



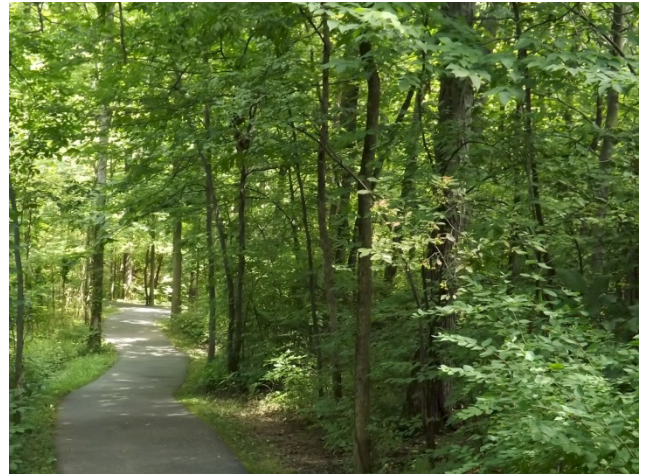
**Welcome to Muirfield Village
History, Amenities & Services
Section 1**

Welcome Home!

In 1974, Muirfield Village was created from the unspoiled rural countryside in Dublin, Ohio. This unique environmental community was designed by Jack Nicklaus, Muirfield Ltd., teams of skilled planners, architects and builders. The long vistas, woodlands, streams, lakes and open areas have been good neighbors to hundreds of families who are part of one of the premier communities in central Ohio. Jack envisioned the natural beauty of the land molded into a unique environmentally friendly community that met Planned Urban Development requirements and restrictions.

The Muirfield concept combines exceptional design blended with the natural environment. When developing the Muirfield concept, much consideration and emphasis was placed on providing privacy for each family, the desirability of peaceful walking and bicycling paths throughout the community, and the blending of all buildings into the landscape.

Nearly 2,400 families (more than 8,000 residents) call Muirfield Village home. Building and construction are at a minimum, leaving residents with a feeling of a quiet, completed neighborhood to call home. A winding complex of tree-lined streets, secluded cul-de-sacs and courts interconnect a combination of condominiums, patio homes, and single-family homes. In the spirit of Jack's dream, the names of the streets, as well as the community itself, are taken from Scottish golf communities.



Muirfield Village lies in the northwestern corner of Dublin, Ohio and is part of Delaware and Franklin counties. There are two golf courses located within Muirfield: The Muirfield Village Golf Club and The Country Club at Muirfield Village. Thus, many neighborhoods have golf course views while others enjoy a variety of wooded lots and rolling terrain. Homes in Muirfield Village include single-floor ranches, patio homes, condominiums, large estates, and exclusive custom-built homes. There is something for everyone in Muirfield Village!

Through the years, Muirfield Village has retained the sense of country while still being conveniently located near a suburban environment. City amenities, services, and some of the finest schools in the area are only a short drive away.

The many services and amenities available in our community are funded by the assessment paid each year. Similar to real estate taxes, the assessment is billed a year in arrears. Currently, they are calculated at \$2.20 per \$1,000 of fair market value as assigned by the county auditor. The assessment invoices are mailed to owners in mid-January and are due within 30 days. The Association maintains a law-mandated reserve to defray the future replacement costs of those major capital items that the Association is obligated to maintain.

Board of Directors

When management of The Muirfield Association was turned over to the owners in 1987, a nine-member Board of Directors, the governing body representing Owners, Residents and the Association, was formed. These nine residents voluntarily dedicate their time and talents to serve the interests of our community. They are elected to three-year terms during voting at an annual meeting. Director terms are staggered so that each year, three members are elected to serve three year terms. They must be residents in good standing whose member rights and privileges have not been suspended and they must be able to attend the bi-monthly meetings. The directors are dedicated to long-term good management, controlled growth and fiscal responsibility. Their thoughtful concern ensures reasonable protection of each owner's environment.

In accordance with the ORC 5312, owners elect members to the Board of Directors from among the owners and their spouses. Owners not eligible to be elected to the Board of Directors include: those who are not an individual; any principal; member of a limited liability company; partner; director; officer; trustee; or employee of the owner.

The Board of Directors is responsible for setting policies pertaining to the Muirfield Warranty Deed and Articles of Incorporation. They approve the annual operating budget and capital expenditures. The Board meets at the Association office on the third Wednesday of every other month.

A General Manager has been retained by the Board of Directors to oversee the day-to-day operations of the Association which includes a well-informed office team, and a skilled full-time and part-time maintenance crew. You may see the maintenance crews working in your neighborhoods and in the common areas, however, all service contract requests must be submitted to the Association office and must not be made of staff in the field or working at facilities.

Muirfield Design Control Committee

The Board of Directors appoints members to the Muirfield Design Control Committee (MDCC), made up of staff and professionals for reviewing, evaluating, approving and disapproving exterior additions and changes to Muirfield properties. The MDCC is charged with enforcing Muirfield standards to protect the deed restrictions and aesthetics of the community. Besides reviewing exterior property changes, they are also charged with enforcing the deed and pursuing correction of violations of the Warranty Deed and Design Standards. The Directors and MDCC expect residents to monitor their own activities. As needed, they work diligently to see that the deed and design standards are upheld.

In accordance with policy, specific procedures are followed to alert residents when a violation is noted. Legal action may be taken against owners as a result of a violation that fails to comply with the deed and adopted design standards.

Grounds & Facilities Committee

The Grounds & Facilities Committee, made up of resident members, serve as liaisons to the Board of Directors. This committee gathers recommendations and makes suggestions to the Board of Directors

pertaining to the maintenance of pathways, landscaping, lakes and capital projects for the common elements as well as making recommendations pertaining to the rules, maintenance, safety, programs and capital projects for the pool and tennis facilities. The Grounds & Facilities Committee meets with the General Manager at the Association office on the last Monday of each month, March through November. The chairman of the committee provides a report at the Board of Director meetings.

Social Activities Committee

The Social Activities Committee, made up of resident members, serve as liaisons to the Board of Directors. This committee develops, plans, funds, organizes and staffs social activities/events for all Muirfield residents. The Social Activities Committee meets with the General Manager at the Association office. The chairman of the committee provides a report at the Board of Director meetings.

Civic Action Committee

The Civic Action Committee, made up of resident members, serve as liaisons to the Board of Directors. This committee monitors activities/developments of areas that may impact the general well-being of Muirfield residents. This committee will organize, monitor, attend meetings as needed, keep informed of pertinent actions, and alert the Board of Directors of such activities. The Civic Action Committee meets with the General Manager at the Association office. The chairman of the committee provides a report at the Board of Director meetings.

Muirfield Village Garden Club

The Muirfield Garden Club is a separate group comprised of residents with interest in gardening and flowers. They meet in member's homes, usually on the second Monday of each month, March through December. The purpose of the organization is to stimulate knowledge of gardening, to advance civic beautification, and to promote conservation of the natural resources in our community. This active group contributes time and talents to the Dublin Library, the Women's Reformatory in Marysville as well as sponsoring a Junior Gardening Program for Muirfield youths. Proceeds from the club's fund-raisers are used to beautify and enhance Muirfield's common elements and the courtyard at the Dublin Library.

Muirfins Swim Team

The Muirfins Swim Team is an independent club exclusively for Muirfield youths. Practices begin in late May and the season ends with a championship meet in mid-July. All families in good standing (without deed violations or delinquent assessments) are welcome to join. For more information about the Muirfins Swim Team, email the swim team at muirfinspresident@gmail.com.

Website

The Association maintains an interactive website at www.muirfieldassociation.com with general information about the community, activities, events, and groups. Guidelines and applications for design review, the Warranty Deed, Bylaws, and Articles of Incorporation can be downloaded. A members' area offers owners the opportunity to read minutes and download annual meeting materials.

Resident Amenities

Common Elements

The common elements owned by the Muirfield Association, Inc. (the “Association”) are for the exclusive use of all residents in good standing and their guests. There are over 250 acres of open space within the village that includes wooded areas, natural elements, lakes, open space, and manicured lawns. When Jack Nicklaus developed Muirfield Village, his vision was to build a world-class golf course surrounded by a premier residential community. His inspiration to retain as much of the natural beauty including homes that blend with the land, has resulted in our lovely community.

Reasonable repair, maintenance and replacement of the common elements are done at the Association’s expense and at the direction of the Board of Directors. The annual assessment pays for the maintenance and upkeep of these amenities.

Recreational Facilities: There are two recreation facilities. The following chart lists the available activities at each facility:

Activity	Glick Road Recreation Complex Glick Road	Holbrook Recreation Complex Muirfield Drive
Pool	Full size pool, baby pool, water slide and concession stand.	Full size pool with lap lane, baby pool, spray-ground, hot tub and concession stand.
Basketball Courts	Asphalt, marked basketball courts with adjustable backboards.	Asphalt, marked basketball courts with adjustable backboards.
Tennis Courts	6 lighted courts. Reservations can be made up to a week in advance by calling the tennis pavilion at 761-1967. The summer tennis program operates here.	4 lighted courts operating on a first-come-first-serve basis.
Chipping & Putting Green	N/A	A 3-hole chipping and putting green sits in the open space just north of Holbrook pool.

Tennis Program: The Association offers a full tennis program for adult and junior residents at the Glick Road Recreation Complex. A tennis activity sheet is provided in the annual meeting packet. Information can also be found on the Association website or by calling the office at 614-889-0922.

Lakes: Twelve Association-owned lakes within our community are stocked with catfish, bass and bluegill. Residents in good standing are welcome to fish in any of the Association-owned lakes.

Pathways: Over 29 miles of paved pathways winding through wooded areas, beautiful golf course vistas and open space are available to residents in good standing. The pathways are ‘good-weather-paths’ and are not cleared of snow. The paths provide many valuable benefits including transportation links, recreation areas, habitat corridors and outdoor fitness. There is a wide range and mix of residents using the paths so constant care and consideration for safety of all users is important.

The cart paths on the two adjacent golf courses, all golf course fairways and property, are privately owned and are not part of Muirfield Association common areas. Residents are asked to respect the private ownership of these areas and refrain from trespassing on them.

Resident Services

Architectural

The Board of Directors has hired an architect and a landscape architect who will visit with residents at their home up to an hour – free of charge – for assistance in getting ideas for updates, remodeling, additions and landscape projects into a plan that complements the lot and fits into Muirfield’s design standards and restrictions. If interested in starting a conversation and home visit with one of the architects, contact the Association office at 614-889-0922.

The Association office maintains a selection of sample materials including paint, roofing, garage doors, windows, brick and stone. Residents are welcome to stop in to examine them and talk to staff about project ideas.

Calendar of Events

A list of events, meetings, and important dates for groups in our community is available on the Association’s website: www.muirfieldassociation.com.

Chipping Service and Tree Removal

The City of Dublin's Chipper Program provides residential curb service collecting and disposing of tree and shrub trimmings. To insure prompt pickup within 1-7 days, residents must arrange the pick-up through the City’s online service request or by calling the **Hot Line at 614-410-4780**. The City will bring the Chipper machine and remove tree and shrub trimmings subject to the following established regulations:

- Only tree and shrub clippings will be picked up. Clippings may not include vines or honeysuckle.
- Trees and bushes with roots cannot go through the chipper machine. Roots must be cut off and processed through other composting programs.
- Firewood, lumber, boards, wire or other debris is excluded from this service.
- Trimmings must be piled within 6’ of the curb at the end of the driveway.
- Trimming piles should be piled neatly with the cutoff ends pointed towards the street.
- City equipment and employees will not come on private property to remove trimmings.
- Avoid placing clippings near mailboxes or fire hydrants that may interfere with the official use and operations of the equipment.
- The City will not pick up clipping deemed too close to parked cars.
- The machine will accept branches with a maximum diameter of 8".
- The longer the trimmings the easier it is for the City crews to remove them.
- The amount of clippings which will be picked up is limited to one truck load per day per home. Citizens with excessive amounts of clippings should make other arrangements.
- City employees will not leave mulch at homes.
- The City of Dublin provides a holiday tree pickup. Collection will take place each Monday in January. All decorations should be removed and trees placed at the curb, free of any wrapping or bags, by 7 a.m. on Mondays. If a tree is larger than 8 feet in length it must be cut in half before being placed at the curb. For details of the City’s recycling, yard waste diversion and composting programs, call 614-410-4750.

Dead Animal Removal

Dead animal removal is the Association's responsibility **only** when the animal is found on common elements. Dead fish from any of the common element lakes will be removed by the Association. If a dead animal is observed on a city street, residents should contact Dublin Streets & Utilities at 614-410-4750 for assistance. If a dead animal is found on private property, the property owner is responsible for removal. The Association does not endorse or recommend any particular private contractor. However, some residents have contacted Critter Control, 614-291-4400, or Affordable Animal Control, Inc., 614-539-9400, for assistance in this regard.

Leaf Pick-Up

The City of Dublin provides seasonal leaf pickup. Leaves should be raked to the curb (not in the street). Check Dublin's website under City Services at <http://dublinohiousa.gov/services/curbside-yard-waste-collection/>. Other times of the year, the City will collect leaves along with other yard waste on Mondays. Gather the leaves in biodegradable bags and place at the curb by 7:00 a.m. Monday morning.

Mailbox Installation and Maintenance

The majority of Muirfield properties include a unique single-arm mailbox unit specifically designed and built by Association maintenance staff. The units are owned by the property owner and they must be uniform in appearance and construction as other mailbox systems in the neighborhood. It is the responsibility of the owner to see that the unit is kept in good condition; however, as a service to our residents, Muirfield maintenance staff will provide the mailbox system, install it and perform maintenance to the unit for a fee. Contact the Association office to arrange for assistance with installation and repairs. Other styles, sizes or color of mailbox units are prohibited.

Recycling

The City of Dublin provides recycling containers for each home. Recycling collection takes place on Wednesdays. The schedule may change during a holiday week. Rumpke Waste Services observes six major holidays during the year – Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas and New Year's Day. Should one of these holidays fall on a Monday, Tuesday or Wednesday, collection will take place on Thursday. The change is only effective during the week of the holiday. The week after the holiday, collection will resume on its normal schedule.

The following items can be recycled: all plastics (numbers 1-2); plastic bottles with necks (numbers 3-7); clear, brown, blue and green glass bottles and jars; aluminum and steel cans; most paper; cardboard; milk and juice cartons; and pizza boxes. For more information about this service go to:

<http://dublinohiousa.gov/services/recycling-collection/>

Refuse Containers & Trash Pick-Up

The City of Dublin refuse collection takes place on Wednesdays. The schedule may change during a holiday week. Rumpke Waste Services observes six major holidays during the year – Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas and New Year's Day. Should one of these holidays fall on a Monday, Tuesday or Wednesday, collection will take place on Thursday. The change is only effective during the week of the holiday. The week after the holiday, collection will resume on its normal schedule. Collection can begin as early as 7:00 a.m. Place refuse containers at the curb by 7:00 a.m. on Wednesday morning and take back inside the same evening after collection.

Refuse containers are prohibited to be outside before collection day. Our community is still rural enough that varmints and rodents can get into the refuse at night and make a mess. Additionally, refuse sitting at the curb for days creates an eyesore for the whole neighborhood. Residents may choose the containers, but the contractor asks that the contents not weigh over 50 lbs. Additional trash collection information may be found at: <http://dublinohiousa.gov/services/trash-collection/>

Snow Plowing and Street Cleaning

The City of Dublin provides snow removal and street cleaning services for all City streets within our community. Questions regarding snow removal/street cleaning should be addressed to Dublin Streets and Utilities, 614-410-4750 or visit: <http://dublinohiousa.gov/services/snow-removal/>.

The Association is only responsible for reasonable snow removal from the private streets within our community including Dunsinane Drive, Muirfield Court, Grey Friar Way and Strasbourg Court. The Association contracts with an independent contractor for servicing these private streets.

Utilities Information

The local utilities are:

- American Electric Power – electric, 1-800-277-2177
- Ohio Edison Electric – electric, 1-800-633-4766
- Union Rural Electric – electric, 1-800-642-1826
- Columbia Gas of Ohio – natural gas, 1-800-344-4077
- City of Dublin – recycling, 614-410-4750
- Rumpke Waste Removal – refuse, 1-800-828-8171
- Columbus Dept. of Water –water, 614-645-8270
- Time-Warner – cable, telephone & internet, 614-481-5320
- AT&T- telephone, cable, telephone and internet , 614-793-0161
- Wow Way – cable, telephone and internet, 1-888-598-5680
- Ohio Underground Utilities Protection Service (OUPS) – line search, 1-800-362-2764