sloping gable end, commonly 1x6 or 8 inches, were similar to the corner boards.

Cornices were small and plain because of the characteristic small roof overhang.

Trim and details in Heron Bay can be observed in the community and in the Heron Bay standard details (see **Appendix H**).

The Design Control Committee must approve all exterior trim detail and materials.

Doors (*required on the Design Review Application*)

The entrance is probably more important than any other exterior part of your home. Care should be taken to select an aesthetically pleasing arrangement. Front entry doors at Heron Bay shall be made of wood or high-quality fiberglass. All other doors shall be made of wood or wood-like materials and all require DCC approval.

Decorative "scalloped" storm door panels are not permitted. All storm and screen doors must be approved by the DCC.

Garage Doors are important elements in the design of every Heron Bay home and should be treated with the same attention to quality and detail as every other element. Garage doors must show a great degree of dimension and depth generally achieved with an overlay. Please see additional details and requirements for garage doors explained in the garage section of this design guide.

Building Materials and Colors (*required on the Design Review Application*)

The roofs and sidewall materials of each house shall be compatible with each other. 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 house. Roof colors should be similar to weathered cedar shake.

D) Exterior Siding, Trim, and Veneer Specifications

Sidewall Shingle Systems

Sidewall Shingle Panels shall be vertical grain Western Red Cedar of 5" exposure tapered shingles and an open keyway secured to plywood with exterior glue, over asphalt impregnated fiberglass mat. Panel ends shall have an interlocking joint system, have a regular-sawn surface and shall have a straight butt-line.

Outside corners (where used) shall be prefabricated flush units of Western Red Cedar with grade, exposure, surface texture, and butt-line to match the above.

Individually Applied Cedar Shingles

Individually applied shingles shall be vertical grain Western Red Cedar tapered shingles grade one, or white cedar shingles grade A, with a 5-inch exposure.

Western Red Cedar Bevel Siding

Sidewall shall be Kiln Dried, Western Red Cedar plain bevel siding. Size shall be 1/2" x 8" (actual 7 1/2" dressed width). Grade shall be Western Red Cedar Lumber Association grade clear vertical grain (grading agency NLGA paragraph 201a). The smooth (planed) surface shall be exposed to the weather with a 4 1/2" exposure, unless approved by the DCC.

Each piece shall be primed on all sides and edges before installation.

Fiber-cement siding is an approved material for siding at Heron Bay. Acceptable fiber-cement siding styles include lap (clapboard), shingle, or vertical. Shingle styles must be straight-edged (staggered, half-round, octagon, and similar styles are not acceptable).

Engineered wood siding is a conditionally approved material for siding at Heron Bay and must be approved on a case-by-case basis.

Other high-quality composite siding materials may be reviewed on a case-by-case basis. Aluminum siding, T1-11 and vinyl siding are prohibited.

General Trim Specifications

Exterior trim (corners, casing, sills, heads, cornices, fascias, soffits, etc.) is a detail whose importance must not be overlooked in the design of your Heron Bay home. Proper sizing, placement and depth of trim boards and millwork gives a home the added dimension that makes it stand out from lesser designs.

Trim boards should be appropriately sized for the home; larger, thicker boards and built-up trim details are generally more desirable. 5/4" trim boards are encouraged over 3/4" Boards.

Acceptable trim materials include high-quality rot-resistant wood species (western red cedar, redwood, douglas fir and others), fiber-cement, high-density polyurethane, and engineered wood. Other trim materials may be reviewed on a case-by-case basis, with no flat grain material allowed.

Brick (*required on the Design Review Application*)

Natural sand 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.).

Stone (*required on the Design Review Application*)

Natural stone laid in a natural horizontal bed is preferred. Rubble and roughly squared stone should not be used. Square cut dimensional or ashlar (stone) are 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. All stone must be approved by the DCC.

Colors and Material Samples

All exterior building materials and colors are subject to review and approval by the DCC. Actual samples on non pre-approved material must be submitted with your design review application.

See **Appendix H** for pre-approved Lap Siding details.

E) Building Elements

Chimneys

Brick chimneys are recommended, not only because they are traditional but also because they have good characteristics of scale and texture. If unpainted, the brick should be of a uniform color, preferably red.

It is suggested that chimneys have a massive character, evoking the image of warm fire and hearth in an exposed coastal setting. On larger houses, interior chimneys are recommended over exterior chimneys. Stone chimneys are acceptable. A shroud approved by the DCC must conceal non-masonry flue terminations.

Skylights

The use of skylights are discouraged but may be approved on a case-by-case basis. If skylights are approved, they should have a flat configuration, be parallel, and as close to the roof plane as possible. Bubble or other protruding skylight designs are specifically prohibited.

Porches (required on the Design Review Application)

Porches and verandas can be enjoyed as pleasant features of coastal and lake homes. They can be incorporated into a building design as a single additive volume, as an exterior space cut out from the simple mass, or as a combination of both.

In general, the porch design for a Heron Bay home should be kept simple and straightforward. Porch floor materials should be 1x3 tongue and groove boards placed perpendicular to the house wall with slope for drainage. Stamped, colored concrete (brick pattern/brick red color only, exact color to be approved by the DCC) and exposed aggregate (color to be approved by the DCC) are also

approved porch floor materials. If concrete is used, the sides of the porch, if above grade, must be brick or stone. No exposed block foundation is permitted.

Railings are an important element in the design of stairs and porches. Handrails, balusters, and posts should be designed as integral parts of the porch, stair, and house, and should exhibit the same materials, colors, and details as the house. All porch railing and post details and materials must be approved by the DCC. Horizontal railings, cable railings, glass panels, and wrought iron or similar materials are not permitted.

Screened porches have many benefits for the home. They generally increase the value and allow bug-free enjoyment of the outdoors. However, they do have their limitations. For example, since screened porches are vulnerable to the elements, homeowners may only be able to enjoy it between late spring and early fall. Converting a screen porch into a three-season room through the addition of window panels and doors will enable enjoyment for a longer portion of the year. However, some conversions do not meet Heron Bay standards. **Therefore, it is important that any three-season conversions applications will be reviewed by the DCC on a case by case basis.** All stacking window systems must be installed per the following: 1) A full screen on the exterior. 2) installed such that the “simulated windowpanes” have a vertical proportion vs horizontal, and 3) installed between the porch posts/columns or if surface mounted on the exterior of the posts /columns, then trim must be applied to conceal the mounting flanges.

All porch trim and railings are to be painted or prefinished white. All open areas under porches must be screened by latticework, unless approved by the DCC. No diagonal lattice will be permitted.

See **Appendix H** for preapproved, handrail, screen porch, and lattice details.

Decks (required on the Design Review Application)

Decks, one of the simplest and most economical outdoor living spaces to build, are popular on the lake. A deck can be a problematic addition to a building because the raised deck sticks out from the building and does not have a roof to help relate to the building’s massing.

Decks of crude or coarse construction, such as 2x4 railings, are incompatible with the simple refinement of Heron Bay houses. All decks should exhibit an attention to detail that is in keeping with the style of the house.

Railings are an important element in the design of stairs and elevated decks. Handrails, balusters, and posts should be designed as integral parts of the deck, stair, and house, and should exhibit the same materials, colors, and details as the house. All deck railing and post details and materials must be approved by the DCC. Horizontal railings, cable railings, glass panels, and wrought iron or similar materials are not permitted.

All deck trim and railings are to be painted or prefinished white. All open areas under decks must be screened by latticework, unless approved by the DCC. No diagonal lattice will be permitted.

All decks are to be approved by the DCC. Decks attached to houses are to be built from materials similar to those used in the home. Wood decks should be stained to match the house or permitted to weather naturally, and the railings must be white.

See **Appendix H** for pre-approved handrail, deck, and lattice details.

Exterior Stairs

Proposal for exterior stairs will be reviewed on a case-by-case basis, according to design and visibility.

Door Platforms and Steps

The platform and steps provide a transitional space from the public outdoors to the private interior. Steps of wood or authentic reproductions of wood are preferred. Steps of brick or stone may be approved if they are of tasteful design related to the building.

Gutters

Gutters and leaders shall be copper or metal, painted white to match the trim. Downspout color shall match the surface they are mounted to.

Louvers, Vents, Etc.

These valuable elements are to be metal, wood or composite and painted or prefinished white.

House Lights (required on the Design Review Application)

It is recommended that exterior lights be of a nautical type and be compatible with the period and style. The light cast shall be warm in color such as incandescent.

Post lights on photocells are highly recommended. Floodlights shall be used only when needed and not for general-purpose lighting.

All exterior lighting (including landscape lighting) must be approved by the DCC. All outside lighting for security or aesthetics will be a shielded or hooded type to direct light downward. Lighting in yards and/or on buildings may not be so bright or positioned to trespass beyond property lines as to be a nuisance to neighboring properties. Lights with soft white or daylight bulbs are preferred. Lights may not flicker, flash, blink or change colors.

Dock lighting must be low-wattage “cut-off” type fixtures designed to provide minimal illumination of walking surfaces only. Lamps may not be visible beyond the immediate vicinity of the dock.

See **Appendix H** for approved standard post light detail.

Roof Walks

These roof platforms (called widow's walks) are encouraged. Accessible through a hatch in the roof, the widow's walk allowed householders to keep a lookout for fires, schools of fish, whales, storms and family members returning from sea.

Today, roof walks add visual charm and can be used as a deck on the roof to view the lake. Roof walks should follow traditional design and construction detail and should not interfere with the clear expression of the roof slope. Access should be from a roof hatchway rather than an exterior stair.

Cupolas

Cupolas, lanterns, or belvederes set on the ridge of a roof are encouraged. Traditional cupolas (usually with fixed windows on four sides) were often spacious enough to be small rooms unto themselves affording excellent views.

As architectural elements cupolas "crown" the structure, filter light into the home, and modify long roof ridgelines.

Docks

Placement and construction of a new dock, replacement and/or modification of an existing dock, and transfer of a dock to a new owner of the property must be approved by the DCC and then must be submitted to the Ohio Department of Natural Resources ("ODNR") for approval. In addition to approvals for docks, the same approvals procedure applies to any shore station (boat lift) or any other equipment used for watercraft storage at a dock whether free standing or attached to a dock. All docks must be placed at least fifteen feet from any property line. Submissions to the DCC and ODNR must comply with the approved specifications. Once ODNR approval is received, evidence of such approval must be submitted to the DCC to complete the Master Association's records. While repairs may be made, no structural changes may be made to any dock as originally approved. Docks may remain natural or coated with a clear stain only. Only one dock is allowed per home unless approved by the board.

Dock easements will be issued upon completion of the foundation. This easement can be revoked if at any time the home is not in compliance with the requirements of the DCC and the rules and regulations of the Master Association.

See **Appendix F** for pre-approved dock details and sample forms. You are responsible for obtaining the current forms from ODNR.

Name Tags

Nantucket houses are frequently given names, which are carved into quarter-boards like those on ships. To follow the seafaring traditions, it is recommended and encouraged that each Heron Bay home be named and the name be displayed. Signs must be appropriately sized for the size of the house and can be no larger than six feet by ten inches. All proposed names and signs must be approved by the DCC.

Patios, Terraces and Outdoor Cooking Areas *(required on the Design Review Application)*

Outside spaces such as patios, terraces, and outdoor cooking areas 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 and must be approved by the DCC.

Outside spaces, when designed to provide privacy, are to be enclosed with plantings, fences, walls, or gently mounded earth. Concrete patios are approved only on a case-by-case basis. Brick paver patios are encouraged.

Detached Sheds, Gazebos, Swimming Pools, and Play Yards

Sheds and Accessory Structures – No building, structure, or object of a temporary or permanent nature that is not physically connected to and interfaced with the privately owned site’s structure, including but not limited to sheds, pool houses, gazebos, trailers, storage containers, pet houses, shelters, or shacks are permitted on any privately owned site; However structures known as carriage houses that are approved by the DCC are permitted on a privately owned site.¹

No above ground swimming pools are permitted.

Swimming pools, basketball backboards, and tennis courts and play yards are subject to DCC approval on a case-by-case basis in all communities.

Trashcans must be kept in a carriage house, garage, or visually screened enclosure.

Fire Pits, Fireplaces, Spas, and Hot Tubs

Permanent fire pits, fireplaces, spas, and hot tubs must be appropriately located and screened, both visually and acoustically subject to DCC approval.

Fences

These small linear elements are an essential part of the image of Heron Bay. Where a house has a different orientation or is set back from the street, the fence edge is particularly beneficial to connect it to its neighbors and the street.

Fences including decorative and privacy fences, are permitted on any privately owned site provided the proposed location and specifications for any such fence is approved by the DCC prior to its construction and must conform to the following:

- (a) Fences shall not exceed 48 inches in height, except in special circumstances.
- (b) Horizontal board fences are not permitted along the front of a small lot (eg. Horse fencing and split rail)
- (c) Fence must be made of wood or DCC approved materials and painted or prefinished white.
- (d) Privately owned sites are to blend into each other in as natural way as possible and, and fencing or landscaping that demark boundary/lot lines are prohibited. Fences and landscape are permitted to screen utilities or other components.
- (g) Style, design and color for gates are subject to DCC approval on a case-by-case basis.

¹ This provision for sheds and accessory structures is contained in the declaration.

While there are many fence designs that can be approved, the design of any fence should be compatible with the style and period of the house it accompanies.

See **Appendix H** for pre-approved fence details.

Signage

Every home in Heron Bay must display house numbers on an approved mailbox. Both a mailbox and a house sign bearing the street numbers are preferred for safety reasons and design reasons (especially in Beacon Point where uniformity is an important design component for the village setting). House signs bearing the street number should be designed to be subtle, yet readable, and should be compatible with the natural setting. All such signs must be approved by the DCC.

All yard signs, including but not limited to contractor signs, are prohibited. **Unless approved by the Board in the Rules and Regulations or specifically approved with the Boards' prior written consent, no signs or other advertising device of any kind will be erected on any privately owned site.²**

For Sale signs do not require prior approval if they are limited to two standard sized realtor or "for sale by owner" signs, one in the front yard and one in the back yard, and a standard holder designed to hold flyers giving details about the home. In addition, small signs indicating the presence of a security system or an invisible fence do not require prior approval.

No sign, artwork, banner or other ornamentation either temporary or permanent larger than eighteen inches by twenty-four inches and which is visible from the street or the lake is permitted to be attached to the exterior of a home without DCC approval other than those specifically permitted in this Design Guide.

To ensure continuity of design, each mailbox must follow the approved mailbox details in terms of the mailbox design, color, and the numbers that are used. No decorations or hanging items may be placed upon the mailbox or mailbox post.

See **Appendix G** for pre-approved mailbox details.

Solar Rooftop Systems

Solar Rooftop Systems are permitted in Heron Bay provided they are consistent with Heron Bay's Solar Policy. See Appendix K to identify the key steps in the approval process and instructions on how to access the Solar Policy.

F) Landscaping

The major goals of the 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.

² This Provision for yard signs is contained in the Declaration
Rev. January 2023

Each homeowner shall provide a four-sided landscaping plan as part of his/her required site plan for design review and approval.

Landscaping should follow a simple, straightforward restrained design. Simple gardens, elegantly rendered, lend organization to a house as well as color. Window boxes planted with flowers create another color accent.

Hedges should be used (1) as barriers to separate publicly accessible areas from private house lots, (2) as walls or edges along the street or lot lines defining spaces, (3) as screens to block out visually unattractive use or to shield private activities, and (4) as design elements to lead the eye to a particular focus in a setting or view. Hedges or other plantings should be coordinated with adjacent lots as well as the street edge.

Plantings should be placed away from the house entrances and other key spots to enhance the architectural features or privacy areas of each building. Foundation planting is encouraged.

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" unless approved. Artificial plants are prohibited.

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. However, where the natural area becomes unsightly, dangerous, or constitutes a nuisance or disturbance and is no longer a pleasant contrast to other lots and landscaping, the lot owner shall be required to submit a plan to the DCC for cleaning up or mitigating the condition of the lot, which shall be reviewed and approved in writing by the DCC prior to any work being performed. Whether the natural area is unsightly, dangerous, or constitutes a nuisance or disturbance and is no longer a pleasant contrast to other lots and landscaping shall be determined in the sole discretion of the Master Association board.

Garden walks, paths, retaining walls and steps are important parts of any site development. Walks may be built from brick, washed gravel, bark mulch, or other approved materials, and all must be approved by the DCC.

Awnings used on patios and decks may be of wood and canvas and must be approved by the DCC. No metal or fiberglass awning products shall be used.

Any landscaping accessories larger than thirty-six inches in height and twelve inches in width and which are visible from the street or lake are prohibited unless approved by the DCC. Any permanently placed landscaping accessories, including but not limited to bird feeders, bird baths, fountains, statues and lawn or patio ornaments are to be submitted to the DCC for approval before installation on the property. Such permanently placed accessories must be scaled to fit the area, compliment the architecture of the house and kept in good working condition.

Weather permitting, landscaping must be installed within 30 days of construction on the home being completed.

The DCC must approve any irrigation system when it is proposed that any part of the system extends above ground at any point, and/or when any part of the system extends beyond property lines.

See **Appendix I** for additional landscaping requirements addressing existing plant material, new plant material, lawns and ground cover.

G) Utilities and Services

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

All service entries and conduits are to be painted to blend with the home. No window air conditioners shall be permitted. Outside air conditioner condensers, heat pumps, permanent generators, and other mechanical equipment must be mounted at the rear or side rear elevation of the home and tucked into an inconspicuous location. All such equipment must be permanently screened from the street, lake, and neighboring properties through the use of appropriate fencing, lattice work or landscaping. If landscaping is used, shrubbery, at least 12” tall at planting, which will attain a height of at least 36” within a reasonable period of time, must be maintained to screen the unit(s) from year-round view. No fan is to be directed toward neighboring properties without an approved sound barrier.

Outside TV or commercial radio antennas and satellite dish antennas maybe permitted without approval provided that they comply with current FCC regulations as to size and height. You should consult the OTARD Rules of the FCC prior to installing your antenna. Roof attic antennas are encouraged. Satellite dishes greater than one meter in diameter and HAM radio antennas must be approved in writing by the DCC prior to installation.

H) Rip Rap

Rip rap is required to be maintained in good repair on all properties in Heron Bay that have a shoreline, unless otherwise provided below. The shoreline rock helps slow down or stop the eroding process caused by wave action, the rising and falling of the water level, freezing and thawing, or just plain gravity. Depending on the grade of your lot, the rip rap should be visible approximately 2-4 ft. above the water line especially when the lake is at full pool. (ODNR defines full pool as 891.63 feet above mean sea level)

The rock used most places is called Dump Rock, or D-rock. D-rock is 6 to 12 inches in size. This D-rock is satisfactory for retaining and maintaining shorelines with minimal wave action. D-rock is best suited for water depths of 3 – 4 feet. A typical placement of D-rock on a shoreline is 3 – 4 feet of rock placed below the water line and 3 – 4 feet of rock placed above the water line on the bank. In circumstances where the depth is more than 4 feet below the water line to the lake bottom, then C-rock should be used. C-rock is 12 – 24 inches in size. This rock should be placed on the lake bottom first to provide a suitable foundation for the smaller D-rock. This foundation allows the smaller D-rock to

stay in place and keeps it from settling down the shoreline and disappearing, leaving the shoreline exposed to further eroding.

Prices for both D and C rock are based on a dollar amount for each ton of rock.

Some homes in Vista Point have a seawall between the property and the lake. In such cases, rip rap is not required, but the homeowner is required to keep the seawall in good repair.

I) Fertilizer

Home Owners may fertilize their lawns and landscaping as appropriate, but the use of fertilizers, pesticides or chemicals containing phosphates is prohibited. Fertilizers, pesticides, or chemicals are prohibited from being used on or entering the lake, canals, or waterways without the Board's prior, written permission.

J) Contractor Damage

If any damage is done to the common areas or the property of another Homeowner by a contractor or other individual doing work in Heron Bay, the Homeowner for whom the work is being done will be responsible for any such damage. The Master Association will arrange for the damage to be fixed and will bill the Homeowner for the amount owed. In the event the Homeowner does not reimburse the Master Association for the cost of the repair within thirty (30) days of being notified by the Master Association, the Master Association will initiate the process of filing a lien on the Homeowner's property.

K) Enforcement

- a) The remedies provided for in this Design Guide are in addition to any other remedies provided for in the Heron Bay Community Documents, including but not limited to the Community Documents and the Master Community Documents, the Master Association Code of Regulations or by Ohio law.
- b) After being given 30 days notice, the Homeowner may be subject to an enforcement assessment of \$500.00 per quarter for any issue not brought into compliance with the Design Control Guide or the requirements of the DCC. This includes but is not limited to architectural and landscaping details.
- c) The homeowner shall have the right to request a hearing before the Heron Bay Board of Trustees prior to any enforcement action. The request for a hearing must be made within ten days of receipt of the initial notice of a failure to comply with the Design Control Guide or any of the requirements of the DCC. No enforcement assessment shall be levied until the owner has had an opportunity to request a hearing. If no hearing is requested within the time provided, then the assessment shall be levied without further notice or hearing.
- d) If the enforcement assessment is not paid within one quarter of being billed, a lien will be placed on the property by the Association.
- e)

L) “Grandfathering”/Variance Request

- a) The Board intends to “grandfather” architectural and landscaping elements approved (in writing) by a previous DCC and built as approved unless those elements violate local ordinances, zoning requirements, administrative rules or the property rights of others existing at the time the element was installed at the house. If a homeowner wishes to replace any such grandfathered architectural or landscaping elements, the homeowner shall comply with the Design Guide and Rules and Regulations in effect at the time of the replacement.
- b) If a homeowner did not receive written DCC approval and is concerned that an architectural or landscaping element, materials or some other aspect of the home is not in compliance with the Revised Design Guide or the Rules and Regulations, the homeowner can apply to the Board for a variance. Variances may be granted on a case-by-case basis depending upon the facts of the particular situation. An application for a variance can be submitted to Towne Properties using the form contained in Appendix J. This application will be reviewed by the DCC, and can be referred to the full board for a hearing if the homeowner wishes the Board to reconsider the DCC’s decision. See Appendix J at the end of this document for a copy of the Variance Request Form.

Heron Bay Community Design Control Committee

The committee has been established for the following purposes:

- a) To provide review, evaluation, and approval/disapproval of proposed plans.
- b) To establish, maintain, and preserve specific architectural guidelines and standards to carry out the intent of the deed restrictions, which guidelines and standards from time-to-time in effect with respect to all or any proportion of the property shall hereinafter be referred to as the "Heron Bay Design Standards".
- c) To enforce the provisions of the deed restrictions when requested on behalf of Heron Bay Master Association.

Heron Bay Master Association

The Heron Bay Master Association is an Ohio non-profit corporation formed for the purpose of holding title to open spaces and for the maintenance and protection of the same. The powers and duties of the Association are set forth in detail in the Heron Bay Community Documents, including but not limited to, recorded deed restrictions covering Heron Bay and the Master Association, the Articles of Incorporation and the Code of Regulations.

The Heron Bay Master Association, Inc., is an Ohio nonprofit corporation

Appendix A – Instructions and Online Design Review Application

Heron Bay Design Control Committee How to Submit an Application for Design Review

Thank you for your interest in building, remodeling, adding to, or upgrading a home in the Heron Bay Communities. The continued high quality of life at Heron Bay depends on everyone's participation in maintaining the design standards outlined in the Design Guide and enforced by the Design Control Committee.

Heron Bay projects vary widely in their scope – from repairing a deck to building a new home – so we've prepared this list of "Frequently Asked Questions" to help you submit an application and get it approved as quickly as possible.

Before you begin the design or construction of any project, please read the Design Guide. And if you have any questions about the application or review process, please contact the Design Control Committee for clarification via the Communication Request section in the Towne Properties website.

What kinds of projects require Design Review?

Any project that changes the look of any part of the exterior of any property or the structures on it must be reviewed by the DCC including (see "fee schedule" for a complete list):

- New Homes
- Room Additions, screened porches, enclosing an existing porch, detached garage, other outbuildings
- Any remodeling that shows on the exterior
- Decks, railings, deck surfaces, patios, walks, steps, fences
- Signs (nametags),
- Painting -An Application for Renovations, Landscaping, Other Miscellaneous Work should be used for any painting whether it be using the original color, a pre-approved color or a new color.
- Roofing, when the color, style or material is to be changed
- Replacement of exterior elements (siding, windows, trim, etc.) unless the new element is an exact match for the existing in terms of design, color and materials or the new material/color is one which has been pre-approved by the DCC
- Landscaping, pools, sports courts, spa tubs, outdoor fireplaces, generators, satellite dishes
- New or replaced/repaired dock ****Please note that any change in the dimensions or style of a dock is prohibited. The location of a dock can be changed provided the dock is a minimum of 15 feet from the property line and the new location is approved by the ODNR and the DCC.****

If you're not sure whether your project requires design review, please contact the DCC at the Communication Request section in the Towne Properties website.

Heron Bay Design Review Online Application Summary

Below is a summary of the information requested on the application form found in the Owners section of the heronbayhoa.com website. The password to gain entry to the Owners section is Heronbay1.

Required of all Applications

The form contains a link to the Design Guide so that applicants can be familiar with the requirements and fees required. Experience has shown that fore informed the applicant, the faster the approval.

- Name
- Address
- Email
- Brief description of project
- Project Type (select one)
 - New Construction
 - Remodeling and/or adding to a home
 - Renovation, Landscaping, Repair and Other Miscellaneous Work
 - Solar rooftop system
- Contractor's name, if applicable
- Upload all files that will support the successful review of the application.
 - Pictures
 - Documents
 - Drawings
 - Landscape Design
 - Brochures/Product Descriptions
- Fill in the amount of fee submitted
- Confirm acceptance of the following: With this submittal I understand that: 1) the 30-day review period does not commence until all documentation to complete my application is received by the DCC, 2) work will not commence on this improvement until written notification of approval has been received by the DCC, 3) the Committee and Association assume no liability resulting from the approval or disapproval of any plans submitted, 4) I, and my contractors, are responsible for the safety, structural and mechanical integrity of the project and, 5) the project will be constructed in compliance with applicable codes, laws and regulations. 5) I acknowledge that every new structure or addition to an existing structure is subject to Thorn Township Zoning Restrictions and setback requirements and I must complete and submit a separate application and fee to Thorn Township Zoning Department at www.thorntownship.com/zoning.html. 6) The Design Control Committee has permission to enter my property to make inspections, as they deem necessary.
- Submit the application

DCC Contact

If you have any questions or comments regarding a future or current applications please submit them via the Design Review Committee tab in the Owner section of heronbayhoa.com.

Building Finishes

Information regarding the finish materials below is to be included where applicable. Applications will be returned if necessary information is not provided.

- Window type/brand/color
- Door type/brand/color
- Siding type/brand/color
- Trim type/brand/color
- Brick type/brand/color
- Exposed Foundation Material/Color
- Roofing type(s)/brand/color
- Entry Porch Materials
- Deck Materials
- Walk/Patio Materials
- Driveway Materials
- Exterior Lighting (describe)
- Other (describe)
- Site/Drainage Plans for New Construction
- Other File Uploads

Fees (See the Fee Schedule in the Design Guide Appendix B.)

All four sections of the Fee Schedule require a \$25 application fee

Checks for the application fee should be made out to:

Heron Bay Master Association
Mail check to:
Towne Properties
777A Dearborn Park Lane
Worthington, OH 43085

Please write on the check memo line Exterior Application Fee.

Since Section 1 and 2 reviews are more complex, they are reviewed by a licensed architect. Therefore applicants should send the service fee specified in Appendix B directly to the architect at the following address:

Keiser Design Group
800 Cross Pointe Road, Suite M
Gahanna, Ohio 43230

Submittal of Application

Please use the heronbayhoa.com website to submit the application for DCC approval of a project.

1. The DCC application is in the Owner tab of the website. The password is Heronbay1

Rev. January 2023

2. Fill out the application... the more detail, the better.
3. The DCC will review the application and get back to the resident with any questions.
4. A letter will be emailed to the applicant upon completion of the review by the DCC noting whether the application was approved or not.
6. Upon approval you are ready to start your project!

The following statement at the bottom of the application form confirms certain terms that the applicant agrees to prior to submission.

With this submittal I understand that: 1) the 30-day review period does not commence until all documentation to complete my application is received by the DCC, 2) work will not commence on this improvement until written notification of approval has been received by the DCC, 3) the Committee and Association assume no liability resulting from the approval or disapproval of any plans submitted, 4) I, and my contractors, are responsible for the safety, structural and mechanical integrity of the project and, 5) the project will be constructed in compliance with applicable codes, laws and regulations.

Every new structure or addition to an existing structure is subject to Thorn Township Zoning Restrictions and setback requirements. Owners must complete and submit a separate application and fee to Thorn Township Zoning Department at www.thorntownship.com/zoning.html

The Design Control Committee has permission to enter the property to make inspections, as they deem necessary.

Appendix B – Fee Schedule

Section 1: Building A New Home

(includes pools, outbuildings, etc. when submitted as a single application)

<ul style="list-style-type: none"> Preliminary Review Final Review 	\$500.00 (includes three reviews)
<ul style="list-style-type: none"> Additional Reviews, if needed 	\$150.00 per occurrence
<ul style="list-style-type: none"> Landscaping 	\$ 150.00 (includes two reviews)
<ul style="list-style-type: none"> Late Filing Fee i.e., “as built” work, constructed without DCC approval (per additional review) 	4X original amount

Section 2: Remodeling and/or Adding To A Home

(includes landscaping, materials/colors changes, etc. when submitted as a single application)

<ul style="list-style-type: none"> Room Additions Enclosed Porches (this includes screened porches and three season porches) 	\$ 250.00(includes two reviews) \$100.00 per Additional Review if needed
<ul style="list-style-type: none"> Detached garages Open porches Decks 	\$250.00(includes two reviews) \$100.00 per Additional Reviews if needed
<ul style="list-style-type: none"> Late Filing Fee i.e., “as built” work, constructed without DCC approval (per additional review) 	4X original amount

Sections 1 and 2 require an application fee of \$25 and additional architect’s service fee as shown above

Checks for the architect’s service fee should be made out to

Keiser Design Group
800 Cross Pointe Road, Suite M
Gahanna, Ohio 43230

Checks for the application fee should be made out to:

Heron Bay Master Association
Mail check to:
Towne Properties
777A Dearborn Park Lane
Worthington, OH 43085

Please write on the check memo line Exterior Application Fee.

Section 3: Renovations, Landscaping, Other Miscellaneous Work

- Roof walks
 - Fences
 - Swimming pool/deck
 - Tennis/sport courts
 - Signs (“nametags”)
 - Satellite dishes
 - Color changes
- \$25 application fee for all in this category

- Material changes (including replacing windows, trim, siding, roofing, etc.)
- Others (including, but not limited to any exterior ornamentation, fire pits, outdoor fireplaces, outdoor kitchens, patios, spa/hot tubs, generators)
- Landscaping changes (including, but not limited to adding or expanding planting beds, walkways, paths, steps, retaining walls, landscaping accessories, and certain irrigation systems as described in this document)
- Like-for-like modifications to previously approved items: painting, roofs, windows, etc
- New or replacement driveways
- Repairs
- New, replacement or modified docks includes shore station (boat lift) if submitted at the same time
- Shore Stations (boat lifts) and other
- Water craft storage equipment submitted separately

Sections 3 requires a \$25 application fee

Checks for the application fee should be made out to:

Heron Bay Master Association
 Mail check to:
 Towne Properties
 777A Dearborn Park Lane
 Worthington, OH 43085

Please write on the check memo line
 Exterior Application Fee.

Late Filing Fee i.e., “as built” work, 4X original amount
 constructed without DCC approval (per
 additional review)

NOTE: In the event the application results in a request for a variance from the board, an additional fee of \$250 will be required whether the variance is granted or not.

Section 4: Solar Rooftop System

<ul style="list-style-type: none"> • Preliminary Review • Final Review 	\$250.00 (includes three reviews)
<ul style="list-style-type: none"> • Additional Reviews, if needed 	\$150.00 per occurrence
<ul style="list-style-type: none"> • Late Filing Fee i.e., “as built” work, constructed without DCC approval (per additional review) 	4X original amount

Sections 4 requires a \$25 application fee

Checks for the application fee should be made out to:

Heron Bay Master Association
 Mail check to:

Towne Properties
777A Dearborn Park Lane
Worthington, OH 43085
Please write on the check memo line Exterior Application Fee.

Changes or Revisions of Materials...After an application has been approved, any change of materials or revisions will require an additional fee per the above schedule.

Appendix C – Design Guide Updates

Any updates made to the Design Guide after the Revision Date by the Master Association, whether by letter or some other format, are intended to be included in this Appendix C and thereby incorporated into the Design Guide. This page was intentionally left blank for residents to add these updates for reference.

Appendix D – New Approved Materials

As new materials are approved by the DCC after the Revision Date, they will be added in this Appendix D and thereby incorporated into the Design Guide.

Approved Materials For Use at Heron Bay:

HardiPlank®

Is a wood-like siding or comparable. HardiPlank® is required to be of smooth finish with a 4 ½" of exposure unless otherwise approved by the DCC. Only primed finish is pre-approved; all siding has to be field painted. Similar products will be considered by the DCC. Prefinished siding is considered on a case by case basis by the DCC.

HardiShingle®

Is a wood-like siding or comparable. HardiShingle® must be of the straight edge panel type. Only primed finish is pre-approved; all siding has to be field painted. Similar products will be considered by the DCC. Prefinished shakes will be considered on a case by case basis by the DCC.

Ply-Trim® Exterior Trim System

Thickness shall be either 5/8" or 1" net measurements in 2" through 12" nominal widths. Face is clear of defect and is smooth textured. Lengths are 16' long unless specified other. Similar products will be considered by the DCC.

Weatherbest, Trex or Timber Tech or equal on railings

Therma-Tru doors with DCC approval

Windsor "Legend Series" Windows- Cellular PVC and Hybrid wood clad windows

Trex and Timber Tech 5/4x6 decking (hollowed profiled are acceptable provided that it is trimmed with wood where facing out).

Fypon® Fypon or equal Louvers, Vents, Etc.

CIII Composite Overhead Doors

Azek or equal cellular PVC Trim

For cedar wall shingles/shakes: Number 1 Blue Label Western Red Cedar Shingles; Certi-Sawn Premium Grade Tapersawn Western Red Cedar Shakes

For docks: Trex Transcend/Timbertech Earthwood in gray or beige; Trex Accents and Enhance/Timbertech Dockside, Twinfish, Reliaboard in gray.

Appendix E – Color Recommendations

Colors for all exterior elements of Heron Bay homes should be appropriate for the Architectural style of the home, and should be chosen from established “historic” color collections.

Generally, no more than three colors should be used for painted and/or prefinished exterior materials (not including roofing and masonry), and should be carefully selected to maintain the subdued, quiet harmony of Heron Bay homes.

Many of the colors below are from the Sherwin Williams Exterior Preservation Palette, but other manufacturer’s historic color collections are also acceptable.

Not all of the colors suggested below are appropriate for every house in Heron Bay. Combinations of colors should be carefully considered.

*****Please note that we have listed the approved colors immediately below. The list of architectural features with the approved color for each feature follows the list of approved colors.*****

Suggested Colors	
Color Family	Approved Colors
White	SW 7005 Pure White SW 7010 White Duck
Buff White	SW 0050 Classic Light Buff SW 6385 Dover White SW 2829 Classical White SW 6119 Antique White SW 6120 Believable Buff
Pale Yellow	SW 6900 Optimistic Yellow SW 6392 Vital Yellow
Yellow	SW 2865 Classical Yellow SW 2857 Peace Yellow
Gray	SW 2832 Colonial Revival Gray SW 6073 Perfect Greige SW 7047 Porpoise SW 7504 Keystone Gray SW 2849 Westchester Gray Heron Bay Custom Charcoal**
Light Gray	SW 0052 Pearl Gray SW 2844 Roycroft Mist Gray
Red	SW 2802 Rookwood Red SW 7594 Carriage Door SW 0006 Toile Red SW 2801 Rookwood Dark Red

Blue	SW 6249 Storm Cloud SW 6244 Naval SW 7614 St. Bart's SW 0018 Teal Stencil
Light Blue-Gray	SW 6219 Rain
Green	SW 2816 Rookwood Dark Green SW 2811 Rookwood Blue Green SW 2847 Roycroft Bottle Green SW 2846 Roycroft Bronze Green
Brown	SW 2835 Craftsman Brown SW 7527 Nantucket Dune SW 2841 Weathered Shingle SW 2807 Rookwood Medium Brown

Walls

Material/Comments	Required Color
Shakes (split) and Shingles (sawn)	Gray/Dark gray Brown Buff White
Clapboards (horizontal siding)	White Light gray Gray/Dark Gray Cream Pale yellow Brown
Exposed foundations <ul style="list-style-type: none"> Does not apply to natural stone or brick foundations 	White Light gray

Trim

Material/Comments	Required Color
Corner boards	White
Fascias, rakes, soffits, other roof trim	White
Shutters <ul style="list-style-type: none"> Shutter hardware should always be black 	Red Light blue-gray Dark green

Windows

Material/Comments	Required Color
Trim	White
Sash (the moveable part)	White
Frame	White

Doors	
Material/Comments	Required Color
Trim <ul style="list-style-type: none"> Trim color must match other trim on house (cornerboards, etc.) 	White
Frame	White
Door slab <ul style="list-style-type: none"> Applies to main entry doors only; other doors (patio, utility, etc.) should match the trim color Please note: Front door colors will be approved by the DCC on a case by case basis. 	White Red Gray Yellow Blue Green

Porches and Steps	
Material/Comments	Required Color
Trim <ul style="list-style-type: none"> Includes all horizontal surfaces and trim details of the porch roof/surround structure 	White
Posts, Columns, other vertical surfaces	White
Railings, balusters	White
Porch surface and stair treads <ul style="list-style-type: none"> Colors are for painted deck boards and treads only (composite decking materials must be selected from Heron Bay pre-approved choices) 	White Gray Brown

Other	
Material/Comments	Required Color
Chimneys <ul style="list-style-type: none"> In certain applications chimneys may also be framed and sided; if sided, colors are to match siding colors 	Natural brick Stone
Gutters and Downspouts <ul style="list-style-type: none"> Colors of these elements should always match the color of the material that they're attached to 	
Fences (wood and composite)	White
Fences (wrought iron and similar)	Black Green
Mailboxes and posts	Mailbox: Krylon Indoor/Outdoor Paint in Hunter Green with Satin Finish. Post: Valspar Duramax White or pre-approved white specified in Exhibit E

**** STR#3887 Behr UltraBase: 4853**
PP Ultra EXT FLAT/FLAT, MATTE
{MAN} #388714198130

CLRNT	BL	CL	IL	KXL
OZ	5	1	0	5
384 th	196	156	40	100

Appendix F – Pre-approved Dock Details and Sample Forms

DUCK
BUCKEYE LAKE STATE PARK
2905 LIEB'S ISLAND ROAD, P.O. BOX 488
MILLERSPORT, OHIO 43046

Application to construct a dock or superaqueous structure or seawall over the waters of the Division of Parks and Recreation, Administrative Rules 1501:41-12-12 and 1501:41-12-17.

INSTRUCTIONS

1. Submit all information typewritten or dark ink.
2. This application shall be submitted to the appropriate state park office.
3. A map indicating exact location of the structure must be attached to the application. The map should be as detailed as possible.
4. The dock or superaqueous structure or seawall plans and specifications must be attached to the application. Sufficient details should be provided in order that the structural adequacy of the dock or superaqueous structure or seawall can be determined. All lumber must be designed for a minimum live load of 85 psf (pounds per square foot). If a floating dock is to be constructed, the live load can be reduced to 30psf. No oil drums will be permitted as flotation, only factory built cylinders with styrofoam fill will be allowed. Copies of the Division of Parks and Recreation standard dock plans and specifications can be obtained from the park office.

STATE PARK BUCKEYE LAKE DATE _____

Name, complete mailing address, & phone number

Name (contractor) address phone number

TYPE OF STRUCTURE PROPOSED () DOCK () OTHER (specify) _____

APPLICATION IS FOR () NEW CONSTRUCTION () REPAIR/RENOVATION OF EXISTING STRUCTURE

NUMBER OF WATERCRAFT STRUCTURE WILL ACCOMMODATE _____

SHORELINE OWNERSHIP () STATE () PRIVATE (Please attached detailed location map)

PROPOSED LOCATION (X) Buckeye Lake ADDRESS (IF NOT THE SAME AS THE MAILING ADDRESS) _____

SIZE OF STRUCTURE _____

TYPE OF LAKE BOTTOM SOIL _____

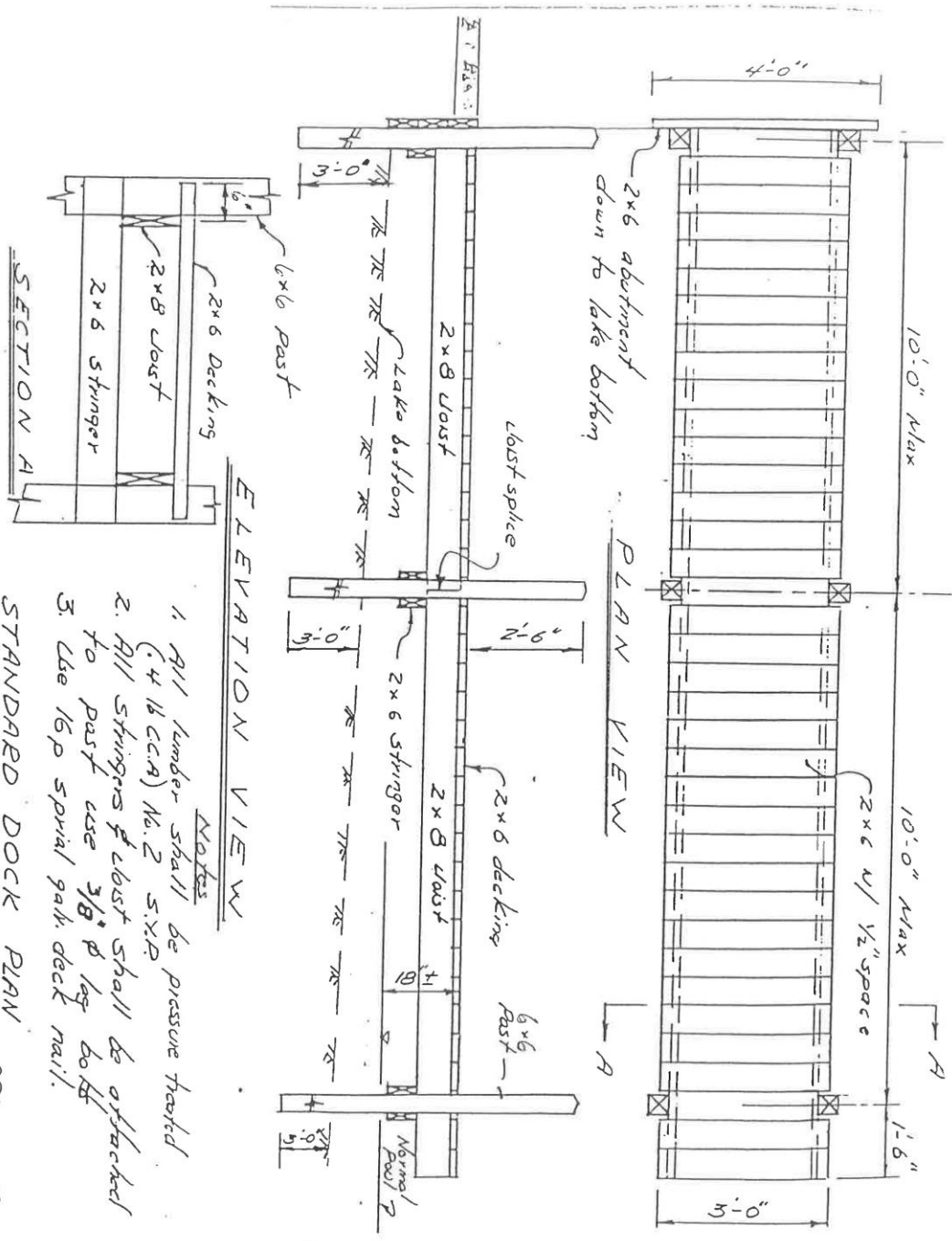
TYPE OF STRUCTURE FOUNDATION _____

NEAREST OTHER DOCK STRUCTURE ON ADJACENT LAND IS _____ FEET

I have read the rules and stipulations on the reverse side of this form and agree to said rules and stipulations. I also agree that construction will be in accordance with standard plans and specifications of the Division of Parks and Recreation, or in accordance with the plans and specifications submitted with this application, if approved.

APPLICANT'S SIGNATURE

DATE



- Notes
1. All lumber shall be pressure treated.
 2. All stringers & joist shall be attached to post use 3/8" lag bolts.
 3. Use 16p spiral galv. deck nail.

STANDARD DOCK PLAN

DRS 5-10-88

2905 Leibs Island Road Box 488
Millersport, Ohio 43046

Office: 467-2690

Fax: 467-2601

TRANSFER

PLEASE COMPLETE THE FOLLOWING INFORMATION AND RETURN TO THE ADDRESS ABOVE.

NAME _____

ADDRESS _____
street, po box city state zip code

PHONE # DAYTIME _____

ARE YOU THE NEW OWNERS? _____ DATE OF PURCHASE _____

IF NEW OWNER, PREVIOUS OWNER'S NAME _____

TYPE OF DOCK STRUCTURE () WALKWAY DOCK () COVERED DOCK () BOATHOUSE
() WALL TIE UP () OTHER, explain _____

DOCK LOCATION _____

SIZE OF STRUCTURE _____ WATERFRONT FOOTAGE _____

IS YOUR DOCKAGE CONTIGUOUS WITH YOUR PROPERTY? () YES () NO-IF YOU ANSWERED
NO, PLEASE GIVE DIRECTIONS BY LAND TO THE DOCK STRUCTURE ON THE REVERSE SIDE OF THIS
TRANSFER.

SIGNATURE _____ DATE _____

PLEASE COMPLETE THE REVERSE SIDE OF THIS TRANSFER.

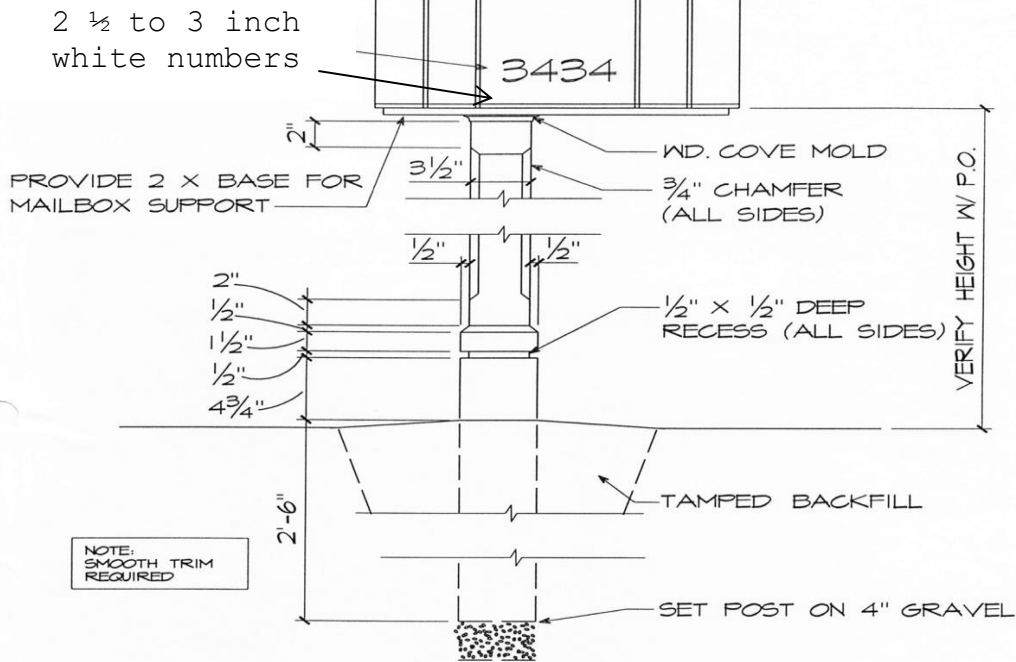
FOR OFFICE USE ONLY
DO NOT COMPLETE

() APPROVED
STIPULATIONS _____

() DISAPPROVED _____

SIGNATURE _____ DATE _____

Appendix G - Approved Mailbox Details



NOTE: ALL WOOD TO BE PRESSURE TREATED (RATED FOR UNDERGROUND APPLICATION).

SCHEMATIC MAIL BOX DETAIL
 SC: 1 1/2" = 1'-0"

SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-8
PROJECT NO.	REVISION NO.	

SULLIVAN BRUCK ARCHITECTS, INC. 309 SOUTH FOURTH STREET COLUMBUS, OHIO 43215
 TEL 614.464.9800 FAX 614.464.9809 sbarch.com

Appendix G Continued

Mailbox Specifications:

Mailboxes can be purchased at Thornville Hardware & Supply, 9055 Boundaries Rd., Thornville, Ohio 43076

or

at Orme Hardware, 67 W. Main Street, Newark, OH 43055. Mailboxes are approved in two styles:

T-1 Gibraltar Elite Medium capacity mailbox -model #E1100G00

T-2 Gibraltar Elite Large capacity mailbox- model #E1600G00

Mailbox numbers can be purchased at the Buckeye Lake Marina, 2920 Canal Drive, Millersport, OH 43046.

New Mailbox:	Gibraltar Elite- Steel Green
Mailbox Paint Color:	Krylon Colormax or Fusion/ Hunter Green/ Satin Finish Rust-Oleum Indoor/Outdoor Paint in Hunter Green/ Satin Finish
Post & Trim Color:	Valspar Duramax White or pre-approved white specified in Exhibit E
Mailbox Numbers:	2 ½ - 3” White Numbers
Post:	5’ Dighole at 16” deep

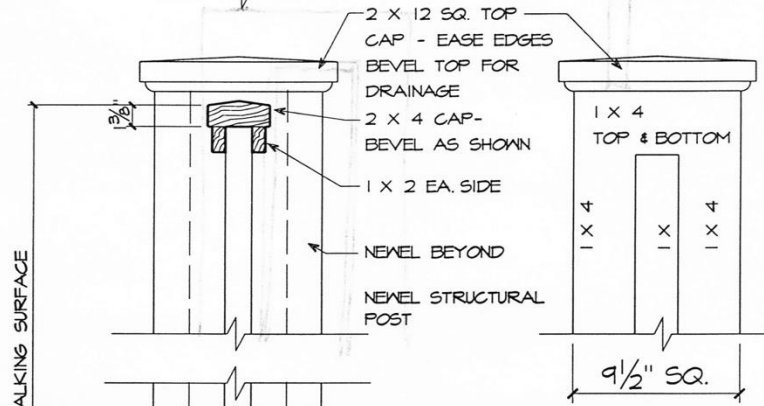
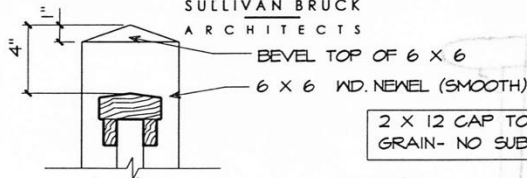
Mailbox numbers can be purchased online from a number of sources. The white vinyl numbers are prepared on one sheet that is easily applied to your mailbox without any background color.

Appendix H – Pre-approved Standard Details



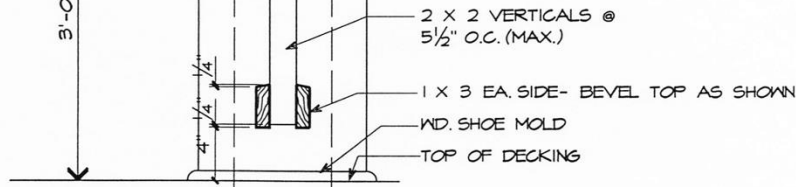
SULLIVAN BRUCK
ARCHITECTS

OPTIONAL
NEWEL
DETAIL



NEWEL ELEVATION

3'-0" MIN. ABY. WALKING SURFACE



NOTE: ALL LUMBER TO BE CLEAR CEDAR

NOTE:
SMOOTH TRIM
REQUIRED

NOTE: ANCHOR NEWEL STRUCTURE TO PORCH
STRUCTURE FOR 60# LATERAL SUPPORT.
PER CODE.



TYPICAL SCHEMATIC HANDRAIL DETAIL

SC: 1 1/2" = 1'-0"

SUPPLEMENTAL DRAWING

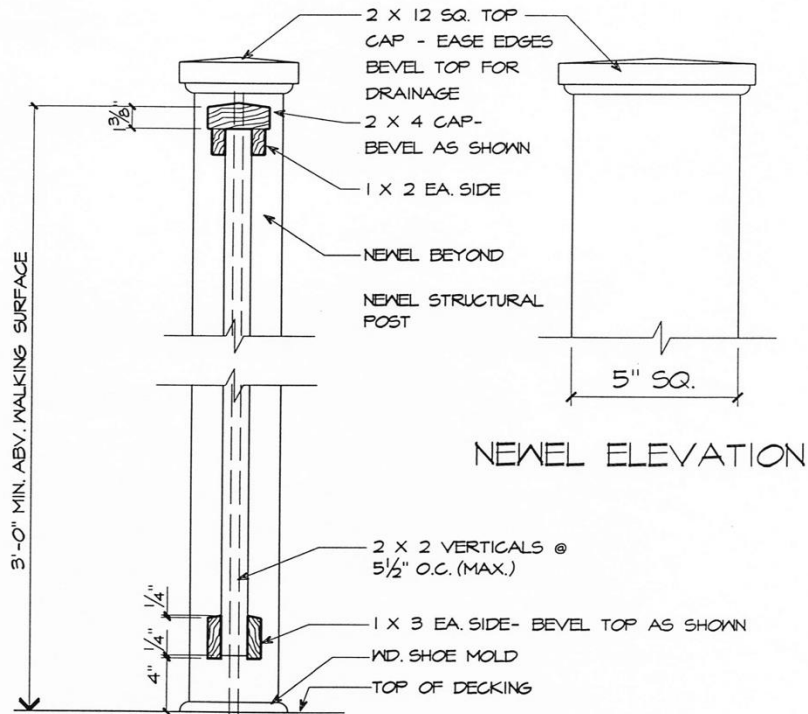
DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-1
PROJECT NO.	REVISION NO.	

Sullivan Bruck Architects, Inc. 309 South Fourth Street Columbus, Ohio 43215
TEL 614.464.9800 FAX 614.464.9809 sbarch.com



SULLIVAN BRUCK ARCHITECTS

2 X 12 CAP TO BE VERTICAL GRAIN- NO SUBSTITUTIONS



NOTE: SMOOTH TRIM REQUIRED

NOTE: ALL LUMBER TO BE CLEAR CEDAR

NOTE: ANCHOR NEWEL STRUCTURE TO PORCH STRUCTURE FOR 60# LATERAL SUPPORT. PER CODE.

TYPICAL SCHEMATIC HANDRAIL DETAIL

SC: 1/2"=1'-0"

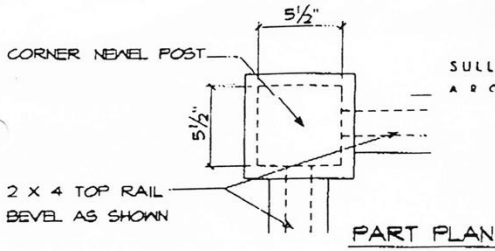
SUPPLEMENTAL DRAWING

DATE 03-27-00	PROJECT HERON BAY	SHEET NO: SDI-B
PROJECT NO.	REVISION NO.	

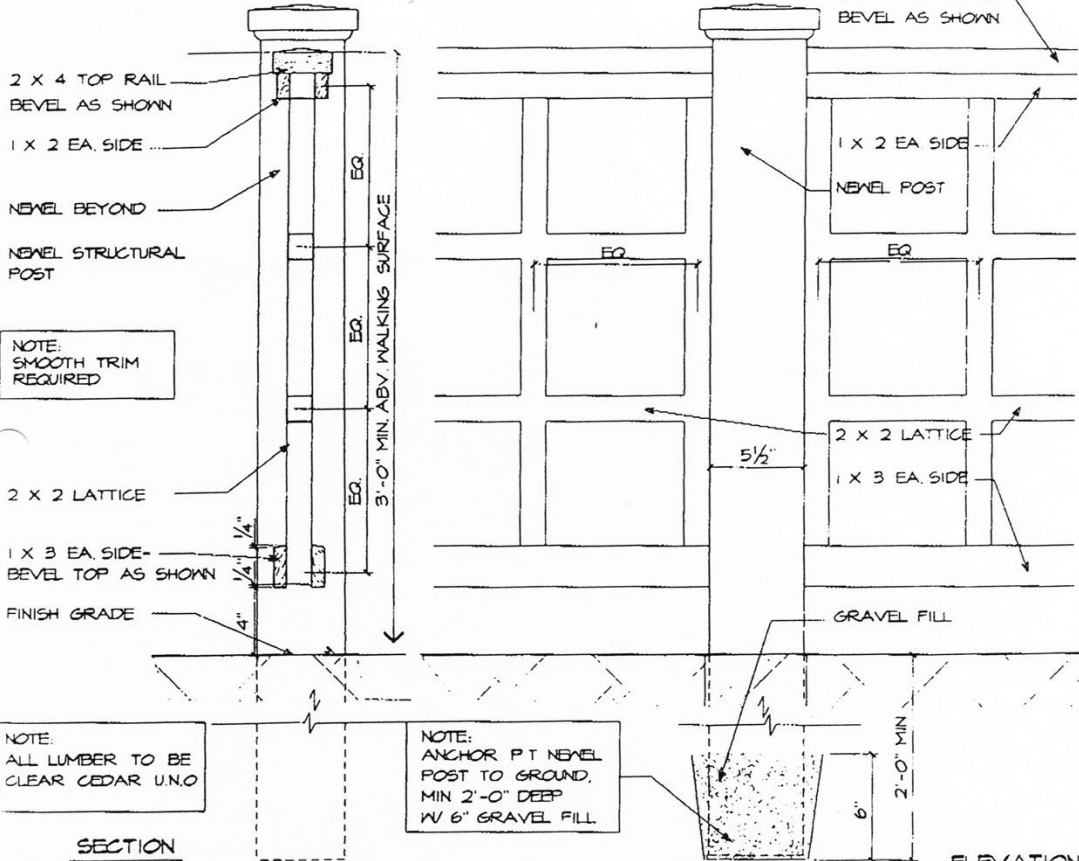
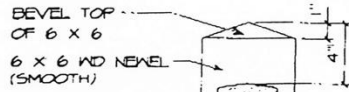
Sullivan Bruck Architects, Inc. 309 South Fourth Street Columbus, Ohio 43213
TEL 614.464.9800 FAX 614.464.9809 sbarch.com



SULLIVAN BRUCK ARCHITECTS



2 X 12 CAP TO BE VERTICAL GRAIN- NO SUBSTITUTIONS



SECTION TYPICAL SCHEMATIC FENCE DETAIL ELEVATION
SC: 1/2"=1'-0"

SUPPLEMENTAL DRAWING

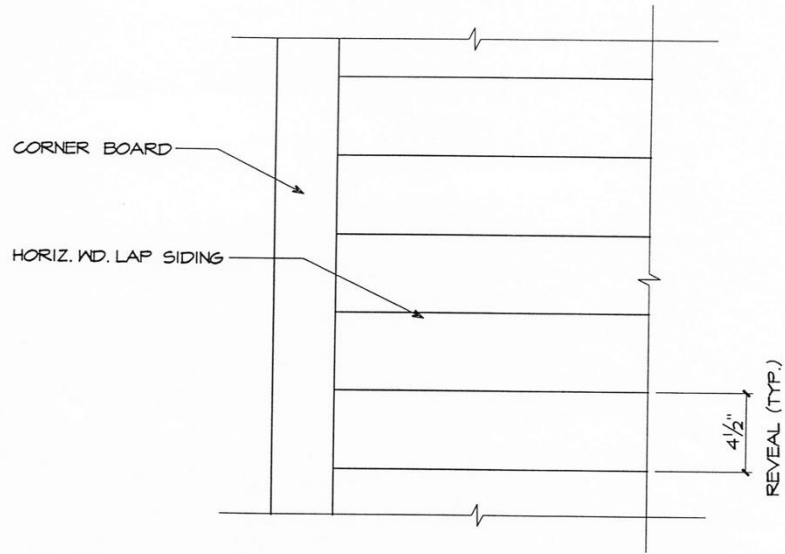
DATE 05-16-00	PROJECT NO.	PROJECT HERON BAY	REVISION NO.	SHEET NO. SD1-C
------------------	-------------	----------------------	--------------	--------------------

Sullivan Bruck Architects, Inc. 380 South Fairfax Street, Columbus, Ohio 43213
TEL 614.444.9800 FAX 614.444.9809 sbor.ch.com

05/16/00 13:18 SULLIVAN GRAY BRUCK + LOBOCO INC. NO.800 002



SULLIVAN BRUCK
ARCHITECTS



NOTE:
SMOOTH TRIM
REQUIRED

○ TYPICAL LAP SIDING DETAIL
SC: 1 1/2"=1'-0"

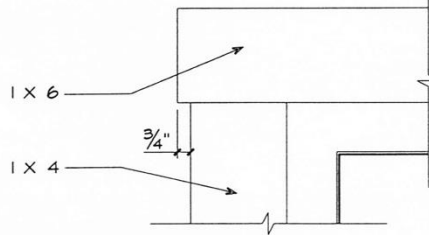
SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-2
PROJECT NO.	REVISION NO.	

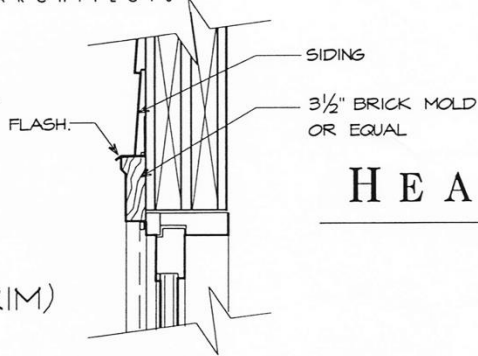
Sullivan Bruck Architects, Inc. 309 South Fourth Street Columbus, Ohio 43215
TEL 614.464.9800 FAX 614.464.9809 sbarch.com



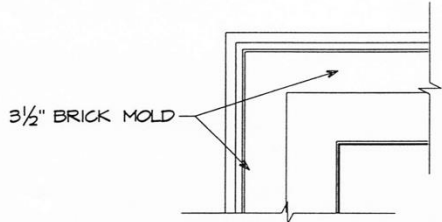
SULLIVAN BRUCK ARCHITECTS



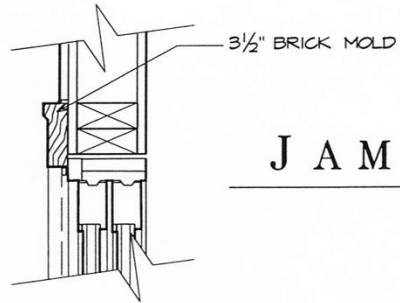
HEAD (ALT. 1 X 6 TRIM)



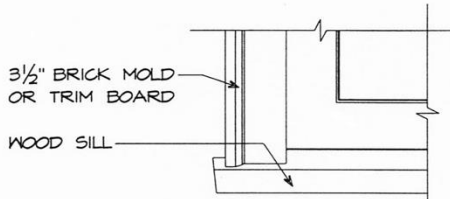
HEAD



HEAD

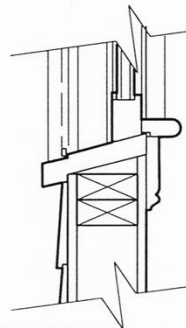


JAMB



ELEVATION

SILL



SILL

NOTE: SMOOTH TRIM REQUIRED



TYPICAL SCHEMATIC WINDOW DETAIL

SC: 1 1/2" = 1'-0"

SUPPLEMENTAL DRAWING

DATE
9-15-98

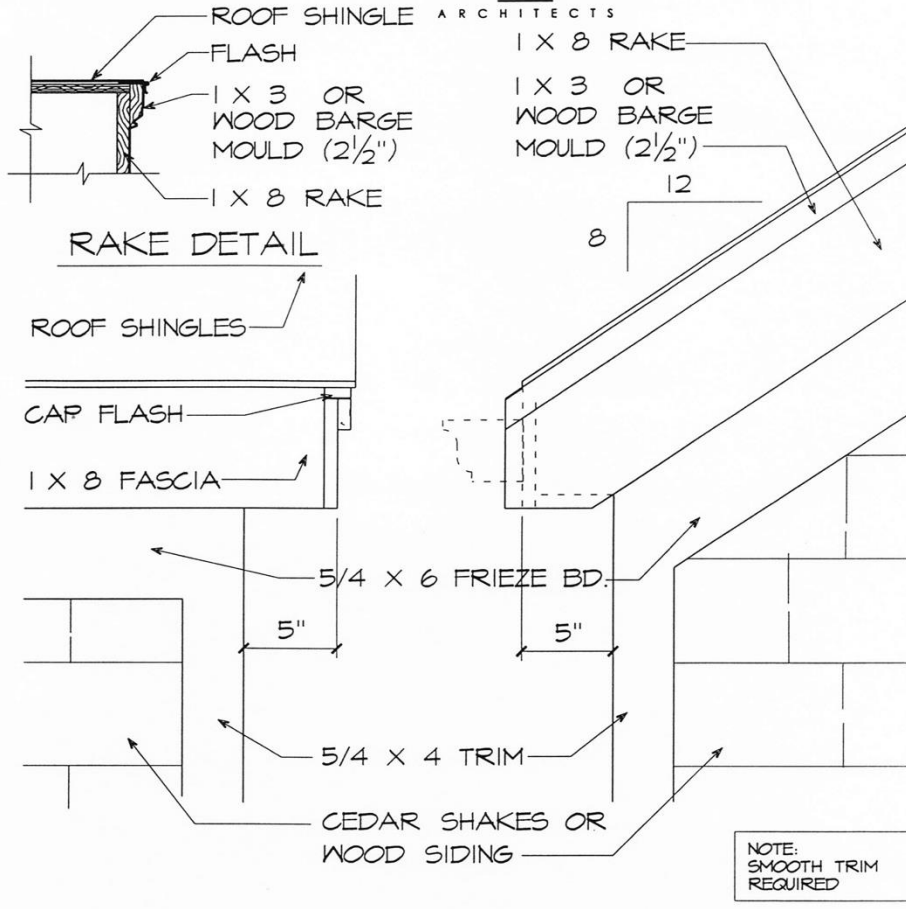
PROJECT
HERON BAY
PROJECT NO. _____ REVISION NO. _____

SHEET NO:
SD-3

Sullivan Bruck Architects, Inc. 309 South Fourth Street Columbus, Ohio 43215
TEL 614.464.9800 FAX 614.464.9809 sbarch.com



SULLIVAN BRUCK ARCHITECTS



NOTE: 1. GUTTER SHOWN DASHED FOR CLARITY.
2. ROOF SLOPE MAY VARY.

SCHEMATIC RAKE & EAVE ELEVATIONS
SC: 1 1/2"=1'-0"

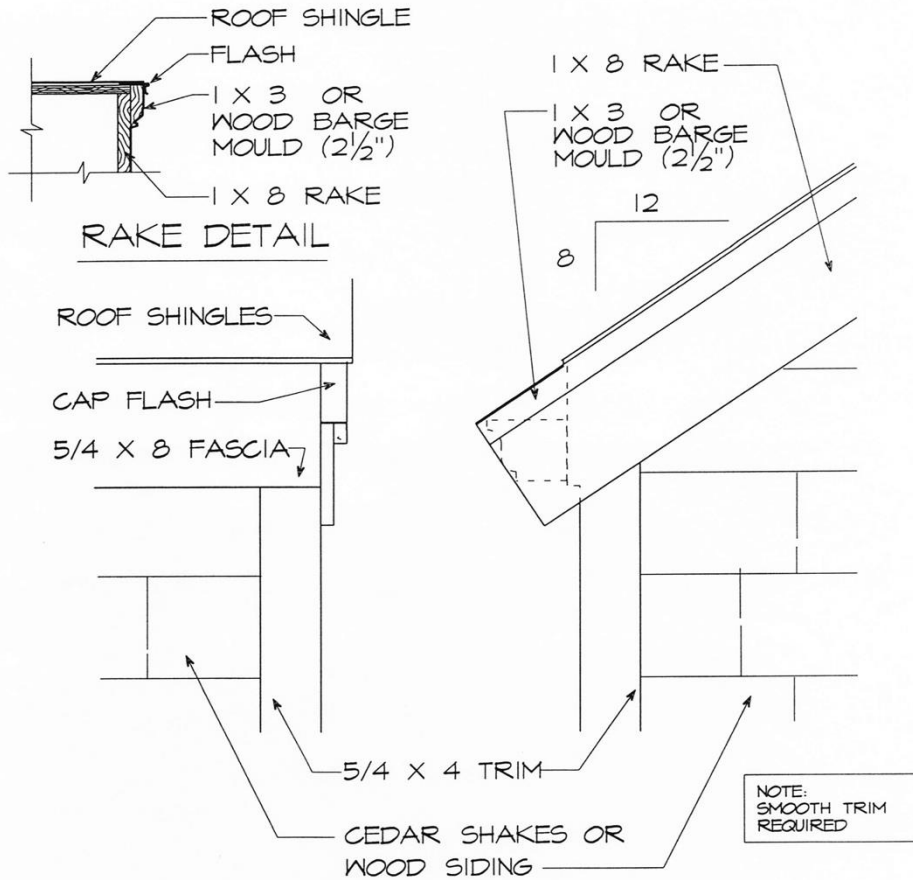
SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-4
PROJECT NO.	REVISION NO.	

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SULLIVAN BRUCK ARCHITECTS



NOTE: 1. GUTTER SHOWN DASHED FOR CLARITY.
2. ROOF SLOPE MAY VARY.

SCHEMATIC RAKE & EAVE ELEVATIONS
SC: 1 1/2" = 1'-0"

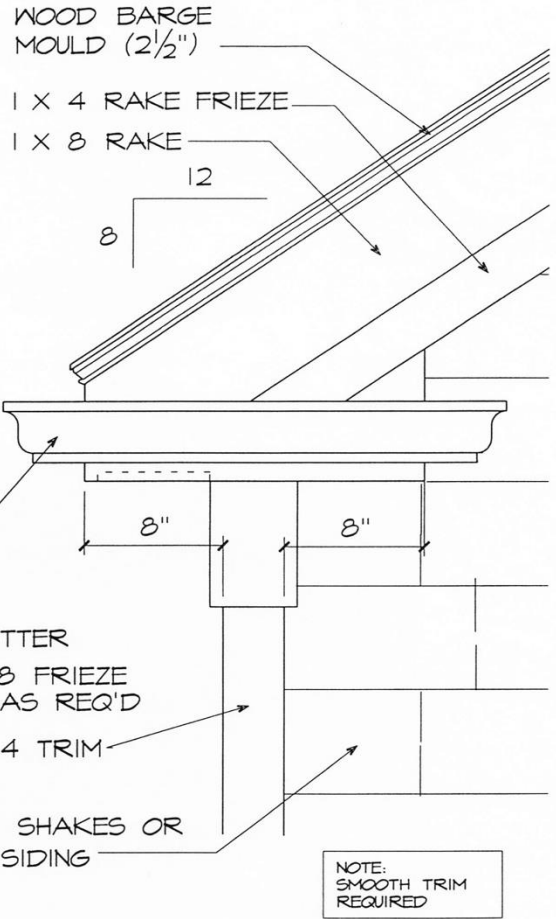
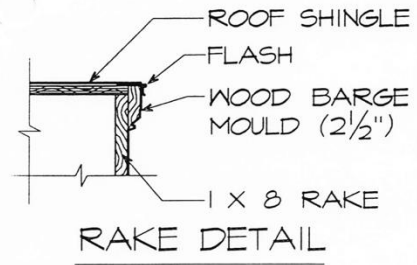
SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-5
PROJECT NO.	REVISION NO.	

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SULLIVAN BRUCK ARCHITECTS



NOTE: SMOOTH TRIM REQUIRED

SCHEMATIC RAKE & EAVE ELEVATIONS
SC: 1 1/2" = 1'-0"

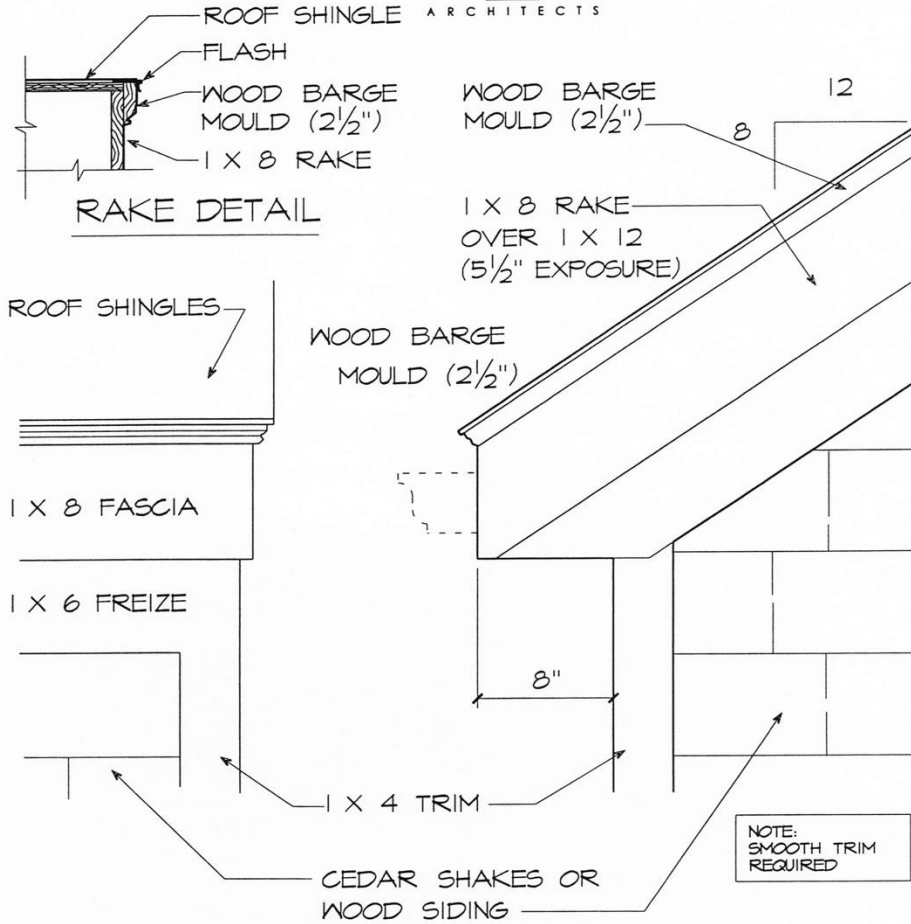
SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO. SD-6
PROJECT NO.	REVISION NO.	

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SULLIVAN BRUCK ARCHITECTS



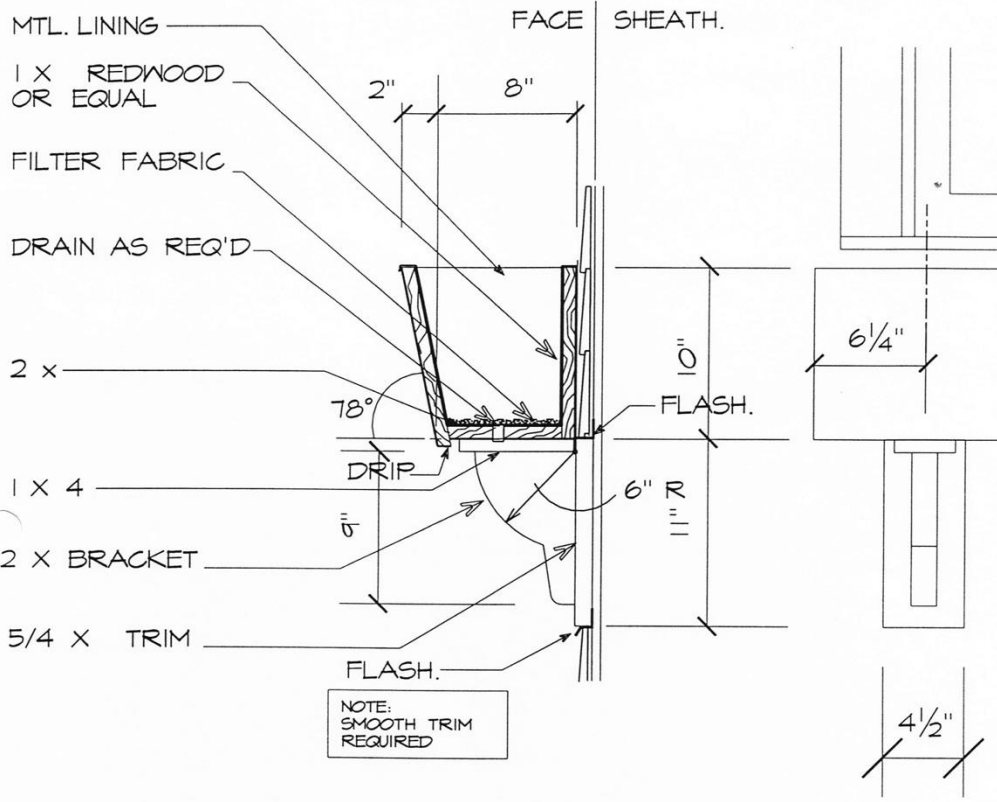
NOTE: 1. GUTTER SHOWN DASHED FOR CLARITY.
2. ROOF SLOPE MAY VARY.

SCHEMATIC RAKE & EAVE ELEVATIONS
SC: 1/2"=1'-0"

SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-7
PROJECT NO.	REVISION NO.	

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SECTION

ELEVATION

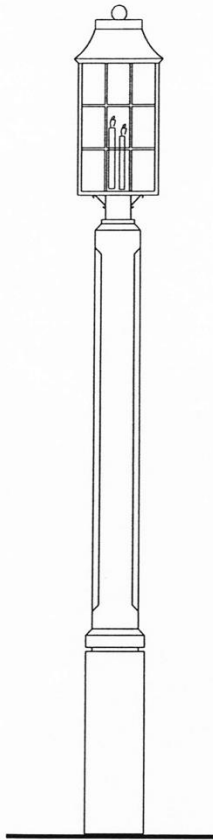
NOTE: BRACKET SPC'G TO BE
3'-6" MAX. O.C.


 SCHEMATIC WINDOW BOX DETAIL
 SC: 1 1/2" = 1'-0"

SUPPLEMENTAL DRAWING

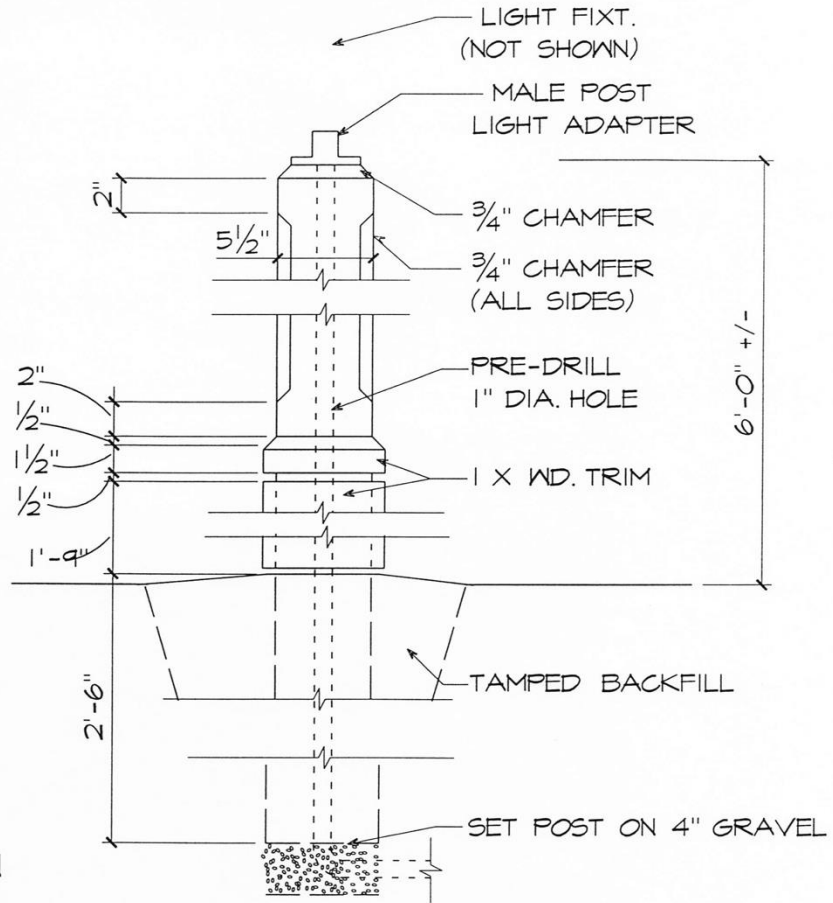
DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-9
PROJECT NO.	REVISION NO.	

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ELEVATION
 SC: 3/4"=1'-0"

NOTE:
 SMOOTH TRIM
 REQUIRED

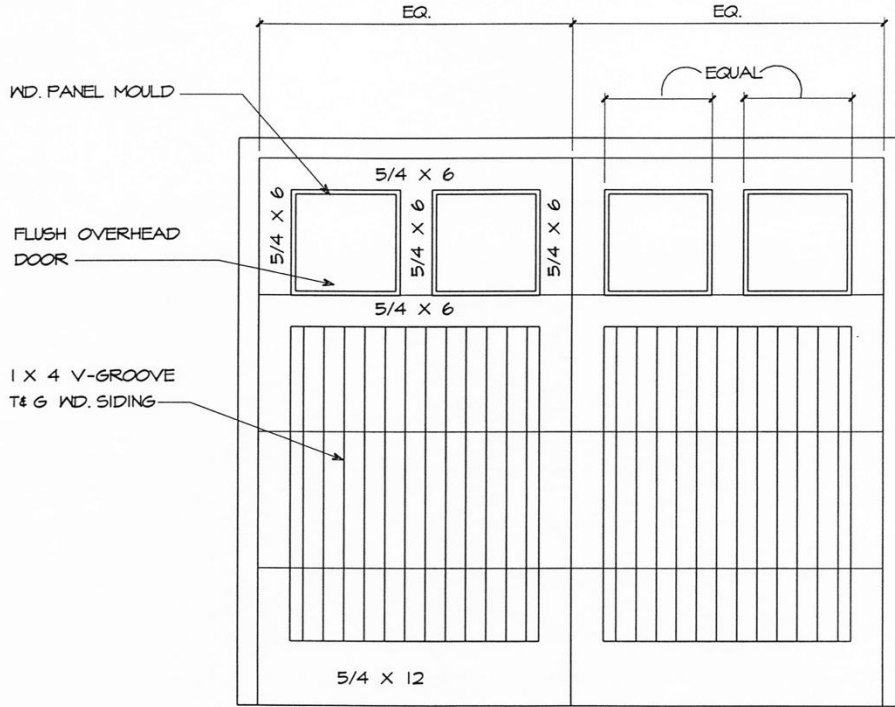


NOTE: ALL WOOD TO BE PRESSURE TREATED
 (RATED FOR UNDERGROUND APPLICATION).

SCHEMATIC LAMP POST DETAIL
 SC: 1/2"=1'-0"

SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-10
PROJECT NO.	REVISION NO.	



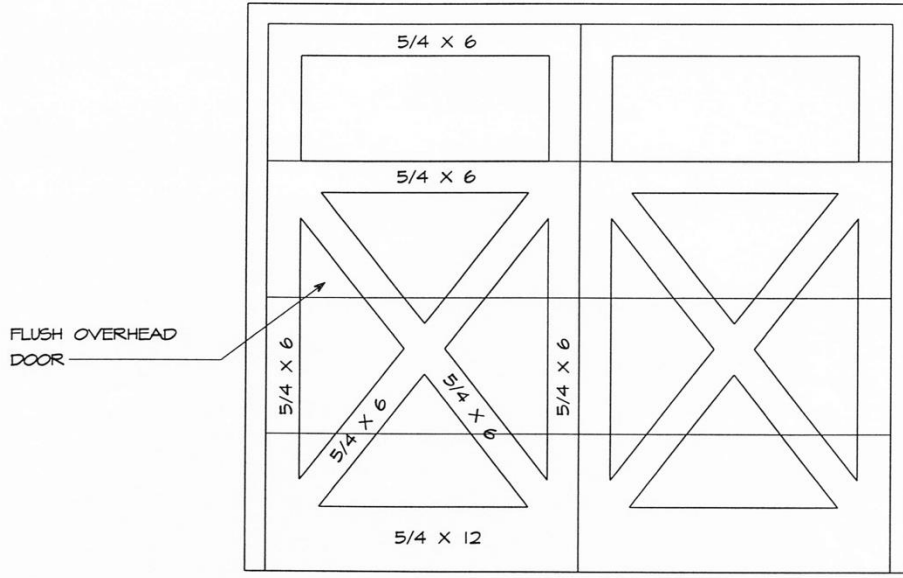
NOTE:
 SMOOTH TRIM
 REQUIRED

○ TYPICAL VENEERED GARAGE DOOR DETAIL
 SC: 1/2 " = 1'-0" "STYLE A"

SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-11
PROJECT NO.	REVISION NO.	

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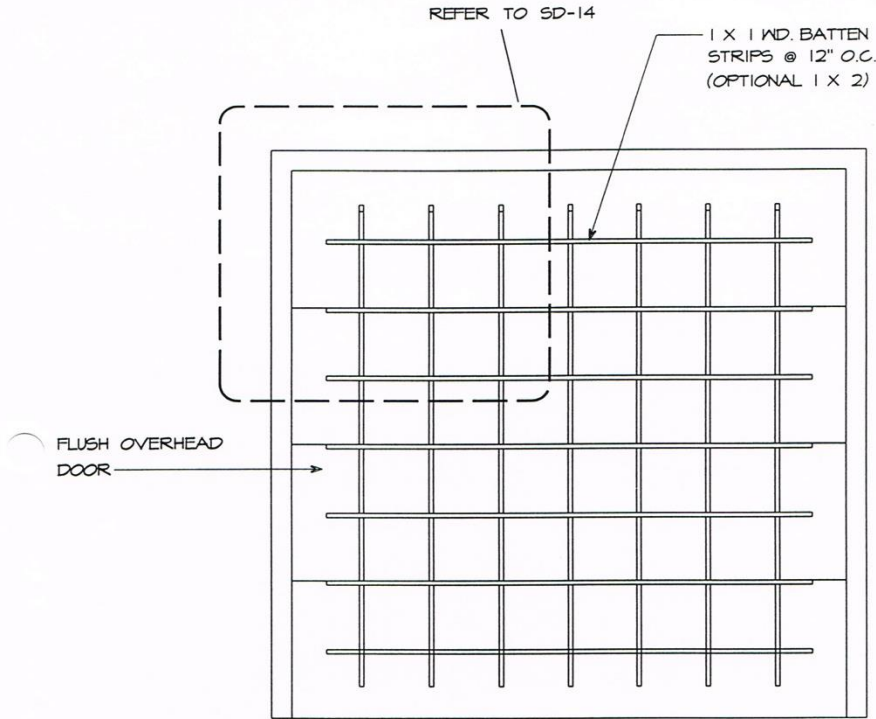
NOTE:
 SMOOTH TRIM
 REQUIRED

TYPICAL VENEERED GARAGE DOOR DETAIL
 SC: 1/2 " = 1'-0" "STYLE B"

SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-12
PROJECT NO.	REVISION NO.	

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NOTE:
 SMOOTH TRIM
 REQUIRED

TYPICAL VENEERED GARAGE DOOR DETAIL
 SC: 1/2 " = 1'-0" "STYLE C"

SUPPLEMENTAL DRAWING

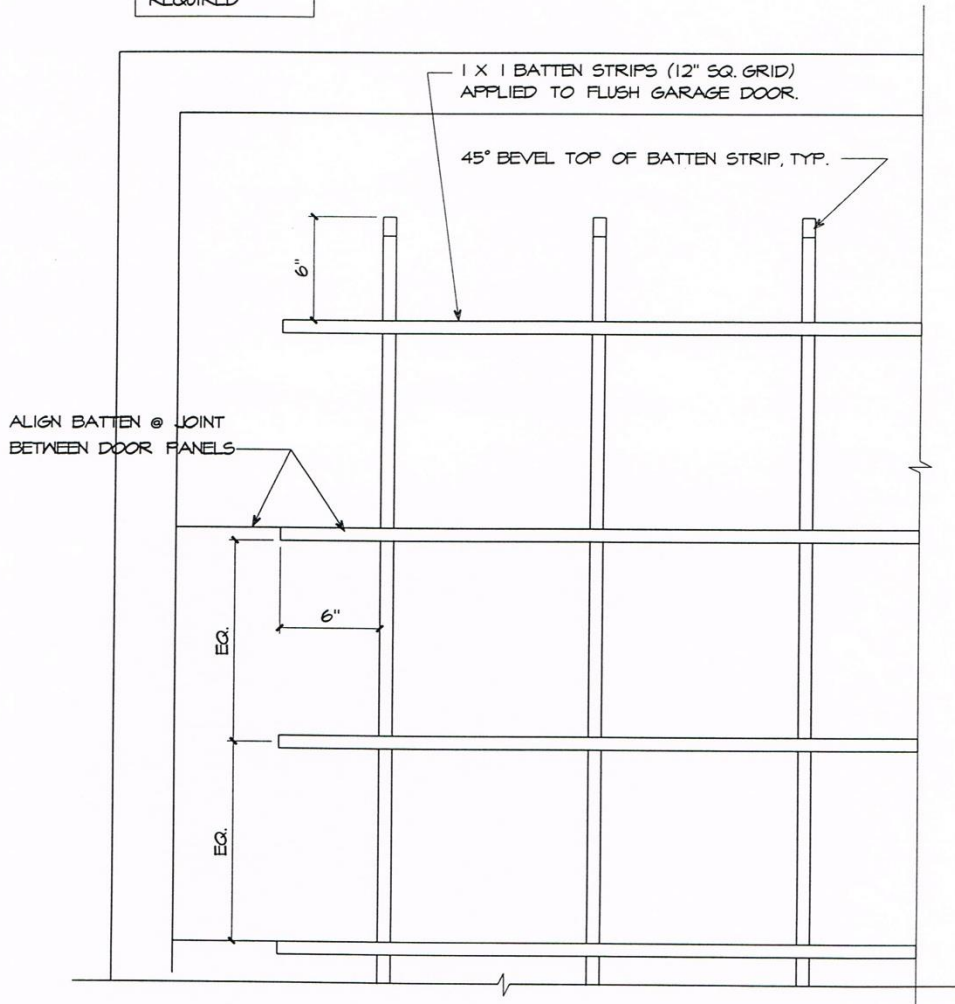
DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-13
PROJECT NO.	REVISION NO.	

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NOTE:
SMOOTH TRIM
REQUIRED



○ TYPICAL SCHEMATIC GARAGE DOOR DETAIL
SC: 1 1/2" = 1'-0" W/ BATTEN STRIP

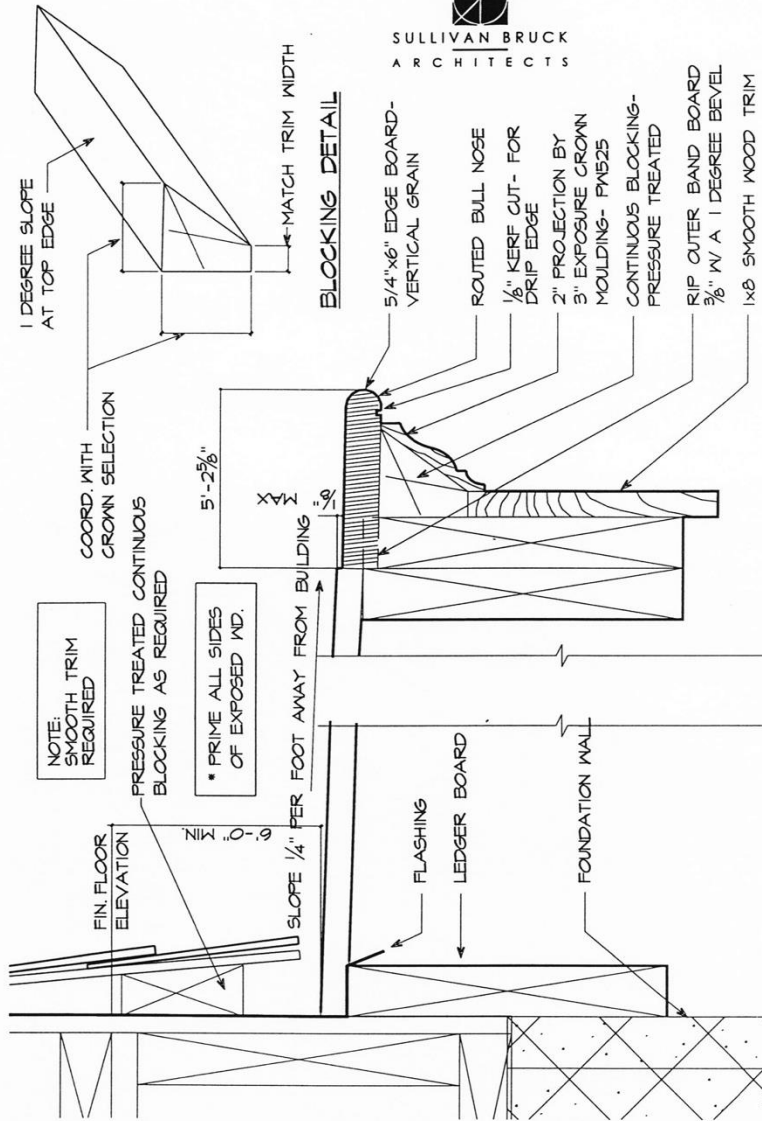
SUPPLEMENTAL DRAWING

DATE 1-14-97	PROJECT HERON BAY	SHEET NO: SD-14
PROJECT NO.	REVISION NO.	

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TYPICAL DECK DETAILS

SC: 3/8"=1'-0"

SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-15
PROJECT NO.	REVISION NO.	

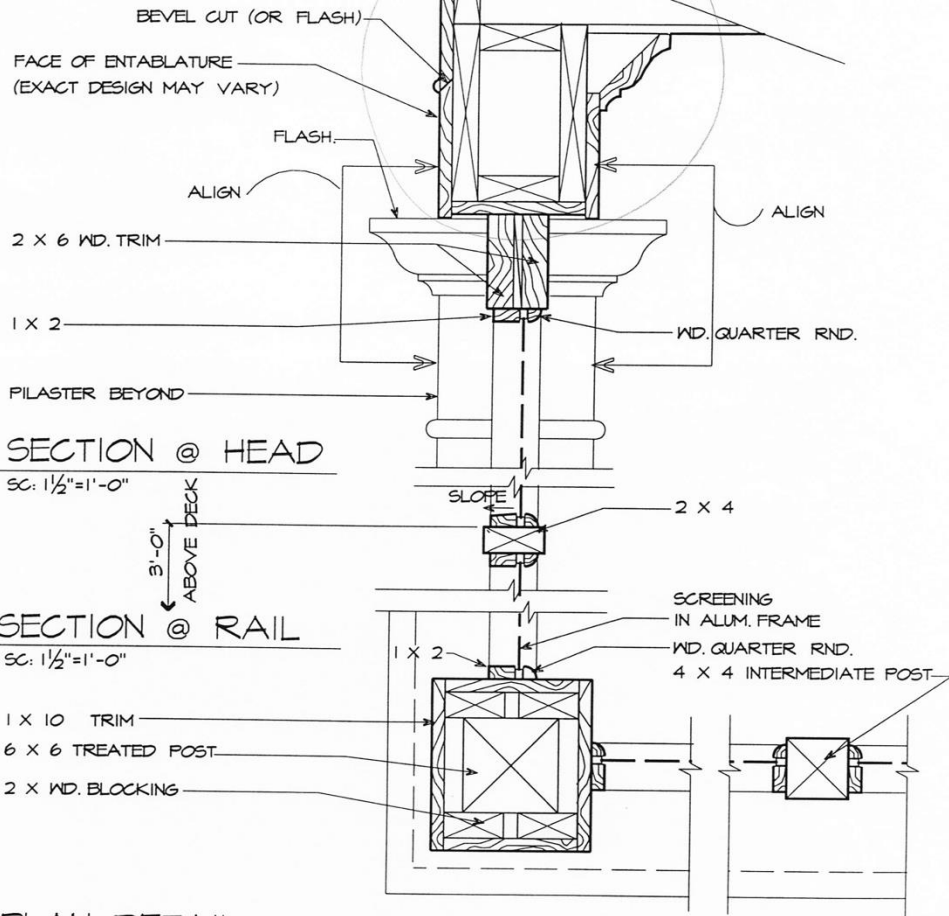
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SULLIVAN BRUCK ARCHITECTS

NOTE: SMOOTH TRIM REQUIRED

NOTE: "SCREEN TIGHT" PRODUCT HAS NOT BEEN APPROVED @ HERON BAY



SECTION @ HEAD

SC: 1/2"=1'-0"

SECTION @ RAIL

SC: 1/2"=1'-0"

PLAN DETAIL

SC: 1/2"=1'-0"



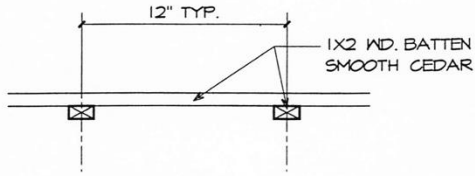
TYPICAL SCREEN PORCH DETAILS

SC: AS NOTED

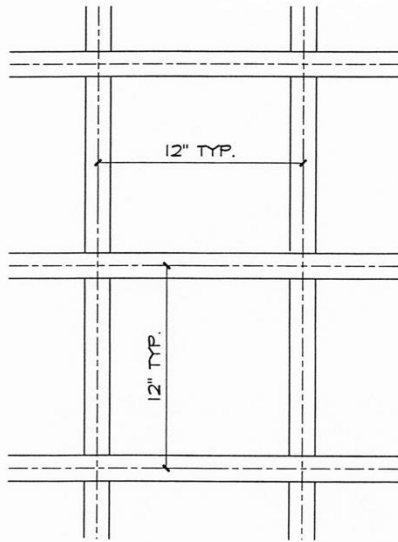
SUPPLEMENTAL DRAWING

DATE 9-15-98	PROJECT HERON BAY	SHEET NO: SD-16
PROJECT NO.	REVISION NO.	

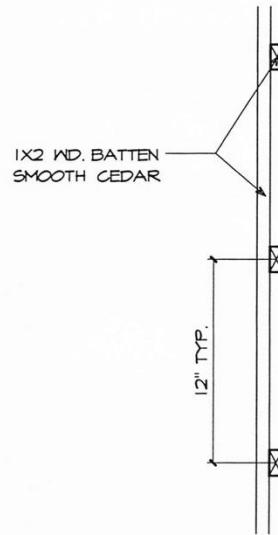
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PLAN DETAIL



ELEVATION DETAIL



SECTION DETAIL

○ TYPICAL LATTICE DETAILS
 SC: 1 1/2" = 1'-0"

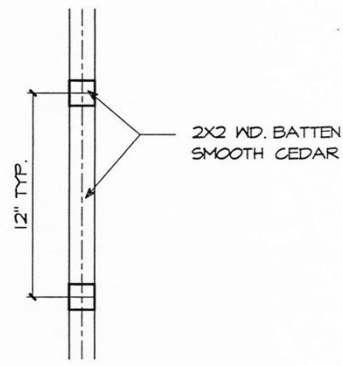
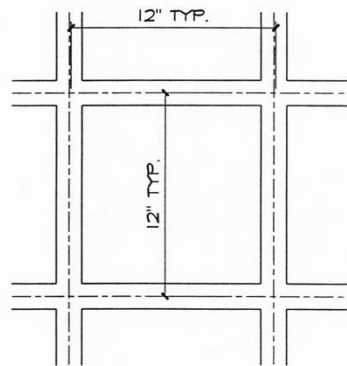
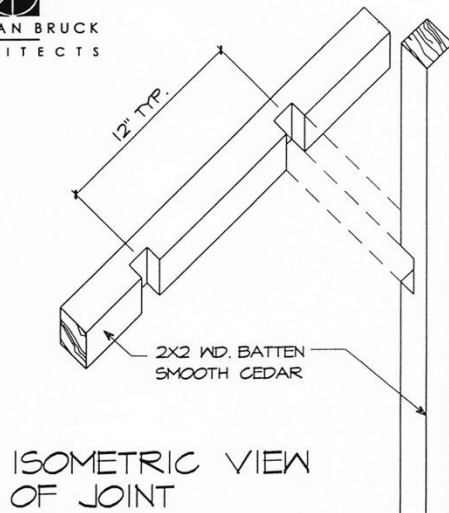
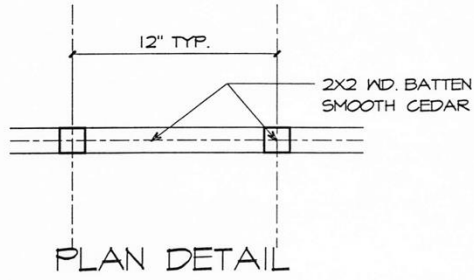
SUPPLEMENTAL DRAWING

DATE	PROJECT	SHEET NO.:
03-27-00	HERON BAY	SD-17
PROJECT NO.	REVISION NO.	

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SULLIVAN BRUCK ARCHITECTS

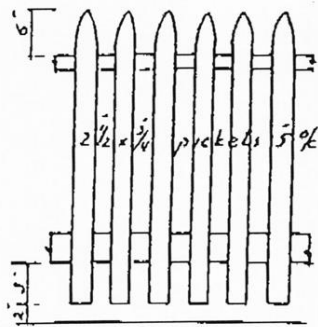


○ TYPICAL LATTICE DETAILS
SC: 1/2" = 1'-0"

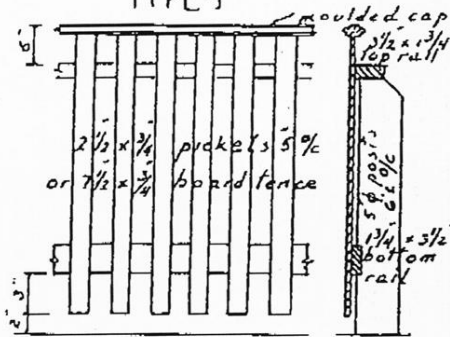
SUPPLEMENTAL DRAWING

DATE 03-27-00	PROJECT HERON BAY	SHEET NO: SD-18
PROJECT NO.	REVISION NO.	

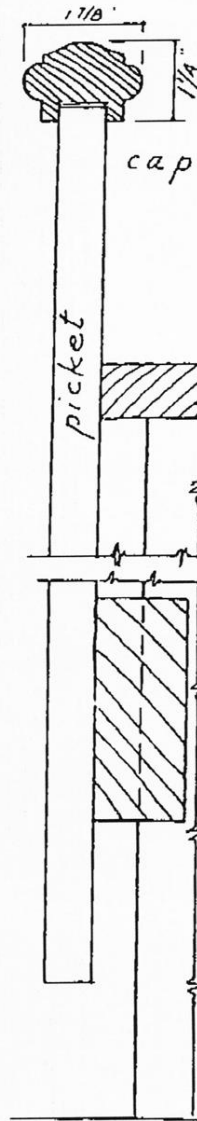
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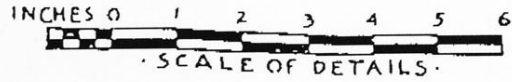
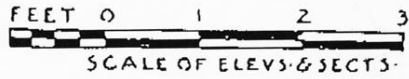
TYPE-I



TYPE-II



TYPE-II
DETAILS



FENCES

Appendix I – Landscaping Requirements

HERON BAY LANDSCAPING REQUIREMENTS

DRAWINGS:

- A. Landscape drawings prepared by a Landscape Architect or Landscape Designer shall be submitted to the DCC for review and approval prior to the beginning of any landscaping work. Provide a scaled site plan of the property showing the footprint of the house on the property, no-build lines, property lines, easements, etc. Be sure the site plan indicates the location, size and type of all new landscape materials. Identify existing landscape materials and whether they will be removed, retained or transplanted.
- B. Three (3) copies of each drawing, scale 1/10" – 1/8" – 1/4" should be provided. Drawing shall indicate size or caliper, species or variety, and quantity of all material.
- C. One copy of the drawings will be returned along with a letter of either "approval" or "disapproval". Drawings not approved shall be revised or resubmitted until approved.

PHOTOGRAPHS

- A. Provide several photos of the area where the landscaping will be affected.

GENERAL:

- A. Planting design shall coordinate appropriate new plant materials and their requirements with the climate, soil, orientation, water courses, existing plants and vegetation, related natural resources, and man-made facilities and improvements.
- B. Landscape materials must be provided and maintained to cover the front, extend to the side elevations and wrap around to the rear elevation. Property-defining landscaping and regimented planning are prohibited.

EXISTING PLANT MATERIAL:

- A. Identify and locate existing plant materials to be preserved.
- B. When appropriate, the overall qualities of preserved existing plant material shall be considered and treated in the planting design in a manner similar to new plant material.

NEW PLANT MATERIAL:

- A. Quantities of trees and shrubs shall be sufficient to fulfill the needs of the property, as interpreted by Heron Bay, based on professional site design analysis and customary planting treatments of Heron Bay.
- B. New plant materials shall be of a reasonable number of varieties. Plants shall be nursery grown, well formed, and free of disease and infestation.
- C. Selected plant material shall be of proven hardiness of suitable size, color, texture, summer and winter appearance characteristics and growth habit to serve the intended use.

D. Minimum sizes for landscape materials at planting are as follows:

- a. Perennials, shrubs, etc. 3 gallon
- b. Evergreen trees 7' – 8' height
- c. Deciduous trees 2 ½" -3" caliper

- E. Trees used shall be long-lived, pest-resistant varieties. They shall be spaced appropriately to achieve normal mature growth.
- F. Trees and shrubs shall not be planted over underground drainage and utility lines and shall be placed far enough away from storm and sanitary sewer and water lines to avoid roots entering the lines.
- G. Planting at driveway entrances shall be arranged to allow a permanent, clear, safe site distance for all vehicles.
- H. All areas of disturbed ground shall be planted with grass or other appropriate vegetation. Plantings in undisturbed ground areas may be omitted when suitable existing vegetation is adequate to serve intended use and to prevent erosion.
- I. Confine landscape beds and plant materials to within your property lines so that installation and future maintenance can be performed from your property. Encroaching onto a neighbor's property or Heron Bay common areas is prohibited. Keep in mind that the air space at the lot line is owned by that property. Neighboring property owners have the right to trip or remove that portion of the tree or any other landscape materials that extend onto their property.
- J. If trees are to be removed, all portions of the tree must be removed from the site and disposed of properly. Tree stumps must be ground out and the area restored.

RETAINING WALLS

- A. If adding retaining walls, provide a detail sheet of wall construction and sample of material and color.

PROPER DRAINAGE

- A. Final grading of all landscaped areas must accommodate proper drainage. If adding drainage assistance such as a French drain, dry creek bed, water retention pond or other drainage assistance, explain in detail the reason for the drainage system, how it will terminate and other detail to clarify proper flow for neighboring properties.

LAWNS:

- A. Lawns shall be planted according to good horticulture practices with acceptable lawn grasses by seeding or sodding in a manner which will result in a satisfactory stand of permanent grass. When lawns are not desired, an acceptable ground cover shall be used.

GROUND COVER:

Rev. January 2023

- A. Ground cover plants shall be of good quality, appropriate form, growth habit, and ultimate size to fulfill intended use.

INVASIVE PLANTS:

- A. ODNR discourages the use of invasive plants that impact Ohio's nature preserves. The following plants are prohibited from being planted in Heron Bay:

Japanese Honeysuckle

Japanese Knotweed

Autumn Olive

Buckthorns

Purple Loosestrife

Common Reed

Reed Canary Grass

Garlic Mustard

Multiflora Rose

Bush Honeysuckles

Appendix J – Variance Request Form

**HERON BAY
VARIANCE REQUEST FORM**

ADDRESS _____ LOT # _____

LOT OWNER _____ PHONE _____

EMAIL _____

If applicable please provide details including items such as a photographs, drawings, sketches, materials used, etc. that would assist the Design Committee process the application.

Identify the Design Guide requirement you are seeking relief from: _____

Reason for variance request: _____

Explain how the variance will meet the spirit and intent of the Design Guide: _____

Owner Signature

Date

Please complete and upload form to the Communication Request section in the Towne Properties website.

:

Your variance request has been:	APPROVED	NOT APPROVED
	_____	_____
	Signature of Association Director or Agent	Date
Notes:	_____	

Appendix K – Solar Approval Process

The following are key steps in the approval process

1. Review the Solar Policy and Agreement of Covenants to become familiar with all requirements and obligations. These two documents can be found in the Documents Section of the Towne Properties website.
2. Obtain competing quotes from licensed solar installers as well as a draft of any and all installation, interconnection or other agreements that the Owner will need to sign prior to installation.
3. Submit application to the DCC and include the proposed installation quote. At the same time submit payment to Towne Properties per section 4 of the Fee Schedule in Appendix B
4. If Owner is unable to orient System away from streets or waterways, a request must be submitted justifying why it is necessary to deviate from the requirement.
5. The DCC may talk with the bidder to review conformance with this Policy.
6. Incorporate any comments in the installer's quote.
7. Owner signs Agreements of Covenants and submits it to DCC.
8. DCC either a) approves application to install pending receipt of utility approval and evidence of insurance b) requests additional action/information or c) rejects application.
9. Owner submits detailed final design to the DCC.
10. Owner provides proof-of-insurance of the System to the DCC.
11. Owner submits signed interconnect agreement to DCC.
12. Upon final approval from the DCC, implement the solar installation and utility interconnect.
13. Inspection of completed System by Association.