



Preserving the Concept Design Strategies Section 2

Design Strategies

The Board of Directors of the Muirfield Association, Inc. is dedicated to long-term good management, fiscal responsibility and controlled growth to preserve the Muirfield concept.

Recognizing the importance of the established design standards for Muirfield Village, the Board keeps an eye on current trends and listens to the needs and concerns of residents to ensure future sustainability of this lovely community.


The Guidelines were established to ensure that developers, architects, builders, contractors, homeowners, landscapers and residents of Muirfield Village adhere to the design requirements for building, remodeling and maintaining the character of the village. Thus, a framework is provided to:

- Enhance the quality of homes and neighborhoods
- Protect property values
- Provide investor and property owner confidence

The guidelines include an explanation of design principles as well as design solutions to implement those principles. By understanding and following the guidelines, the home and property will remain an integral part of the surroundings of this unique community. The Design Guidelines are a critical element in the Design Review process.

The Muirfield Design Control Committee

The Muirfield Design Control Committee (MDCC) was established through the terms of the Deed, Article 6. Its members are appointed by the Board of Directors. An architect, a landscape architect and the Association's general manager comprise the MDCC. At the discretion of the Board of Directors, Muirfield owner(s) may be appointed to the committee. Each position is reviewed annually. To maintain consistency, experience, and architectural harmony within Muirfield, all MDCC members appointed by the Board of Directors must have some background in real estate such as brokerage, construction, design, landscaping, financing, engineering or architecture. They must also be familiar with the Association documents including the deed, design standards and property handbook.



*“Adding value to vision,
The Muirfield Design
Control Committee is
committed to your
success.”*

The MDCC reviews plans for every proposed new home, exterior remodeling, additions, alterations and landscaping to Muirfield properties. Approval from the MDCC is a requirement before any work begins. The Committee meets bi-monthly to review applications. These reviews assure property owners that the provisions of the deed and design standards are carefully evaluated and enforced. Although the

MDCC is appointed by the Muirfield Board of Directors, they are a separate entity. The MDCC has final jurisdiction in approving or disapproving any design review request. The only appeal process is through the MDCC.

The MDCC's mission is to maintain and preserve specific architectural characteristics in design and construction while understanding the needs of owners and their projects. The goals are to assist owners in building and remodeling homes that are consistent with the original concept, enhance existing homes

and neighborhoods, and provide guidance for landscaping projects. The members of the Design Control Committee are committed to the success of each project.

To assist property owners with this requirement, many of the design review guidelines and applications can be found in *Section 5* of this booklet or online at the Association's website:

www.muirfieldassociation.com under "Design Review". These guidelines and applications provide the basic information needed for review. They also serve as a checklist to insure that all design elements have been considered in the development of the home or property enhancements. As provided in the deed restrictions, the Design Control Committee reserves the right to disapprove construction or improvements on properties if the size, scale, character or architectural style is not compatible with the home, the neighborhood or with the design standards.

The Neighborhood and Home Site

Muirfield Village is divided into many neighborhoods or courts, each with its own distinct setting, architectural home style and personality. The neighborhoods were created after a detailed study of the unique natural qualities of each section of land. The architecture varies from neighborhood to neighborhood. Most feature an interior courtyard or cul-de-sac which provides intimacy and individual character. The style, color, trim, window treatment or finish types used in one neighborhood may not be appropriate or acceptable for another area of the village. There are four primary neighborhood atmospheres:

Golf Course Neighborhoods:

Most have views of the golf fairways. Each home adjacent to a fairway must blend with the golf course environment while not encroaching upon it. Views of the course must be constant and may not be blocked by landscape or structures. Most homes surrounding the Muirfield Village Golf Club are required to use heavy-weight cedar shake roofing.

Wooded Neighborhoods:

The natural stands of trees provide rustic enclosure and privacy for homes. These areas are to be preserved as 'natural', which does not allow clearing or manicuring the vegetation.



Ravine Neighborhoods:

Characteristics of a ravine area may include trees, bushes, creeks and outcroppings of rock. Since erosion is the process that created the ravine, special consideration must be taken to protect the natural environment from further erosion. Sloping land often suggests multi-level homes, tiered landscaping, retaining and seat walls and walk-out basements.

Open Land Neighborhoods:

Landscape enhancements are needed to enhance homes in these neighborhoods. Strategic placement of trees and other plant materials on these basically level lots is critical.

Before building or remodeling, it is important to identify the natural qualities of the site and work with them. Save the trees, rock outcroppings, and scenic views. The land at Muirfield varies from level to very steep. Recognize the slopes and drainage patterns. These elements should blend with the site and enhance its natural features. Plan the home and alterations to work with these elements with a minimum of disturbance to the existing grades and contours. Avoid the temptation to fill them. When construction occurs, protect trees and natural areas. Get all plans for construction approved before commencing any exterior project. Consider earth mounding, retaining walls and stepping slopes when developing plans for homes or additions where elevations change. These elements should blend with the site and enhance the finished appearance. Grading portions of lots shall be kept near the existing grade and shall not exceed 4:1 slope.

Drainage:

Drainage issues can be completely solved before initial construction or remodeling if the master grading plan is followed. Each neighbor receives water from above him and deposits water on those below. It is essential that each property maintains the proper grading to allow a natural flow of water from one lot to the next. Storm water from buildings and pavements on each property shall be directed by pipe or swale to the nearest storm sewer or natural waterway. Storm water originating from the natural watersheds of adjacent properties shall be accommodated and transmitted through the site to an existing outlet. Muirfield Association requires silt protection measures to control storm water and sediment during and after construction. Elevations are indicated on the master grading plan at the Association office and on file at the City of Dublin Building Department.

Building Setbacks and Side Yards:

Building setbacks are defined on the plat or deed of each phase of Muirfield. It is the intention that homes have varied setbacks, not 'lined up' as in a subdivision, and be carefully sited in more random order where trees and topography indicate.



Side yard setbacks will be a minimum of 7.5' unless otherwise approved. Certain phases of Muirfield Village have more restrictive front, side and rear yard setback requirements. The original concept for Muirfield neighborhoods encouraged a vista where one property flowed into the next without regimented tree lines or blocking views with shrubbery. Avoid a 'closed in' attitude. Privacy can be achieved by strategically planting trees, shrubs and bushes in clumps or groupings to create privacy and screen undesired views. Think about where windows will be placed; avoid windows that 'look into' neighbor's windows.

Driveways:

Driveway access from the street should be easy and direct while not making the garage doors overly important. The ideal driveway connects strongly with the front entrance making it easy for a person to use the front door. It is idyllic for the driveway to be part of the entry garden, partially enclosing it with shrubs or a wall creating a real ‘auto entrance’. Curved driveways and side-load garages set back from the face of the house are ideal. Garages should be placed so that the doors do not dominate the home. Side-load garages, garages set back from the main face of the home, or courtyard garages help to minimize the impact from the street.

Special driveway paving is encouraged, using brick, pavers, textured concrete or a combination of pavers and concrete. On sloping lots, consider ‘sunken’ or cut-in driveways. On flat sites, mounding may be considered to help driveways blend with their sites. When planning to replace or enlarge a current driveway, always check city requirements as driveway dimensions are restricted by the City of Dublin.



Parking Spaces:

The deed provides for a minimum two-car covered parking facility plus additional off-street parking for two cars. The parking areas should be screened with plantings or gently mounded earth. When upgrading your driveway consider necessary parking. Allow ten feet in width and 20 feet in length for each vehicle. For side entry garages always allow room to easily back the car out and make the turn back towards the street. This will allow you to pull forward into traffic.

Use existing landscape to your advantage allowing the driveway to weave through and around the landscape. Planting ornamental flowers or short bushes along the edge of the driveway will not only soften the look of the hard surface, but will also create a natural border. Add curb appeal with color and textured plantings. The driveway design can add beauty to your home in general and the yard in particular.

Any vehicle stored at the exterior of the property more than 5 days is considered a nuisance and must be stored wholly inside a garage or off-site. Campers, boats, trailers, RV’s, water craft, etc. are prohibited to be stored at the exterior of the property more than 24 hours. To avoid being considered nuisances, they must be stored wholly inside a garage or off-site.

Streets:

No two Muirfield neighborhoods are alike. Broad landscaped boulevards lead to individual neighborhoods. All driveways exit on residential streets. Streets are designed to take full advantage of the qualities and natural contours of the land. Careful siting of each home in relation to its neighbor and coordination of landscaping helps create pleasant environments. Most of the streets in Muirfield Village are city streets; only streets located in the Estates and the Country Club Estates are privately- owned and maintained by the



Association. Problems with on-street parking, potholes, snow removal or speeding vehicles should be directed to the City of Dublin, Streets and Utilities Department at 614-410-4750, or the Dublin Police Department at 614-889-1112.

The Home at Muirfield

Homes at Muirfield are designed to appear to hug the ground as closely as possible. One-story homes with low profiles were built on fairways and other areas where long views are important. Two-story homes are built as part of ‘interior’ neighborhoods and in wooded areas to blend with the tall trees. The terrain often dictates the best-suited home for the lot. On sloping lots, split-level homes or homes with special features (like balconies, overlooking views or walk-out basements) are encouraged.

One Story homes may not exceed 20' measured from the entry level at the first floor of the home to the ridge line. In some phases, one-story homes may not exceed 22' measured from the entry level at the first floor of the home to the ridge line.

One & One-Half Story homes may not exceed 26' from the entry level at the first floor of the home to the ridge line.

Two-Story homes may not exceed 35' from the entry level at the first floor of the home to ridge line. Distance between the finish grade and entry level is to be kept in accordance with the master grading plan. Check with the City of Dublin Planning and Zoning Department.

Materials and Colors:

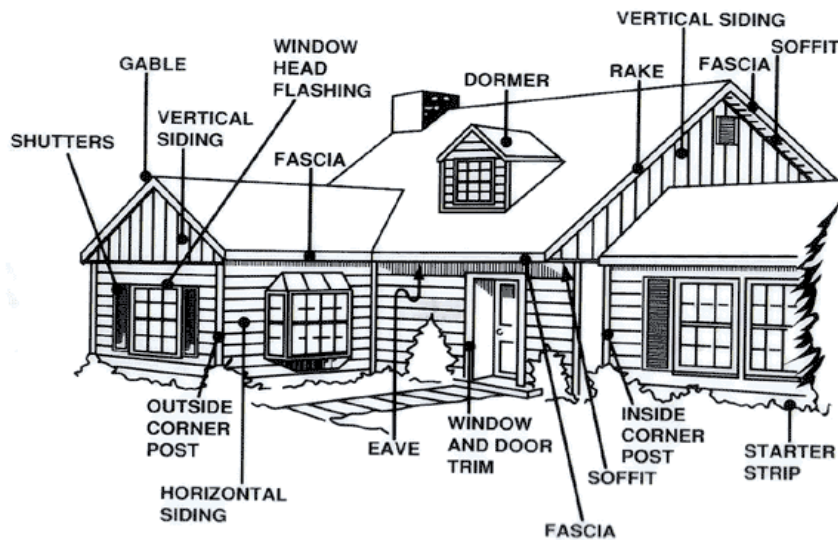
Natural materials such as wood, brick, stone, stucco, and tile are required on new home construction. Earth tones such as browns, tans, dusty greens, warm grays and rusty reds blend well with the trees, meadows and lakes of Muirfield Village.

The Roof and Building Mass:

Roof forms are one of the most highly visible components of a residence. Not only do they provide a vital function, but they contribute to and are integral to the overall residential design through the use of distinctive, defined styles and patterns.

The general shape of the roof, walls and appendages must fit in with the land and be compatible with neighboring homes. To be consistent with the Muirfield character, the shape and material used on the roof must be carefully chosen. In general, major roof slopes should be a minimum of 3/12 and a maximum of 12/12 pitch. The roof forms throughout the community should be compatible with one another to achieve homogeneous appeal. The roof must be consistent with the style of the residence utilizing architectural elements such as cornice treatments, roof overhangs with brackets, and richly textured materials. Multiple rooflines on varying levels on large residences will help break up the vertical mass of a residence.

Gable and hip roofs with minor variations and combinations of these two roof types are preferred. Shed roofs, when designed in a sensitive manner, are acceptable. This also applies to flat roofs when combined with gable, hip or shed roofing. Flat gambrel and mansard roofs are discouraged and are only permitted with specific approval of the MDCC.



Roof material on homes abutting the Muirfield Village Golf Club, homes visible from the golf course and certain other places, are to be heavy-weight wood shakes, left to weather naturally. Roofs in other locations must be asphalt shingles, metal, slate, or tile as approved by the MDCC.

Wide overhangs are strongly encouraged. A wide overhang provides protection to the home and helps the house to appear to hug the ground. Fascia and rake boards must be stained or painted to match roofs. Gutters and downspouts are to be painted to compliment the adjacent side walls. Roof fans, jack vents and flashing, with the exception of copper, are to be painted to match the roof. Solar panels, solar tubes and sky tunnels are prohibited.

Roof patching is prohibited. All roof replacements must be approved by the MDCC. The committee reviews new materials and colors as they come on the market. The Association maintains a limited supply of colors and roofing materials for viewing at the office.

Chimney:

Fireplaces are often the heart of the home. Nothing feels better than sitting by the fire on a cold or rainy day. The Muirfield home may have one or more chimneys which contain one or more flues. An

exterior chimney is one with full exterior reveal and must be constructed of masonry materials to grade. Exterior cantilevered chimneys are prohibited. Exterior chimneys must be constructed of natural stone or brick.

An interior chimney is one that is built inside the home with the exterior reveal beginning at the roof of the house. The exterior portion of an interior chimney may be constructed of natural masonry materials, cultured stone or brick filets. It is prohibited use any type of wood or cedar to wrap any type of chimney.

The Four Sides of the Home:

The general shape and style of the home must fit in with the contours of the land and be compatible with neighboring homes. The architectural style should be consistent with four-sided architecture.

(Four-sided architecture - the dominant material and design features at the front elevation must be incorporated on all elevations in some fashion.) The City of Dublin requires “four sided architecture” on new home construction. Architecture refers to the relationship of various features of a building including texture, proportion, entrance design, doors, windows, trim details, roofs, materials, color, mass and scale. Window detailing should emphasize and connect the four-sided nature of the home. Detailed decks, brick or stone water tables and masonry chimneys are examples of enhancements where four-sided architecture should be implemented.



A side or rear elevation may face a wooded area, pathway, golf course, or neighboring residence. The level of design along a side or rear elevation, while perhaps not as intense as the front elevation, should continue the architectural style of the residence and use the same quality materials. Architectural embellishments could include decking, awnings, and landscape materials.

Muirfield homes incorporate wood, stone, brick and other approved materials as the dominant material on the front elevation. All-stucco homes are permitted, however, these homes must feature classic styled windows, door and corner trim detailing as well as distinctive accent features, quoining, EIFS, or other architectural enhancements. *(EIFS – Exterior Insulation Finishing System - a lightweight, synthetic wall cladding that includes foam plastic insulation and thin synthetic coatings. EIFS can add architectural interest with cornices, arches, columns, keystones, cornerstones, special moldings and decorative accents that would often be cost-prohibitive using conventional construction).*

Special attention to home detailing along the pathways and golf course views is expected. The public nature of these lots require emphasis on additional detailing and landscaping as if the home has multiple front elevations. Homes adjacent to fairways must blend with golf course environment. Homes adjacent to pedestrian pathways should be sensitive to preserve the natural setting while maintaining privacy.

Exterior Finishes and Materials

The correct choices of residential building materials are paramount in the success of the Muirfield concept. Homes should be constructed of high quality, long-lasting materials to contribute to the stability and character intended. Important character-defining details such as brick patterns, joint spacing and color should be incorporated into the design.



Appropriate material examples include:

- Materials compatible with the area’s construction methods and styles;
- High-quality materials which result in homes -that will be as maintenance free as possible;
- Residential building materials consistent with the architectural style of the home, and;
- Building materials appropriate to the scale of the home.

The following are durable materials -recommended for use:

- Cedar siding - recommended are 4" to 8" clapboard, rough or smooth finish; channel rustic boards; v-joint tongue-and-groove boards; vertical board and batten; or wood shingles; all with solid color stains.
- Brick - color ranges should be subtle. Speckled or glazed effects are prohibited. Brick details in chimneys, window sills, entry steps and foundations are encouraged.
- Stone - native Ohio limestone in gray or buff laid horizontally is acceptable. Rubble and roughly squared stone may be used. Square-cut dimensional or ashlar stone is not encouraged. If a flat-faced, vertical bed stone is used, flush joints rubbed with burlap are recommended. Use of artificial stone products, such as “brick filets”, “cultured stone”, “stucco stone” or other manufactured materials, are prohibited on new construction.



Artificial stone is only considered on an interior chimney in which the exterior reveal is from the roof line upward. The MDCC may consider artificial stone on remodeling of existing structures where there is no existing brick ledge.

- Composite siding materials (cement board siding products, such as “Cemplank”, “Hardi-Plank”, or other manufactured materials) will be considered for exterior remodeling projects.

- Stucco, Dryvit, EIFS Systems - natural, subtle sand finish texture, hand troweled or hit-skip texture is preferred; swirls, scratches, splashes, and artificial textures are discouraged. Colors must blend with natural earth colors such as sand, subtle buffs, and tans. White is not permitted.

Inappropriate materials include:

- Exterior walls designed and/or constructed of materials with a limited life expectancy
- Materials incompatible with the architectural style of the residence
- Poorly crafted or “rustic” woodworking and finishing techniques
- Vinyl, aluminum or T-1-11 siding
- Mill-finish aluminum extrusions for windows and doorways
- Unfinished cinder block walls

Use of Color:

The roof and side wall materials of each home shall be compatible with each other and must blend into a common color tone. Natural colors of natural materials blend easily together. When man-made materials are used, colors must blend with natural materials. Accent colors are permitted only on shutters and front entry doors as approved by the MDCC.

The color palette of a home is composed of the colors of the main body of the home, trim, and accent colors. The colors chosen for awnings, shutters and roofs also contribute to the overall color scheme of the home. The overall color scheme must reflect a cohesive appearance.



These guidelines recognize that the review of a home’s color scheme is a balance between the owner’s creativity and individuality, the architectural style of the building, and an overall harmonious vision for the neighborhood. A two or three-color scheme is encouraged to provide visual appeal. The main body color is the predominant color of the home. The trim color is applied to architectural elements such as windows, doors, columns, porches, decks, etc. The trim color must be complimentary to the main body color. In a three-color scheme, the accent color can be used sparingly to highlight certain architectural elements, such as a front door and shutters.

Inappropriate use of color includes:

- Colors that are garish, gaudy, loud, excessive and ostentatious
- Colors that constitute a glaring and unattractive contrast to surrounding natural environment or homes
- More than three different colors or color shades used on a single home unless appropriate to the architectural style of the home
- The use of fluorescent or day glow colors
- Color used to obscure important architectural features

Doors:

Doors are a vital element providing not only visual but also physical connections between the private space within the home and the street. A welcoming entry is more important than any other exterior part of the home. In most cases, the front door shall be raised-panel wood or fiberglass. There are limited areas in Muirfield Village where a flush exterior door may be considered. All exterior doors changes must be submitted to the MDCC for review.



To enhance the walkway to the home, care should be taken to select aesthetically pleasing arrangements and natural materials, such as wood, brick, stone or pavers. An inviting walkway connects strongly with the front entrance making it easy to use the front door and can add to your home’s landscape. It is ideal that it be part of the entry garden, partially enclosing it with plantings.

Storm Doors - Certain full-view storm doors may be considered. The color of the storm door must be the trim color of the house or the color of the entry door. Decorative “scalloped” storm door panels and unpainted aluminum doors are prohibited.

Garage Doors – The MDCC will consider raised panel wood, fiberglass and certain heavy-gauge insulated steel doors as acceptable replacements. In specific areas of Muirfield and on specific architectural home styles, flush doors will be considered for approval. The garage door is generally a more discreet feature of the home and, as a general rule, the finish on the garage door will be the trim color of the house or stained a natural wood color. When contemplating replacing garage doors, consider the architectural style of the home and the neighborhood as there are many styles available, however, not all styles of garage doors will be complementary or appropriate for the home.



Windows and Exterior Doors:

Windows and doors are vital elements that link the inside and outside of your home. From the outside, it’s important that they’re appropriately-sized for your home’s particular style, creating a consistent and cohesive architectural pattern.

In the early days of Muirfield Village, very few options were available for windows and exterior doors; most of the originals were wood, and many of those have been, or are ready for, replacement. Today, changing technology in window and door design and construction offers many options for new and replacement units. Some of those are appropriate for installation in Muirfield Village homes, and some are not. Generally, the



Muirfield Association will only approve applications for new or replacement windows and doors that are very similar in appearance to original wood units.

It is important to check with the Association office early in the planning stage for assistance with any type of window installation or replacement, since all new and replacement windows and doors must be approved by the Muirfield Design Control Committee (MDCC) before installation can begin. Please review the information below before choosing windows and doors for your Muirfield Village home.

Window and Door Construction

There are five types of window/door construction that are often seen on applications in Muirfield Village:

1. All-Wood – these are often seen on higher-end homes. All wood windows and doors can be painted or stained on both the exterior and interior, offering the homeowner a wide variety of choices in color, and allowing easy color changes down the road. All-wood is almost always approved by the MDCC.
2. Wood/Clad – these are solid wood construction, with an exterior “cladding” that protects the exterior from damage by the elements. This exterior cladding is usually aluminum, fiberglass, or vinyl. The structural strength of the wood core allows these windows and doors to closely replicate the design of traditional wood windows. These windows and doors have limited color choices on the exterior, but the interior side can be painted or stained per the owner’s taste. Wood/Clad windows and doors are frequently approved by the MDCC.
3. Composite – these are built of a material made from a mixture of wood fibers and polymers (plastic). Because they are constructed entirely of this composite, they offer the advantage of very low maintenance inside and out. Their structural strength also allows these windows and doors to closely replicate the design of traditional wood windows. Fiberglass offers limited colors choices on the exterior and interior, and in limited circumstances, can be painted. Composite construction is often approved by the MDCC.
4. All-Fiberglass – Because they are constructed entirely of fiberglass, these windows and doors offer the advantage of very low maintenance inside and out. The structural strength of fiberglass also allows them to closely replicate the design of traditional wood windows and doors. Fiberglass offers limited color choices on the exterior and interior, and in limited circumstances, can be painted. Fiberglass windows and doors are often approved by the MDCC.
5. All-Vinyl - these are built entirely of PVC, offering the advantage of very low maintenance inside and out. Vinyl frames are hollow, with additional material added to increase the strength of the vinyl. This additional material sometimes results in larger frames and sashes that do not closely replicate the design of traditional wood windows. All-vinyl offers limited color choices on the exterior and interior, and in limited circumstances, can be painted. All-vinyl windows and doors are sometimes approved by the MDCC, depending on the color and exterior profile.



While the Muirfield Association’s jurisdiction only applies to changes on the exterior of Muirfield Village homes, we strongly recommend that you carefully consider the materials on the interior of your new windows and doors, too. While low-maintenance is an important consideration for the exterior of your windows and doors, it is not a factor on the interior. More important to your home’s long-term value is the ability for a new owner to change the interior window color to match their decorating taste, and to match the interior trim colors. This is more or less difficult depending on the window/door construction type you choose.

Window and Door Installation

The proper installation of new and replacement windows and doors is important for the longevity of the unit and for the integrity of the wall, but also for the exterior appearance of the window/door, exterior trim (if any), and exterior cladding. For new construction, this usually means installing the window first, then the exterior trim, and finally, the siding, stucco, brick, or stone cladding.

In replacement applications, the Muirfield Association will only approve installations where the entire window unit, often including the interior and exterior trim, is removed and replaced. This “full frame” replacement method is required in order to assure that replacement window installations are indistinguishable from new window installations. Full-frame replacement may not be an option with all window and door construction types. It is the homeowner’s responsibility to ensure that their window/door supplier and installer are complying with all of the requirements of the Muirfield Association.

Muirfield Village Window and Exterior Door Standards for Review

The Muirfield Association Design Control Committee will review applications for new and replacement windows, per the information above, the Muirfield Village Design Standards, and the following guidelines:

1. Window Size/Shape/ Style

- New/replacement windows should replicate the profile of traditional wood windows as closely as possible
- Window styles should be appropriate for the style of the home (i.e. double-hung windows on Colonial homes, casements on Tudor homes, etc.)
- Window styles should generally not be mixed on a house. Exceptions include fixed windows with operable windows, awning windows with casements, etc.
- Window size/shape should be appropriately proportional to the house and to other windows on the house
- Sash width should be appropriate for the window style, and should not be wider than a new traditional wood window, or larger than the window sashes being replaced
- Window “grids” should be installed where architecturally appropriate. “SDL” or “TDL” grids are preferred to between-the-glass or snap-in grids
- Exterior cladding is acceptable, but the “sharp-edged” look found in extruded cladding is preferred rather than the “soft-edged” look of roll-formed aluminum cladding
- Single hung windows are prohibited
- Decorative glass may be considered in specific areas, but may not detract from the unified exterior appearance of the home



2. New Window Installation

- New window frames and sashes should be properly located within the wall relative to the exterior finish:
 - Masonry finish – window frame, sash, and brick mould must sit behind the face of the masonry
 - Siding/Trim – on installations with perimeter trim, window frame should be flush or behind trim.
 - Window sashes that protrude beyond the face of the window frame, or the exterior trim, will not be approved
 - Siding/No Trim – brick mould may be used with siding only when no other trim material is used
 - Stucco installations (same as siding installations above)

3. Replacement Window Installation

- Replacement windows must meet all the “new window” requirements above, and:
 - Replacement windows should be appropriate to the style of the home, even if previous replacement windows were not
 - Replacement window installations should be “full frame” rather than sash only – this means that the entire window unit must be removed prior to the installation of new windows
 - Exterior trim should be removed and reinstalled/replaced
 - No additional “build out” material or “wrap” may be used on the exterior of a replacement window installation

4. General

- Applications for new windows, or window replacements, must include detailed technical information about the windows. In some cases, an actual window sample may be required
- New/replacement windows should be of the highest quality design and construction
- No windows are “pre-approved”; all window installations require review by the Muirfield DCC
- Other requirements of the Muirfield Design Standards apply (color, etc.)
- Other requirements of the City of Dublin Zoning and Building regulations may apply

Awnings

Awnings can be approved to make decks, patios or windows more usable in the summer where homes have little or no shade protection. The MDCC will consider the following in the review of awning applications:

- Awnings must be of cloth construction. Metal (other than the supporting frame), fiberglass or other awning materials are prohibited
- Awnings may only be used on the rear of a home
- No more than one awning may be used on a home
- Awnings must be designed as in integral part of the overall home design
- Awnings with lateral or retractable support arms are preferred over vertical post supports. Lateral arm style supports tend to have more head clearance and usable space. Soffit-mounted or wall-mounted supports are preferred
- Roof mounting is prohibited
- Awnings must be properly proportioned to fit the area they cover



- Awnings may only be of earth-toned solid colors or small-patterned fabrics that complement the house
- Decorative edges such as scallops, fringe, or tassels are prohibited

Canopies and Umbrellas are temporary, seasonal structures placed on decks or patios to provide shade. Canopy and umbrella tops must be cloth material. Metal, fiberglass and aluminum tops are prohibited; the support poles and framework may be metal or wood. Canopies and umbrellas may not be permanently affixed to the house in any way. They must be neutral, earth-toned colors. Logos or advertising of any kind is prohibited on any portion of the canopy or umbrella. Canopies and umbrellas may be placed on a deck or patio from April 1st until October 31st. After that date, the canopy or umbrella must be removed from the deck or patio and stored inside.

Egress Windows and Window Wells

Egress windows are emergency exits, and are required by building codes in all bedrooms and on all floors of a house. When you finish existing basement space in your home, especially if that space is to be a bedroom, you'll likely have to add egress windows. In many cases, those new windows will require window wells to meet codes.

In all cases, the installation of egress windows and/or window wells must be approved by the MDCC. The following will be considered in egress window and window well applications:

- Egress windows must be designed to be as unobtrusive as possible
- Egress windows must match the other windows in the house
- Window wells may not be installed on sides of the home facing the street. On other sides, where possible, window wells should not be visible from the street
- Window wells may be constructed of concrete block, wooden timbers, or some types of prefabricated units, depending on the construction of the home and the location of window well
- Depending on the location, the MDCC may require landscaping to screen a window well



Window Shutters

Shutters may be used as architectural accents on some styles of homes, especially homes with a strong traditional character. Shutters should be made to appear as authentic as possible. The MDCC will consider the following in reviewing shutter applications:

- The architectural style of the home
- The size of the shutters – generally, a pair of shutters should be wide enough to cover the entire window if they were closed over the window
- Materials – shutters should be of solid wood or composite construction; some vinyl shutters may not be approvable
- Color – shutters may be an accent color, but the color must be a part of an overall approved color scheme for the house
- Location – when possible, shutters must be on all windows on any one elevation of a house
- Hardware – authentic shutter hardware is preferred



Window (Flower) Boxes

Window boxes will be considered on a case-by-case basis. Window boxes must be architecturally appropriate to the home. Care must be taken to select durable, insect-resistant and moisture-resistant materials.

Skylights

Skylights can be entirely appropriate when they complement the overall design of the house.

Applications for skylights will be reviewed on a case-by-case basis with the following considerations:

- Skylights on the rear and sides of a house will generally be viewed more favorably than skylights on the front of a house
- Skylights may be fixed or operable
- Skylights must have flat glass glazing. Dome type and plastic glazing is not permitted
- Skylights may not sit on raised curbs
- Solar panels, solar tubes, and sky tunnels are prohibited
- Skylight frame colors must match the roof shingle color



Other Architectural Features:

Other architectural details and elements (balconies, overhangs, decks, patios, seat walls, railings, etc.) must be appropriate to the style and function of the home and architecturally integrated with the design of the home. The same amount of thought and care should be put into the selection and installation of these architectural features, including use of door handles and hinges, mail slots, egress windows, shutters, awnings, lighting, address numbers and other elements.

Compost Bins can be used to redirect food scraps into nutrients for gardens. Composting involves mixing yard and household organic waste in a bin and providing conditions that encourage decomposition. The decomposition process is fueled by millions of microscopic organisms (bacteria and fungi) that take up residence inside the compost pile, devouring and recycling it to produce a rich organic fertilizer and valuable soil amendment. The MDCC will review requests for composting bins, taking into consideration the location, size and type of composting receptacle. The receptacle should be located at the rear of the property, in an inconspicuous area and camouflaged with evergreen materials or opaque fencing for year-round screening while still allowing full access to the unit. When selecting a site, consider how odor and sight nuisances could affect your neighbors. Noncompliance with the sight and odor requirements may result in the bin being permanently removed.

Rain Barrels can provide a way for residents to ‘go green’ and be cost efficient. Rain water can be collected by attaching roof downspouts to an approved receptacle. After a heavy rain, water collected in these receptacles can be used to water gardens and yards. Using a rain barrel is a source of free soft water containing no chlorine, lime or calcium, making it ideal for gardens, flower pots or car and window washing. Screening may be necessary, depending on the location, dimension and appearance.

The MDCC will review requests for rain collection receptacles. The receptacles must be located at the rear of the home in an inconspicuous area and camouflaged with evergreen materials for year-round screening while still allowing full access to the unit. The color of the rain barrel should be considered

so that it blends in with the surroundings. Plastic units are subject to fading and cracking due to weather and temperature fluctuations.

Detached Structures: Certain types of detached buildings are acceptable at Muirfield when they are designed to integrate with the design of the home; this means utilizing identical materials, colors and overall design characteristics of the home. These structures must be incorporated within the buildable area of the property. Structures such as sheds, privacy walls, fences, outdoor kitchens, fire pits, gazebos, pergolas, trellises, decks and patios must be consistent with the design of the main structure. They should be screened with landscaping to guarantee privacy. Metal storage sheds and other pre-fabricated outbuildings are prohibited.



Exterior Accents

Exterior Home Accessories:

Outdoor objects or highly ornamental objects must be carefully considered for impact of the natural environment of Muirfield Village. All ornamental decorations are subject to approval by the MDCC. Statuary, fountains, sculptures and other decorative objects are generally prohibited unless confined to a front entry, deck, patio or private living area, or strategically incorporated into a landscape area. These decorations are discouraged unless they supplement the natural theme. Decorative flags, banners, or other types of signage are prohibited on the exterior of properties.

Fences and Screening:

Preserving the open green space and remaining loyal to the Muirfield concept is an important factor when considering screening. In most situations, property defining fencing is not approved in Muirfield Village. There are limited instances in which fencing is appropriate and in those cases, the MDCC will consider the limited varieties that are suitable for both the style of the home and the type of application. Careful consideration must be given to the selection of materials.



Fencing and screening may be considered to provide privacy, create a secluded garden, craft a dog run, screen out utility equipment areas and secure protection spaces. Understanding the function and purpose of the screening or fencing will provide insight and help determine the appropriate type of material to use.

The application must include materials that are compatible with the architecture of the home and fit the natural character of the site. In some cases it is appropriate to screen an area with landscape and plant materials; in other circumstances, using wood, brick, stone or wrought iron fencing may be suitable. Incorporating arbors or trellises into the project are also subject to the approval of the

MDCC. Fencing must be maintained within the buildable area of lot. The maximum fence height is 48” and it shall not extend beyond the width of the house. Gates must be incorporated for access to the unfenced portions of the yard as it is prohibited to encompass the entire yard with fencing. If wood fencing is approved, it must be painted the trim color of the house. Chain link fencing is prohibited.

Outdoor Lighting:

Lighting and light fixtures should be part of an overall design plan and appropriate to the architectural style of the home. Even when unlit, lighting fixtures impact a residence or space with their size and form. At night, lighting can create an inviting atmosphere through the level of intensity and strategic placement of the fixtures.



Appropriate examples:

- Light fixtures that are designed to respect, enhance and contribute to the architectural style, detailing and elements of a home
- Wall mounted lighting for entryways positioned so that neighboring property owners remain undisturbed
- Wattage which is limited so that illumination does not wash onto neighboring properties, as noted in the City of Dublin lighting code
- Light fixtures that reinforce the overall composition of the home’s exterior with regard to color, material, size, scale and shape

Inappropriate examples:

- Lighting which illuminates adjacent properties
- Light fixtures that do not relate to the structure/site with regard to materials, color, size, scale and style
- Open bulb posts, lanterns or spotlights with direct glare.

Mailboxes:

The majority of properties in Muirfield Village use a unique single-arm mailbox unit specifically designed and built by the Association’s maintenance staff. Other styles, sizes or colors of mailbox units are prohibited. It is the responsibility of the owner to see that the mailbox is kept in good condition. As a service, residents may call the Association to request mailbox repairs. The Muirfield maintenance staff will install and perform maintenance to the mailbox unit for a very reasonable fee.



Some sub-associations within the Muirfield community feature cluster mailbox units or posts specific to that neighborhood. In those areas, owners should contact the sub-association’s representative for assistance with maintenance.

Attachments to the mailbox such as banners, decorative covers and advertisements are prohibited. Residents must maintain shrubbery and vines around the mailbox unit so that the home’s address is in clear view from the street.

Landscaping

The landscape design is as important as the architecture of the home. Develop a plan that blends aesthetically with the available space. Plantings around the home should be massed or grouped in critical locations rather than merely stretched along the foundation. Consider issues of privacy, screening less desirable views or accenting the best parts of the property when selecting and locating plant materials. Landscape designs may not obstruct a neighbor's view of natural features such as lakes, streams or golf course vistas. It is prohibited to define property lines with regimented rows of trees, fencing or landscape materials. Landscape materials and beds must be coordinated with neighboring property owners to create a natural flow from property to property. Keep in mind that neighbors own the air space along the lot lines. They have the right to prune or remove any portion of trees, shrubs or landscape materials that branch onto their property. Consider the size of the tree umbrella and growth patterns of shrubs before planting.

Confine all plantings to within the lot lines so that future maintenance and upkeep can be done without encroaching onto neighboring property. Earth mounding is encouraged within a property if it is subtle with gentle slopes to suggest a natural look. Final grading must accommodate proper drainage. Initial landscape application submittals must include front yard, side yard, and wrapping around to the rear yard. The addition of a deck or patio may impact the type and amount of landscape materials required.



The following are suggestions when planning or updating landscaping:

- **Start with and maintain focal points.** Focal points direct one visually. Find something that is slightly different from the rest of the landscape in form, texture or color. The trick is to make them stand out, yet not stick out. It must connect to the rest of the landscape. Scale is also important; if the landscape has broad vistas, perhaps a large tree would fit in quite well. In a smaller space, a specimen tree might be the perfect accent plant.
- **Keep curves in check.** Incorporating curves will add interest to the garden, but don't overdo it. A collection of amoeba-shaped beds would be overkill, as would a curvy path that leads away from the destination. Long, subtle curves are often best.
- **Accent the home.** Use thoughtful planting placement to soften the corners of the home and help it blend with the surroundings. Creative up-lighting can emphasize the welcoming entry to the home.
- **Right plant, right spot.** Calculate the full-grown size, consider growth rate and root patterns. Proper spacing allows air circulation to prevent fungal and insect problems.

- **Flower gardens.** Separate gardens, apart from the private living area of the home, are acceptable when properly integrated into the overall site design. Garden walks and paths are an important part of any site development. They should appear naturally permissive rather than rigid-lined walkways. Suggested materials include brick, pavers, textured concrete, and in some cases, bark mulch.
- **Mulch.** Mulch is a layer of material applied to the surface of an area of soil. Its purpose is to conserve moisture, to improve the fertility and health of the soil, to reduce weed growth, and/or to enhance the visual appeal of the area. Mulch is usually organic in nature. Dark-colored mulch is preferred. Gravel, stone, river rock and rubber or synthetic mulch in landscape beds is prohibited.
- **Natural Areas.** Certain areas of wooded lots should be left in their natural state. These natural areas provide a pleasant contrast to finished areas and reduce maintenance.

Vegetable gardens are part of the lawn and landscape. Before planting a garden, submit a request to the MDCC for approval. Approved gardens must be maintained in an orderly weed-free manner on a regular basis to remain in compliance. Upright structures, posts and netting are prohibited. When submitting the application, include what manner or material will be used to confine the garden edges. Garden applications can be found on the website at www.muirfieldassociation.com under the “Design Review” tab.



Patios, Terraces and Decks:

The backyard is taking over as the favorite gathering space for cooking, entertaining and relaxation. More homeowners are bringing all the comforts of the indoors to the outside by creating multipurpose outdoor living spaces that function as inviting extensions of their homes. Outdoor living spaces such as patios, terraces and decks must be coordinated with the style of each home. When designed to provide privacy, consider enclosing with plantings, privacy fences, walls, or carefully mounded earth.

Patios should be constructed of brick, poured concrete, concrete pavers or stone materials in a neutral appearance, similar and complementary to the inside of the home.

Care should be taken when selecting the style of the patio material, depending on how the space will be used; will the space be used for entertaining or solitary use. The finish should be smooth enough

to be friendly underfoot and coarse enough to avoid icy surface in the winter. Landscape materials should be planted around the base of the patio to soften the edges and direct access to the yard. Seat walls, columns, lighting, outdoor kitchens, and fire pits can add beauty and function in an outdoor living area. Look for natural colors and patterns that will complement the house and avoid a disconnected appearance. Patio areas must be integrated into the living area of the home, not detached as a separate element in the yard.



Decks are to be large enough to be usable and built from materials similar to those used on the home. Wood decks constructed of cedar, redwood or treated lumber should be stained the trim color of the house. Certain composite materials can be considered for use on horizontal deck surfaces. Experience has shown that some composite materials have not met with good long-term results and have been taken off the market or sold to other companies. Due diligence is required before selecting a composite material.



Be sure the contractor is experienced and ask questions about possible algae development in shaded areas; how the material is affected by sun glare; does it get too hot to walk on or is it subject to fading; does the grain (rough side) accommodate amounts of rain or snow to avoid slipping; does the color bleed onto the landscaping or siding around it. A knowledgeable contractor will be able to answer these questions. Screening the underside of the deck should be done with solid skirting, lattice or other materials similar to the deck material. All vertical portions of the deck – railings, top caps, balusters, spindles, lattice skirting, etc. must be stained the trim color of the house. Other railing systems, such as cable, glass panels or bench railings may emphasize the architectural interest of the home.

Percentage of Enclosure:

A certain amount of outside enclosure is desirable, but to assure preservation of the spacious Muirfield environment, no more than 10% of every lot, in addition to the house and garage, should be enclosed as a patio, garden or deck. Percentage of enclosure shall be indicated on the application for design approval.

Walkway:

Brick pavers and stamped concrete have become popular when designing patios and walkways. Incorporating curves will add interest but don't overdo it. Long, subtle curves are often best. The walkway is to add beauty while providing direction to traverse the yard without stepping on grass that is wet and muddy. Give adequate thought to the finish taking into consideration the Ohio climate changes.

Recreational Equipment

The installation of all recreational equipment (play sets, trampolines, basketball equipment, swimming pools, tennis courts, spas or hot tubs etc.) requires written permission of the MDCC.

Play and sports equipment must be located in the buildable area of the lot at least 10' from any neighboring lot lines. Play sets made of cedar or redwood must be left untreated to age naturally or stained the trim color of the house.



If the equipment is made of treated lumber, it must be painted the trim color of the house. The accessories may be earth-tone colors only. Primary-colored accessories are prohibited. Consideration must be given to the placement of the equipment to avoid high visibility to neighbors or obstructing views of natural elements and golf courses. The equipment may be placed on grass, however, a request for placement on mulch or other edging material will be reviewed on a case-by-case basis. Flags and striped tarps are prohibited on play sets.

Portable sports equipment such as basketball units, sports nets, ball returns, etc. must be stored inside when not in use. Unless specifically approved by the Committee in writing, no materials, supplies or equipment shall be stored on the Property except inside a closed Building, or behind a visual barrier screening such areas so that they are not visible from neighboring streets or properties.



Permanently installed basketball equipment must be ground-mounted and compliment the aesthetic and natural look of the neighborhood. Newly-installed basketball equipment must be black, dark forest green or painted the trim color of the home. Clear glass or acrylic backboards do not need to be painted. Any padding used must also be the color of the pole; if not, the padding must be removed and stored inside when not being used. It is prohibited to mount basketball backboards on the home or garage.

Hot Tub or Spa Equipment that is installed on the exterior of the house must compliment the home. Hot tubs or spas must be located on or within a patio or deck that integrates with the rest of the house and the size must be appropriate to the location. Depending on the location, the hot tub or spa must be screened. Aesthetics, privacy and courtesy must be considered. Screening materials may consist of lattice, trellis, tall landscape elements or other approved material which may buffer noise and block views. Noise, whether from the hot tub itself or from those using it must not cause disturbance to neighboring homes.

Trampolines require written approval of the MDCC prior to installation so planning ahead is important. Approval is based on a case-by-case basis. As part of the approval process, a Hold Harmless Agreement must be signed and on file at the Association office before installation. A trampoline in the backyard may be popular with kids, but be aware of the installation and continuing maintenance requirements to address safety or aesthetic concerns. An uncared-for trampoline can be an eyesore ruining an otherwise lovely landscape. Upright poles and safety netting must be kept in good condition at all times. The MDCC will require that the plants/trees selected to screen the trampoline area be large enough and tall enough to block views from the street and neighboring homes. Provide a list of the type, location and number of plants with the trampoline application. Trampoline equipment must be located at least 10' from neighboring lot lines. An in-ground trampoline may be an option to consider. Not only safer, it's easier to hide because it's low to the ground. Some type of drainage pipe must be buried underneath it leading to an outflow basin to

prevent the pit beneath the trampoline from filling with water when it rains. In this application a low seat wall around the trampoline or a row of hedges would work well as a screen.

Swimming pools must conform to regional building codes. Above-ground pools are prohibited. Approved swimming pools must be enclosed with fencing and screened with landscaping for safety, privacy and aesthetic views. Permanent walk-on pool covers may be considered in lieu of fencing. The MDCC will review each swimming pool request on a case-by-case basis.

Tennis courts may be permitted with review and approval of the MDCC. They must conform to regional building codes and adhere to the master grading plan on file at the City of Dublin. As with other recreational equipment, tennis courts must be located within the buildable area of the property and must be at least 10' from any neighboring property line. Installation of a tennis court will involve other details including fencing and landscaping. The drawing and site plan will need to identify the materials, location and size. Owners must refer to design standards for all the varying elements involved.

Storage

The Muirfield Design Control Committee is empowered to protect the natural beauty of the community. Property exteriors must be kept in good condition, free of trash, debris, yard supplies, tools, equipment, sports equipment and other miscellaneous items.

There are a variety of storage and organizational units that can free up space in the garage, making room for storing yard accessories and play equipment. Interior storage does not require an application to the MDCC. Permanent structures, like sheds, utility screens, basketball equipment, trampolines and playsets require approval from the MDCC before locating on the property. All other sports/recreational equipment must be stored inside when not being used.

Larger sports equipment, like lacrosse goals and soccer nets, are difficult to move in and out with use, so the committee has chosen to consider allowing a permanent outside location for them with specific screening and location requirements. Application for these items is available online at www.muirfieldassociation.com, under the "Design Review" area.

Firewood must be placed in an inconspicuous location at the rear or side yard, stacked neatly and kept in good condition at all times. Firewood cannot be stored at the front of the property or within view from the street. Most properties will not accommodate more than 1 to 1½ cord of stored firewood. To be considered firewood, wood must be of a consistent size commonly used in a moderate-sized fireplace. Logs can be no larger than 8" in diameter. If wood pieces are larger, they must be split and cut into pieces no more than 30" long.

Utilities and Services

All utilities originate from easement areas on each lot and are to be underground. Initial installation or repairs may require trenching. If trenching is required through common areas, written approval from Muirfield Association is required before any work can begin. Wiring must be properly buried and the disturbed area completely restored. All service wiring, entries and conduits must enter the home at ground level and may not be exposed on the outside of the house.

Air Conditioners, Heat Pumps, Generators, Meters & Radon Mitigation Units:

Mechanical units must be mounted at the rear elevation or side rear elevation of the home and tucked into an inconspicuous location. Meters on the exterior of homes and other mechanical equipment must be painted to match the house and screened from street and neighboring views with evergreen plant material for year-round coverage. In the case of radon mitigation units, the external pipe must terminate no more than 18" above the roofline and be below the ridgeline of the home. Window air conditioning units are prohibited.

Gutters & Downspouts must be approved by the MDCC before installation and shall be as unobtrusive as possible. They must match the trim color of the house.

Satellite Dish:

To install a satellite dish, a completed Notice of Installation form must be approved and on file at the Association office. Owners and residents must adhere to the rules and regulations regarding the installation of this type of antennae equipment. The installation must be in compliance with FCC regulations, local building and safety codes as well as in accordance with the instruction of the manufacturer.

To preserve the integrity of the Muirfield concept, all installations must be as unobtrusive as possible. Exposed wiring on the exterior of the home must be kept to a minimum. Should any part of the dish, mast or wiring be visible from the street, golf course or neighboring home or lot, it must be painted to match the color of the structure they are adjacent to or attached to unless otherwise camouflaged, shielded or screened from view.

Recommendations for screening include evergreen landscaping materials and imitation rocks (satellite rock covers) as approved by the MDCC.



Attic antennae are encouraged. Other exterior TV and radio reception antennae are prohibited.