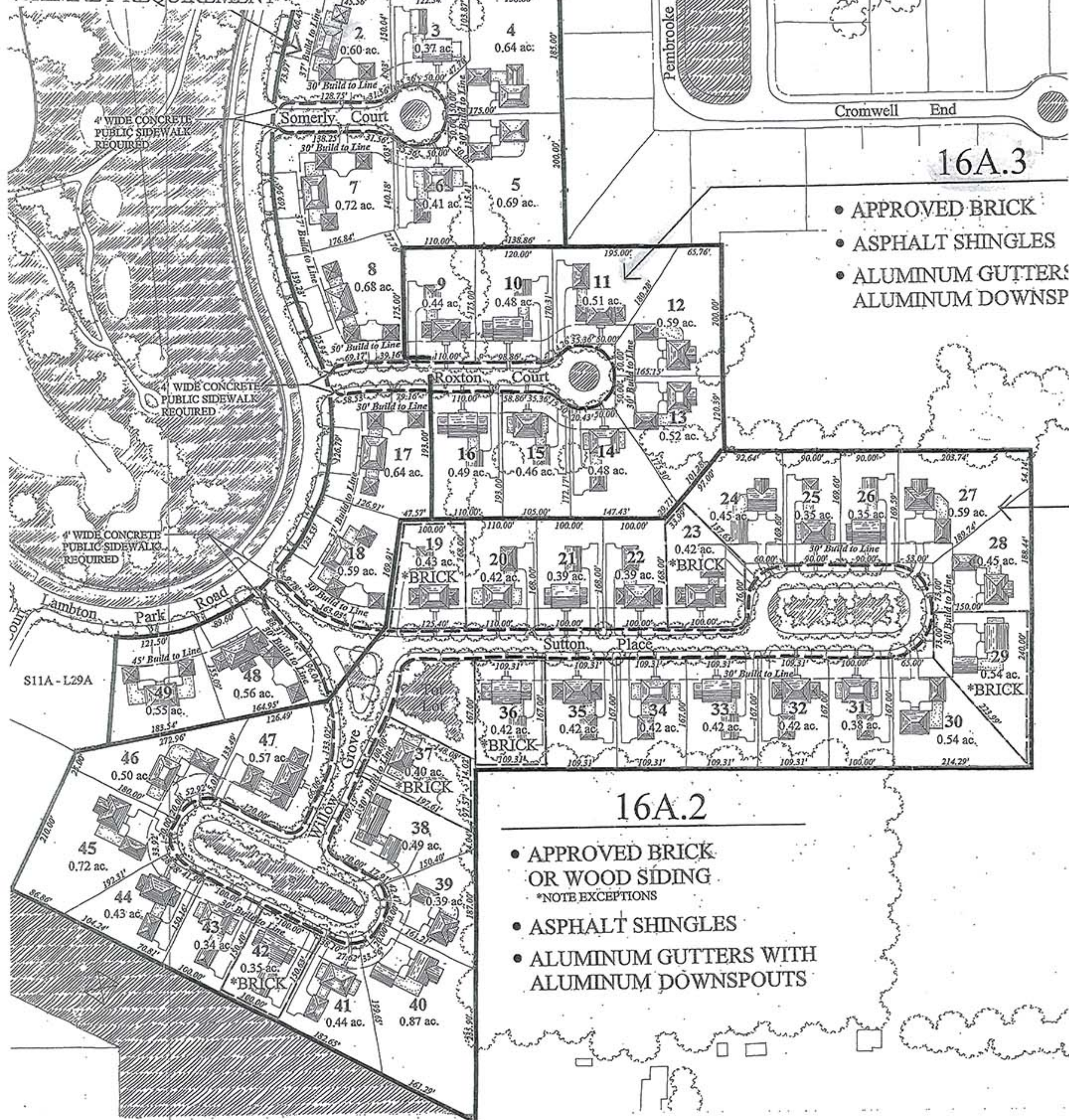


- APPROVED BRICK
- ASPHALT SHINGLES
- ALUMINUM GUTTERS WITH COPPER DOWNSPOUTS
- MAIN BLOCK CHIMNEY REQUIREMENT



TIVERTON

A New Albany Country Club Community

0 50 100 200

Settlements on lots 1, 2, 3, 4, 5, 6, 7, 8, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, shall be constructed of approved brick or wood siding, in appropriate styles, used on dwellings on all of the lots listed above. The main block chimney shall be painted and color is Olympic "OUTSIDE WHITE". The lot owner shall submit the lot plan to the ARC for review and approval.

on Form. Each lot owner is required to submit it to the Architectural Review Committee. Owners and designers may use the lot plan to show the lot purchaser's responsibility to the ARC and standards.

all be constructed of approved brick or wood siding.

REFER TO
PEMBROOKE (SECTION 16B)
A.R.C. DOCUMENTS

- APPROVED BRICK
- ASPHALT SHINGLES
- ALUMINUM GUTTERS WITH ALUMINUM DOWNSPOUTS

- APPROVED BRICK OR WOOD SIDING
*NOTE EXCEPTIONS
- ASPHALT SHINGLES
- ALUMINUM GUTTERS WITH ALUMINUM DOWNSPOUTS

Section 7.5 Exterior Lighting and Mailbox. A standard New Albany Country Club Communities yard light and mailbox is required for each lot. The ARC will define a consistent location for the yard light and mailbox at the time of preliminary design submittal.

Lighting of the Front Entry Court and Rear Yard area for the safety and convenience of the homeowner may be permitted upon review and approval of a lighting plan by the ARC. Spotlights that accent the architecture are prohibited. Decorative accent low voltage style lighting of any type is prohibited. The location of any security lighting must be indicated on the final design submittal or the landscape submittal for review and approved by the ARC. If any additional ground lighting is desired, a lighting plan is required to be submitted to the ARC for specific review and approval.

Section 7.6 Garages. Particular attention should be given to the location, access, and screening of garage vehicular doors. Garages with vehicular doors facing the front Property Line are discouraged and require written ARC approval at the concept stage. When garage doors facing the front Property Line are permitted, they shall be set back a minimum of 10'-0" from the main house Building Face, shall have no more than two vehicular doors, and shall be screened from adjoining views with appropriate landscaping.

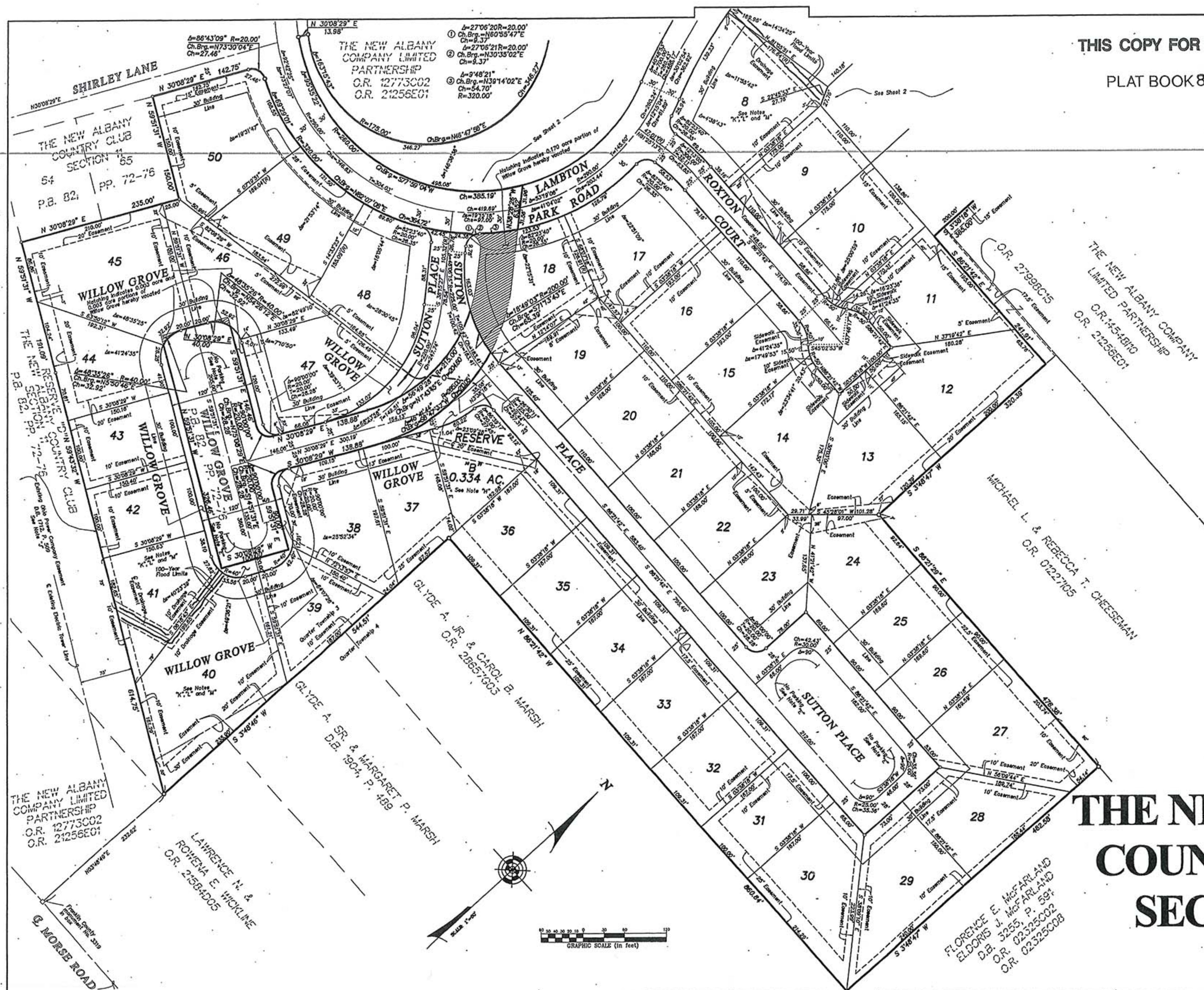
Garages with vehicular doors facing the rear Property Line shall be set back a minimum of 30'-0" from the rear Property Line and shall have a minimum of a 5'-0" wide landscape buffer area. Vehicular garage doors on corner lots are required to face the rear Property Line.

Garages with vehicular doors facing the side Property Line shall be set back a minimum of 30'-0" from the side Property Line and shall have a minimum of a 5'-0" wide landscape buffer area.

Within the required landscape buffer area, there shall be a minimum of 6'-0" tall evergreen trees or ARC approved evergreen tree row that screens the vehicular doors from adjacent properties.

THIS COPY FOR REFERENCE ONLY

PLAT BOOK 87 PAGE 83



THE NEW ALBANY COUNTRY CLUB SECTION 16A

NOTE "A" - No determination has been made by the Village of New Albany as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the area hereby platted. The Village of New Albany approval of this final plat of The New Albany Country Club Section 16A does not imply any approval of the site as it may pertain to Wetlands.

NOTE "B" - All of the area hereby platted is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and incorporated areas, map numbered 39049C0183 G with effective date of August 2, 1995.

NOTE "C" - No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "D" - MAINTENANCE OF PLANTING ISLANDS IN PUBLIC STREETS: The planting islands in Roxton Court, Somerly Court, Sutton Place and Willow Grove shall be maintained by the New Albany Country Club Community Association, Inc. Said islands shall be maintained by said association at its own cost and at its own risk and said association shall hold The Village of New Albany harmless from actions resulting from said maintenance. Said planting islands shall be designed and maintained so as not to obstruct the view of persons operating motor vehicles in, entering or exiting the public streets adjacent to said islands.

NOTE "E" - PARKING: Notice is hereby given to the buyers of the lots in The New Albany Country Club Section 16A, that, within the cul-de-sac portions of the pavements in Roxton Court and Somerly Court, along those portions of those sides of the pavements in Sutton Place and Willow Grove indicated herein by the notation "No Parking" and along the westerly side of the pavement in Lambton Park Road, the Village of New Albany, Ohio, may restrict or eliminate on-street parking. The buyers of said lots hereby waive any and all objections to said parking restriction or elimination.

NOTE "F" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in The New Albany Country Club Section 16A. Nothing herein, however, shall prohibit the construction and use of, if otherwise permitted, a driveway alongside or to the rear of a residential structure.

NOTE "G" - HIKING/BIKING TRAIL: Within that area designated hereon as "Hiking/Biking Trail Easement", the New Albany Country Club Community Association, Inc., its successors and assigns, shall have and is hereby granted a nonexclusive easement for the purpose of constructing/installing, operating, maintaining, repairing and replacing a paved hiking/biking trail for use by the public. Paved hiking/biking trails located within said Hiking/Biking Trail Easement area and/or within the limits of The New Albany Country Club Section 16A shall be open for use by the general public. Said trails shall be maintained by the New Albany Country Club Community Association, Inc. and said association shall hold The Village of New Albany, Ohio, harmless from actions resulting from said maintenance.

NOTE "H" - RESERVE "A" AND RESERVE "B": Reserve "A", as designated and delineated hereon, shall be owned and maintained by The New Albany Country Club Limited Partnership, its successors and assigns. Reserve "B", as designated and delineated hereon, shall be owned and maintained by the New Albany Country Club Community Association, Inc. Said reserve area shall be maintained by said association at its cost and at its risk and said association shall hold The Village of New Albany, Ohio, harmless from actions resulting from said ownership and maintenance.

NOTE "I" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the Village of New Albany, Ohio, by instrument of record in Official Record 19155114, Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by crosshatching are hereby released and rendered null and void, all rights and easements reserved by the plat of The New Albany Country Club Section 11, of record in Plat Book 82, Pages 72-76, Recorder's Office, Franklin County, Ohio, within the limits of Lots 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81 and 82 as the same are numbered and delineated thereon, are hereby released and rendered null and void and all rights and easements reserved by the plat of The New Albany Country Club Section 14, of record in Plat Book 83, Pages 21-24, Recorder's Office, Franklin County, Ohio, within the limits of Lot 50 as the same is numbered and delineated thereon, are hereby released and rendered null and void.

NOTE "J" - EXISTING THE OHIO POWER COMPANY EASEMENT: The deed of easement to The Ohio Power Company of record in Deed Book 1712, Page 509, contains the provision that "...no building or structure shall be placed ...under or within fifty (50) feet (measured horizontally) of any tower or wire..."

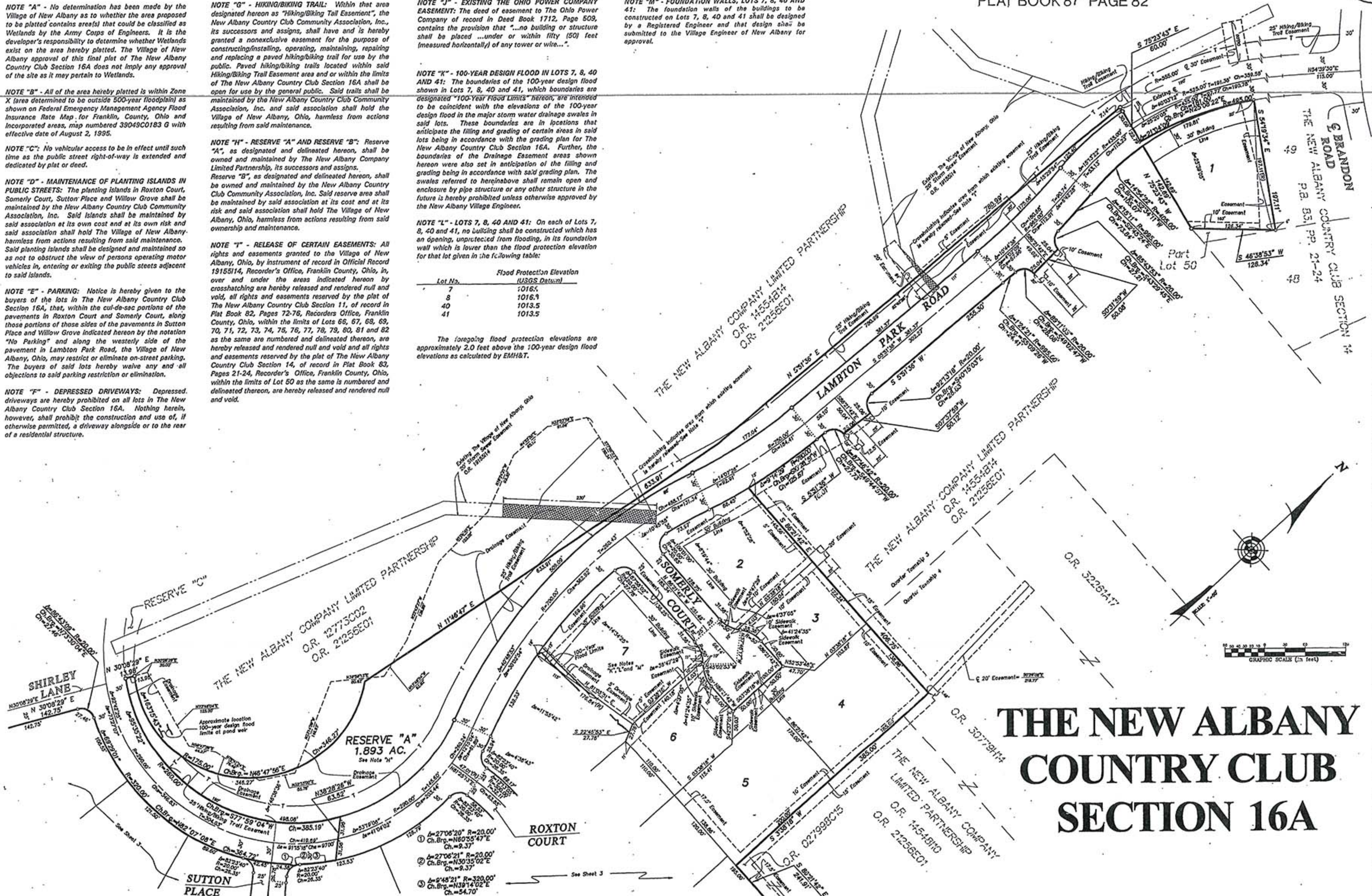
NOTE "K" - 100-YEAR DESIGN FLOOD IN LOTS 7, 8, 40 AND 41: The boundaries of the 100-year design flood shown in Lots 7, 8, 40 and 41, which boundaries are designated "100-Year Flood Limits" hereon, are intended to be coincident with the elevations of the 100-year design flood in the major storm water drainage swales in said lots. These boundaries are in locations that anticipate the filling and grading of certain areas in said lots being in accordance with the grading plan for The New Albany Country Club Section 16A. Further, the boundaries of the Drainage Easement areas shown hereon were also set in anticipation of the filling and grading being in accordance with said grading plan. The swales referred to hereinabove shall remain open and enclosure by pipe structure or any other structure in the future is hereby prohibited unless otherwise approved by the New Albany Village Engineer.

NOTE "L" - LOTS 7, 8, 40 AND 41: On each of Lots 7, 8, 40 and 41, no building shall be constructed which has an opening, unprotected from flooding, in its foundation wall which is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation (USGS Datum)
7	1016.5
8	1016.9
40	1013.5
41	1013.5

The foregoing flood protection elevations are approximately 2.0 feet above the 100-year design flood elevations as calculated by EMH&T.

NOTE "M" - FOUNDATION WALLS, LOTS 7, 8, 40 AND 41: The foundation walls of the buildings to be constructed on Lots 7, 8, 40 and 41 shall be designed by a Registered Engineer and that design shall be submitted to the Village Engineer of New Albany for approval.



THE NEW ALBANY COUNTRY CLUB SECTION 16A