

Design Review Guidelines – Effective March 2019

(last updated April 2023)

General Guidelines:

- Per Article VIII Section 8.4 of the association bylaws: Any work that is started or completed on the exterior of a home that does not have an approved design review form will not be permitted and further action may be taken by the association to remedy any violations.
- Any outside structures including decks, patios, and handrails must follow City of Green building and zoning codes.
- A permit must be obtained for any project required by the City of Green. Permits must be properly posted on the property per City of Green building and zoning codes.
- Any structure built on your property including but not limited to patios, decks, pergolas, fire pits, and water features must be maintained by the homeowner. The association will not be responsible for any maintenance or repairs on these items.
- Any materials used in building projects must be stored on your property. They cannot be left in the road or in overflow parking lots.
- Any work performed on the outside of your home needs to have a design review form submitted even if it isn't specifically listed in this document.
- Wiring for utilities, cable, etc. cannot be run on the outside of your home along the siding
- Front porch lights and lamp posts must stay lit from dusk til dawn on all properties.
- Holiday decorations are permitted but must be removed by February 1.
- If you were approved for any items on this list that are no longer allowed as of March 2019 you will be grandfathered in to the new guidelines and do not need to change anything.
- Please keep in mind that these guidelines were put in place to keep our neighborhood looking well maintained and everyone's property values high.
- If you are using a machine to dig on any project please call OUPS at 811 first to mark your utilities.

- Homeowner's are responsible to have their property lines located before any DRF's are approved when there is any work that is being completed and it's not clear that it is located 100% on the homeowner's property. This will be required whether the adjacent property belongs to a neighbor, the association, or the park.
- If you make changes to your project after a DRF has been approved you must submit a new DRF.

Decks, Patios, Sunrooms, and Stairs:

Decks:

- Railings must be white vinyl material
- Decking must be a neutral color and vinyl material (i.e. trex, timbertech, etc.)

Stairs:

- Front porch railings must be white vinyl material
- Back step railings must be white vinyl material
- Back step treads must be a neutral color and vinyl material

Patios:

- Must use neutral color landscaping pavers or concrete
- Walls around patios are permitted within these guidelines:
 - Stone walls in earth tone colors
 - Walls can have black aluminum railings on top of them
 - No landscaping is permitted inside patio walls
 - Patios, walls, and flower beds surrounding them must be completely on your property (property lines must be marked)
 - Maximum height of 4' for the wall and railing combined
 - Vinyl fencing around patios is not permitted

Sunrooms:

- Sunrooms must be additions on the house
- Must have siding that matches the house
- Require a foundation and roof that matches the house
- Must be a permanent part of the house and not an outdoor 3 season room

Fire Pits and Water Features:

Fire Pits and Outdoor Fireplaces:

- Wood burning fire pits or fireplaces are not permitted
- Gas fire pits that aren't built in still need to have a design review form submitted
- Built in gas fire pits must be natural gas
- Portable fire pits can be propane
- Outdoor Fireplaces must be natural gas
- Covered in earth tone stones
- Must meet all building codes for fire and venting
- Permit is required from the City of Green
- All outdoor fireplaces and fire pits are subject to site plan review by the design review committee

Water Features:

- Water features are permitted but must have design review form approved for all types and installations

Gazebos, Pergolas, and Sheds:

Gazebos:

- Gazebos will no longer be permitted to be built

Pergolas:

- Must be white vinyl material
- All pergolas attached to the home or not must have approval before being installed

Sheds:

- Sheds are not permitted

Driveway Pavers, Sidewalks, and Porches:

Driveway Pavers:

- Pavers cannot be more than 16" wide on attached homes
- Pavers cannot be more than 18" wide on stand-alone homes
- Pavers must be landscaping pavers (no bricks)
- Pavers must be earth tone colors and colors must be pre-approved before being installed
- Pavers are permitted along the sidewalk to the front porch but the concrete for the sidewalk must remain
- Pavers must be installed flat and cannot be turned on their side
- Pavers cannot go across the front of the landscaping bed separating the driveways of attached homes
- Pavers cannot be used to fill in the landscaping bed separating driveways of attached homes

Sidewalks:

- Sidewalks to front door must be concrete
- Sidewalks to your backyard are permitted within these guidelines:
 - Must be completely within your property (property lines must be marked)
 - You must have a flowerbed between the sidewalk and house, not grass
 - Minimum 3' wide and maximum 4' wide
 - Made of stamped concrete or pavers in earth tone colors. Sidewalk must be solid, no grass, gravel, or other materials between the pavers
 - Attached units - sidewalk must stop at front corner of house
 - Stand-alone units - sidewalk can come off of your driveway near the front of the house
 - Sidewalks cannot go to the road or across your front yard
 - Attached units - you may place stepping stones in your flower bed to get to the sidewalk. Must be flat, earth tone colors, and spaced a couple feet apart. No solid paths in the flower beds.
 - All sidewalks and paths are subject to a site plan review by the design review committee

Porches:

- Tile on front porches will no longer be permitted

Screened in Porches:

- Screened in porches are not permitted
- Retractable screens may be added to permanent roofs that cover patios

Lighting:

Garage Lights:

- If they need repainted they must be black

- If they need replaced you must find a light the same size and similar style in black

Lamp Posts:

- If they need repainted they must be black
- If they need replaced you must find a light the same size and similar style in black

Accent Lighting:

- Accent up lighting is permitted in the front and side of homes
- Path lighting is not permitted
- Light fixtures must be black
- A maximum of 4 up lights in the front of home and maximum 4 on each side of home
- Lights must be hardwired. Solar powered lighting is not permitted.
- Max 35 watt lighting on front and side of homes
- Kichler Integrated LED spotlights or similar brand are recommended
- Rear landscape lighting is permitted. It must be hardwired. There are no maximum numbers but all lighting must be approved by the design review committee.
- Accent lighting is permitted on patios and decks.
- No spotlights or motion lights on the sides of homes
- Max 100 watt light bulbs in all outdoor fixtures

Siding Replacement:

- Woodsman Select Siding: Color Sandstone (available at ABC Supply)
- You must replace the entire section of siding to guarantee color match

Roofs:

- Owens Corning architectural shingles in Driftwood
- Roofs over patios need to match the roof line and shingles of the existing roof
- Patio roofs cannot attach to your neighbor's home
- Flashing on small roofs over front windows can match the siding color

Pools and Hot Tubs:

Pools:

- Pools are not permitted

Hot Tubs:

- Hot tubs are permitted but the style and size must be pre-approved
- Hot tubs must be on your deck or patio

Doors and Windows:

Garage Doors:

- Must be plain white raised panel doors
- Garage doors cannot have windows
- If replacement is needed it must be the same as the existing door

Man Doors:

- Must be painted to match siding – Sherwin Williams SW7507 Stone Lion
- Attached homes with a man door at the front sidewalk must be solid doors
- Stand-alone homes with the man door on the side of the home can have windows in the upper half of the door.
- The threshold for the door must be level with the garage floor.

Front Doors:

- Color options are:
 - Sherwin Williams SW7507 Stone Lion
 - Sherwin Williams SW7019 Gauntlet Gray
 - A dark wood such as Walnut or Mahogany
- Can have glass inserts

Screen Doors:

- Must be white or match siding color – Sherwin Williams SW7507 Stone Lion
- Must be full glass or full screen.

Patio Doors:

- Must be white and similar to existing patio doors
- Must have muntins on windows that match other windows
- Muntins must be inside thermal pane glass

Windows:

- Must look as close to original windows as possible
- Muntins must be on all windows and inside thermal pane glass
- All window replacements must have a design review form submitted and approved before installation
- Basement windows can be glass block
- Egress windows must be similar in style to all of the other windows

Front Window Trim:

- The white trim board on front windows must be replaced with AZEK PVC trim board in white with wood grain - available at Hartville Hardware

Landscaping:

- Flower beds have to be mulch and the mulch must match the mulch used in the rest of the neighborhood (exceptions are listed below under landscaping rock guidelines)
- A design review form has to be submitted before removing plants
- If plants are being removed a drawing needs to be submitted showing what will replace the removed plants

- Plans and drawings must be submitted before planting any new plants.
- Retaining walls are not permitted around flower beds
- Trees located in the front yard of homes may be removed. The stump must also be removed. It's preferable that they are replaced with a new tree but it's acceptable to plant grass in their place.

Landscaping Rocks:

- Due to the Association's landscaping contract, the homeowner is responsible for all maintenance in and around the flower beds where landscaping rocks are used in place of mulch. The association is only responsible for mulch in the flower beds so the landscaping company will not edge, trim, pull weeds, or clean up any debris in any areas where landscape rocks are used in place of mulch.
- The landscaping company will not remove any rocks that end up in the grass before they mow. This will be the homeowner's responsibility.
- The association and the landscaping contractor will not be liable for any damages that occur from rocks that are inadvertently thrown from landscaping or mowing equipment.
- Landscape edging (plastic or aluminum) must be placed around landscaping rocks used in place of mulch to divide them from the mulch and the grass
- Landscaping rocks used in place of mulch must be earth tone colors
- Landscaping rocks used in place of mulch can be placed in the flower beds on the side and back of home
- Landscaping rocks used in place of mulch are not permitted in the front of the home
- Landscape fabric/weed barrier must be put down on flower beds under landscaping rocks used in place of mulch
- Landscaping rocks used in place of mulch must completely cover landscape fabric/weed barrier.

Shrubs between Shared Driveways:

- Units with shared driveways who need to replace the shrubs between their driveways can pick between burning bushes or arborvitae.
- If both neighbors cannot agree on which shrub they want they must replace it with the same type that is already there, unless it is not burning bush or arborvitae.
- If the shared units have a shrub that is not a burning bush or arborvitae and they cannot agree on one of those they must plant arborvitae.
- Four of the same type and size of plant must be planted between each shared unit driveway and spaced evenly apart.
- If only one shrub needs replaced and one cannot be purchased that is the same size as the existing shrubs then all four shrubs must be replaced.
- Burning bushes must be 3 gallon size and arborvitae must be approximately 4 feet tall.

The following trees are not permitted to be planted:

- White Birch
- Silver Maple
- Willows
- Poplars
- Elms
- Ash
- Sweet Gum
- Bradford Pear (there are several of these in the neighborhood but the state of Ohio has recently put them on the invasive species list and they can no longer be planted here.)

This is a list of shade trees that are common in our neighborhood. This list is not a comprehensive list of all trees that can be planted and should only be used as suggestions of what to plant that is popular in our neighborhood. Other trees may be permitted that are not on this list. None of these trees are trimmed by the association and are the responsibility of the homeowner to maintain:

- Douglas Fir
- Fir, Canaan
- Fir, White
- Hemlock, Canadian
- Pine, Scotch
- Spruce, Norway
- Birch, River/Heritage
- Crabapple
- Dawn Redwood
- Eastern Redbud
- Ginkgo
- Hawthorn
- Lilac, Tree
- Linden, Littleleaf
- Maple, Norway – Green
- Maple, Norway – Red
- Maple, Red
- Maple, Sugar
- Oak, Pin
- Oak, Red
- Planetree, London
- Red Bud

This is a list of shrubs and plants that are common in our neighborhood. This list is not a comprehensive list of all shrubs and plants that can be planted and should only be used as suggestions of what to plant that is popular in our neighborhood. Other shrubs and plants may be permitted that are not on this list. Anything on the list that is not specifically identified as being trimmed by the association will be the homeowner's responsibility to maintain:

- Golden Mop Cypress - light trimming (wild hairs)
- Barberry – trimmed
- Arborvitae - no trimming
- Boxwood - trimmed
- Variegated Boxwood - trimmed
- Burning Bush - trimmed
- Blue Spruce - no trimming
- Alberta Spruce - no trimming
- Spiral Evergreen - no trimming
- Juniper - trimmed
- Rhododendron/Azalea - trimmed
- Hydrangea - no trimming
- Knock Out Roses - no trimming
- Hostas - cut back in fall
- Day Lilies - cut back in fall
- Ornamental Grasses - cut back in fall
- Lilac - trimmed
- Weigelia- trimmed
- Red Twig Dogwood- trimmed
- Mr. Bowling Ball Arborvitae - trimmed
- Holly- trimmed
- Privet- trimmed
- Viburnum - trimmed

Ornamental trees:

- Lace Leaf Japanese Maple - no trimming
- Weeping Cherry – trimmed
 - These trees are lightly trimmed, generally we cut the bottoms to get it back to an umbrella shape and any wild branches that are growing upwards instead of “weeping”
- Magnolia – no trimming
- Crabapple – no trimming

Misc. Items:

Radon Systems:

- Must be vented at the rear of the home

Satellite Dish:

- Can be mounted on the ground or the roof but must be in the rear of the home
- Must be maintained by homeowner and removed if no longer in use
- Cables must be run on the interior of the home

Sunsetter Awnings:

- Must be retractable
- Colors should be earth tones

Skylights:

- A design review form must be submitted before skylights are added or replaced

Gutters:

- Must be white
- Approval is needed for leaf guards or gutter replacement
- De-icing Wire: Must be maintained by homeowner

Temporary Structures:

- Temporary structures such as canvas gazebos, tents, and signs are not permitted

Electric Fences:

- Electric fences for pets are not permitted due to Article VII Section 7.5 of SGHA bylaws: “Dogs shall at all times whenever they are outside a living unit be confined on a leash held by a responsible person.”

Fencing:

- Each home is permitted to have one 16' section of fencing. For attached units, this is the fence dividing the two units located on the property line.
- Fencing must be the same as originally installed by developer
- Must be white vinyl
- Must be 6' tall unless there is an issue with privacy with your neighbor and you may add an additional 2' for a total of 8'
- Fence must be solid. Lattice work is not permitted

Generators:

- Must be 15 - 25 feet from the front corner of the house.
- Times that they are allowed to run them for maintenance, i.e. weekly maintenance must be run M-F between 10 am and 4 pm to lessen the noise disruption for neighbors
- Must be placed in flower bed or as close to house as possible (if there is no flower bed on the side of the house.) Cannot be located in the yard.
- Installed by professional contractor

This list is not a full and comprehensive description of every project that must be submitted on a design review form. Any work completed on the exterior of your home should be submitted whether it is listed in this document or not.