

**Lake Medina Reserve Homeowners Association  
Architectural Review Committee Guidelines  
For  
Falcon Ridge at Lake Medina Reserve**

Pursuant to ARTICLE IX, Paragraph 9.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for the Lake Medina Reserve Homeowners' Association, Inc. recorded as Document number 2004OR046064 Medina County Records as amended (Document number 2004OR046740) the Architectural Review Committee hereby establishes the following guidelines for construction of living units in the Falcon Pointe Cluster area of Lake Medina Reserve.

- 1.) All living units must have an Architecturally compatible design to the original design concept created by Pelton Design and Construction. This includes, building style, materials and color scheme. Therefore we prefer all original plans be designed by Timothy R. Pelton. His contact information is:

Timothy R. Pelton  
By Design  
Professional Home Design & Consultation  
(330) 571-8100  
E-mail: TPelton17@gmail.com

- 2.) Exterior Building materials shall consist of the following in accordance with an approved color scheme as outlined on exhibit A.

**NOTE:** Consideration must be given to the Color Scheme on any existing homes adjacent to your site. The same color scheme will not be approved if it exists directly adjacent to your site.

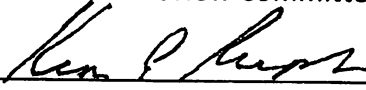
- a. Hanson Sante Fe Modular Brick to grade and as necessary per plan.
- b. Sandstone sills as per plan. To match existing sills.
- c. Certaineed Landmark Weatherwood 30 year (70 mph) shingles or Owens Corning Duration Driftwood 30 year (110 mph) shingles.
- d. Wayne Dalton Sonoma 9100 Garage Door with Stockton Glass and Deco Hardware (White Door with Black Hardware)
- e. Therma-Tru Smooth Star S35-1C Front Door (Painted Merlot – Deep Burgundy).
- f. Norandex Shenandoah Triple 3 Premium Vinyl Siding as per plan.
- g. Norandex Home Accents Collection 7" Split Shakes as per plan.
- h. LP Smartside primed and painted trim for detail around windows, doors and sills as per plan.
- i. Exterior light fixtures to match existing homes.
- j. Exterior Garage Coach Lights – "Dusk to Dawn" Sensor installed for Street Safety Lighting.

- 3.) Pursuant to ARTICLE IX, paragraph 9.4.14 the ARC reserves the right to approve contractors and builders who will be allowed to construct Living Units upon the property. In no event will a builder who has defaulted on homeowner association payments be approved to build.
- 4.) Provide a ¼ inch scale drawing of the proposed improvements and topographical information on where the improvements will be located on the lot. The information should include the following:
  - a. Setback lines
  - b. The homes square footage
  - c. A detailed list of exterior materials to be used in construction and color schemes conforming with item 2.) above.
  - d. Information should be submitted in duplicate (triplicate if you would like an approved copy of the plans, topography and materials list returned to you

All questions and requests for Architectural Review Approval should be directed to Lake Medina Reserve Homeowners' Association, Architectural Review Committee, P.O. Box 33115 North Royalton, OH 44133; 440 582-2781; e-mail: [LMRHomeowner@sbcglobal.net](mailto:LMRHomeowner@sbcglobal.net).

This information is provided as a guideline to the Architectural Review procedure and is in no way intended to substitute or amend the Homeowner Association Documents for Lake Medina Reserve HOA or Falcon Ridge HOA. It is suggested that you obtain and thoroughly review all relevant Homeowner Association Documents.

Lake Medina Reserve Homeowners' Association  
Architectural Review Committee

  
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Kenneth Rupp

  
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William Bailey

  
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Kristina Bailey