

OCEDA ECONOMIC DEVELOPMENT CAMPUS

SITE AND BUILDING DESIGN GUIDELINES AND PROCEDURES

**Amended January 13, 2006 to include Oldham County Planning and
Zoning Commission Staff comments as directed by the Commission
on December 13, 2005 as a condition of approval of these Guidelines**

October 26, 2005



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**ADDENDUM NO. 2
to the
MASTER PLAN
for the
OCEDA ECONOMIC DEVELOPMENT CAMPUS**

- I. GENERAL:** This Addendum is hereby issued to provide clarifications, additions, revisions or supplemental information to the March 25, 2005 MASTER PLAN for the OCEDA ECONOMIC DEVELOPMENT CAMPUS. Recipients of this Addendum should attach it to the bound Master Plan Report Binder.

Oldham County Planning and Zoning Commission Special Meeting - April 28, 2005, Findings and Decisions Docket PZ-05-014, Condition of Approval 6) reads as follows:

“6) Standards for architecture, signage, exterior lighting, landscaping, and fencing, walls and gates shall be presented to and approved by the Planning and Zoning Commission prior to the approval of the first phase of development plan, and by amendment made a part of the Master Plan.”

The purpose of this Addendum No. 2 is to satisfy the above requirement.

II. MASTER PLAN REPORT:

Item 1 - Page 28

Delete Paragraph 2.1 and the “PRELIMINARY DRAFT” pages 30 through 39 in their entirety.

Item 2 - Page 40

Delete Paragraph 2.1 and the “PRELIMINARY DRAFT” pages 42 through 66 in their entirety.

Item 3 - Pages 25, 26, 27, 73 and 76 ADD the following:

“NOTE: Refer also to the “OCEDA CAMPUS SITE AND BUILDING DESIGN GUIDELINES AND PROCEDURES”, October 26, 2005, 23 numbered pages, issued and made a part of this Master Plan as part of Addendum No. 2.”

Item 4 - Include the “OCEDA CAMPUS SITE AND BUILDING DESIGN GUIDELINES AND PROCEDURES”, included as an attachment to this Addendum No. 2, as Appendix 4 to the Master Plan Report.

END OF ADDENDUM

OCEDA CAMPUS SITE AND BUILDING DESIGN GUIDELINES AND PROCEDURES

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OCEDA CAMPUS SITE AND BUILDING DESIGN GUIDELINES AND PROCEDURES

A. INTENT -

The intent of the Guidelines and Procedures is to establish and maintain high quality and value for property owners in the Campus in a manner that is ultimately beneficial to the citizens of Oldham County.

B. HIERARCHY OF STANDARDS -

These Guidelines and Procedures are part of the Declaration of Covenants, Conditions and Restrictions for the OCEDA Economic Development Campus ("Master Declaration"). They should be understood as Guidelines and Procedures in addition to Public Laws and Codes governing design and construction. While Public Laws and Codes focus mainly on public health, safety and welfare, these Guidelines address aesthetics and other criteria, including regional preferences on Architecture, landscaping, and other aspects of the natural and man-made environment.

These OCEDA Campus Site and Building Design Guidelines and Procedures apply to the entire Economic Development Campus - all land and tract developments including public lands and infrastructure, all public buildings, all private residential construction and all private non-residential construction.

In addition to these Guidelines and Procedures, OCEDA and/or any Co-Developer assigned to develop a particular Section of the Campus, may adopt Supplemental Standards and/or Guidelines governing development within that particular Section of the Campus. The Supplemental Standards and Guidelines will be more specific, and usually more limiting, than the OCEDA Building and Site Standards and may include "Site Specific Standards" for individual lots or Tracts within the Section. Please refer to the "Hierarchy of Standards" chart describing the four levels of requirements applicable to the OCEDA Campus.

Note: OCEDA Architectural Review Committee (ARC) approval is required for all Level 3 Supplemental Standards and/or Guidelines governing particular sections or subsections of the Campus; and ARC approval of any Level 4 Site Specific Standards is also required.

HIERARCHY OF STANDARDS

LEVEL
1

PUBLIC LAW AND CODES
(Health, Safety, & Welfare)

LEVEL
2

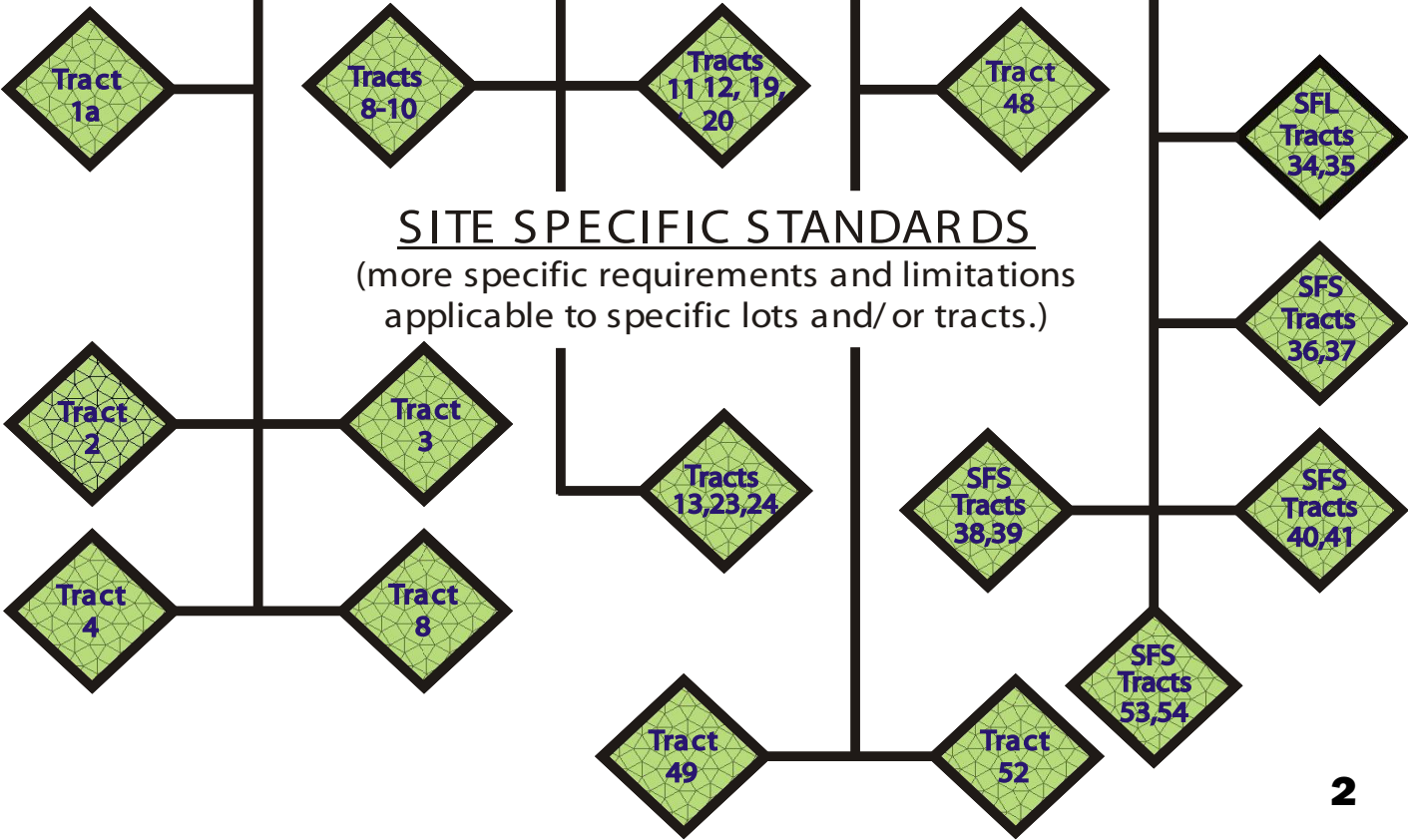
OCEDA CAMPUS SITE &
BUILDING DESIGN
GUIDELINES & PROCEDURES
(Overall quality and value standards
for the entire campus)

LEVEL
3

Office - Commercial Mixed-Use Residential Med. Density Single Family

SUPPLEMENTAL BUILDING AND SITE STANDARDS FOR SECTIONS OF THE CAMPUS
(more specific quality and value standards made applicable to specific sections of the campus only.)

LEVEL
4



1. PROCEDURES -

(Reserved)

EDEN PARK PUBLIC ROADWAY STANDARDS - ROADWAYS, STORM DRAINAGE

| Category R - ROADWAYS | | | |
|---|---|---|--|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| <ol style="list-style-type: none"> 1. Current County Standards or better as approved by the P & Z Commission and County Engineer. 2. Civil Engineering Design Drawings showing all underground utilities and easements. | <ol style="list-style-type: none"> 1. Curvilinear alignments. 2. Over-vertical curvatures conforming as much as possible to existing topo (i.e. road profiles which go up and down over rolling terrain rather than cutting off hill tops and filling valleys excessively). 3. Traffic-Calming design features. 4. Low-Impact Development principles in Design, Materials Selection, and Construction Methods. 5. Engineered Grass Shoulders on roads without curbs. 6. Interconnected Roadways to the greatest extent possible. | <ol style="list-style-type: none"> 1. Any work within Rights-of-Way not approved by the Campus ARC, incl. maintenance. 2. Cul-de-sac roads over 1200 ft. long and residential blocks over 2000 ft. long. | <ol style="list-style-type: none"> 1. Long straight alignments. 2. Deep cuts and fills. 3. Any design which facilitates speeding. 4. Roadway Design Alignments, sections, specs or other elements causing more environmental impacts than absolutely necessary. 5. Any Roadway Design Drawings not clearly showing all utilities and easements. 6. Curb-and-Gutter or Raised Header Curb, except on Road 'A', LaGrange Parkway medians, and Peak Road outside edges. |
| Category SD - STORM DRAINAGE | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Low-Impact Development principles in Design, Materials Selection, and Construction Methods: <ol style="list-style-type: none"> a. Minimize impervious surfaces b. Minimize downstream flooding risks c. Minimize pollution d. Minimize erosion e. Minimize disruption of receiving streams, wetlands, and their border zones f. Minimize stream wildlife disruption g. Maximize recharge of ground water resources 2. Maximize use of LID Integrated Management Practices: <ol style="list-style-type: none"> a. Bio-retention b. Filter Strips c. Vegetated Buffers d. Level Spreaders e. Grassed Swales f. Engineered Grass Swales and Parking Areas g. Infiltration Trenches | <ol style="list-style-type: none"> 1. Post-development runoff exceeding pre-development runoff. 2. Clearing of trees and other vegetation beyond the tightest possible grading limits, particularly within 50' of watercourses. | <ol style="list-style-type: none"> 1. Catch Basins, Curb Inlets, Piped Storm Drains, and Paved Ditches, except in locations where alternative LID Stormwater Management Practices are not feasible. 2. Use of V-bottom ditches. 3. Use of rip-rap channel lining. 4. Use of dry detention basins. |

EDEN PARK PUBLIC ROADWAY STANDARDS - PEDESTRIAN & BICYCLE WAYS, ENTRANCES, ROUNDABOUTS AND INTERSECTIONS

Category PB - PEDESTRIAN AND BICYCLE WAYS

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|--|---|---|---|
| <ol style="list-style-type: none"> 1. Direct access from all Campus lots to designated pedestrian and bicycle ways along the interconnected road rights-of-way, blue-green easements and public spaces. 2. Connections between Campus pedestrian and bicycle ways to similar adjacent off-Campus elements. 3. Clearly marked road crossings at convenient and safe locations. 4. ADA compliance on all walkways. | <ol style="list-style-type: none"> 1. Walkway and pathway alignments with curvilinear forms, and with pervious surfacing wherever feasible. 2. Separate walks and bike paths in heavy use areas. 3. Mid-block pedestrian walkways between residential lots in residential blocks over 1200 ft. long. 4. Adherence to LID Integrated Management Practices. | <ol style="list-style-type: none"> 1. Fences, gates or other obstructions across public access pedestrian and bicycle ways. 2. Pedestrian and/or bicycle ways without reasonably safe separations from vehicular traffic. 3. Crossings of drainage courses or streams without some structure designed to avoid environmental damage. | <ol style="list-style-type: none"> 1. Impervious surfaced walks and/or paths, except where no pervious surfacing is feasible. 2. Long, straight alignments. |

Category ERI - ENTRANCES, ROUNDABOUTS AND INTERSECTIONS

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|---|--|---|--|
| <ol style="list-style-type: none"> 1. Large enough turning radii , or other provisions, to avoid shoulder rutting by large vehicles. 2. Clearly marked, safe pedestrian and bicycle crossings; ADA compliant designs. 3. Excellent visibility for optimum safety. 4. Good identifiability and imageability through professionally designed signage, lighting and landscaping. | <ol style="list-style-type: none"> 1. Traffic-Calming design features. 2. Roundabouts, in lieu of conventional intersections, wherever appropriate. 3. Exceptionally high maintenance standards. 4. Public Art (Sculpture, Fountain, Waterfall, etc.) in center of Roundabouts and at Entrances to the Campus and its individual neighborhoods. 5. Grade-Separation Bridge at intersection of LaGrange Pkwy. and Road "A" permitting Blue-Greenways and Streams to pass under road intersection; Bridge should be stone-faced, and illuminated as a Campus feature, and surrounded with a variety of landscaping in a park setting. | <ol style="list-style-type: none"> 1. Permanent Corrugated Metal Pipe Culverts. 2. Culverts without headwalls. 3. Flamboyant elements not in character with the Campus atmosphere and environment. | <ol style="list-style-type: none"> 1. Exposed Utility Elements such as transformers, pedestals, switchgear boxes, meters, valves, utility poles or wires. <ol style="list-style-type: none"> a. Where such utility apparatus cannot be concealed underground, the documents shall clearly show the item(s) location, size, shape, material and color. b. Unavoidable visible utility elements shall be either screened or designed to be visually compatible with Campus |

EDEN PARK PUBLIC ROADWAY STANDARDS - SIGNAGE AND EXTERIOR LIGHTING

| Category S - SIGNAGE | | | |
|----------------------|--|---|--|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Street Name Signs - two-sided aluminum plates with Campus Logo and white lettering on dark green reflective background with standard cast aluminum mounting hardware on dark green aluminum square posts. 2. Traffic and Parking Control Signs - matching Street Name Signs, except conventional colors for sign faces and graphics. | <ol style="list-style-type: none"> 1. Any signage or graphics within Public Rights-of-Way not approved by the Campus ARC and local authorities having jurisdiction. 2. Any sign materials or installation not remaining in the true vertical and horizontal positions intended. | <ol style="list-style-type: none"> 1. |

| Category EL - EXTERIOR LIGHTING | | | |
|---------------------------------|---|---|---|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Street Lights - Full cut-off HID "square dome" cast Aluminum Fixtures mounted on 20' tall, 4" square Aluminum Poles, dark green powder coat finish on all exposed metal surfaces. 2. Bollard Lighting, Landscape Lighting, Fountain Lighting and Streetscape Feature Lighting compatible with Street Lighting and designed to enhance the quality of the nighttime environment. | <ol style="list-style-type: none"> 1. Any illumination casting light rays onto Public property where not approved by the Campus ARC. 2. Any illumination emitting undesirable light rays on adjacent property or up into the night sky, unless approved by the Campus ARC. 3. Mercury vapor "blue" and high pressure sodium "yellow" lamp types are prohibited. 4. Any lighting producing levels higher than necessary for public safety and clear identity of the surfaces and elements to be illuminated. | <ol style="list-style-type: none"> 1. Any Lamp Type not producing a uniform white or warm white light; |

EDEN PARK PUBLIC ROADWAY STANDARDS - LANDSCAPING, STREET FURNISHINGS & AMENITIES

| Category LS - LANDSCAPING | | | |
|---|---|---|---|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| <ol style="list-style-type: none"> 1. Regular removal of dead, diseased or hazardous vegetation and debris. 2. Peak Road (western half) - <ol style="list-style-type: none"> a. <u>Median</u> - Large Deciduous Trees, spaced not more than 50 feet apart, in evergreen ground cover with occasional beds of daylilies and hostas. b. <u>Sidewalk Trees</u> - Ginkgo Biloba or Thornless Honeylocust (6' clear trunks above walk surface), spaced not more than 50 feet apart in tree grates. c. <u>Planters</u> - Colorful Annual Mixtures and Creeping Junipers. 3. Other Roads to be Dedicated to the Public - Landscaping compatible with the established Campus Standard, in character with the neighborhood and as approved by the Campus ARC and the applicable Public Authorities. | <ol style="list-style-type: none"> 1. Retention of existing healthy vegetation is strongly encouraged. 2. Road "A" and LaGrange Parkway - "Naturalized" native trees and other plants reflecting existing roadside conditions; natural native revegetative groupings in medians and roadsides with grass areas between. 3. Peak Road (eastern half) - Park-like trees, not more than 75 feet apart, shrubs and plants, including annuals and flowering varieties, in mulched and manicured beds with grassy lawn areas. 4. Encouraged Species: <ol style="list-style-type: none"> a. Large Deciduous - White or Green Ash, Swamp White Oak, American Sweetgum and Red Maple. b. Sidewalk Trees - Ginkgo Biloba or Thornless Honeylocust. c. Planters-Colorful Annual & Perennial Mixtures and Creeping Junipers; dense spacings for full cover. | <ol style="list-style-type: none"> 1. Partial or Complete removal of existing healthy vegetation beyond the extent approved by the ARC. 2. Construction Documents not requiring Soil Erosion and Sediment Controls, Existing Tree/Vegetation Protection, and Maintenance Requirements during the Construction and Warranty Periods. 3. Lawn and Landscape Maintenance not acceptable to the Campus ARC. 4. Any trees along roadways and parking areas which drop sap, fruit or heavy nuts on vehicles or pedestrian ways. | <ol style="list-style-type: none"> 1. Partial or Complete removal of existing healthy vegetation beyond the extent absolutely necessary for construction. 2. Development plans not showing and/or describing existing and proposed landscape plantings. |
| Category SF - STREET FURNISHINGS AND AMENITIES | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. High quality designed and manufactured elements, compatible in materials forms, patterns, colors and textures, including, but not limited to: <ol style="list-style-type: none"> a. Benches b. Trash Receptacles c. Planters d. Bicycle Racks e. Bus Stop Shelters f. Bollards g. Kiosks h. Tree Grates i. Railings 2. Mailboxes, including Newspaper Boxes, consistent throughout the neighborhood. 3. Public art such as sculpture, fountains or monuments providing desirable community character and identity. | <ol style="list-style-type: none"> 1. Any element within the Public Rights-of-Way not approved by the Campus ARC and the Public Authorities having jurisdiction. 2. Any element not set solidly in a vertical or horizontal position and indefinitely maintained in that proper position and in good condition. 3. Any element for which specific maintenance responsibility has not been assigned and accepted. | |

EDEN PARK PUBLIC ROADWAY STANDARDS - OWNERSHIP AND MAINTENANCE

| Category O - OWNERSHIP | | | |
|---|--|--|--|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> <u>General</u> - The entire Campus is within the City Limits of LaGrange. While OCEDA and its Co-Developers may design and build Roads, dedication of roads to public use and ultimate ownership must be decided by OCEDA and the various Public Agencies having jurisdiction. OCEDA's intent is that ultimate ownership of roads within the Campus be as follows: <ol style="list-style-type: none"> LaGrange Parkway - State Road "A" - City or State Peak Road - City Fible Lane Connector - State Other Roads designed and built by Co-Developers - City | | <ol style="list-style-type: none"> Oldham County ownership of roads. Public Ownership of roads if current Public Road Design Standards do not permit use of appropriate LID and Traffic-Calming techniques; in such cases, these roads should be owned by the OCEDA Campus Property Owners Association or the individual Neighborhood Property Owners Association. |
| Category M - MAINTENANCE | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| <ol style="list-style-type: none"> <u>General</u> - OCEDA's intent is that maintenance of all roadways be performed to higher standards than customary for public roadways, including pedestrian and bicycle ways and landscaping throughout the Campus, including the complete network of Blue-Greenway Easements connecting to all Roadway Rights-of-Way. OCEDA, and ultimately the OCEDA Property Owners Association, shall provide and pay for regular maintenance over and above that provided by any other Public or Private entity owning property in the Campus. | <ol style="list-style-type: none"> Litter/Debris Removal on regularly scheduled intervals, at least weekly. Year-round maintenance of all plant materials according to recommendations of the American Association of Nurserymen. | <ol style="list-style-type: none"> <u>General</u> - Any transfer of property within the Campus without binding agreements regarding responsibilities for providing and paying for required uninterrupted maintenance acceptable to the OCEDA or the OCEDA Property Owners Association. Such agreements shall include provisions for placing liens on property to cover costs of maintenance performed by OCEDA or a Property Owners Association in the event of the property Owner's failure to perform and pay for required maintenance. | <ol style="list-style-type: none"> Accumulation of litter or other unsightly debris. |

EDEN PARK PUBLIC OPEN SPACE, PARKS & BLUE-GREENWAY EASEMENTS - PEDESTRIAN & BICYCLE WAYS, STORM WATER MANAGEMENT

Category PB - PEDESTRIAN AND BICYCLE WAYS

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|---|--|---|---|
| <ol style="list-style-type: none"> 1. Direct access, from all Campus lots, to designated pedestrian and bicycle ways along interconnected road rights-of-way, Blue-Green Easements & public spaces. 2. Connections between Campus Public Open Spaces, Parks & Blue-Greenway Easements to off-Campus pedestrian and bicycle connection points. 3. Clearly marked road crossings at convenient and safe locations. 4. ADA compliance on all walkways. | <ol style="list-style-type: none"> 1. Separate walks and bike paths in heavy use areas. 2. Simple, unobtrusive, safe crossings of drainage courses or streams with negligible environmental damage. 3. Adherence to LID Integrated Management Practices | <ol style="list-style-type: none"> 1. Fences, gates or other obstructions across pedestrian and bicycle ways. 2. Pedestrian and/or bicycle ways without reasonably safe separations from vehicular traffic. 3. Crossings of drainage courses or streams without some structure designed to avoid environmental damage. | <ol style="list-style-type: none"> 1. Impervious surfaced walks and/or paths, except where no pervious surfacing is feasible. 2. Long, straight alignments. |

Category SWM - STORM WATER MANAGEMENT

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|---|---|---|
| | <ol style="list-style-type: none"> 1. Low-Impact Development principles in Design, Materials Selection, and Construction Methods: <ol style="list-style-type: none"> a. Minimize impervious surfaces b. Minimize downstream flooding risks c. Minimize pollution d. Minimize erosion e. Minimize disruption of receiving streams, wetlands & their border zones f. Minimize stream wildlife disruption g. Maximize recharge of ground water resources 2. Maximize use of LID Integrated Management Practices: <ol style="list-style-type: none"> a. Bio-retention b. Filter Strips c. Vegetated Buffers d. Level Spreaders e. Grassed Swales f. Engineered Grass Swales and Parking Areas g. Infiltration Trenches 3. Retention Ponds with excess capacities for storm water in lieu of detention basins. Such Ponds are to be designed as public park elements providing aesthetic value, recreational use and wildlife habitats. | <ol style="list-style-type: none"> 1. Post-development runoff exceeding pre-development runoff. 2. Clearing of trees and other vegetation beyond the tightest possible grading limits, particularly within 50' of watercourses. | <ol style="list-style-type: none"> 1. Catch Basins, Curb Inlets, Piped Storm Drains, and Paved Ditches, except in locations where alternative LID Stormwater Management Practices are not feasible. 2. Use of V-bottom ditches. 3. Use of rip-rap channel lining. 4. Use of dry detention basins. |

EDEN PARK PUBLIC OPEN SPACE, PARKS & BLUE-GREENWAY EASEMENTS - SIGNAGE AND EXTERIOR LIGHTING

| Category S - SIGNAGE | | | |
|---------------------------------|---|---|-------------|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Blue-Greenway Signs - two-sided aluminum plates with Campus Logo and dark green lettering on white reflective background with standard cast aluminum mounting hardware on dark green aluminum square posts (similar to Street Name Signs, but smaller plates and lettering). 2. Professional designed Kiosks and Informational/Directional Signage, incorporating Campus Logo and Colors, located at strategic locations. | <ol style="list-style-type: none"> 1. Any signage or graphics within Public Areas and Blue-Greenway Easements not approved by the Campus ARC and local authorities having jurisdiction. 2. Any sign materials or installation not remaining in the true vertical and horizontal positions intended. 3. Any sign materials mounted on any tree. | |
| Category EL - EXTERIOR LIGHTING | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Park Lights - Full cut-off HID "square dome" cast Aluminum Fixtures mounted on 20' tall, 4" square Aluminum Poles, dark green powder coat finish on all exposed metal surfaces. 2. Bollard Lighting, Landscape Lighting, Fountain Lighting and Streetscape Feature Lighting compatible with Street and Park Lighting and designed to enhance safety and the quality of the nighttime environment. | <ol style="list-style-type: none"> 1. Any illumination casting light rays onto Public property not approved by the Campus ARC. 2. Any illumination emitting undesirable light rays on adjacent property or up into the night sky, unless approved by the Campus ARC. 3. Any Lamp Type not producing a uniform white or warm white light; mercury vapor "blue" and high pressure sodium "yellow" are prohibited. 4. Any lighting producing levels higher than necessary for public safety and clear identity of the surfaces and elements to be illuminated. | |

EDEN PARK PUBLIC OPEN SPACE, PARKS & BLUE-GREENWAY EASEMENTS - LANDSCAPING, STREET FURNISHINGS & AMENITIES

| Category LS - LANDSCAPING | | | |
|--|--|---|-------------|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| <ol style="list-style-type: none"> Regular removal of dead, diseased or hazardous vegetation and debris. <u>Areas by Co-Developers to be Dedicated to the common use of the Neighborhood or to the Public</u> - Landscaping compatible with the established Campus Standard, in character with the neighborhood and as approved by the Campus ARC. Development plans showing and describing existing and proposed landscape plantings. Construction Documents requiring Soil Erosion and Sediment Controls, Existing Tree/Vegetation Protection, and Maintenance Requirements during the Construction and minimum 1 Year Warranty Periods. Lawn and Landscape Maintenance acceptable to the Campus ARC. | <ol style="list-style-type: none"> Retention of existing healthy vegetation. <u>Master Plan Park Tracts C1 thru C8</u> - "Naturalized" native trees and other plants reflecting existing Campus conditions; natural native revegetative groupings with grass and meadow areas between. | <ol style="list-style-type: none"> Partial or Complete removal of existing healthy vegetation beyond the extent absolutely necessary for construction. Any trees along roadways and parking areas which drop sap, fruit or heavy nuts on vehicles or pedestrian ways. | |
| Category SF - STREET FURNISHINGS AND AMENITIES | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> High quality designed and manufactured elements, compatible in materials forms, patterns, colors and textures, including, <ol style="list-style-type: none"> Benches Trash Receptacles Planters Bicycle Racks Bus Stop Shelters Bollards Kiosks Tree Grates Railings Public art such as sculpture, fountains or monuments providing desirable community character and identity. | <ol style="list-style-type: none"> Any element within Public Open Spaces, Blue-Greenway Easements or the Public Rights-of-Way not approved by the Campus ARC and any Public Authorities having jurisdiction. Any element not set solidly in a vertical or horizontal position and indefinitely maintained in that proper position and in good condition. Any element for which specific maintenance responsibility has not been assigned and accepted. | |

EDEN PARK PUBLIC OPEN SPACE, PARKS & BLUE-GREENWAY EASEMENTS - OWNERSHIP AND MAINTENANCE

| Category O - OWNERSHIP | | | |
|---|--|---|-------------|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. <u>Park Tracts C-4 thru C-8</u> - The entire Campus is within the City Limits of LaGrange. While OCEDA and its Co-Developers may design and build Master Plan Park Tracts C-4 thru C-8, dedication of these lands to public use and ultimate ownership must be decided by OCEDA and the various Public Agencies having jurisdiction. OCEDA's intent is that the LaGrange Park Board be ultimate owner of Park Tracts C-4 thru C-8. 2. <u>Blue-Greenway Easements</u> - The Campus Blue-Greenways System is an interconnected network of private lands, restricted by dedicated easements, usually following both sides of natural streams, and open to public use by pedestrians and bicyclists along designated pathways, stream crossings, and road crossings. These Easements are integral elements of the Campus Common Storm Water Management System. Ownership is held by individual Campus Property Owners subject to use and maintenance stipulations. | <ol style="list-style-type: none"> 1. Development Plans by Co-Developers or Private Landowners not providing for appropriate open spaces connecting to the Campus Blue-Greenways Network. | |
| Category M - MAINTENANCE | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| <ol style="list-style-type: none"> 1. The OCEDA Campus Property Owners Association shall maintain the Blue-Greenway Easements, the costs of such maintenance to be covered by assessed Common Area Maintenance Fees to OCEDA Campus Property Owners. | <ol style="list-style-type: none"> 1. <u>General</u> - OCEDA's intent is that maintenance of all Roadways, Public Open Spaces, Parks and Blue-Greenway Easements be performed to higher standards than customary, including pedestrian and bicycle ways and landscaping throughout the Campus. OCEDA, and ultimately the OCEDA Property Owners Association, shall provide and pay for regular maintenance over and above that provided by any other Public or Private entity owning property in the Campus. | <ol style="list-style-type: none"> 1. <u>General</u> - Any transfer of property within the Campus without binding agreements regarding responsibilities for providing and paying for required maintenance acceptable to OCEDA or the OCEDA Property Owners Association. Such agreements shall include provisions for placing liens on property to cover costs of maintenance performed by OCEDA or a Property Owners Association in the event of the Property Owner's failure to perform and pay for required maintenance. | |

EDEN PARK NON-RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - VISIBLE ROOFING, GUTTERS & DOWNSPOUTS

| Category AR - ASPHALT ROOFING | | | |
|------------------------------------|--|---|---|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Class A, 25 year min. Asphalt Shingles. 2. Singles with a Narrow Range of Color Variations between Individual Shingles. 3. Earth-Toned Colors such as 'Weathered Wood' | <ol style="list-style-type: none"> 1. Any Shingles without Fungus/Mold Protection. 2. Roll Roofing. | <ol style="list-style-type: none"> 1. Less than 25 year Shingles. 2. Any Shingles with a Wide Range of Color Variations between Individual Shingles. |
| Category MR - METAL ROOFING | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Copper - Flat-Seam, Standing-Seam, or Batten-Seam. 2. Terne Metal - Flat-Seam, Standing-Seam, or Batten-Seam. 3. Kynar 500 or better Color Coated Metal - Standing-Seam or Batten-Seam. 4. Simulated Shakes or Tiles. | <ol style="list-style-type: none"> 1. Exposed Galvanized Steel or Exposed Galvalume. 2. Corrugated or Roll-Formed 'Metal Building' Roofing. | <ol style="list-style-type: none"> 1. Bright Primary or Secondary Colors. |
| Category OR - OTHER ROOFING | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Slate, Simulated Slate, Clay Tile, or Simulated Clay Tile. 2. "Green" Roofing System. | | <ol style="list-style-type: none"> 1. Any Built-Up Roofing, Single-Ply or Multi-Ply Sheet Membrane (not discouraged for roof areas not visible from ground or nearby buildings). |
| Category GD - GUTTERS & DOWNSPOUTS | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Copper, min. 20 oz. thickness. * 2. Painted 22 ga. min. G-90 Zinc Galvanized Steel. * 3. Painted Aluminum, min. 0.051" thickness.* 4. Perimeter French Drain System without Gutters or Downspouts, provided that rain water free-falling from a roof lands on a surface not susceptible to erosion. <p>* Must comply with SMACNA Architectural Sheet Metal Manual.</p> | <ol style="list-style-type: none"> 1. Any Rain Water Free-Falling from a roof directly onto a Soil or Grass Surface. | <ol style="list-style-type: none"> 1. Vinyl or PVC. 2. Stainless Steel. 3. Wood. |

EDEN PARK NON-RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - EXTERIOR WALLS (including Retaining Walls, Garden Walls, Fences & Gates)

| Category M - MASONRY | | | |
|--|---|---|---|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Face Brick. 2. Natural Broken-Faced Stone or Creekstone. 3. Natural Cut Stone, Granite or Marble. 4. Cast Stone. 5. Architectural Precast Concrete. | <ol style="list-style-type: none"> 1. Any product, including mortar and additives to mortar, not guaranteed to be free from efflorescence or similar white deposits on surfaces. | <ol style="list-style-type: none"> 1. Concrete Brick. 2. Exposed or Painted Concrete Block including Split-Faced, Ground-Faced, Ribbed or Patterned Units. 3. Exposed or Painted Site-Formed Concrete. |
| Category EF - EXTERIOR WALL FINISH & TRIM | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Glass & Metal Curtain Wall or Storefront System. 2. Metal or Composite Sandwich Panel System. 3. Exterior Insulation and Finish Systems (EIFS). 4. Fiber-Cement Panels or Boards, horizontal or vertical. 5. Trim Members of Metal of same Material & Finish as above Options. | | <ol style="list-style-type: none"> 1. Any product with 'Oil-Canning' Wavy Surface Reflective Qualities. 2. Any product applied diagonally. 3. Ribbed or Corrugated Siding (Metal, Fiberglass or Fiber Cement). 4. Aluminum or Vinyl Siding and Trim. 5. Mirrored Glass with a reflectance greater than 40% covering more than 40% of any building exterior wall. |
| Category C - COLORS | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Earth Tones, White, Grey, Black. 2. High-Durability Factory-applied Finishes - Low Sheen Finishes preferred over glossy. | | <ol style="list-style-type: none"> 1. Bright Primaries or Secondaries except on accent elements, not more than 25% of facade. |

EDEN PARK NON-RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - EXTERIOR DOORS AND WINDOWS

Category D - DOORS, HARDWARE, FRAMES

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|---|---|--|
| | <ol style="list-style-type: none"> 1. ADA-Compliant Doors, Frames & Hardware; Anodized Aluminum, Stainless Steel or Painted Hollow Metal. 2. Main Entrance Doors and Entryways having Architecturally distinguishing features giving visual importance to the Entry. 3. High Commercial Quality Materials and Finishes providing excellent security, durability and energy-efficiency. | <ol style="list-style-type: none"> 1. Doors not complying with ADA Guidelines are prohibited. 2. Overhead or Service Doors visible from front or side street. | <ol style="list-style-type: none"> 1. "Builder Grade" or "Residential" Quality Levels (Materials or Finishes rated less than average security, durability, and energy-efficiency) for commercial applications. 2. Overhead or Service Doors visible from neighboring private properties unless screened. |

Category W - WINDOWS

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|---|--|--|
| | <ol style="list-style-type: none"> 1. High Quality Materials and Finishes providing excellent security durability and energy-efficiency. 2. Windows and Skylights facilitating excellent ventilation and daylighting, reducing dependency on electric air conditioning and artificial lighting. 3. Insulated, low-E glass in Commercial Quality, Thermal-Break Frames. | <ol style="list-style-type: none"> 1. Windowless Exterior Walls or Building Walls facing street having window and door combined openings less than 5% of the elevation wall surface area. | <ol style="list-style-type: none"> 1. "Builder Grade" or "Utility" Quality Levels (Materials, Finishes or Installations rated less than average security, durability, and/or energy-efficiency). 2. Any Glass with 'Oil Canning' Wavy Surface Reflective Qualities. 3. Wood Doors, Frames or Windows unless Aluminum-Clad or High-Quality Vinyl-Clad. |

EDEN PARK NON-RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - EXTERIOR TRIM & APPURTENANCES

| Category A - APPURTENANCES | | | |
|----------------------------|---|---|--|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Garden Walls, Retaining Walls and Fences, faced with the same Materials as the Exterior Walls of the Building, designed to conceal Mechanical, Electrical or Technology Elements and/or to enhance the aesthetic connection between the Building and its Site. 2. Generous Roof Overhangs, Porches, Decks, Architectural Railings, Pergolas, Collonades, Courtyards, Patios, and similar Appurtenances providing function and aesthetic enhancement. 3. Low-Level Exterior Lighting Fixtures providing safety, security and aesthetic enhancement, particularly if fixtures are recessed into soffits, porch ceilings, steps, walls, and/or if fixtures are aesthetically complimentary to the Building Sitework and/or Landscaping. 4. Park-like Gazebos, Bus Stops and Picnic Shelters for Employees, designed to be complimentary to the Main Building's architecture and landscaping. 5. Ornamental Iron or Wood Fences and Gates as approved by the ARC. 6. Professionally Designed and Manufactured Building Identification Signs, not exceeding 8 ft. above grade unless mounted on the building facade. | <ol style="list-style-type: none"> 1. Unless expressly permitted by the ARC, Mechanical, Electrical & Technology Elements, exposed to view from front or side street, including, but not limited to: <ol style="list-style-type: none"> a. Satellite Antennas, Dishes b. Air-Conditioning Units, Cooling Towers c. Meters, Switches d. Pipes, Conduit, Boxes, Wire e. Roof-Mounted Apparatus f. Transformers, Generators g. Silos, Storage Tanks, Tall Stacks, Conveyors, Cranes and similar elements associated with industrial uses. 2. Any Light Fixtures projecting objectionable light on neighboring property. 3. Signs involving moving or flashing lights or other parts. 4. Any site appurtenance not installed with adequate foundation to prevent the item from leaning or settling, including, but not limited to, signs, fences, gates, retaining walls, post lights, flag poles, mailboxes, and bollards. | <ol style="list-style-type: none"> 1. "Skinny" Columns (generally less than 8" wide) or other Elements of awkward proportion, or otherwise incompatible with the Building Style. 2. Outbuildings of any kind, except those designed with form, materials and colors matching or complimenting the Main Building, and specifically approved by the ARC. 3. Chain Link or Wire Fences or Gates. |

EDEN PARK NON-RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - SIGNAGE AND EXTERIOR LIGHTING

| Category S - SIGNAGE | | | |
|---------------------------------|--|---|-------------|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Traffic Control & Parking Area Signs - two-sided aluminum plates with white lettering on dark green reflective background with standard cast aluminum mounting hardware on dark green aluminum square posts (similar to Campus Street Name Signs). 2. Professional designed Company Identification Signs less than 8 feet above grade, incorporating landscape plantings and located at entrance drives or other approved locations. | <ol style="list-style-type: none"> 1. Any signage or graphics within 50 feet of Public Areas and Blue-Greenway Easements not approved by the Campus ARC and local authorities having jurisdiction. 2. Any sign materials or installation not remaining true vertical and horizontal positions intended. 3. Any sign materials mounted on any tree. | |
| Category EL - EXTERIOR LIGHTING | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Drive and Parking Area Lights - Full cut-off HID "square dome" cast Aluminum Fixtures mounted on 20' tall, 4" square Aluminum Poles, dark green powder coat finish on all exposed metal surfaces. 2. Bollard Lighting, Landscape Lighting, Fountain Lighting and Streetscape Feature Lighting compatible with other Campus Lighting and designed to enhance safety and the quality of the nighttime environment. | <ol style="list-style-type: none"> 1. Any illumination casting light rays onto Public property not approved by the Campus ARC. 2. Any illumination emitting undesirable light rays on adjacent property or up into the night sky, unless approved by the Campus ARC. 3. Any Lamp Type not producing a uniform white or warm white light; mercury vapor "blue" and high pressure sodium "yellow" are prohibited. 4. Any lighting producing levels higher than necessary for public safety and clear identity of the surfaces and elements to be illuminated. | |

EDEN PARK NON-RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - LANDSCAPING, STREET FURNISHINGS & AMENITIES

| Category LS - LANDSCAPES | | | |
|---|--|--|--|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| <ol style="list-style-type: none"> Regular removal of dead, diseased or hazardous vegetation and debris. | <ol style="list-style-type: none"> Retention of existing healthy vegetation. <u>Landscaping on Private Tracts</u> - "Naturalized" native trees and other plants reflecting existing Campus conditions; natural native revegetative groupings with grass and meadow areas between. <u>Other Areas by Co-Developers to be Dedicated to the common use of the Neighborhood or to the Public</u> - Landscaping compatible with the established Campus Standard, in character with the neighborhood and as approved by the Campus ARC. | <ol style="list-style-type: none"> Partial or Complete removal of existing healthy vegetation beyond the extent absolutely necessary for construction. Any trees along drives and parking areas which drop sap, fruit or heavy nuts on vehicles or pedestrian ways | <ol style="list-style-type: none"> Development plans not showing and describing existing and proposed landscape plantings. Construction Documents not requiring Soil Erosion and Sediment Controls, Existing Tree/Vegetation Protection, and Maintenance Requirements during the Construction and minimum 1 Year Warranty Periods. Lawn and Landscape Maintenance not acceptable to the Campus ARC. |

| Category SF - STREET FURNISHINGS AND AMENITIES | | | |
|--|---|---|---|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> High quality designed and manufactured elements, compatible in materials forms, patterns, colors and textures, including, but not limited to: <ol style="list-style-type: none"> Benches Trash Receptacles Planters Bicycle Racks Bus Stop Shelters Bollards Kiosks Tree Grates Railings Outdoor art such as sculpture, fountains or monuments providing desirable character and identity. | <ol style="list-style-type: none"> Any element within 50 feet of a Public Open Spaces, Blue-Greenway Easements or the Public Rights-of-Way not approved by the Campus ARC and any Public Authorities having jurisdiction. Any element not set solidly in a vertical or horizontal position and indefinitely maintained in that proper position and in good condition. | <ol style="list-style-type: none"> Any element for which specific maintenance responsibility has not been assigned and accepted. |

EDEN PARK RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - VISIBLE ROOFING, GUTTERS & DOWNSPOUTS

Category AR - ASPHALT ROOFING

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|--|---|--|
| | <ol style="list-style-type: none"> 1. Class A, 25 year min. Asphalt Shingles. 2. Singles with a Narrow Range of Color Variations between Individual Shingles. 3. Earth-Toned Colors such as 'Weathered Wood'. | <ol style="list-style-type: none"> 1. Any Shingles without Fungus/Mold Protection. 2. Roll Roofing. | <ol style="list-style-type: none"> 1. Less than 25 year Shingles. 2. Any Shingles with a Wide Range of Color Variations between Individual Shingles. |

Category MR - METAL ROOFING

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|--|---|--|
| | <ol style="list-style-type: none"> 1. Copper - Flat-Seam, Standing-Seam, or Batten-Seam. 2. Terne Metal - Flat-Seam, Standing-Seam, or Batten-Seam. 3. Kynar 500 or better Color Coated Metal - Standing-Seam or Batten-Seam 4. Simulated Shakes or Tiles. | <ol style="list-style-type: none"> 1. Exposed Galvanized Steel or Exposed Galvalume. 2. Corrugated or Roll-Formed 'Metal Building' Roofing. | <ol style="list-style-type: none"> 1. Bright Primary or Secondary Colors. |

Category OR - OTHER ROOFING

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|--|------------|---|
| | <ol style="list-style-type: none"> 1. Slate. 2. Simulated Slate. 3. Clay Tile. 4. Simulated Clay Tile. | | <ol style="list-style-type: none"> 1. Any Built-Up Roofing, Single-Ply or Multi-Ply Sheet Membrane (not discouraged for roof areas not visible from ground or nearby buildings). |

Category GD - GUTTERS & DOWNSPOUTS

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|--|---|---|
| | <ol style="list-style-type: none"> 1. Copper, min. 20 oz. thickness *. 2. Painted 22 ga. min. G-90 Zinc Galv. Steel. 3. Painted Aluminum, min. 0.051" thickness. * 4. Perimeter French Drain System without Gutters or Downspouts, provided that rain water free-falling from a roof lands on a surface not susceptible to erosion. <p>* Must comply with SMACNA Architectural Sheet Metal Manual.</p> | <ol style="list-style-type: none"> 1. Any Rain Water Free-Falling from a roof directly onto a Soil or Grass Surface. | <ol style="list-style-type: none"> 1. Vinyl or PVC. 2. Stainless Steel. 3. Wood. |

EDEN PARK RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - EXTERIOR WALLS (Including Retaining Walls, Garden Walls, Fences and Gates)

| Category M - MASONRY | | | |
|---|---|--|--|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Face Brick. 2. Natural Broken-Faced Stone or Creekstone. 3. Natural Cut Stone, Granite or Marble. 4. Cast Stone. 5. Architectural Precast Concrete. | <ol style="list-style-type: none"> 1. Any product, including mortar and additives to mortar, not guaranteed to be free from efflorescence or similar white deposits on surfaces. 2. Exposed or Painted Concrete Block including Split-Faced, Ground-Faced, Ribbed or Patterned Units. 3. Exposed or Painted Site-Formed Concrete. | <ol style="list-style-type: none"> 1. Concrete Brick. 2. Simulated Brick, Stone, Granite or Marble. 3. Glass Block. 4. Glazed Tile, Glazed Brick. 5. Terracotta. |
| Category EF - EXTERIOR WALL FINISH & TRIM | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Fiber-Cement Boards, horizontal or vertical. 2. Natural Wood Boards, horizontal or vertical. 3. Wood Shakes, natural or simulated. 4. Exterior Insulation and Finish Systems (EIFS). 5. Trim Members of same Material & Finish as above Options. | <ol style="list-style-type: none"> 1. Any product with 'Oil-Canning' wavy Surface Reflective Qualities. 2. Ribbed or Corrugated Siding (Metal, Fiberglass or Fiber Cement). | <ol style="list-style-type: none"> 1. Any product applied diagonally. 2. Aluminum or Vinyl Siding and Trim, unless less than 50% of Any Exterior Elevation's Wall Surface Area. 3. Mirrored Glass with a reflectance greater than 40% covering more than 40% of any building exterior wall. |
| Category C - COLORS | | | |
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Earth Tones, White, Grey, Black. 2. Matte Finishes. | | <ol style="list-style-type: none"> 1. Bright Primaries or Secondaries. 2. Glossy Finishes. |

EDEN PARK RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - EXTERIOR DOORS AND WINDOWS

Category D - DOORS, HARDWARE, FRAMES

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|--|--|--|
| | <ol style="list-style-type: none"> 1. ADA-Compliant Entry Doors, Frames & Hardware. 2. Main Entrance Doors and Entryways having Architecturally distinguishing features giving visual importance to the Entry. 3. High Quality Materials and Finishes providing excellent security, durability and energy-efficiency. 4. Garage Doors not facing front or side street. | <ol style="list-style-type: none"> 1. Garage Doors facing front or side street unless less than 30% of the elevation wall surface area. | <ol style="list-style-type: none"> 1. Entry Doors not complying with ADA Guidelines. 2. "Builder Grade" or "Utility" Quality Levels (Materials or Finishes rated less than average security, durability, and energy-efficiency). |

Category W - WINDOWS

| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
|----------|---|---|--|
| | <ol style="list-style-type: none"> 1. High Quality Materials and Finishes providing excellent security durability and energy-efficiency. 2. Windows and Skylights facilitating excellent ventilation and daylighting, reducing dependency on electric air conditioning and artificial lighting. | <ol style="list-style-type: none"> 1. Windowless Exterior Walls facing any front or side street. | <ol style="list-style-type: none"> 1. "Builder Grade" or "Utility" Quality Levels (Materials, Finishes or Installations rated less than average security, durability, and/or energy-efficiency). 2. Any Glass with 'Oil Canning' Wavy Surface Reflective Qualities. 3. Windowless exterior walls. |

EDEN PARK RESIDENTIAL SITE AND BUILDING DESIGN GUIDELINES - EXTERIOR TRIM & APPURTENANCES

| Category A - APPURTENANCES | | | |
|----------------------------|---|--|---|
| REQUIRED | ENCOURAGED | PROHIBITED | DISCOURAGED |
| | <ol style="list-style-type: none"> 1. Garden Walls, Retaining Walls and Fences, faced with the same Materials as the Exterior Walls of the Building, designed to conceal Mechanical, Electrical or Technology Elements and/or to enhance the aesthetic connection between the Building and its Site. 2. Generous Roof Overhangs, Porches, Decks, Architectural Railings, Pergolas, Collonades, Courtyards, Patios, and similar Appurtenances providing function and aesthetic enhancement. 3. Low-Level Exterior Lighting Fixtures providing safety, security and aesthetic enhancement, particularly if fixtures are recessed into soffits, porch ceilings, steps, walls, and/or if fixtures are aesthetically complimentary to the Building Sitework and/or Landscaping. 4. Uniform Designs, Materials and Colors within each Neighborhood for Mailboxes, House Numbers, Wood Fences and similar elements. 5. Ornamental Iron or Wood Fences and Gates as approved by the ARC. | <ol style="list-style-type: none"> 1. Unless specifically approved by the OCEDA Campus ARC, Mechanical, Electrical & Technology Elements, exposed to view from front or side street, including, but not limited to: <ol style="list-style-type: none"> a. Satellite Antennas, Dishes b. Air-Conditioning Units c. Meters, Switches d. Pipes, Conduit, Boxes, Wire e. Roof-Mounted Apparatus f. Transformers, Generators 2. Dusk-to-Dawn Lights, Flood Lights, Any Fixtures projecting objectionable light on neighboring property. 3. Signs, with the exception of temporary real-estate and construction signs acceptable to the ARC, and permanent signs approved by the ARC at Neighborhood Entrances, Street Identification Signs and Traffic Control Signs. 4. Any site appurtenance not installed with adequate foundation to prevent the item from leaning or settling, including, but not limited to, signs, fences, gates, retaining walls, post lights, mailboxes, etc. | <ol style="list-style-type: none"> 1. "Skinny" Columns (generally less than 8" wide) or other Elements of awkward proportion, or otherwise incompatible with the Building Style. 2. Outbuildings of any kind, except those designed with form, materials and colors matching or complimenting the Main Building, and specifically approved by the ARC. 3. Yard or Pet Enclosure Fences, especially Chain Link or Wire. |