

EXHIBIT B

**CARRIAGE TRAILS
MASTER DESIGN REVIEW BOARD
ARCHITECTURAL AND DESIGN STANDARDS**

GENERAL GUIDELINES APPLICABLE TO ALL SINGLE-FAMILY LOTS

House Placement and Yard Grading. Dwelling units shall conform to approved grading and drainage patterns. Each lot Owner and/or builder shall endeavor to retain as many existing trees as is practical. Builders shall be responsible to re-grade the lot to conform to the drainage plan approved for the subdivision.

Dwelling Type. No building shall be erected, altered, placed or be permitted to remain on any lot other than one single-family dwelling and a garage for at least two cars. A single-family dwelling shall meet the following requirements:

- a. A one story dwelling structure; the living area being the first floor space only, constructed with a basement or on a slab.
- b. A story and a half dwelling structure; the living area of which is on two levels connected by a stairway and constructed with a basement or on a slab. All or a portion thereof of the upper level is constructed within the gable portion of the roof. Window penetrations are made by use of dormers or on gable ends.
- c. A two-story dwelling structure; the living area of which is on two levels connected by a stairway, constructed with a basement or on a slab.

Dwelling Unit Size. The exterior and interior architectural design, detail, quality, character and style shall be considered in the determination of the size of the unit to establish and maintain uniformity and control in the overall quality of the community. Home plan designs must be submitted for review and approval to Developer prior to construction. Developer reserves the right to give "blanket" approvals for multiple plans made up by a

single plan submission. Developer may make minor variances if, in its sole opinion, the intent of this section is maintained.

Roof. Major roof slopes on all single-family residential structures shall have a minimum pitch of 5/12. Softer pitches may be accepted as a minor roof accent and on porches.

Exterior Siding. Exterior building materials shall be wood, brick, stone, stucco, fiber-cement products or vinyl siding with a minimum gauge of 0.40. No sheet materials shall be used as siding. Cedar or redwood siding must be treated with stain and sealed or painted. Prefinished aluminum or vinyl soffits and rake trim are permitted. A minimum of 50% of the single-family homes within each of the sub-areas of the Basic Development Plan shall have primary facades with masonry products such as brick, stone, stucco and fiber-cement board. The masonry product shall be used to cover a minimum of 25% of the surface area on the primary façade after eliminating the area occupied by windows and doors or roofing surfaces.

Garages. A minimum two-car garage is required.

Yards, Driveways and Walks. Front, and side yards shall be seeded and landscaped as soon after completion of the dwelling unit as is practical, weather permitting. Rear yards, which shall be defined as that portion of the lot which is behind the rear elevation of the dwelling unit extended to each rear Lot line shall be seeded or sodded after proper preparation as soon as is practical, but no later than (7) seven months after closing with the Home Buyer, reserving the right to so such work after the (7) month period and assessing such lot for expenses. All driveways shall be paved with concrete.

Underground and Log Houses. Underground and log structures are prohibited.

Porches, Appendages and Additions. No porches, appendages, or additions shall be permitted unless they are of a size, style, color and type compatible with the original design of the house and shall match the house material and coloring exactly. Porches, appendages or additions must be integrated into the design of the house. Compatibility shall be at the discretion of the Developer.

Front Storage. No front porch shall be used for the storage of any items except normal porch furniture. No front yard or side yard shall be used for the storage of any item of any kind.

Awnings. No metal or plastic awnings for windows, doors, decks or patios may be erected or used. Canvas awnings may be used subject to prior approval by Developer for size, color, location and manner of installation for the particular lot in question.

Exterior Carpeting. No exterior carpeting may be used.

Decks and Railings. All exterior decks and balcony railings shall be pressure treated wood, Cedar, Redwood, engineered or composite wood, (from recycled plastic and reclaimed wood) or other material as approved by Developer.

Solar Panels. No solar panels shall be permitted on primary facades or in front or side yards.

Chimneys, Vents, Flues. All prefabricated fireplace flues must be enclosed within a chase that may be sided with vinyl siding, wood siding, brick or stone or an approved combination thereof. Any furnace flues, hot water heater or any other flues or vents shall be placed only to the rear roof planes of the Dwelling Unit.

Water Discharge. Storm water must be disposed of in accordance with the drainage plan for the subdivision and those governmental agencies having jurisdiction.

Skylights. Skylights may be used on a back roof facing the rear of a lot. Depending upon the house design and the particulars of the lot, Developer may approve other locations.

Entrance Structures. No additional driveway entrance structures shall be permitted.

Swimming Pools, Spas and Hot Tubs. In-ground swimming pools, hot tubs and spas shall be permitted provided that such pool, hot tub or spa is located in the rear yard and at least fifteen (15) feet from any property line. In addition, spas and hot tubs cannot be more than 8'x10' in size and must be located on a patio or deck. Fencing for in-ground pools is required and must meet all Code requirements and be submitted to Developer for approval. The Developer must approve the style, location and size of all in-ground swimming pools. Above ground swimming pools are not permitted.

Play Equipment. Play equipment or structures (swing sets) shall be located in the Rear Yard and not located within any side or rear setback lines. All structures must be maintained. Any structure that becomes broken or damaged must be repaired, replaced or removed.

Basketball Hoops and Tennis Courts. A permanently installed basketball hoop or goal may be placed on a lot with its specifications and location having to be approved by the Developer. Tennis courts are not permitted. Portable basketball goals are permitted so long as they are stored in a garage while not in use. In general, any commercially available goal will be acceptable. Goals with homemade backboards or posts will not be acceptable. Backboards must be clear or painted white. The post should be painted black, dark brown, gray or green. All goals must be maintained. Any backboard or goal that becomes broken or

damaged, must be repaired, replaced or removed. Lighting installed for the specific purpose to illuminate a goal shall not be permitted. No goal may be attached to any dwelling or garage. All goals must be located at least fifteen (15) feet back from any property line. Use shall be limited to reasonable play hours depending upon seasons. No use will be permitted after 10:00 p.m., or earlier than 10:00 a.m. The Developer shall have the right to set different hours in the event that use creates an unreasonable disturbance.

Pool Equipment Buildings, Storage Sheds and Gazebos. Pool Equipment Buildings and Storage Sheds, whether attached or unattached, shall be permitted in the rear yard. A copy of the drawings and specifications and location for such structures must be submitted to Developer for review and approval prior to construction. Such structures cannot exceed 120 square feet in size and must be a wood framed structure covered with approved exterior building materials and must be roofed with shingles. Exterior building material and roof shingles must match exact color of exterior building material and roof shingles found on the Dwelling Unit. No structure may be located within five (5) feet of any property line or as approved by governmental agencies having jurisdiction, whichever is greater. Gazebos are not permitted.

Air Conditioning and Heat Pump Equipment. Air conditioning and hear pump equipment shall be located in side yards or rear yards.

Perimeter Fencing. Standard chain link or other metal fences shall not be permitted. Fences may be erected only in the rear yard. On corner lots, fences may not be placed within the side yard on the street side. Perimeter fence in the rear yard is permitted, but must be approved by the Developer. The neighboring lot shall share any fence erected between any two lots. **In other words, two fences running side by side along a shared property line shall not be permitted.** Finished side of fence is to face neighboring lots or outward. Swimming pool and patio privacy fencing shall be reviewed on an individual basis. The Developer reserves the right to restrict fencing in areas where its presence would adversely impact the aesthetics of the community. Maximum height of any perimeter fence shall be 48", no privacy fencing styles are permitted but the use of a mesh liner in green or black will be allowed. A plot plan indicating proposed location and style of fence shall be submitted to Developer for approval prior to the installation of any fence. Invisible pet fences in rear yards are allowed.

Satellite Dishes, Radio and Television Antennas. These guidelines are to be interpreted so as to balance the right of the individual Owners to receive acceptable quality broadcast signals in accordance with F.C.C. regulations with the right and duty of the Association to preserve, protect and enhance the value of the properties within the subdivision.

A. Prohibited Apparatus. All exterior antennas, except the following, are prohibited:

1. An antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or
2. An antenna that is designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that is one meter or less in diameter or diagonal measurement; or
3. An antenna that is designed to receive television broadcast signals.

B. Permitted Locations.

An antenna must be located in the rear yard or on the rear of the dwelling unit in such a manner so as not to be visible by a person of normal height standing at the edge of the street directly in front of the dwelling unit. Other locations are permitted if placement under these guidelines precludes reception of an acceptable quality signal. In such case, the Owner and the Developer shall attempt to find a location with the least visual impact upon the surrounding properties. An "acceptable quality signal" is one that is intended for reception in the viewing area and is consistent with the quality of signals received by others in the immediate vicinity. No location shall be permitted if installation creates a line of sight problem for drivers in the vicinity. The Developer may prohibit a location that imposes a legitimate safety concern. An example of a location that imposes a legitimate safety concern is one that is near high voltage power lines or one where the guy wires obstruct legitimate pedestrian access.

C. Other Requirements.

The Developer may require that the antenna be painted in a fashion that will not interfere with reception so that it blends into the background against which it is mounted or that the antenna be screened so as to reduce the visual impact. Any such requirements must be reasonable in light of the cost of the equipment or services and the visual impact of the antenna. The Developer may impose restrictions on methods of installation that create legitimate safety concerns. For example, permitted methods of installation may include reasonable height restrictions and adequate bolting and guying.

D. Continued Maintenance.

Each Owner shall maintain any antenna in a reasonable manner so as not to become unsightly. Each Owner shall remove any antenna upon cessation of its use.

Landscaping. Landscaping and lawn shall be installed around a dwelling unit at the time of its completion, weather permitting or at maximum of seven (7) months after the home is closed. All landscaping plans shall be submitted, individually (for one home) or in bulk (for multiple homes), to the Developer for review and approval prior to installation. All landscaping and lawns shall be regularly maintained so as to present an upscale community.

Lot Maintenance. All lots must be kept mowed and free of debris and clutter. During any construction, each Owner and Builder shall be responsible for keeping the streets and adjacent lots clean and free of debris. No fill material shall be dumped on any lot without the consent of the Developer. The Developer or MHOA shall have the right to assess any Owner for the costs of mowing or clean up in the event that the Owner or Builder fails to do so.

Lot Grading. The Builder and Owners shall be responsible to re-grade the Lot in accordance with the grading plan as approved by the City of Huber Heights. Any deviations from such plan must be approved by the City Engineer and the Developer.

Mailboxes, Lampposts and House Numbers. All mailboxes and house numbers must be uniform in design, size, style and color as determined by Builder and approved by Developer.

Exterior Lighting. Exterior lighting must be directed in such manner so as not to intrude into neighboring lots and houses.

Discretion. Any discretion to be exercised in the review of plans shall be that of the Developer.

Variations. The Developer may grant variations from these guidelines if such variance will not be of substantial detriment to adjacent lots and will not materially impair these guidelines and the overall best interest of the subdivision.

Right to Modify Guidelines. The Developer reserves the right to modify these guidelines, provided, however, that no such modification shall be made that will materially and adversely affect the overall character of the property.