

***Woodland Greens Homes  
Association***

**Architectural Standards  
February 2024**

**The following standards have been developed and promulgated by the Board of Directors in accordance with Article 8, Section 1 of the By-Laws of Woodland Greens Homes Association, Inc. Any conflicts between these Guidelines and the By-Laws and Protective Covenants and Restrictions, the By-Laws and Protective Covenants and Restrictions will prevail.**

**NOTE: APPROVAL OF AN APPURTENANT STRUCTURE DOES NOT CONSTITUTE A BUILDING PERMIT OR ZONING CERTIFICATE. OWNERS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND COMPLYING WITH ALL LOCAL BUILDING CODES.**

**GENERAL CONDITIONS:**

The architectural guidelines and standards have been developed to create an environment of homes blended with nature.

When incorporating structures or additions to the neighborhood properties the Woodland Greens Homes Association Board of Directors has elected to incorporate this same theory into the approval process.

The process for approval for structures or additions shall include a review of the following criteria:

1. Each lot shall be used only for residential purposes. No building shall be erected, altered, placed or be permitted to remain on any lot other than one detached single-family dwelling, with a private garage for not less than two nor more than four cars which is to be attached to the principal dwelling.
2. SIDING/SOFFITS/GUTTER BOARDS: All siding materials other than brick or wood lapboard siding shall require written consent of the Board of Directors. All sheet materials used as siding shall require written consent of the Board of Directors. Cedar or redwood siding that is to be exposed for natural weathering must be treated, stained, or painted. Aluminum siding is prohibited. The Board of Directors may approve premium grade textured vinyl siding under special conditions.
3. FRONT YARDS, DRIVEWAYS, AND WALKS: Front yards shall be landscaped. All driveways shall be paved with concrete, asphalt, or paving stone. Gravel or dirt driveways are prohibited.
4. COLOR SCHEMES: The Board of Directors herein reserves the right to approve and order changes in the color schemes of all dwellings.
5. MAILBOXES: An Improvement Application will be required if the replacement box is not of the same type and style as the existing box.
6. SWIMMING POOLS, SPAS, AND HOT TUBS: No above-ground swimming pools shall be permitted. Hot tubs and spas will be permitted on the rear deck with the approval of the Board of Directors. The Board of Directors must approve all swimming pools as to style and location.

7. 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. Compatibility shall be at the discretion of the Board of Directors.
8. FRONT STORAGE: No front porch shall be used for the storage of any items except acceptable porch furniture. No front yard shall be used for storage items of any kind.
9. WATER DISCHARGE: Any change in the existing or new construction must conform to the following guideline: Storm water and/or sump drain and downspouts must discharge to the rear of the lot or the sump drain line provided. Curb cuts and or discharge to the street right-of-way or curb are prohibited.
10. SATELLITE DISH, RADIO, AND TELEVISION ANTENNAS: One satellite dish (one meter or less in diameter), free standing radio tower, or television antenna will be permitted on lots only and shall be constructed within two (2) feet of the building. No satellite dish, television antenna, or radio tower, either free standing or roof construction type shall be permitted to extend more than twelve (12) feet above the ridge lines of the adjacent roof or the ridge line of the roof or upon which it is constructed. No receiver dish of any kind will be attached to the front of the house or mounted in the front yard.
11. AIR CONDITIONING AND HEAT PUMP EQUIPMENT: Air conditioning and heat pump equipment shall be located in side yards, except in corner side yards where such equipment shall be located in the rear yard. To the extent reasonably possible such equipment shall be screened from view in a manner approved for each lot.
12. 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 of size, color, location, and manner of installation for the lot in question by the Board of Directors.
13. EXTERIOR CARPETING: No exterior carpeting may be used if it is visible from any neighboring lot or the street.
14. FENCING: All fencing will be maintained and in good repair to include pressure washing or treating/staining if necessary. Standard chain link or other wire fence shall not be permitted. Fences will not exceed six feet in height. No fences shall be erected in the front yard. For purposes of this section, the front yard shall run from the street right of way to the rear line of the dwelling. Perimeter fences are only permitted at the discretion of the Board. Placement of fencing regarding property lines and setbacks will be in compliance with Warren County's guidelines for residential fencing. All fencing will require the prior written approval of the Board of Directors.
15. LOT MAINTENANCE: All lots must be kept mowed and free of debris and clutter. During any construction, each Owner and Contractor shall be responsible for keeping the streets and adjacent lots clean and free of debris. The Association shall have the right to assess any Owner for the cost of mowing or clean up in the event that the Owner fails to do so.
16. SHEDS AND OTHER STRUCTURES: All requests and applications for construction or addition of storage sheds , pool buildings, walls, landscaping features and other similar structures shall be reviewed by the Board on an individual basis in accordance with general standards hereinafter set forth. Siding and roof materials shall be the same as the principal dwelling. Similar roof pitch is also highly recommended. Metal sheds are prohibited. Only one (1) shed per lot, not to exceed 200 square

feet in size and a maximum of 12 feet in height will be permitted. Sheds will be placed on level ground. All sheds will be painted, maintained, and kept in good repair.

PROCEDURE: A set of plans and specifications shall be submitted for approval by the Board of Directors before construction or addition can commence. Such plans and specifications shall contain information as the Board of Directors may reasonably require, but shall in all cases include: (i) the site plan showing the location of all proposed and existing structures on the lot and all existing structures of adjoining lots; (ii) exterior elevations for the proposed structure; (iii) specifications of materials, color scheme, and other details affecting the exterior appearance of the proposed structure; and (iv) description of plans or provisions for landscaping.

A. VARIANCES: The Board of Directors may grant variances from these guidelines if the following conditions apply:

- A.1. There are exceptional circumstances pertaining to the lot in question that do not apply generally to other lots, and
- A.2. Such variance is necessary for the preservation or enjoyment of a substantial property right possessed by other lots in the properties, and
- A.3. Such variance will not be a substantial detriment to adjacent lots, and will not materially impair these guidelines and the overall best interest of the subdivision.

B. RIGHT TO MODIFY GUIDELINES: The Board of Directors 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 community.

#### 17. SWING SETS, PLAYGROUND EQUIPMENT AND STRUCTURES, BASKETBALL GOALS, ETC.:

SIZE: The base area of the playground equipment shall be confined to a rectangular area of 300 square feet or less. Equipment shall not exceed more than 12 feet in height.

MATERIALS: The principle part of playground structures shall be of wood only. Steel parts may be included. Plastic parts such as swing seats, slides, rings, etc. are permitted. Canvas or plastic tent canopies are permissible.

COLOR: The structure may be left a natural wood color or stained an earth tone color.

LOCATION: It is recommended that structures be a minimum of 15 feet from any property line on regular lots. On corner lots it is also recommended that the structure be a minimum of 15 feet from any property line and 15 feet behind the building line on the street side of the lot. In all other cases it is recommended the structure be a minimum of 20 feet behind the house. Playground equipment of any kind can not be placed in the front yard of the property.

LANDSCAPING: The Board of Directors may require as a part of an approval the placement of evergreen trees or other screening, especially on corner lots.

BASKETBALL GOALS: Goals and hoops will only be on the driveway side of the house. Goals may be attached to the house, affixed to a permanently installed pole, or of a moveable variety. All goals must be mounted or kept behind the front wall line of the house.

## 18. COMPOST BINS

### NON-COMMERCIAL, NOT MASS PRODUCED, MADE OF NATURAL MATERIALS.

Compost bins of this category shall have dimensions no larger than the following:

SIZE: A) Animal-proof compost bin with hardware cloth (screened) on all framed surfaces with a lid – 4' high by 3' wide by 3' deep. B) Stackable slat and portable Lehigh-type compost bin – 4' high by 5' deep by 5' long. C) Three compartment multi turning unit compost "Bio" bin with or without a lid – 4' high by 3' deep by 9' long.

MATERIALS: Non-commercial compost bins may be constructed of pressure treated lumber, treated rough cedar, and screened with hardware cloth, 2"x2" welded galvanized dog wire or wire fencing.

COLOR: Non-commercial bins may be left a natural treated wood color, stained an earth tone color, or stained to match the primary structure's (house) exterior wooden deck.

LOCATION: All compost structures shall be a minimum of 5 feet from any property line on regular lots. On corner lots the structure shall be a minimum of 5 feet from any property line and 5 feet behind the building line on the street side of the lot and behind the house. Locations must be approved on an individual basis by the Board.

LANDSCAPING: The Board of Directors may require as a part of an approval the placement of evergreen (non-deciduous) trees or other screening around the perimeter of the compost structure especially on corner lots. Trees or screening should be located at least two feet from the bin on all sides to allow adequate spacing for air circulation.

### MASS PRODUCED COMPOST BINS OR CONTAINERS

SIZE: This structure's dimensions may not exceed 40" tall by 36" in diameter.

MATERIALS: Mass produced compost bins may be constructed of polypropylene, plastic, galvanized woven welded wire, dog-wire, or wire fencing.

COLOR: Green or black.

LOCATION: All compost structures shall be a minimum of 5 feet from any property line on regular lots. On corner lots the structure shall be a minimum of 5 feet from any property line and 5 feet behind the building line on the street side of the lot. Locations must be approved on an individual basis by the Board.

LANDSCAPING: The Board of Directors may require as part of an approval the placement of evergreen (non-deciduous) trees or other screening around the perimeter of the compost structure, especially on corner lots. Trees or screening should be located at least two feet from the bin on all sides to allow adequate spacing for air circulation.

OFFENSIVE ODORS: Odors or other emissions produced by any composting that might affect any other residents will not be acceptable.

## GUIDELINES FOR BASKETBALL HOOPS AND GOALS

Basketball hoops as well as other yard appliances are an amenity and a necessary part of the enjoyment of life in many subdivisions. If properly installed and maintained, they are assets to the community.

The placement and use of basketball hoops are as follows:

**GENERAL:** The overall design of the subdivision protective covenants is to preserve the community appearance in a natural, neat, uncluttered, subdued state.

The design of these guidelines for basketball hoops is to carry out this plan so that these appliances remain as inconspicuous as possible to the casual observer.

**TYPE – COLOR – SIZE:** Many different types of basketball hoops are commercially available, virtually all of which are acceptable. The size of the board should not exceed existing units in the neighborhood (approximately 8-10 square feet). It is strongly recommended that these units be painted in subdued colors such as the trim color of the residence.

**LOCATION:** In general, the location of the appliance should be a minimum of 15 feet behind all building lines on the lot. Homes having a front entry garage may require an additional slab in the rear yard. Appliances attached to the front of the house or between the house and street are not acceptable. Special conditions exist on double frontage lots serviced by a common driveway. On double frontage lots, an appliance is not permissible on the common driveway. Appliances are permitted in the front yard of double frontage lots provided they are kept a minimum of 10 feet from the side lot line and 15 feet from the front lot line and use the driveway pavement as the surface. Separate slabs are not permitted in the front yard of double frontage lots. Appliances are not permitted to be placed in or any closer than 10 feet from the curb.

**USE:** Respect for neighbors' quiet enjoyment is essential.

**MAINTENANCE:** Proper painting and other maintenance is mandatory. Landscaping to screen the view and deaden noise is strongly encouraged.

**APPROVAL:** Installation of basketball hoops and other yard appliances requires prior written approval of the Board of Directors before they are installed. The Board of Directors 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 properties as a first-class development.

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