

Architectural Committee Guidelines

(revised 11/8/25)

1. **All exterior changes or additions, to house or lot, require approval from the Architectural Committee.**
2. No vinyl siding is allowed (natural wood, brick, and HardyBoard type siding are allowed).
3. All exterior color changes must be in harmony with the community and need approval by the committee.
4. Satellite dish placement must be approved by the committee (affixed to the house and not visible from street).
5. All energy generating structures must be approved by the committee.
6. All structures including, but not limited to, fences, playsets, basketball boards, recreational equipment, swimming pools, and trampolines must be approved by the committee.
7. Storage sheds and outdoor clothes lines are NOT permitted.
8. Written Committee approval is required prior to any fence installation. Fences will be approved only if they meet the existing standards and precedent of the community.
9. No recreational vehicle, boat, or travel trailer may be parked in a driveway or in front of a house for more than eight (8) days per month.
10. Yards must be kept free of debris and clutter and shall be kept mowed in accordance with the general standards of maintenance throughout the neighborhood.
11. No construction dumpster will be allowed in excess of 30 days unless approved by the architectural committee.
12. All driveway expansions require architectural approval. *(added 2/27/12)*

Appendix A

Playset Guidelines

(added 5/24/19)

The purpose of this guideline is to assist homeowners in the selection of children's playsets. These guidelines do not supersede the homeowner association bylaws but only provide recommendations. All playsets must be approved by the Board of Trustees, or Architectural Committee, as described in the Woods of Logsdon's Ridge Home Owners Association Declaration under **Article VII, Section 7.1.7 Fencing, Storage Sheds.**

These guidelines provide information and recommendations regarding physical characteristics and maintenance suggestions for children's playsets. Approval of the project will depend on following these guidelines.

Physical Characteristics (materials, style, dimensions, color)

Materials:

Recommended: Wood (cedar, cypress, redwood)

Not Recommended: Any type of metal or pressure treated wood unless it is protected with a water sealant

Recommended Roofing Materials: Wood, or HardyBoard

Not recommended: Fiberglass or asphalt roofing shingles

Style:

Recommended: Most commercial styles are permitted provided they follow the other recommendations. DIY styles may be subject to additional review by the HOA. Styles may include a clubhouse/fort, swings, slide, rock climbing wall, glider, monkey bars, iron man rings, sandbox, child's picnic table, etc. All styles should meet or exceed the American Society of Testing Materials (ASTM) safety standards.

Dimensions:

Recommended:

- 1) Overall should not exceed 22' – Width, 16' – Depth, 12' – Height
- 2) Clubhouse should not exceed 4' X 5' and have at least one open side.
- 3) Playsets should have a 10-foot safe zone all around them

Color:

Earth tones such as browns and tans

Maintenance:

Wood playsets must be treated with a sealant or stain containing a sealant approximately every two to three years. Playsets must always be kept in a state of good repair.

Requirements:

- a) Property owners need to complete (in detail) the Logsdon's Ridge Property Change Request Form. Submit the form along with a picture of the playset that details the materials being used, dimensions, style, features, etc. and a diagram showing the placement of the playset on the property (including distances from property lines.) If a contractor is constructing the playset, also include their work order.

Please submit the required documents to the Architectural Chairperson or a member of the Board at least 4 weeks prior to the expected start date. Projects may not begin until the property owner has received the approved HOA form.

- b) Play equipment does require approval even if it meets guidelines. It will be limited to backyards and only 2 pieces of equipment per property. *(added 9/19/21)*
- c) Property owners do not need to obtain permits for play equipment from the county or township.
- d) These guidelines do not supersede the homeowner association bylaws but only provide recommendations. All playsets must be approved by the Board of Trustees as described in the Woods of Logsdon's Ridge Home Owners Association Declaration of Covenants.

Appendix B

Solar Guidelines

(added 11/8/25)

To ensure The Woods of Logsdon's Ridge Home Owners Association ("Association") maintains the aesthetic beauty we have come to appreciate, the Architectural Committee adopts these guidelines to allow the use of solar energy in our neighborhood. The following guidelines are written to ensure a continued uniform installation and design of solar energy systems within The Woods of Logsdon's Ridge community.

Ohio Revised Code Section 5312.16 provides that because the Declaration does not prohibit the installation of solar energy collection devices, the homeowners at The Woods of Logsdon's Ridge community may install such devices pursuant to reasonable restrictions promulgated by the Board concerning the size, place, and manner of placement of such devices. Pursuant to the authority granted to the Association pursuant to Ohio Revised Code Section 5312.16 the Architectural Committee has endorsed these guidelines:

1. Homeowners should first consider all existing structures and landscaping prior to submitting for approval of proposed solar system.
2. Plans must be approved by the Architectural Committee prior to any installation.
3. The aesthetic fit of an installation is the primary criteria by which installation requests will be judged. Additional criteria, such as (but not limited to) obvious safety concerns, current state of technology, and other unique circumstances may also apply to the decision. Precedent by itself will not be justification for future installations.
4. Variances to policy will be considered on a case-by-case basis but will generally conform to the letter and intent of this document.
5. No solar panels may be placed on the street-facing-side of any home within The Woods of Logsdon's Ridge community. No solar panels may be located more than six inches above the roof surface. If panels are installed on a side or rear roof, flush mounting of the panels (i.e. – the plane of the array is parallel to the roof) is strongly preferred. The panels on a side or rear roof may be tilted or raised if a variance is granted.
6. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar shingles that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
7. All applicable government approvals need to be obtained by the homeowner prior to installation of the solar panel array. The Association has no authority to change or influence any government approval process. The installation of all solar systems shall only be done by licensed installers. Applications submitted to the Architectural Committee should include the following:
 - a. A diagram drawn to scale by the licensed contractor installing the system showing where the system will be installed.
 - b. Photos of the roof area where the array will be mounted.

- c. Material to be used and/or manufacturer's description of the system, photos, and/or pictures of the system and color of the system.
- d. Where possible, provide photos of similar existing systems as examples.

8. Piping and electrical connections must be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.

9. The highest point of a solar panel array must be lower than the ridge of the roof where the solar panel is attached.

10. All painted surfaces will be kept in good repair.

11. Trees located on the homeowner's Lot may be moderately trimmed to allow for solar panel installation; however, no tree will be removed for the sole purpose of installing a solar system.

12. Power storage units and all other accessories which accompany the use of solar panels shall be evaluated as part of the installation request. The primary goal of good aesthetic fit to the neighborhood, as well as any secondary goals such as those mentioned previously, will also apply to these accessories.

13. Solar technology continues to evolve, and new products are rapidly coming to market. In the event a request is made involving new technologies not addressed by this policy, the Architectural Committee reserves the right to grant or deny variances, and/or amend this policy as long as:

- a. The community aesthetic is not compromised
- b. Undue burdens are not placed on neighbors
- c. Resale values of neighborhood homes are not adversely affected

14. Requests for solar panel installations will be evaluated by the standards contained in this document at the time of the request. This document will not be modified solely for the purpose of approving or denying an active request.

15. Should future energy technologies other than solar power become available (ex: geothermal energy, personal size wind turbines, etc.), and should homeowners desire to install them on their property, this document will serve as a guide for evaluating those installation requests.

If aspects of the new technology require guidelines which do not belong in this document, then the Architectural Committee has the right to draft a separate standards document applicable to the new technology as part of the first-time evaluation and approval process of the new technology.

After that, the new document will be maintained independently, and subsequent requests for installation will be evaluated by the new document.

Helpful suggestions when looking for a solar contractor the ARB suggests the following advice when selecting a solar contractor:

- Ensure the company you select for your solar project is the same company that will perform the work installing your solar system.
- Ensure the company you select for your solar project is licensed and insured and is willing to provide you copies of their license/policies or the phone number to their broker or agent if requested.

- Ensure the company you select for your solar project is the same company that will provide warranty and service your solar system.
- Make sure you check with the Better Business Bureau, online reviews, and other means of ensuring you have made the best choice when it comes to local solar providers.
- Ensure the contract matches your installation. Make sure you are getting the equipment installed that you have purchased.
