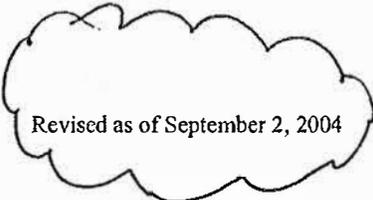


Architectural Guidelines

PHASE IV, IVB & VIB

**Washington Place
Van Wert, Ohio**



Revised as of September 2, 2004

Guidelines – The Purpose

All construction must be approved in advance by the WASHINGTON PLACE Architectural Review Committee (ARC). The ARC had this guide prepared primarily to assist those who are planning to:

1. construct a new residence,
2. make additions to, or any exterior alterations to an existing residence

BUILDING HEIGHT

The maximum height permitted shall be 35 feet as measured from the grade at the front door to the highest point of the house, excluding the chimneys.

CHIMNEYS

Exposed metal flues are not preferred. Prefabricated chimney flue caps should be screened with masonry or other material shroud unless approved by the ARC.

GAZEBOS

Generally, request for the installation of gazebos will be approved subject to the following guidelines;

1. Final placement and design of the structure must be approved by the ARC.

PORCHES, SCREENED IN PORCHES, ROOM & GARAGE ADDITIONS

1. The roof line shall follow the natural roof line of the home, or be approved by the ARC.
2. All detailed construction plans must be approved by the ARC.

DECKS

Generally, request for decks will be approved subject to the following requirements;

1. Final configuration of the deck must be approved by the ARC prior to the commencement of construction.

BIRD HOUSES/FEEDERS

All pole-mounted bird houses/feeders shall be located in the rear yard of a residence secured firmly into the ground in an approved location.

WASHINGTON PLACE

Architectural Review Procedures

Plan Submission:

The ARC requires only that the final working drawings be submitted for review; however, for builders, designers, and architects working in WASHINGTON PLACE for the first time it is recommended that they provide a preliminary submittal. This is done to avoid unnecessary expense and time delays for the builder and owner.

Allow 2 ½ to 3 weeks for approval.

Construction review. The ARC shall perform a final inspection in order to check for conformance with the approved contract documents and the standards set forth in the Design Guide.

Final Design:

SITE PLAN:

- 11 x 17 print (2 sets)
- The site plan is to indicate all special assets of your lot (trees, ravines, etc.) and all proposed improvements:
 - Building footprint
 - Location of proposed decks and terraces with finish materials specified
 - Driveways, auto courts with specified finishes
 - Walls and/or fences with sufficient detailing to describe the character intended.
 - Location of all utilities (electric meter, gas meter, and external air conditioning condenser)
 - All paving including sidewalks, etc.

FLOOR PLAN:

- 11 x 17 print (2 sets)

BUILDING ELEVATIONS:

- 11 x 17 print (2 sets)

These elevations should show all sides of your home including detached buildings, garage, etc. Indicate all finish materials and typical detailing of any significant architectural elements. Actual grade conditions must be reflected on the elevations.

MINIMUM LOT REQUIREMENTS

EFFECTIVE SEPTEMBER 2, 2004

WASHINGTON PLACE ARCHITECTURAL GUIDELINES

Lot Description	Min. Sq. Ft. of Living Space	Min. Sq. Ft. of Garage Space	% of Lot Price for Landscaping (Excl. grading, sod or seeding)	Side Garage Entry Mandatory	Minimum % Required for Front of Home	Minimum % required for the Sides of Home (% of total wall area for both sides)	Minimum % required for the Street Side of Home – If Corner Lot	Minimum % required for the Rear of Home
Roosevelt Lane	1500	576	10%	No	*A – 75%	*A – 0%	*A – 50%	*A – 0%
Garfield Madison Blvd	1500	576	10%	No	*A - 50%	*A - 0%	*A - 50%	*A - 0%
Englewood Place	1300	250	10%	No	*A - 50%	*A - 0%	*A - 0%	*A - 0%

*Exterior Products

A= Brick, AAC, Wood, Stone, Cement Siding and approved composites
(Balance remaining – vinyl siding or any other product-must be approved by ARC)

Washington Place Estates

Architectural Review Application For Outside Contractors

Date Submitted _____

Date Returned _____

Homeowner _____

Telephone # _____

Address _____

Washington Place Section _____, Lot No. _____

Lot Street Address _____

General Contractors Name _____

Telephone# _____

Address _____

HOME PLAN

Total Square Feet (excluding garage and basement) _____

Total Square Feet (garage only) _____

<i>Requirements</i>
_____ <i>Total Sq. Ft.</i>
_____ <i>Garage Sq. Ft.</i>

The following is a checklist of items needed for review (see Architectural Guidelines for specific information related to each)

- _____ Two sets of Site Plan (11 x 17 paper)
- _____ Two sets of the Floor Plan (11 x 17 paper)
- _____ Two sets of Building Elevations (materials clearly labeled) (11 x 17 paper)

One set of final approved documents will be retained by the ARC to be used in context evaluations of adjacent lots, and development throughout the design review process.

All building plans and materials have been approved by the Architectural Review Committee members:

ARC Member

ARC Member