



**Muirfield Design Control Committee
Design Standards - Quick List
Section 3**

Design Standards – Quick List

The following items may require an application be submitted to the Muirfield Design Control Committee (MDCC). Applications and guidelines are available at <http://www.muirfieldassociation.com/> under 'Design Review' or at the Association office. Approval of the application by the MDCC must be granted in writing before any installation or construction occurs.

1. AIR CONDITIONERS, GENERATORS, HEAT PUMP

- a. Air Conditioners, Generators, Heat Pumps and other utility equipment must be located at the rear or side rear elevation of the home and tucked into an inconspicuous location.
- b. All service wiring, connections and conduits must enter the home at ground level and may not be exposed on the exterior of the house. Wiring must be properly buried and the disturbed area completely restored.
- c. Air conditioners, generators, heat pumps and other mechanical equipment located on the exterior of homes must be screened from street and neighboring views. Evergreen shrubbery, at least 36" tall at planting, must be planted around the base of the equipment for year-round screening.
- d. Air conditioners, generators and heat pumps must be an earth-toned color.
- e. Window air conditioning units are prohibited.

2. AWNINGS

- a. Awning material must be solid or small-patterned tweed canvas that compliments the exterior of the home.
- b. Striped material, ball fringe, tassels and elaborate valances are prohibited. A simple, straight across drupe works best.
- c. Support arms and/or pole location must be shown on the diagram.
- d. Awnings may not be installed at the front of any home. and cannot be mounted on the roof.
- e. Awnings must be soffit or wall mounted; awnings may not be roof-mounted.
- f. Metal, fiberglass awnings are prohibited.

3. BARBECUE GRILLS, EXTERIOR OVENS, DINING & FIREPLACES

- a. Portable outdoor cooking appliances must be stored on a deck, patio or inside a building when not in use. They must be maintained in good working order and neat in appearance.
- b. Installation of outside pizza ovens, cooking areas or fire places must be consistent with and compliment the exterior of the home.
- c. Permanent outdoor cooking areas must be approved by the MDCC prior to construction.

4. BASKETBALL EQUIPMENT

- a. Basketball units must be ground-mounted.
- b. Basketball goals attached to any part of the home are prohibited.
- c. The entire unit - pole, mounting bracket and backboard (front & back) must be painted either the trim color of the home, black or dark forest green.
- d. If padding is used, it must be the same color as the unit or removed when not in use.
- e. Clear acrylic or glass backboards do not need to be painted.
- f. All logos on the unit must be removed or painted the same color as the unit. Logos on a clear acrylic or glass backboard do not need to be removed or painted.

- g. Portable basketball units must be stored indoors when not in use.
- h. Basketball returns/nets/light systems are prohibited.

5. CANOPIES, UMBRELLAS

- a. Canopies and Umbrellas are temporary, seasonal structures placed on decks or patios to provide shade.
- b. Canopy and umbrella tops must be cloth material. Metal, fiberglass and aluminum tops are prohibited. Support poles and framework may be metal or wood.
- c. Canopies and umbrellas may not be permanently affixed to the house in any way.
- d. Canopy and umbrellas must be neutral, earth-toned colors. Logos or advertising of any kind is prohibited on any portion of the canopy or umbrella.
- e. 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.

6. CHIMINEAS & LAWN FURNITURE

- a. Chimineas are portable yard accessories and must be stored on a patio or deck.
- b. Lawn furniture must be stored on the deck, patio, porch, or in garage when not in use. Storing lawn furniture and yard accessories in the yard is prohibited.
- c. Exterior clotheslines are prohibited.

7. CHIMNEYS

- a. All chimney parts must be maintained in good condition.
- b. Exterior chimneys must have foundation and be masonry.
- c. Interior chimneys - with the external reveal starting at the roof – must be masonry, stucco stone, cultured stone or brick filet.
- d. Cedar-wrapped chimneys are prohibited.
- e. Cantilevered chimneys are prohibited.

8. COMPOST CONTAINERS

- a. Compost containers must be wholly screened from view, tucked into an inconspicuous area of the yard, and maintained on a regular basis to discourage odor and rodents.
- b. Compost containers must be approved by the MDCC prior to placement on the property.

9. DECK INSTALLATION, REPLACEMENT AND REMODEL

- a. Decks must be located within the buildable area of the property. No more than 10% of a lot (excluding the house and garage) shall be enclosed as a patio, deck or garden.
- b. Decks are prohibited to encroach into an easement area or no-build zone.
- c. Decks higher than 18" above grade must have lattice, solid skirting or other building material to screen under the deck.
- d. Plans for decks which cantilever over a walk-out basement or similar area must explain how all exposed areas will be finished including slopes, banks, retaining walls, railings, stairs, walkways, screening and landscaping.
- e. The MDCC will consider cedar, redwood, various other woods and certain composite materials such as Trex, Timbertech, etc. for horizontal decking and stairs only.

- f. Upright posts, risers, balusters, top rails, top caps – all vertical components – may be cedar, redwood or treated lumber, stained the home trim color. When standing in the yard looking at the deck, all visible vertical portions of the deck shall be the trim color of the house.
- g. The MDCC will consider glass panels, metal spindles, cable systems, wood and other railings, depending on appropriateness with the architectural style of the home.

10. DOORS

a. Entry Doors

- i Entry doors must be wood or fiberglass stained a semi-transparent wood color or painted the trim color of the home. Metal doors are prohibited.
- ii Certain accent colors may be approved. A color sample must be submitted for review before painting.
- iii Entry door design must be appropriate for the architectural style of the home.

b. Sidelights

- i Heavily-ornamented decorative sidelights are generally not approved.
- ii Sidelight design must be appropriate for the architectural style of the home and is considered for approval on a case-by-case basis.

c. Storm Doors

- i Storm door frames must be wood, fiberglass or metal, painted the trim color of the home or the color of the entry door.
- ii Storm doors must be full-view glass/screen doors.

d. Garage Doors

- i Garage doors must be raised-panel wood, fiberglass or certain well-insulated steel doors.
- ii Minimum approved gauge steel is 28.
- iii Garage doors must be stained a wood color or painted the trim color of the home.
- iv Certain neighborhoods will accommodate flat panel door with approval from the MDCC.
- v The architectural style of the home will be considered when replacing the door.
Not all garage door styles will complement the architectural style of the home.

11. DRIVEWAYS

- a. Driveways must be constructed of asphalt, stamped concrete, tar-and-chip, natural-colored concrete, exposed-aggregate, pavers or brick.
- b. Gravel driveways are prohibited.
- c. Driveways must be kept in good condition at all times, free of weeds, cracks, holes, debris and surface damage.
- d. The owner is responsible for meeting the specific requirements of the City of Dublin for width of pavement, amount of pavement permitted, double-curb cuts, driveway aprons, and turn-outs. Contact the City at 614.410.4667 for assistance before submitting the request to the MDCC.
- e. Vehicles incapable of being operated on public highways may be stored on driveways no longer than 5 days; after that time, they are considered nuisances and must be stored wholly inside a building or off-site.
- f. Asphalt driveways must be replaced when the asphalt is crumbling and/or gravel is showing through the top layer.

Asphalt driveways must 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 must be recapped or replaced if resealing is not adequate. Recapping means overlaying a heavy layer of blacktop over the 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 products may be necessary to permanently kill grass/weeds. Pavers may require being removed and reinstalled if heaving or settling occurs.

12. EGRESS WINDOW WELL

- a. Egress window wells may be constructed of concrete block, tiered wooden timbers, pre-fabricated composites or fiberglass.
- b. All exterior portions of the window well that is visible above grade (except for a clear cover) shall be painted the color of the home adjacent to the unit.
- c. Evergreen shrubbery must be planted around the exterior well for safety and to screen from view.

13. EXTERIOR HOME DECOR

- a. School banners and decorative flags may be displayed on a deck, patio or interior window only.
- b. Ornamentation is prohibited on the common elements.
- c. Exterior holiday decorations and lighting may be displayed one month before the holiday and must be removed within two weeks following the holiday.
- d. Statuary, outdoor furniture and lawn ornaments must be kept on patios or decks unless submitted and approved by the MDCC.
- e. Seasonal planters and flower pots shall compliment the color scheme of the home and be kept on the deck or patio.
- f. Inflatable decorations are prohibited.
- g. Permanently placed bird feeders, statues and lawn ornaments must be approval by the MDCC before installing on the property. They are reviewed on a case-by-case basis.
- h. Fountains must be scaled to fit the area, integrated into a landscape area, and kept in good working condition. The MDCC must approve lawn ornamentation before installation.
- i. Exterior clotheslines are prohibited.

14. EXTERIOR COLORS

- a. High-contrast, high gloss and high-Chroma colors are prohibited.
- b. Exterior colors must be earth toned and compatible with the natural surroundings and adjacent buildings, and not identical to homes within sight. Generally, darker tones are more preferable to lighter tones.
- c. All buildings must be kept in good condition at all times, free of peeling, faded or other poor conditions.
- d. Use the Paint Change Application to submit paint/stain change request.

15. EXTERIOR FINISH MATERIALS

- a. New home exterior building materials shall be cedar, natural stone, full-size brick, stucco or a

- composite material that has been approved by the MDCC.
- b. Cultured stone, cultured brick and similar products may be considered for remodeling projects only. Approval may be granted on a case-by-case basis.
- c. Large panel siding is prohibited. T-1-11 is only permitted on a 'like-for-like' remodeling situation on existing homes, when approved by the MDCC.
- d. Vinyl and aluminum siding is prohibited.

16. FENCING

- a. Lot-defining fencing, chain-link or wire fencing is prohibited.
- b. Fencing approvals are limited to small dog runs, small resident protection areas and/or swimming pool perimeters.
- c. Fence panels having a decorative design are prohibited.
- d. Fencing must be constructed of wood, brick, stone or metal materials, as approved by the MDCC. Groupings of trees, shrubs or other landscape materials are encouraged for privacy and to enclose service areas.
- e. Fencing must be tucked close to a private living area of the home, such as a deck or patio. Fencing shall not encompass the entire rear, side or front yard. Fence height shall be no more than 48" height.
- f. Fenced area must not extend beyond the width of the home.
- g. Fencing shall be confined within the buildable area of the lot.
- h. Invisible pet fencing is permitted; however, it must not be installed in an easement area or City right-of-way. The ground must be restored to original condition.
- i. Landscape materials must be planted to screen fencing from street and neighboring views.
- j. Consider transparent fencing such as the style used around the Association's pools.

17. FIREWOOD

- a. Firewood must be stacked neatly in an inconspicuous location at the rear or side yard of the property. Most properties will not accommodate more than 1 to 1½ cord of stored firewood.
- b. Firewood may not be stored at the front of the house, on the front porch or in a highly visible location.
- c. If a protective tarp is used to cover firewood, the tarp must be an earth-toned color.

18. FLAGS OF THE UNITED STATES OF AMERICA and STATE OF OHIO

- a. 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.
- b. 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.
- c. The Muirfield Design Control Committee must approve the height, color, type and location of the flag and pole before installation.

19. GARDENS

- a. Gardens must be located within the buildable area of the property, at least 10' from any property line.
- b. Gardens must be kept in good condition at all times, maintained regularly, free of weeds and debris.
- c. Upright structures, posts, fencing and netting are prohibited.
- d. Edging/confinement material around the garden must be reviewed by the MDCC on a case-by-case basis.
- e. At the end of the growing season, all plant materials must be removed from the garden, disposed of properly and the garden returned to pre-plant condition.
- f. No more than 10% of a lot (excluding the house and garage) shall be enclosed as a patio, deck or garden.

20. GARAGES

- a. Garages attached to the home must be integrated as part of the home, complementing the architectural style of the home.
- b. The architecture of detached garages must mimic the roof pitch, color, style and finish materials of those used on the home.
- c. Owners are responsible to verify Dublin's zoning restrictions regarding detached garages.

21. GAZEBO, PERGOLA, TRELIS, FIRE PIT, RETAINING WALL

- a. Detached structures must be designed to integrate with the architecture of the home with consistent natural materials, colors and overall characteristics. The structures must not dwarf other exterior structures, patios or decks.
- b. Detached structures must be confined to the buildable area of the property and be at least 10' from property lines.
- c. Detached structures may not obstruct neighboring views of golf courses.
- d. Metal sheds are prohibited.

22. GRADING, DRAINAGE, DRY CREEK BEDS & STREAMS

- a. Refer to the City of Dublin master grading plan before considering any grading change.
- b. Final grading of all landscaped areas must accommodate proper drainage.
- c. Final grading shall not cause water to pool onto neighboring lots. Owners shall not impede the natural flow of surface water and drainage from or through their lots.
- d. All plans for creeks, French drains, dry creek beds, water retention ponds, etc. shall be reviewed by the MDCC and approved on a case-by-case basis.

23. HOSES

- a. Garden hoses must be neatly coiled or stored inside an appropriate container, tucked up close to the home, when not in use.
- b. Garden hoses that are not stored in an unobtrusive area, neatly coiled, will be subject to deed violation enforcement.

24. HOT TUBS, SPAS

- a. Hot tubs, spas must be placed on or within a private living area such as a deck or patio so that it is integrated with the home.
- b. Hot tubs/spas must be screened with a trellis, tall landscape elements, or other materials to buffer noise and screen from views.
- c. Hot tubs/spas must complement the home in color; appropriate in dimension for the selected location, and not be a disruption to neighboring properties.
- d. A Hold Harmless Agreement must be on file at the Association office before installation.

25. LANDSCAPE

- a. Lot-defining landscaping and regimented tree plantings are prohibited.
- b. Landscape beds with foundation plantings shall be provided and maintained to cover the front, side elevations, and extend around the rear elevation.
- c. Landscape beds and plant materials must be confined within lot lines so that installation and maintenance can be performed from the owner's lot.
- d. Encroaching onto Muirfield common ground to access the owner's lot for installation or maintenance of landscaping is prohibited without the written approval of the MDCC.
- e. Encroaching onto a neighbor's lot to access the lot to install or maintain landscaping is prohibited without permission of the property owner.
- f. All portions of trees that are removed, including limbs, trunk, roots, bark and debris must be removed from the site and disposed of properly. Tree stumps must be ground out to grade and the area restored to original condition.
- g. It is prohibited to plant: Silver Maple, Chinese Elm, Willow and Bradford Pear trees.
- h. Minimum sizes for landscape materials must be:
 - Perennials – 1 gallon at planting
 - Shrubs & bushes – 3 gallon or larger at planting
 - Ornamental trees – 5'-6' at planting
 - Evergreen trees - 7'-8' at planting
 - Deciduous trees - 2½"-3" at planting
- i. Plants and trees should be northern grown or in Ohio's hardiness zone ensuring they will survive during weather fluctuations. Plants must be nursery grown, well-formed and free of disease and infestation.
- j. Landscape beds shall be mulched to conserve moisture, improve fertility and health of the soil, reduce weed growth, and enhance the visual appeal of the area. Mulch material may include wood chips, shredded wood or wood bark. Dark-colored wood chips is preferred.
- k. Gravel, stone, river rock, lava rock, decorative stone and rubberized mulch is prohibited.
- l. All landscape materials, plant beds and landscaped areas must be kept in good condition at all times, free of weeds, mulched and maintained on a regular basis.
- m. Creeks and streams running through properties must be maintained in good condition at all times. Vegetation or other materials must not impede the flow of water.
- n. Avoid planting over drainage and utility lines. Maintain plantings at an adequate distance from storm and sanitary sewer lines to avoid roots infiltrating the lines.
- o. Accent plantings at the driveway entrance shall be located to allow constant, unencumbered sight for vehicles and allow clear view of address numbers on the mailbox.
- p. Lawns must be maintained with acceptable grasses or ground cover. When establishing or re-establishing a lawn, sodding or hydro seeding with a quality grass is required.
- q. The City of Dublin provides yard waste collection in Muirfield Village as part of their city

services. Yard waste must be placed at the curb on collection day only, using standard refuse and recycling containers. Use of cardboard boxes is discouraged as workers will not pick up if the boxes become wet.

26. LIGHTING EXTERIOR

- a. Exterior lighting must be appropriate in size, color, brightness and coverage.
- b. Exterior lighting must be directed so that it does not wash off the property and cannot be a nuisance to neighboring properties.
- c. Exterior light posts shall be approved by the MDCC prior to installing on the property. The post and light system shall be complementary to the architectural style of the home.

27. MAILBOXES

- a. Muirfield Village uses a common mailbox system designed for a uniform size, color and style. Other styles, sizes or colors of mailbox units are prohibited. Contact the Association office for installation and repairs.
- b. Some areas (sub-associations) within Muirfield Village have established individual unique mail systems. These units are not maintained by the Association. Contact the specific sub-association for assistance.
- c. Mailbox numbers must remain in clear view, free of obstructions from landscape materials or debris.

28. NEW HOME CONSTRUCTION

- a. The neighborhood and existing homes in the neighborhood must be taken into consideration when selecting the architectural style of the new construction home.
- b. The MDCC recommends submitting a preliminary set of plans for review prior to final construction drawings.
- c. Final scaled construction drawings must be professionally prepared, with a site plan, elevations, dimensions, sizes, and details.
- d. The site plan must include a footprint of home on lot, finished floor elevations, grades, easements, build zones, property lines, distance from property lines and siting of neighboring homes on either side of lot.
- e. Exterior finish materials, roof shingle samples, color swatches, cut sheets or brochures showing garage door, entry door, window styles, finishes and other details must be included with the construction application.
- f. 4-sided architecture must be incorporated in new home construction. The dominant material at the front elevation must extend in some fashion to the remaining elevations by using a water table, chimney, build-out, etc.
- g. Exterior finishes must be natural materials, such as brick, stone, cedar or stucco. A brick ledge must be provided to accommodate real brick or stone.
- h. Exterior chimneys must be brick or stone. Stucco stone or cultured stone may be used on interior chimneys where the only exposed portion protrudes through the roof.
- i. Trash enclosures must be used to confine debris during construction. Trash enclosures must be cleaned and removed from the area on a timely basis.
- j. If a deck is included with initial construction, deck drawings, including railing details must be included with the application.

- k. Silt retention and tree protection must be installed to protect drainage areas and existing trees.
- l. A natural swale for water flow must be provided. It is prohibited to allow water to pond on the lot or be forced onto a neighbor's lot. Follow the grading plan on file at City of Dublin.
- m. A landscape plan must be submitted for the MDCC's review within 6 months of exterior home construction completion. Initial landscape materials must be planted at the front and side elevations and wrap around to the rear elevation. *See Landscape.*
- n. Street trees must be planted as part of initial landscape plan; the number and placement of trees required is based on lot frontage. Contact the Association office for assistance.

29. PAINT, STAIN

- a. The color palette of the home is composed of the main body, trim areas and, in some cases, an accent color. An accent color is considered for shutters and front entry doors.
- b. Paint and stain colors must be earth-toned and compatible with the roof color and architectural style of the home.
- c. Home color selection should not be identical to neighboring home colors

30. PATIOS

- a. Patios must be located within the buildable area of the lot. No more than 10% of a lot (excluding the house and garage) shall be enclosed as a patio, deck or garden.
- b. It is the owner's responsibility to verify zoning requirements of the City of Dublin as they pertain to patio location and construction.
- c. The MDCC will consider natural-colored concrete, pavers, brick and stamped concrete materials.
- d. Existing trees and landscape materials must be protected and retained as much as possible during construction.
- e. Landscape beds with foundation plantings must be included to provide a 'finished' look around the patio.

31. RADON MITIGATION UNITS

- a. The radon unit must be installed at the rear elevation or the side elevation as close to the rear of the home as possible, tucked up close to the home in an inside corner or other inconspicuous location.
- b. All exterior portions of the radon unit must be painted the home color adjacent to the unit.
- c. Adequate evergreen shrubbery (at least 36" height) must be planted and maintained to screen the exterior motor from year-round view.
- d. The radon unit's external pipe must terminate no more than 18" above the roofline and be below the ridgeline of the home.

31. RAIN BARRELS

- a. Rain barrels must be located at the rear of the lot, secluded from view with evergreen shrubbery and incorporated into the environment. Rain barrels must not be placed at the front of the home or between the home and the street.
- b. Rain barrels must be placed more than 1 foot away from the primary structure and be at least 3 feet from the lot line.

- c. Rain barrel must be a neutral color, that is complementary to the body or trim color of the home.
- d. Maximum capacity is 80 gallons; maximum height is 48" above surrounding grade.
- e. Connector hoses from downspout to the rain barrel must match the color of the downspout.
- f. Rain barrels must be constructed of natural material or designed to appear as a planter, stone boulder or similar container.
- g. It is the owner's responsibility to verify zoning requirements of the City of Dublin as they apply to rain barrels.

30. RECREATIONAL EQUIPMENT – PLAYSETS, SPORTS NETS, ETC.

- a. Recreational equipment shall be located in the buildable area of the lot and at least 10' from any neighboring lot lines.
- b. Recreational sets made of cedar or redwood must be left untreated to age naturally.
- c. Recreational sets made of treated lumber must be painted the trim color of the home.
- d. Primary or high-Chroma colors are prohibited.
- e. Recreational equipment accessories including slides and tarps must be a solid earth-tone color such as tan, gray, hunter green, forest green, etc. Striped tarps, banners and flags are prohibited.
- f. Recreational equipment must not obstruct neighboring views of the golf courses.
- g. Recreational equipment must be placed on grass; however, specific requests for mulch or artificial landing or edging material will be reviewed on a case-by-case basis.
- h. Trees or other landscape materials may be required for screening; to be determined on a case-by-case basis.
- i. Portable recreational equipment must be removed from the outside of the property and stored wholly inside when not in use.

31. REFUSE PICK UP, RECYCLING & REFUSE CONTAINERS

- a. Refuse and recycling containers must be placed at the curb by 7 am on collection day and removed from the exterior of the property that evening.
- b. Containers shall not be left outside after collection day.
- c. Plastic bags are permitted provided trash is secured inside.
- d. Acceptable containers for non-recyclable refuse may be:
 - Metal or plastic cans with two handles and a tightly fitting lid;
 - Sealed plastic bags with a maximum capacity of 30 gallons;
 - Sealed paper bags of a 1.5 mill thickness and maximum capacity of 30 gallons.

32. REMODELING, ROOM ADDITIONS, OTHER EXTERIOR ADDITIONS/CHANGES TO THE PROPERTY

- a. If property owners need preliminary direction from the MDCC, a set of plans may be submitted for review prior to final review. When planning exterior changes or additions to the home, it is important to work with the existing architecture of the home in remodeling design.
- b. Along with construction drawings, include a site plan of the lot. The site plan must include the footprint of the home on the lot; proposed addition or change to footprint of the home; identify easements, build zones, property lines and siting of homes on either side of existing home.

- c. The application must include material samples, color swatches, cut sheets and brochures for all exterior finish materials including roof shingles, garage doors, entry doors, window manufacturer and series, brick, stone and other siding selections.
- d. 4-sided architecture is required; the dominant material at the front elevation must extend in some fashion to the remaining elevations, using a water table, chimney, build-out, etc.
- e. Exterior chimneys must be masonry. Stucco stone or cultured stone may be used on interior chimneys where the only exterior exposure is the portion that protrudes through the roof.
- f. Trash enclosures must be used to confine refuse and debris during construction. Trash enclosures must be cleaned and removed from the lot on a timely basis.

33. RETAINING WALLS

- a. Retaining walls may be used as landscape enhancements, to create more useable lawn space and add aesthetic interest to patio and yard areas.
- b. Retaining walls must be constructed of materials compatible to the home's architecture.

34. ROOF REPLACEMENT

- a. Some areas of our community require cedar shake roofing. If in doubt about your home, contact the Association office for clarification.
- b. Where required, the cedar shakes must be heavy-weight, 3/4"-5/4", hand-split or machine-split cedar shakes, left untreated to age naturally.
- c. In areas where cedar shakes are not required, heavy-weight, dimensional asphalt shingles that replicate cedar shakes are required. Roofing shingles must be at least 270 lb. per square.
- d. Roof shingle colors and series must be reviewed by the MDCC. Black, white and highly contrasting shingle colors are prohibited.
- e. Patching or repairing limited areas of an existing roof is prohibited.
- f. Skylights must be approved by the MDCC prior to installation. Provide details showing location, dimensions and colors. Approval is granted on a case-by-case basis.
- g. If skylights are approved, all exterior portions of skylights must be painted the roof color.
- h. Solar panels, solar tubes and sky tunnels are prohibited.

35. SATELLITE DISH

- a. Due to Federal Law, owners are not prohibited from installing a satellite dish on their property; however, before installation can take place, owners must provide a Notice of Installation form to the Association. Owners must adhere to the rules and regulations included with the application and Notice of Installation form.
- b. All satellite dishes must be installed in compliance with local building and safety codes, in accordance with the manufacturer's instructions.
- c. All installations must take aesthetic considerations and unobtrusive location into account.
- d. There must be a minimum of exposed wiring on the exterior of the home.
- e. Any portion of the dish, mast and wiring that is visible from the street or a neighboring lot must be painted the color of the structure it is attached to unless otherwise camouflaged, shielded, or screened.
- f. If the dish needs to be located at the front elevation to receive signal, it must be fully screened with landscape materials or covered with an artificial boulder, and incorporated

into a landscape bed. The goal is to screen the dish from street and neighboring property views while still being able to pick up signal.

- g. Other exterior TV and radio reception antennae are prohibited. Attic location is encouraged.

36. SHEDS, DETACHED BUILDINGS

- a. Detached buildings must be located in the buildable area of the lot and constructed in the same architectural style, color and materials as the existing home.
- b. Follow New Home Construction guidelines for assistance.
- c. The property owner is responsible for verifying Dublin's zoning requirements as they pertain to detached structures.

37. SIGNAGE

- a. Exterior signage permitted on lots in Muirfield Village is limited to one Realtor or For Sale by Owner and/or one Builder sign.
- b. Placement of signage shall be within the buildable area of the property, located at the front of the property. Signs may not be located at the rear of the property, along the boulevards or adjacent to the golf club courses.
- c. Follow the signage policies posted on the association's website.
- d. School, sports, or other advertising signs are prohibited on the exterior of properties.

38. SKYLIGHTS

- a. Exterior portions of skylights must be the roof color.
- b. For approval from the MDCC, provide roof details showing skylight placement, dimensions and colors. Photos of the existing roof must accompany the request.
- c. Approval is granted on a case-by-case basis.
- d. Solar panels, solar tubes and sky tunnels are prohibited

39. SPORTS NETS - LARGE OR OVERSIZE PERMANENT UNITS

- a. Nearly all sports nets fall into the category of intermittently used recreation equipment, requiring that they be stored inside or on a patio or deck when not being used. There are a few instances where an owner may request approval for an oversize, permanently-placed sport net. An application must be submitted for the MDCC's review and approval prior to placing the equipment on the property.
- b. Each application is reviewed on a case-by-case basis.
- c. Tall evergreen plantings are required to screen the equipment from views.
- d. Follow the application and guidelines on the association's website.

40. SUNROOMS, SCREEN PORCHES

- a. Pitch of the roof must be the same as existing home.
- b. Placement and style of windows must take into consideration the existing architecture of the home.
- c. Prefabricated construction materials such as vinyl or other metal framing materials is prohibited. Exterior materials must be the same as the existing home.
- d. Follow the application and guidelines on the association's website.

41. SWIMMING POOLS

- a. Professionally prepared, scaled drawings including a site plan showing location, dimensions and details of pool, surrounding hardscape, fencing, landscaping, and pool utilities screening must be submitted to the MDCC for review and approval prior to any work beginning.
- b. All portions of the project must be located within the buildable area of the lot.
- c. Landscape materials must be provided and maintained to screen the fence and pool utilities. Location, type and size of landscape materials must be part of the pool application review. Groupings of landscape materials are encouraged to enclose private and service areas.
- d. Fencing, as required by law, must be installed as part of the pool application. Fencing shall be 48" height, of a design and material approved by the MDCC.
- e. Above-ground pools are prohibited.

42. TENNIS COURTS

- a. Professionally prepared, scaled drawings including a site plan showing location, dimensions and details of tennis court, fencing, landscaping, and screening must be submitted and approved by the MDCC prior to any work beginning.
- b. Residential tennis courts shall conform to regional building codes and adhere to the master grading plan on file at the City of Dublin.
- c. Tennis courts shall be located within the buildable area of the property, at least 10' from any neighboring lot line.

43. TRAMPOLINES

- a. If the slope of your lot allows for proper drainage from the pit, installing a ground-level trampoline is preferred for safety and aesthetics.
- b. Location of a trampoline must be approved in writing by the MDCC before installation begins.
- c. Trampoline equipment must be located at least 10' from neighboring lot lines.
- d. The trampoline should be located close to the home, away from open areas to be as unobtrusive as possible.
- e. If upright poles and safety nets are used, they must be kept in good condition at all times.
- f. Tall evergreen landscape elements may be required to screen the unit from neighboring and street views. Approval is based on a case-to-case basis.
- g. A Hold Harmless Agreement must be signed and on file at the Association office before installation.

44. TREE PLANTING AND REMOVAL

- a. The Warranty Deed provides that any tree larger than 6" in caliper may not be removed from the Property unless approved in writing by the MDCC. Before any tree is planted, or before any tree over 6" caliper is removed, a written request must be made to the MDCC for approval. The MDCC will look for appropriate species, size, type, and location for replacement trees and require a reasonable explanation for trees that are being removed and/or replaced.
- b. Property-defining or regimented tree plantings are prohibited. Planting in groupings or clumps will present a softer, more natural presentation following the developer's original intention. The original concept for our community combined good design with respect for

- retaining the natural woodland and beauty of the land.
- c. The minimum sizes for trees at planting are: 5'-6' height for ornamental trees, 7'-8' height for evergreen trees, and 2½"-3" caliper for deciduous trees. When planting trees, consider the mature size so that limbs can be confined within lot lines. Adjacent properties own the air space of their lot and have the right to trim or prune any part of a tree extending onto their lot.
 - d. Encroaching onto common ground to access the owner's lot for installation, maintenance or removal of trees is prohibited without written approval of the MDCC. Encroaching onto a neighbor's lot to install or remove trees is prohibited without permission of the property owner.
 - e. All portions of trees that are removed including limbs, trunk, bark, roots and debris, must be removed from the site and disposed of properly. Tree stumps must be ground out to grade and the area restored.
 - f. Association staff performs continuous tree maintenance and replacement on Muirfield common ground. The Association appreciates immediate notification when a resident observes a problem tree, hazardous situation, or safety issue.

45. TOOLS

- a. All yard equipment, supplies, equipment, accessories, materials and tools must be stored inside when not being used.

46. UTILITY AND MECHANICAL UNITS

- a. Utility companies have the right to access and perform necessary work in easement areas on each property. If the property owners plant trees, landscaping or install underground fencing in an easement area, they are responsible for replacing the plant materials and/or underground fencing that may be damaged or destroyed during utility work. Shrubs and plantings shall be kept at least ten feet from the opening of the utility structure and at least three feet from the sides of the utility structure.
- b. All service wiring, entries and conduits must enter the home at ground level, shall not run up the exterior side of the home nor be exposed on the outside of the home.
- c. Air conditioners, generators, heat pumps, radon units and other utilities must be installed at the rear or side rear elevation of the home and tucked into an inconspicuous location.
- d. Meters and other mechanical equipment must be screened from street and neighboring views with evergreen plant material at least 36" tall at planting and must be maintained to screen the utility from year-round view.
- e. Window air conditioning units are prohibited.

47. WINDOW INSTALLATION/REPLACEMENT

- a. The MDCC is looking for a solid replacement window product that closely resembles the look of a wood window with long-term aesthetics, quality construction, and exceptional glass exposure. Written approval is required before installation begins. Approval is based on a case-by-case basis.
- b. Full-frame replacement is required.
- c. It is expected that all windows in the home will be replaced at the same time. On the occasions where only partial window replacement is required, at least all windows on an

elevation shall be replaced at the same time. The replacement windows must be the same style, color and material as the existing windows in the home. Double-hung windows must be replaced with double-hung; casement for casement. Changing the style of the windows in a replacement situation is generally prohibited.

- d. Windows shall be the same color as, or very similar to the trim color of the home. If replacing all windows, it may be a good time to consider a fresh trim color. Include the proposed trim color sample with the window replacement application.
- e. Window boxes may be considered if they complement the architectural style of the home.
- g. Single-hung windows are prohibited.

48. WIRING

- a. Wiring originates from easement areas on each lot. 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 home.
- b. If trenching for utilities is required through the common ground, written approval from the Association is required before work begins. The Association has the right to deny access.
- c. Wiring must be properly buried and the area reseeded and restored.

Muirfield Design Standards have been developed by:

MUIRFIELD LTD., Muirfield Village, Dublin, Ohio

- Planners/Architects: Desmond Muirhead Inc., Newport Beach, California
- Planners/Architects: Nitschke Associates, Inc., Columbus, Ohio
- Planners/Architects: Bohm NBBJ, Columbus, Ohio
- Planners/Architects: Trott and Bean, Columbus, Ohio
- Planner/Architects: Wandel & Schnell Architects, Columbus, Ohio
- Planners/Architects: Meacham & Apel, Dublin, Ohio
- Planners/Landscape Architects: James H. Bassett, Inc., Lima, Ohio
- Planers/Landscape Architects: Gerald Horn, Dublin, Ohio
- Consulting Engineer: Burgess & Niple Ltd., Columbus, Ohio
- Consulting Engineer: Bauer, Davidson & Merchant, Columbus, Ohio

Revisions by

Date of Board Approval

1	William C. Andrews Architects, Dublin, Ohio	September 2002
2	Richard Taylor Architects, Dublin, Ohio MDCC: Klare, Reiner, Taylor, Zeier Kaman & Cusimano, Attorneys At Law, Columbus, Ohio	April 2013
3	Richard Taylor Architects, Dublin, Ohio MDCC: Reiner, Taylor, Zeier Kaman & Cusimano, Attorneys At Law, Columbus, Ohio	February 2017