

Muirfield Association, Inc.

Home Exterior Policy

Antennas

- Installation of any satellite dish/antenna in the common elements is prohibited.
- Any owner or resident contemplating the installation of a satellite dish/antenna on any lot must obtain and comply with the Association's Satellite Dish Rules and Regulations and must submit a drawing to the Muirfield Design Control Committee (MDCC) indicating the proposed location, height, and screening materials to be used. A copy of the Satellite Dish Rules and Regulations may be obtained from the Association office, or online in the Design Review area.

Cable and Utility Services

- Each lot has easement areas for the distribution of utilities to the home
- Gas and other utility or service wiring must be installed underground with entry to the home at grade. It may not run up the exterior walls of the house. Lines must be fished through the interior walls. Service lines must be buried underground
- Before work begins, residents must insure that their cable and utility technicians obtain prior written approval from MDCC before trenching through common elements. The Association has the right to approve/disapprove common element encroachment.
- The affected area must be restored to original condition following installation. This is ultimately the responsibility of the property owner. If temporary work is done during winter months, it must be buried in early spring before the first grass cutting
- Exposed utility pipes such as radon, downspouts and gutters must be painted the siding color

Contractors

- Residents are responsible for the actions of hired contractors
- Approval of exterior projects, additions and/or changes to lots and homes are ultimately the responsibility of the owner, however, contractors may submit plans to the MDCC on behalf of the owner
- Contractors may not access, damage or remove common elements during installation or maintenance of lot or home projects
- Any common elements damaged by contractors shall be the owner's responsibility to restore to original condition. The owner is responsible for having acceptable repairs/restoration made in a timely manner

Driveways

- Driveways must be maintained at all times
- Asphalt driveways need to be replaced when the asphalt is crumbling and/or gravel is showing through the top layer

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- Asphalt driveways need to be resealed when there are small cracks in the driveway. Resealing means using crack filler then brushing over the entire driveway with blacktop sealer
- Asphalt driveways can be recapped or replaced if resealing is not adequate. Recapping means overlaying a heavy layer of blacktop over entire driveway
- Concrete driveways must be replaced completely if they are crumbling or cracked
- Paver driveways must be maintained regularly. Grass/weeds must not grow between pavers. Use of an herbicide or other product may be necessary to permanently kill grass/weeds. Pavers may require being removed and reinstalled if heaving or settling occurs

Lawn Furniture can be a welcome temporary addition to outdoor living areas. When not in use, lawn furniture must be stored on the deck, patio, porch or garage.

Lawn Ornaments /Bird Feeders /Statuary /Fountains /Banners /Decorations

- All inflatable decorations, yard accessories are prohibited
- Seasonal or temporary ornamentation, planters and flower pots must compliment the color scheme of the house and must be kept on patios, front stoops or decks
- Holiday decorations may be displayed on the exterior of homes at various times of the year
- Exterior holiday decorations and lighting may be installed one month before the holiday and must be removed within two weeks following the holiday. Exterior lights must be turned off by 11:00 pm
- School banners and seasonal flags may be displayed on a deck, patio or interior window only
- Window boxes must be approved by the MDCC before installation. Approvals may be granted on a case-by-case basis depending on the architectural style of the home

The MDCC must approve all permanently-placed bird feeders, statues, yard figurines, fountains and other types of lawn ornamentation before placement on the property. Approvals are granted or denied case-by-case based on the conformity and harmony of the proposed plans with Muirfield Design Standards, other structures in Muirfield Village and the effect on natural elements and neighboring properties. All ornamentation must be scaled to fit the area and compliment the architecture of the home. All approved ornamentation must be kept in good condition.

Mailboxes

The majority of mailboxes on Muirfield Village properties include a unique single-arm mailbox unit specifically designed and built by the Association's maintenance staff. It is the responsibility of the owner to see that the mailbox unit is kept in good condition. As a service to our residents, Muirfield maintenance staff will install and perform maintenance to the mailbox unit for a fee. Contact the Association office for assistance with repairs and pricing. At this time, there is no fee to re-paint or replace broken or missing numbers.

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Some sub-associations within our community feature cluster mailbox units or posts specific to that neighborhood. In those areas, owners must contact the sub-association's representative for assistance with maintenance/replacement.

Other styles, sizes or color of mailbox units are prohibited. Attaching signage, banners and advertising, including invisible fencing signs, is prohibited. Shrubbery or vines planted near mailboxes must allow an unobstructed view of the address numbers.

Radon Units

- Installation of radon units must be approved by the MDCC prior to installation
- The unit shall be installed at the rear or side rear of the house, as unobtrusively as possible
- All portions of the radon unit shall be painted the color of the adjacent house siding and/or trim
- The exhaust pipe shall terminate no more than 18" above the roofline and below the ridgeline of the house
- Evergreen shrubs must be planted to screen the motor from view. The evergreens must be at least 3' in height

Refuse Containers, Trash Pick-Up and Recycling

- Refuse containers should be placed at the curb by 7 a.m. on collection day and taken back inside that evening. Containers may not be left outside after collection day
- Acceptable containers for non-recyclable trash include: metal or plastic cans or barrels with two handles and a tightly-fitting lid; sealed plastic bags; or sealed paper bags of a mill thickness of at least 1.5 and a maximum capacity of 30 gallons. All refuse must be secured inside the container
- No more than 50 pounds of weight may be placed in any container
- Overloaded or wet boxes are not acceptable containers and will not be picked up

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, any type of debris or clutter. Unless specifically approved by the MDCC in writing, no materials, supplies or equipment may be stored on the Property except inside a closed building, or behind a visual barrier screening so that they are not visible from streets or neighboring properties.

- Construction materials for remodel projects may require special consideration but may not be stored on the lot indefinitely. All exterior construction projects require authorization from the MDCC and the materials or components of the project may not remain on the lot past the completion date approved by the MDCC or no more than 14 days
- Large landscaping project materials may not remain stored outside for more than 10 days
- Clotheslines are prohibited. Clothing is prohibited to be hung outside any home
- Hoses must be stored inside a building or in an appropriate container, out of public view, when not in use

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- Ladders, wheelbarrows and all other equipment, yard supplies, materials and tools must be stored inside when not in use
- Portable grills, chimineas, fire pits and other items designed for exterior home use may be used on private property, but must be stored on a deck, patio, porch or in garage when not being used. They are prohibited to be stored in the yard or on Association-owned common areas
- Storing lawn furniture in the yard or landscaping is prohibited
- Portable sports equipment and toys may be used in yards, but must be stored inside when not in use

When purchasing larger items for use outside of the home, owners must consider how and where they will be stored.

There are numerous exterior storage solution systems available as well as garage organization and storage systems to eliminate clutter. The addition of an exterior storage system as well as permanent structures such as a utility shed or utility screens require the approval of the MDCC before locating on the property.

Recreational Equipment

- Some equipment may be permanently installed outside with prior specific MDCC authorization in writing
- Applications are available online for playsets, tether ball poles, trampolines and other specialized recreational equipment
- Some large sports equipment such as lacrosse goals and soccer nets may be difficult to move inside when not being used; the MDCC will consider approval for their use, with specific screening and location requirements
- The Recreational Equipment application is available online under the Design Review tab

Basketball Equipment

- There is a specific application for basketball equipment requests
- MDCC approval is required before basketball equipment may be permanently installed
- Basketball returns and pole lights are prohibited
- All new units, including the pole, mounting brackets and back boards, must be painted black, dark green or the trim color of the house. Clear back boards do not require paint
- Basketball pole pads may remain on the equipment if the padding is the same color as the pole. Pole padding can be painted the same color of the pole using vinyl paint. If padding is not the pole color, it must be removed and stored inside when not in use
- A copy of the basketball equipment guidelines and application may be obtained from the Association office or online in the Design Review area.
- Full-sized portable basketball units may be used on properties only if stored inside when not in use.

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U. S., State of Ohio and Military Flags

- Flags of the United States of America, the State of Ohio and US Military may be displayed on the owner's property in accordance with the regulations for the use and display of the flag as found in Title 4 of the United States Code and as permitted by the Freedom to Display the American Flag Act. Owners assume the respectful use and display as required by law
- One standard-sized US flag and/or one standard-sized State of Ohio flag (not to exceed 3' x 5') is permitted to be displayed within the owner's lot. The installation and location of the flag pole must not interfere with the use of paths or obstruct views of any driveway or street for motorists or pedestrians. The flag must immediately be removed and/or replaced once it is worn, faded and/or tattered
- The Muirfield Design Control Committee must approve the height, color, type and location of the flag and pole before installation