

Stonehill Village Elements

Updated September 1, 2022



Stonehill Village is a Master Planned Community identified by the official logo pictured above. The Stonehill Developer shall approve all aspects of exterior finishes, landscaping, fences, street placement, and trail locations prior to beginning construction. The Stonehill Developer's objective is for all aspects of new construction to blend with prior construction. The look of rear and side-yards are equally as important as the streetscape of front-yards.

There are a variety of architectural styles within Stonehill Village. The Stonehill Developer's goal is avoid mixing architectural styles within a given neighborhood. The delineation of neighborhood styles will be achieved utilizing tree lines and landscaping elements.

Building materials have changed over the decades. The use of wood, stone, and brick is preferred. Artificial building materials have improved substantially in recent years, simulating the classic building materials. While the Stonehill Developer has permitted vinyl siding in years past, vinyl has not achieved the longevity and rich look of classic architecture. Until the quality and consistency issues of vinyl siding are cured (e.g., the waviness in the sunlight and the seams that show), The Stonehill Developer has restricted vinyl in new construction at Stonehill Village. Use of vinyl will be considered on a case-by-case basis at the sole and exclusive discretion of the Stonehill Developer. Currently, only premium grade vinyl siding equal to or thicker than 0.048" thickness will be considered, and then may be used only where expressly pre-approved.

Green Initiative

The Stonehill Village Green Space Initiative is a long-range goal to develop an area that will recreate a native forest prior to the European migration in Ohio. This endeavor will recreate a green space that incorporates a native ecosystem. Pathways will be configured to have minimal impact on the ecosystem while allowing as many people as possible to enjoy the natural environment through all the Ohio seasons.

The Stonehill Developer's objectives for this green space include the following (and more):

- An area dedicated to the preservation of native flora and fauna to include native trees, shrubs, hedges, grasses, and wildflowers.

- A living eco-friendly laboratory for school children as well as adults.
- A sanctuary for all native wildlife
- A place of tranquility and peace

The following 3-phase process must be followed to achieve the Stonehill Developer's objectives:

Phase 1:

Removal of all non-native, invasive species and non-desirable trees and shrubs

This process will include physically removing non-desirable, non-native and invasive species, then applying post emergent treatments in compliance with all regulations and guidelines of integrated pest management protocol.

Phase 2:

Construction of paved pedestrian and bicycle paths through the green space area in a method that would create the least amount of intrusion of the native topography.

By using an indigenous aggregate for the pathways and developing paths in conjunction with the topography of the existing green space, it will have minimal impact upon the existing ecosystem.

Phase 3:

Reintroduction of native trees planted in well-designed settings to ensure the highest success for growth and survivability.

Native trees, shrubs, hedges, grasses, and wildflowers will supply a food source for wildlife as well as shelter, and protection.

By restoring native species, an environment similar to pre-European introduction will be re-created, allowing residents and invited guests to enjoy a native Ohio green space with well-designed and curated trails and pathways, with minimal human impact upon the native flora and fauna and wildlife.

Summary:

Invasive Species: Each developed neighborhood shall be cleared of all invasive species, including but not limited to Honeysuckle, Thorny Locust, and Cottonwood, common areas being accepted by the Community Association. All new Plants and Trees must be native to Ohio. Exceptions to this may be approved in writing by the Developer of Stonehill.

Home Developers/Builders must have a certified arborist survey all plants, and work with the Stonehill Developer and Design Review Board to develop a detailed plan for all removal and replacement plants/trees prior to beginning construction of new areas within Stonehill Village.

Landscape Requirements

Landscape design requirements may vary from neighborhood to neighborhood. However, all neighborhoods must follow the "Green Initiatives" mentioned previously. Landscape standards

for each parcel will vary based on the site plan, product, construction standards, and how a given parcel and builder's product interact with Stonehill Developer and its consultants prior to the construction of the parcel. The Stonehill Developer utilizes certified Arborists and Horticulturalists to review and approve all landscape plans.

Linear Parks (Greenway Trails)

The Stonehill Village Linear Park System is a favorite of our residents and a key amenity that separates Stonehill from other developments. The Stonehill Linear Parks connect the neighborhoods and amenities, such as recreation centers and playgrounds, within Stonehill Village. Most trails are private and are owned and maintained by the Association. Many private trails are considered to be "multi-purpose" and should be designed to be used by people of all abilities. Bicycles and registered electric vehicles all coexist and may be used unless restricted by the HOA. All electric vehicles must be approved and registered by the Homeowners Association or the Developer of Stonehill Village.

Public trails are typically located within Greene County and Beaver Creek Township Road ROW's. Public trails may be maintained by Stonehill, depending on agreements with the Governmental body that controls the ROW. Public trails may restrict the use of certain electric vehicles.

The design of Greenway Systems may vary in width but must be a minimum of 30-feet with a variety of approved trees, bushes, and other plants. Trail entrances shall have landscaped beds for beauty and to help control entry. Many entrances shall have a standard lockable Ballard. The trail design and location must be approved by the Developer of Stonehill Village.

Stonehill paved trails must be 10' wide asphalt with a sub-base capable of supporting a 20,000# GVW maintenance vehicle. Some areas may require a higher GVW rating for emergency access or maintenance.

In some less traveled areas, grass trails may exist with the prior approval of the Stonehill Developer.

The Greenway System must be a minimum of 30-feet wide for short connection runs. Long runs of primary trails shall be 60-feet to as much as 150-feet wide with a variety of approved trees, bushes, and other plants. The trail design is encouraged to blend with the local terrain and should gently meander. The gentle curves add architectural interest and slow wheeled vehicles to improve pedestrian co-mingling. Mounding of grassy areas and landscaped beds help define some areas of the trail. Wider trails are required to separate different housing styles and densities. The inclines of the trail should not exceed a 20:1 slope when-ever possible to allow people of all abilities to use the trails. Benches and trash bins shall be placed in pre-designated spots along the trails.

Street Trees

Optimal Spacing for street trees are 35' ~ 45' on-center, depending on the cultivar. Adjustments in spacing may need to be made to accommodate utilities, driveways, mailboxes or spacing available. The end goal for street trees is to achieve the classic American small town canopied street. Care in planting the trees shall be taken so the tree grows downward to avoid lifting of adjacent structures such as sidewalks and driveways. Mounding of street trees must be avoided. Trees should be planted even with the ground, not above or below. Soil in planting areas need to be conditioned so the trees will drain and grow well. Do not allow volcano mulching that many landscapers do. Avoid mono-culture streetscapes. Trees must be a minimum of 2" caliper measured 6" above the ground level.

Please consult the Street Tree specifications on the Stonehill Village website. Also recommend consulting a certified arborist and/or Stonehill DRB. The Stonehill Developer has the final decision regarding trees and spacing. A detailed street and/or greenway landscape plan is required to be approved prior to planting. The plan should detail by street or area all proposed trees, shrubs, sedges, grasses and wildflowers and other planting beds that will be incorporated within the parcels that are purchased by developers.

Acceptable Trees: Please see StonehillVillage.com for the most up to date list of trees permitted and not permitted. Please see Schedule 4: <https://www.stonehillvillage.com/wp-content/uploads/2022/08/2022-8-Community-DRS-RULES-AND-REGULATIONS-Updated.pdf>

ROW Design Concepts along Trebein/ Hilltop/Dayton-Xenia Roads

Entryways

The entryways into Stonehill Village from the existing County and Township Roads shall be consistent with design elements common to all neighborhoods.

The square stone-faced pillar with a capstone and light shall be standardized for all entrances, in a form substantially similar to that pictured below. The pillar shall contain the neighborhood or area name engraved in stone and mounted to the pillar. The engraved stone shall be illuminated from above, below, or both. LED Fixtures are encouraged. All fixtures used to illuminate the sign shall be removable and replaceable without the need to damage the pillar. The design must be approved in advance by the Developer, or by the DRB in his absence. Other entryway design elements and landscaping may be added with advance approval by the Developer or DRB.



On the Stonehill side of the white board fence, mounding shall be placed in a 50' landscape easement. The mounding shall vary from 6 feet to 8 feet above the primary public road surface. The mounding shall have landscape elements that include trees, bushes, flowers, etc. and shall be maintained by the HOA contracted landscape company. In areas of attached housing, the mounded area will be maintained by the company that built the community, through the landscaper contracted to maintain the attached housing neighborhood.

With the permission of local government, trees shall be planted in the public ROW of Trebein, Hilltop and Dayton-Xenia Roads 5' to 10' from the white board fence in keeping with central Kentucky horse farm look. Mowing of the public ROW that fronts Stonehill property will be done by the Stonehill HOA with written agreements from the local government.

Lighting

Stonehill uses the Dark Sky concept when considering all exterior lighting. We also must consider the architectural beauty, efficiency, and traditional styles of lighting fixtures is equally important. This makes the choice limited and difficult as not all dark sky lighting fixtures are suitable for our Bluegrass look and feel. However, several new designs fitted with directional LED's are coming to the market.

Many times, landscape features may be needed to soften the lighting.

Pond Fountains and Bubblers

Stonehill has standardized the fountains and bubblers used in the neighborhood ponds for ease of maintenance. All fountains are fitted with LED lighting packages. Please consult the property manager of Stonehill Village prior to purchase and installation of pond fountains and bubblers so that we may minimize stocking of spare parts.

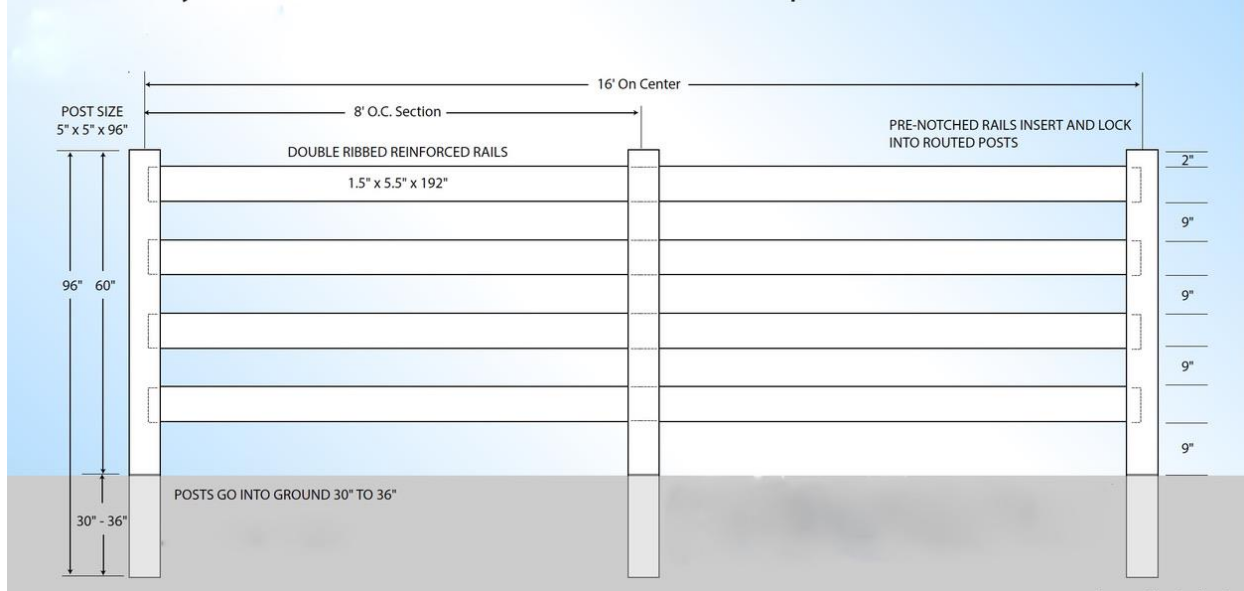
Fences

Greenways and borders:

Fences that outline Greenway trail system within Stonehill are predominately 4-plank white PVC fence. The fences must be constructed 6" to 12" within the HOA property and perimeter borders of Stonehill. The style should be Commercial Grade Heavy Duty White vinyl horse style as seen in the Bluegrass areas near Lexington, Ky. All PVC fence material must be 1.5" x 5.5" **Double Ribbed** Pre-Notched Heavy-Duty Rails = .095 Rail Thickness. Posts should 5" x 5" Posts = .150 Wall Thickness. Post Caps must be securely glued to the post tops. Post shall be 96" with 36" sent into the ground set 8' on center.

Certain neighborhood design elements may permit three plank or two plank style fences. This decision will be based on written agreements between the Home Developer and the Stonehill Village Developer.

Heavy-Duty 4 Rail Horse & Ranch Fence - Technical Specifications



Rails are 16 ft. long and the posts are set at 8 ft. on center which means each 16 ft. section has two posts and caps included in price. When installing the rails, we suggest that for the first section only, a 16 ft. rail be cut in two and used for the 2nd and 4th rail on 4 rails. Thereafter use all 16 ft. rails This serves to make the installation stronger since the rails all terminate on alternating posts.

Areas that abut public ROW's along County and Township roads shall have 4-plank fences set into the Stonehill privately owned ground 6" so there is no question of fence ownership.

Some Common areas may not have fences but must be clearly marked with approved monuments to denote property lines and corners.

Residential lot fences must conform to the Community Design Review Standards, and must be approved by the Design Review Board prior to construction.

Recreation Centers

Stonehill constructed its first 3-acre Centre before the first home was finished, at the corner of Turfland South and Shorthill Drive. This Centre focuses on a late 1800's barn that was stripped to its posts and beams and rebuilt to serve 500+ homes. There is a large meeting/party room, conference room, prep kitchen, loft, and weight room inside. The outside has two swimming pools, two tennis courts, a large patio with a gas fire pit, playground, and a basketball court. We currently have two other playgrounds in the neighborhoods with a 4th playground currently planned. An additional Centre and playgrounds for single family detached housing may be integrated in our future neighborhoods. Specifics will be based on written agreements between Home Developer/Builder and Stonehill Village Developer.

Future attached housing will construct private recreation centers as a part of their neighborhoods.

Developer Capital Account

This account is for use by the Stonehill Developer to perform tasks throughout Stonehill Village for items that the Developer deems necessary. The account is held in a segregated interest-bearing account within the Stonehill Village Community Association. The account is funded by charging new buyers \$1,000/single family home or \$550/unit in attached housing, as a "preliminary membership fee," (except as amended for certain Neighborhoods, pursuant to agreement between the Home Developer and Stonehill Developer) This fee is subject to increase from time-to-time, as provided in the Master Declaration. The fee denoted in this document will be effective 1/1/2022. The funds are collected at lot closing for single family and at completion of attached unit, prior to occupying the home or unit. The Home Developer combines the lot and the single family home into one closing at the completion of the home for occupancy. Funds noted above will be distributed to the Stonehill Developer upon closing of each home.

Projects funded in the past 20 years include landscaping, woodland development, amenity additions, and neighborhood connection. The fund is not a substitute for parcel buyer responsibility.

REAR YARD ELEMENTS

1. Home Developer agrees to install additional rear yard landscaping to enhance the appearance of the rear yard/home elevation from adjacent properties for the home lots.
 - a. Rear yard landscaping will provide sufficient/unique architectural character and appearance on the rear elevation. Rear yard landscaping will vary on each neighborhood based on written agreements between Home Developer and Stonehill Village Developer.

- b. Home Developer agrees to construct a random mix of homes with a variety of design elements to enhance the appearance of the rear elevation from adjacent properties for the home lots identified based on written agreements between the Home Developer and the Stonehill Village Developer.
- c. Stonehill Developer requires the Home Developer's standard roof design has sufficient architectural character and variety of elevation and shapes. Specifics will be based on written agreements between Home Developer and Stonehill Village Developer.