

Williams' Meadow Homeowners:

When considering exterior changes to your home, we'd like you to be aware of the guidelines regarding "Architectural Control". Our committee, the Architectural Review Committee, was formed by the Homeowners Board of Trustees. We are responsible for ensuring all homeowners comply with Association By-Laws and oversee the homeowner request process for exterior property changes. We want you to make sure you have an understanding of the bylaws and the request process.

Please review the "Architectural Control" portion of the "Declaration of Covenants, Conditions, Restrictions, Easements and Liens". I've included a few key sections below.

When filing a request, simply complete an "Architectural Request" form (copy below) and send it to us. We generally review these requests and respond within two weeks of receipt. On occasion we request an on-site inspection prior to making a making a decision.

Note that after years of service on the review board, Scott Feeny has stepped down, and Bob Brandstetter (rwbrandstetter@aol.com) and Christina Lindgren (clindgren@cinci.rr.com) have assumed the review process.

If you have any questions concerning this process, don't hesitate to call Bob, at 513-262-8049 Cell or 513-561-5333 Home.

Sincerely,

Bob Brandstetter, 7880 Ashley View Dr., 513-262-8049
Christina Lindgren, 7895 Ashley View Dr., 513-739-3749

ARTICLE VIII - ARCHITECTURAL CONTROL

Section 8.1.

... no building, fence, wall or other structure shall be commenced, erected or maintained upon the property, nor shall any exterior addition or change (including any change in color) or alteration thereof be made until the plans and specifications showing the nature, kind, shape, heights, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design, color and location in relation to surrounding structures and topography by the Board of Trustees.

ARTICLE IX - USE RESTRICTIONS

Section 9.3. Prohibited Uses.

D. ... no commercial vehicle, trailer, truck, motorcycle, camper, camp truck, house trailer, boat or the like shall be kept or used upon the Property other than being totally enclosed within a Living Unit or garage, so as not be visible from the exterior thereof. No junk vehicle, inoperative or unlicensed motor vehicle, structure of a temporary character, mobile home, tent, shack, or OTHER OUTBUILDING, shall be kept or used upon the Property...

H. No outside television or radio aerial or antenna, or other aerial or antenna, including satellite receiving dishes, for reception or transmission, shall be maintained on any lot. (*note: 18" satellite dishes may be installed with prior approval.*)

M. Swing sets, jungle-gyms, playhouses and similar yard equipment may not be placed, installed or maintained on any Lot without prior approval.

N. Mailboxes shall be black galvanized steel rural mailboxes, medium model 1-1 1/2, mounted on a 4 x 4 rough sawn post, or such other uniform design approved by the Board.

O. No fence may be installed on any Lot other than a split rail fence, which must first be approved. (*Please note there are different Hamilton County requirements for fencing around swimming pools*)

Williams' Meadow - Architectural Control Review
IMPROVEMENT APPLICATION

Submitting an Improvement Application

When: For any construction, addition or change to the exterior of your dwelling or property. See Article VII - Section 8.1 and Article IX - Section 9.3 of the Association by-laws.

Why: To ensure that your planned improvement complies with the Association by-laws - to maintain the architectural harmony and property values of the Community.

Submit all applications to the Architectural Control Committee - Chairman: Bob Brandstetter,

7880 Ashley View Drive, 513-262-8049C, 513-561-5333H, rwbrandstetter@aol.com

Date _____ **Phone #** _____

Name _____ **Address** _____

TYPE & NATURE IF IMPROVEMENT REQUEST

Specific Request _____

Approx. Cost _____

Location _____

Supplier _____

Color/Material/Dimensions _____

A SCALE DRAWING OF ALL IMPROVEMENTS MUST BE ATTACHED TO SHOW THE EXACT LOCATION AND DIMENSIONS.

I understand the rules concerning the proposed improvement. The improvement in no way encroaches on a neighbor's property or common area. I agree to abide by the rules established by the Association and will be solely liable for any cost and maintenance required by the construction of the improvement.

I further agree to obtain all surveys, licenses and/or building permits and to meet all legal requirements for building codes.

I further agree to take no action on this improvement until the Committee has approved this request. I understand the Committee will make a decision within 30 days of receipt of my application.

Signed _____

FOR COMMITTEE USE:

Date Received: _____ **Received By:** _____

Date Approved: _____ **Date Denied:** _____

Special Details/Provisions: