

EXHIBIT "B"

COUNTRY BROOK CONSTRUCTION STANDARDS

1. All Owners must submit final architectural plans and a to-scale site plan showing the location of the house, driveway, and septic field in relationship to the street and the surrounding Lots. In addition, a to-scale drawing of the landscaping plan must be submitted. A fee of One Hundred Dollars (\$100) for the building plan and Fifty Dollars (\$50) for the landscaping plan must accompany the plan submission. When plans are submitted to the Design Review Committee for review, the Owner must rough stake the Lot and mark any significant trees that have to be removed. The maximum review time for a set of plans after the initial submission shall be ten (10) working days. If written approval is not received within ten (10) working days, builder must send a fax to Atelier Design and to Declarant stating that the plans were not approved on time and he is proceeding with construction.

All submissions for architectural review should go directly to:

Atelier Design
Attn: Roger Gullickson
1045 Centerville-Station Road
Centerville, OH 45459
937-433-0252

All landscaping design submissions should go directly to:

Envision-Works, Inc.
Mr. Eric Sauer
5400 Kentshire Drive #2
Dayton, OH 45440
937-396-1134

2. Items precedent to the beginning of construction:

- A. The Owner/Builder must have obtained prior builder approval and have in his possession a set of signed and approved building plans, landscape plans, and a signed and approved site layout showing the exact location of the house, drive, and all other improvements.
- B. The house and improvements must be finally staked and the builder must have approved in writing by the Design Review Committee
- C. A driveway culvert of a size and elevation approved by the County Engineer must be installed in the driveway and parking area, and **MUST BE COVERED WITH**

ENOUGH GRAVEL SO THAT MUD IS NOT TRACKED ONTO THE ROADWAY.

- D. A Port-O-John has to be on site.
- E. A dumpster of sufficient size to handle all of the debris so there is never any overflowing shall be delivered to the site.

After items A thru E are completed, Lot clearing and construction can begin.

- 3. No burning of construction material is permitted. Construction waste must be removed from the building site in a timely manner so as not to create an eyesore or present a hazard to adjacent Lot Owners.
- 4. When the builder or Owner takes title to the Lot, the title holder shall become responsible for all for the roadside ditch, bale blocking, sedimentation problems, etc.
- 5. Owners and/or builders in violation of any regulations, restrictions, design standards or construction standards will be verbally notified. If any situation is not corrected immediately, they will receive written notice by certified mail, personal delivery, or facsimile from the job superintendent of the development pointing out the specific problems. If these are not cured within four (4) working days, the Association shall have the right to fine the owner and/or builder One Thousand Dollars (\$1,000) payable to the Association. If the owner and/or builder fails to pay the fine within ten (10) days of the original written notification, the Association shall have the right to file a lien on the Lot. The owner and/or builder shall be responsible for reimbursing the Association the cost of filing such lien and/or collecting on the lien.
- 6. All construction commenced on any Lot must be completed within eighteen (18) months after the plans and specifications have been approved by the Design Review Committee, subject to delays caused by acts of God, strikes, lock-outs, or labor disputes. The other Owners of the development shall have the right, either individually or collectively, to remove from the Lot any building not completed within the allotted time, provided the Owner of the Lot is not proceeding with diligence to complete construction of same. The owner of the Lot, by acceptance of his or her deed, consents in advance to such removal and to pay on demand the costs thereof, which costs shall be deemed to be a lien on the Lot from the date such removal is commenced.

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