

DEVELOPMENT PLAN -- TEXTUAL SUPPLEMENT

TRINITY PARK

This represents the textual supplement to the Development Plan for Trinity Park, and its purpose is to add commitments to development standards for the project. Deed restrictions generally the same as those for the Brandon development north of Brand Road in the City of Dublin (see, O.R. 9885J06, et seq., Franklin County Recorder's Office) will be executed and recorded for Trinity Park.

The restrictions to be executed and recorded for Trinity Park will include the following provisions:

- (A) Lots will be restricted to use for single-family residential purposes, with a two and one-half story/35 feet height restriction;
- (B) Commercial or trade activity will be prohibited;
- (C) Plan approval for each home constructed in Trinity Park will be required;
- (D) Buildings must be located behind the building line as shown on the recorded plat, and no fences, other than ornamental fences that are not more than 3 feet in height and that are adjacent to entrance platforms or steps, cannot be located in front of the building line;
- (E) Temporary structures, trailers, garages, and storage buildings cannot be placed on any lot, other than in conjunction with construction purposes, or for initial lot sales pending construction of model homes.
- (F) Animals, birds, insects, livestock, or poultry will not be permitted to be kept, raised or bred on any lot, excepting household pets (no more than two mature dogs or cats);
- (G) The use of any lot for dumping of refuse or trash will be prohibited, and any trash or other waste will be required to be kept in proper containers and screened from view from the street and other properties;

- (H) Outdoor clotheslines will be prohibited;
- (I) Disabled vehicles will not be permitted to remain on a lot for any period longer than 30 days;
- (J) Hobbies which detract from the aesthetic character of the neighborhood (such as automobile, bicycle and boat repair) will not be permitted;
- (K) Boats, trailers, campers, recreational vehicles or commercial vehicles will be permitted on lots only if inside garages or for occasional periods not to exceed 72 hours in any 30-day period;
- (L) Each home will have a garage to accommodate at least two automobiles;
- (M) Signs other than for sale signs or promotional signs used by the builder during construction period will be prohibited;
- (N) Television and radio antennas will be prohibited; and
- (O) Construction which would interfere with grading and storm drainage would be prohibited.

In addition, an owners' association would be established which, among other things would have the right (though not the duty) to maintain open areas within Trinity Park, including landscape areas within street eyebrows and areas adjacent to entry signage. Similar provisions were also included in the Brandon restrictions on which the Trinity Park restrictions will be modeled.

Trinity Park will also be subject to the following:

- (A) There will be no split or bi-level homes in Trinity Park;
- (B) All homes will have a minimum roof pitch of 6/12, except that a main roof pitch of 5/12 shall be allowed for homes that also have dormers, gables, or other architectural members with roof pitches in excess of 7/12.
- (C) All homes will have a postlamp in the front yard.

- (D) No lot shall have a home with the same elevation or color treatment as a home on an adjacent lot on the same street.
- (E) Sidewalks and street trees will be installed to city standards, but sidewalks will not be required where a bike path is constructed.
- (F) Homes built on those lots fronting on Wilcox or Rings Road shall be subject to the following:
 - (1) Each house shall have a chimney of masonry construction;
 - (2) Each house shall have a minimum living area of not less than 2,000 square feet for a two-story home, or not less than 1,800 square feet for ranch homes;
 - (3) Each home shall have stone, brick, stucco, or wood treatment on the front elevation, with any other material having a natural look.
- (G) Homes built on those lots adjacent to or directly across the street from the dedicated park land at the southeast corner of the site shall be subject to the following:
 - (1) Each house shall have a chimney of masonry construction;
 - (2) Each house shall have a minimum living area of not less than 2,000 square feet for two-story homes, or not less than 1,800 square feet for ranch homes;
 - (3) Eighty percent of the homes will have stone, brick, stucco, or wood treatment on the front elevation, with any other material having a natural look.
- (H) Homes built on lots other than those addressed in paragraphs (F) and (G) shall be subject to the following:
 - (1) The minimum living area for ranch homes shall be 1,700 square feet and for two-story homes shall be 1,900 square feet;

- (2) Fifty percent of the homes will have stone, brick, stucco, or wood treatment on the front elevation, with any other material having a natural look.
- (I) No more than five of the homes on lots facing Wilcox or Rings Road, or adjacent to or directly across the street from the dedicated parkland shall be ranch homes. No more than thirty percent of the homes throughout Trinity Park shall be ranch homes.

Minimum side yard shall be 6 feet on each side for lots 75 feet in width or less, and 8 feet on each side for lots more than 75 feet in width. Rear yards shall be 25 percent of lot depth, and shall not be required to exceed 50 feet. Fences, other than privacy fences on the interior of lots, such as around decks and patios, shall be subject to the following: (1) Fences along the side or rear lot lines adjacent to the perimeter of the site shall be limited to board-on-board cedar construction consistent with the attached sketch, shall be stained with a stain to be specified by the developer at the time of platting, shall not exceed 48" in height, and shall be located on the platted building line; (2) Other fences within Trinity Park may be of wood or stone or masonry construction, shall not be more than 48" in height and shall not be located beyond the platted building line; (3) Other fences within Trinity Park may occupy required side yards either (i) behind a line perpendicular to and not more than 4 feet in front of the rear corner of a house on the lot; or (ii) to the extent necessary to continue a fence line on an adjoining lot.

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