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Vermilion Lagoons Association, Inc.

Architectural Standards and Guidelines

Effective Nov 1, 2021



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**VERMILION LAGOONS ASSOCIATION, INC.
ARCHITECTURAL STANDARDS AND GUIDELINES**

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SECTION ONE: INTRODUCTION

1.1 Intent:

Effective as of November 1, 2021 (the “Effective Date”), the Board of Directors (the “Board”) of the Vermilion Lagoons Association, Inc. (the “Association”) has adopted this document to provide the owners (the “Owners”) of property (the “Property”) located within the Vermilion Lagoons Allotments and Subdivisions (as defined below) with a fair, reasonable, and understandable set of Architectural Standards and Guidelines that will help preserve the Vermilion Lagoons Architectural Style, as defined below. The Vermilion Lagoons Allotments and Subdivisions include the portion of the Vermilion Lagoons Subdivisions Nos.1, 2 and 3 as set forth in the plats recorded at Erie County Plat Records Vol. 10, page 14; Vol. 12, page 3, page 4 and page 10; and Vol.11, page 5, as are located in the RL1 existing Lagoons District. All matters contained within this document shall be interpreted, administered, and enforced exclusively by the Board. Nothing in these Standards and Guidelines is intended to relieve the Owners of their obligations to comply with: applicable deed restrictions; the Board’s policies, rules, and regulations; or federal, state, county and city laws, building codes and ordinances.

1.2 The Vermilion Lagoons Architectural Style Defined:

The Vermilion Lagoons Architectural Style (the “Lagoons Style”) is defined as being homes that are composed of simple, rectilinear shapes that maintain the appearance of being no more than one to one and one-half stories and where the basic shape of the

structure is generally horizontal in orientation. Homes have a clearly expressed roof, body, and foundation that are well proportioned and balanced in scale and size as they relate to one another. Roofs are moderately sloped with gabled ends and covered in shingles. Dormers and gabled ends are utilized to provide windows in second floor spaces. The body of each home has an obvious front door facing the street side elevation. Siding is horizontal lap or shingles. Homes have modest ornamentation with plain trim boards. Windows are regularly spaced, generally rectangular, double hung or a similar style, with divided lights and have shutters. The foundation makes clear contact with the ground and, where exposed to view, is composed of brick masonry. The exterior has a simple color palette of white, black, and green, that is further delineated within Section Four: Architectural Standards.

End Section One

SECTION TWO: STANDARDS VERSUS GUIDELINES

2.1 Standards and Guidelines Defined:

(A) Architectural Standards (the “Standards”): The Standards are MANDATORY requirements that must be fully complied with in their totality. The Board will make every lawful effort to enforce compliance with the Standards.

(B) Architectural Guidelines (the “Guidelines”): The Guidelines are recommendations for which compliance is strongly encouraged. An egregious violation of the Guidelines may, at the Board’s discretion, be treated in a manner like a violation of the Standards.

2.2 Waiver:

The Board reserves the right, exercisable in its sole discretion and at any time and for reason(s) good and sufficient to the Board, to waive the enforcement or application of any Standard, Guideline, or other provision of this document and any such waiver or any failure to enforce shall not constitute a waiver of, precedent regarding, or bar to the enforcement or application of any other Standard, Guideline or provision of this document or the future enforcement or application of such Standard, Guideline or provision.

End Section Two

SECTION THREE: PROPERTY MODIFICATION PROCESS

3.1 Purpose:

The purpose of the Property Modification Process (the “Process”) is to ensure compliance with the Standards and to encourage compliance with the Guidelines.

3.2 Authority:

All Owners shall utilize the Process to obtain approval from the Board PRIOR TO the start of construction on any Property Modification (as defined in Section 3.3). The Process is a MANDATORY REQUIREMENT that must be fully complied with and for which no exceptions will be granted under any circumstances. The Board will make every lawful effort to enforce compliance with the Process.

3.3 Property Modification Defined:

A Property Modification (the “Modification(s)”) shall be defined as any:

- I. New building or structure.
- II. Addition to an existing building or structure.
- III. Replacement or partial replacement of any building, structure, or Yard (“Yard”).
- IV. Alteration to the exterior of an existing building or structure.
- V. Alteration to a Yard.

The Yard shall be defined as all the space between the exterior walls of a building or structure and the Property lines; and as further defined in Section Four: Architectural

Standards. The Yard shall include, but not be limited to lawns; landscaping; fencing; driveways; sidewalks; patios; and bulkheads.

3.4 Architectural Advisory Committee:

The Board appoints and maintains an Architectural Advisory Committee (the “Committee”) made up of several Owners. Committee members serve as ombudspersons to counsel and assist their fellow Owners who are considering a Modification. Although the Committee is critical to the Process, it does not vote or render collective opinions and has no authority in any decisions involving the approval or denial of a Modification. Rather, the Committee is a group of Owners knowledgeable about the Standards and Guidelines and the Process for obtaining Board approval. The Board may also appoint a chairperson or chairpersons of the Committee.

3.5 Association Architect:

The Association, through action of the Board, retains the services of an architect who is registered to practice in the State of Ohio (the “Architect”) for the purpose of representing the Association’s interests in determining compliance with the Standards, the Guidelines, and the Process.

3.6 The Process:

(A) Meeting With Committee Member(s):

Prior to submitting a Property Modification Application (see sub-section C below), Owners are strongly encouraged to seek the counsel and assistance that can be provided by a member of the Committee as a first step in the planning and design of

any Modification. Committee members can help to ensure that Owners are aware of the Standards and Guidelines, familiarize them with the Standards and Guidelines, review the Process for obtaining approval from the Board, answer any questions they may have, or put them in contact with the person(s) who can provide them with answers to their questions.

Contact information for Committee members can be found on the Association's website.

(B) Pre-design Meeting:

Prior to submitting a Property Modification Application (see sub-section C below), Owners are strongly encouraged to meet with the Architect well in advance of starting the planning and design of any Modification.

The purpose of this meeting is to review the Process for obtaining approval, including the level of detail needed for completing the Property Modification Application (see sub-section C below), the need for any Supplemental Materials (the "Supplemental Materials"), and to answer questions regarding the Standards and Guidelines.

Owners should contact the Committee or the Board to schedule a pre-design meeting with the Architect.

(C) Property Modification Application and Supplemental Materials:

Prior to the desired start of construction of any Modification, Owners shall complete a Property Modification Application (the "Application") and submit it to the Board. Owners are strongly encouraged to submit their Application as early as possible to ensure that

the Application approval process does not delay the start of construction on their Modification.

A copy of the Property Modification Application can be found in Section Eight of this document.

The Application requests detailed information about the proposed Modification. Based upon the size and complexity of the Modification, Owners may be required to submit additional Supplemental Materials, as requested by the Board or the Architect.

The Application and/or Supplemental Materials shall ACCURATELY AND COMPLETELY describe the proposed Modification and convey, in a manner that can be easily understood, full compliance with the Standards and, to the extent applicable, the Guidelines.

Supplemental Materials may include, but are not limited to:

- I. Graphical drawings or diagrams and dimensions of the building's foundation, floor, roof, structure, electrical system, plumbing system, and HVAC system; elevations; building cross-sections; wall sections; details of exterior trim, eaves, columns, gutters and downspouts, windows, roofs, steps, porches, railings; and Yard improvements.
- II. Written specifications and/or manufacturers product literature providing detailed descriptions of materials and their installation.
- III. Photos and/or photographic renderings.
- IV. Samples of certain materials that show a true representation of what is to be installed, including, but not limited to: color; texture; and size.

- V. Any other relevant documents, drawings and information requested by the Board or the Architect.

The completed Application shall be submitted to the Board. The Application may be hand-delivered or mailed through the United States Postal Service and/or submitted electronically. The Board's USPS mailing address and email address may be found on the Association's website.

(D) Property Modification Application Review:

The Board may submit the Application to the Architect for review. If the Application is submitted to the Architect, then the Architect shall review the Application, along with all Supplemental Materials, and make recommendations to the Board in the form of written Directives and Comments, defined as follows:

- I. A "Directive" shall be defined as an identification of the Standard(s) violated by the proposed Modification.
- II. A "Comment" shall be defined as an identification of the Guideline(s) violated by the proposed Modification.

It shall be the sole responsibility of the Owner to revise the Modification to bring it into full compliance with the Standards and Guidelines, based upon the Architect's Directive(s) and/or Comment(s).

(E) Required Meetings:

The Architect or the Board may require that the Owner and/or other parties attend a meeting(s) to discuss the Application.

(F) Re-submission of Applications:

Applications and Supplemental Materials shall be revised and resubmitted to the Architect as requested by the Board.

(G) Board Determination:

The Board will consider the Architect's Directives, Comments and recommendations and any other materials or factors the Board deems relevant and, in its sole discretion, make a determination regarding the approval or denial of the Application. The Board will convey its determination, and the reasons therefore, to the Owner in a written, hard copy memorandum (the "Determination Memorandum") via the United States Postal Service Certified Mail and/or electronically.

(H) Meeting with the Board:

The Owner may request a meeting with the Board to discuss the Board's determination regarding the Owner's Application. Such meeting request shall be made to the Board no later than thirty (30) consecutive calendar days following the date of the Board's Determination Memorandum.

3.7 Approval Certification:

Upon approval of a Property Modification Application, the Board shall issue to the Owner a Certificate of Approval (the "Certificate"). The Certificate shall be displayed in a prominent location on the building to be modified on the Owner's property, or on the building where a Yard is being modified, such that it is readily observable from the Front

Yard (see Section 4.5 (A) for the definition of a Front Yard) by a passerby in the street.
The Certificate shall be displayed at all times during implementation of the Modification.

3.8 Process Exemptions:

The following circumstances are exempted (the “Exemptions”) from the Process, but not from the Standards and Guidelines:

- I. The like for like emergency repair of an exterior component(s) of a building, structure, or Yard caused by acts of nature, including but not limited to wind; rain; hail; lightning strike; or flooding.
- II. The like for like repair of an exterior component (s) of a building, structure or Yard caused by accidents, including, but not limited to fire; burst pipes and vehicle damage.
- III. The like for like repair of an exterior component(s) of any building, structure, or Yard due to vandalism.

A “like for like” repair or replacement shall be defined as using, to the extent possible, the same materials, colors, detailing and dimensions as the original building, portion of building, building component or Yard to make the repair or replacement.

End Section Three

SECTION FOUR: ARCHITECTURAL STANDARDS

4.1 General Standards:

(A) Permitted Uses: Residential use only.

(B) Length: Buildings shall be not more than 100 feet in total length as measured parallel to the Front Yard (as defined below in Section 4.5 Yards).

(C) Width: Buildings shall not be more than 100 feet in width as measured perpendicular to the Front Yard (as defined below in Section 4.5 Yards).

(D) Gabled Ends: The gabled end (as defined below) of a building may not exceed 32 feet in width.

A gabled end (the “Gabled End”) shall be defined as a wall that encloses the end of a pitched roof.

4.2 Lot Area:

Each building shall be located on a Lot (the “Lot”) that has a total area that is not less than 6,000 square feet and a width as measured parallel to its Front Yard (as defined in Section 4.5 below) of not less than 60 feet.

This Section 4.2 shall not apply to any existing Lot of record that, as of the Effective Date, was less than 60 feet in width and less than 6000 square feet in area but only for such period as such Lot remains the same width and area as on the Effective Date.

4.3 View Corridors:

Except as otherwise permitted by full and complete compliance with each and every Standard and Guideline, no Modification shall obstruct the view corridor (as defined below) of any Owner.

A view corridor (the "View Corridor") shall be defined as the line of sight of an observer, located at any point on an Owner's Property, looking towards an object of significance including, but not limited to a streetscape; a Lagoon; Lake Erie; or the Vermilion River.

4.4 Building Height:

Buildings shall maintain the appearance of being one story or one and one-half stories.

One and one-half story buildings shall be defined as a one-story building that has a living space located between the ceiling of the first floor and the roof directly above and that has windows in the gabled end walls or dormers.

The first floor shall be set no lower than 12 inches and no higher than 24 inches above the current 100-year flood plan elevation of the Lot.

Horizontal, first floor ceilings shall be no less than 8 feet and no more than 10 feet above the first-floor elevation. Sloped ceilings that follow the pitch of the roof are permitted.

Roof pitch shall be no more than 12/12 (one foot of vertical rise to one foot of horizontal length).

The maximum height of a building shall not exceed 29 feet. The height shall be measured from the elevation of the current 100-year flood plain of the Lot, to the highest

ridgeline of the building. Chimneys and cupolas may extend above the highest ridgeline, but by no more than 3 feet.

4.5 Yards:

A building shall have one Front Yard, two Side Yards and one Rear Yard.

(A) Front Yards (the "Front Yard"):

The Front Yard shall be defined as the Yard adjacent to the Street. For corner lots, the Front Yard shall be defined as the Yard facing the Street with the greatest width.

A "Street" is defined as a paved, vehicular thoroughfare that is owned and maintained by the City of Vermilion, Ohio.

The depth of the Front Yard shall be not less than 20 feet as measured from the Front Yard property line to the foundation line of any portion of the building, excluding steps and ramps.

(B) Rear Yards (the "Rear Yard"):

The Rear Yard shall be defined as the Yard adjacent to a bulkhead or Lake Erie.

The depth of the Rear Yard shall be not less than 30 feet as measured from the bulkhead to the foundation line of any portion of the building, excluding patios, steps and ramps.

The location of existing bulkheads shall not be changed.

(C) Side Yards (the “Side Yards”):

The Side Yards shall be defined as the two Yards that are not designated as the Front Yard or the Rear Yard.

The width of one Side Yard shall be not less than 7½ feet from the property line to the foundation line of any portion of the building, excluding steps and ramps, and the other Side Yard shall be not less than 5 feet from the property line to the foundation line of any portion of the building, excluding steps and ramps.

4.6 Massing:

The Massing (the “Massing”) of all buildings, or parts of buildings, shall be rectilinear.

Massing shall be defined as the overall shape of a building.

Buildings shall have the following Massing features:

- I. A foundation that visibly contacts the ground.
- II. A body that is clearly expressed; and
- III. A roof that is sloped.

4.7 Siding:

Buildings shall have horizontal lap or shingle style siding. The color shall be white.

Buildings may have board and batten style siding used in small areas as a decorative feature. The use of board and batten siding shall be limited to 15% of the total area of a building’s siding. The color shall be white.

4.8 Trim:

Trim boards of any type used on the exterior of a building (including, but not limited to rake boards, corner boards, decorative boards, as well as trim around windows and doors) shall be plain and simple in design and the color white.

4.9 Roofs:

Buildings shall have roofs that slope with a pitch not greater than 12/12 and not less than 6/12. Shed dormers shall have a roof slope that is not less than 4/12.

Not more than 25% of a building may have a flat roof. All flat roofs must serve as a Balcony (as defined in section 4.9 below).

Sloped roof coverings shall be Shingle Style (as defined below). The color shall be black or green. "Shingle Style" shall be defined as any roof covering consisting of flat, regular shapes laid in courses from the bottom edge of the roof up, with each successive course overlapping the joints below.

4.10 Balconies:

"Balconies" shall be defined as a platform located on top of a structure that serves as a living space and that has access from an upper story. The platform may not extend more than two feet beyond the edge of the structure below in any direction.

Balconies shall be enclosed by a railing. The railing color shall be white.

4.11 Porches:

Porches ("Porches") shall be defined as a covered area adjoining an entrance to a building and usually having a separate roof.

Screened Porches shall only be located in Rear Yards.

4.12 Doors:

Buildings shall have a front door facing the Front Yard and that can be easily understood to be the building's main point of entry. The color of all front doors shall match the roof color, or the siding color. All doors that are not the front door shall be the color white.

Garage doors shall be the color white.

All door frames, including garage door frames, shall be the color white.

4.13 Windows:

Windows shall be double hung or similar style. Windows shall be rectilinear in shape.

Windows shall be vertically oriented and shall have true or simulated divided light muntins that are the color white. The color of the exterior portion of windows shall be white.

Not more than five percent of a building's total window count or 2% of the total window surface area may be small, circular, semi-circular, arched or octagonal in shape.

4.14 Shutters:

Windows shall have shutters on both sides of the window. An exception to this requirement will be made where the structure does not permit the installation of a shutter on one or both sides of the window.

Shutters shall be rectilinear in shape and vertically oriented.

Shutter color shall match the roof color.

4.15 Louvers:

Louvers(“Louvers”) shall be defined as an opening in a wall with fixed, slanted fins designed to allow the flow of air, but exclude rain.

All louvers shall be white in color.

4.16 Gutters and Downspouts:

All gutters and downspouts shall be white in color, except where downspouts cross roof areas they shall match the color of the roof.

4.17 Chimneys:

Chimneys shall be constructed of clay-fired, brick masonry that is white or natural clay red in color.

4.18 Improvements to Yards:

(A) Driveways:

Driveways shall be hard surfaced. No driveway or portion of a driveway shall be permitted in a Rear Yard.

(B) Patios:

Patios shall be located in the Rear Yard only.

(C) Sidewalks:

Sidewalks shall be hard surfaced.

(D) Landscaping:

All Yards (Front, Rear and both Sides) shall be landscaped. Landscape materials shall consist of natural lawn grasses, plants, shrubs, and trees.

(E) Fences:

Fences shall be picket style, no higher than 40 inches and white in color.

(F) Fire pits:

Fire pits shall be located in Rear Yards only.

(G) Prohibited Improvements to Yards:

Exterior above ground or below ground pools, spas, hot tubs, whether temporary, permanent or portable, are prohibited. Clothes drying equipment, ground mounted solar panels, moveable barns, storage units, and play structures are prohibited.

End Section Four

SECTION FIVE: ARCHITECTURAL GUIDELINES

5.1 Occupancy Limit:

The number of permanent residents/occupants should not exceed two times the number of bedrooms of each home.

5.2 General Design Principles:

Modifications are strongly encouraged to comply with the following general design principles:

- I. Buildings should strive to be symmetrical in all components, including for example: window placements; door locations; columns; dormers; and roof shapes.
- II. Building height and massing should be reasonably compatible with the existing adjacent buildings.
- III. Building height and massing should be appropriate to the human scale.
- IV. The largest roof of any portion of a building should have its ridge line running parallel to the Front Yard.
- V. No portion of any building or structure should cantilever more than 2 feet beyond its foundation line.

5.3 Siding:

The exposed face of lap siding should be no less than 4 inches and no more than 5 inches.

The exposed face of shingles should be no less than 5-1/2 inches and no more than 7 inches.

Board and batten siding boards should be no less than 6 inches wide and no more than 8 inches wide and have battens that are no less than 1 inch wide and no more than 2 inches wide.

5.4 Roofs:

Buildings should have roofs that slope with a pitch not less than 9/12.

5.5 Roofing:

Shingles should be architectural grade.

5.6 Dormers:

Dormers should be no closer than 2 feet to the end of any roof. The vertical plane, at the front of each dormer, should be no closer than 2 feet to the vertical plane of the front of the building, by perpendicular measurement.

5.7 Cupolas:

Cupolas should be no wider than 1.25 inches per foot of roof line. The maximum width of a cupola in any direction should be no more than 30 inches. Cupola roofs should be made of real copper. Cupola weathervanes should have a nautical motif.

5.8 Doors:

Solid doors should be six panel style. Glass in doors should have real or simulated, divided light muntins in a pattern that results in vertically oriented, rectangular panes. Muntins should be the color white.

5.9 Windows:

Windows should have a size that is appropriate to the scale of the building.

Windows should have simulated or true, divided, light muntins in a pattern that results in vertically oriented, rectangular panes.

5.10 Shutters:

Shutters should be plain louvered or solid panel style, with no decorative features, no less than 12 inches and no more than 14 inches wide. Shutters should extend from the window head to the windowsill.

5.11 Foundations:

The exposed portions of foundations should be clad in brick. There should be no more than 8 inches of foundation exposed above grade.

5.12 Exterior trim:

Trim boards should be a plain, flat style. Facia boards should be a minimum of 8 inches wide. Rake boards should be a minimum of 6 inches wide. Dormers should have facia boards that are a minimum of 6 inches wide and rake boards that are a minimum of 4 inches wide.

5.13 Columns:

Columns should be square and have a minimum width of 6 inches and a maximum width of 12 inches per side. Columns should be the color white.

5.14 Improvements to Yards:

(A) Driveways: Each Lot on which a building is located should have only one driveway and only one curb cut. Driveways should not exceed 36 feet in width or 40% of the width of the Lot measured at the Street, whichever is less.

Driveways should have a slope that rise no more than 10 feet for every 100 feet of length (10%).

(B) Patios: Patios should not cover more than 50% of the Rear Yard. Patio walls should be no more than 36 inches high. Patios and raised patios should not be constructed of wood or other composite material similar to wood. Patio construction materials and associated colors should be limited to the following: red or brown clay fired brick, grey or tan natural or simulated (concrete) stone, and un-tinted portland cement concrete.

Patios should be shaded from direct sunlight utilizing natural landscaping rather than manmade structures.

(C) Awnings and Canopies: Awnings and canopies should not be utilized.

(D) Sidewalks: Sidewalk construction materials and associated colors should be limited to the following: red or brown clay fired brick, grey or tan natural or simulated (concrete) stone, and un-tinted portland cement concrete.

(E) Exterior Stairs: Exterior stairs should have a run of no more than three steps before a landing is introduced.

(F) Landscaping: The Rear Yard (exclusive of the bulkheads and docks) should be at least 50% natural landscaping. The Front Yard should be at least 60% natural landscaping, including sidewalks.

The use of synthetic fiber or other non-natural grass is discouraged. If used, it should cover the smallest possible area and, to the extent possible, be located inconspicuously.

(G) Fences:

Fences should be picket style, not higher than 36 inches.

Pickets should be 1 inch by 3 inches spaced 3 inches apart.

Picket tops should be cut in a reverse "V" and connected in a straight, horizontal line.

Vertical fence posts should be 4 inches square. Fence posts may be topped with a simple decorative top. A pyramidal shape to fence post tops is preferred.

The face of posts should be flush with the finished face of the pickets.

Gates should be consistent with the fence style.

The finished side of fences should face the neighboring Lot or the Street.

To the extent possible, fences should be located to align with the fences (where present) of adjoining lots.

(H) Handrails:

Handrails should be white or black wrought iron style.

(I) Arbors and Pergolas:

Arbors and Pergolas should not be utilized.

(J) Mailboxes:

Mailboxes should be made of metal and be simple in design. The color of mailboxes should be white. The supporting structure should be simple in design without ornamentation, constructed of wood or metal (plastic should not be used) and white in color.

(K) Exterior Mechanical Equipment:

Exterior mechanical equipment such as air-conditioning condensers, and electrical power generators, should be screened with fencing or natural landscaping and should be located to minimize noise impact.

(L) Outdoors Kitchens:

Permanent outdoor cooking and food preparation areas should be limited to 50% of the total patio areas and should be located closest to the home.

(M) Fire pits:

Fire pits should be no higher than 30 inches and should have an inside dimension of no more than 60 inches square or 60 inches in diameter. Fire pits should be located to maximize safety and to minimize smoke from entering neighboring Yards.

(N) Landscape Ornamentation:

Landscape ornamentation should not be located in Front Yards. It should be minimized and simple in shape and form.

(O) Exterior Televisions:

Exterior televisions should not be utilized.

5.15 Exterior lighting:

Exterior light fixtures should be simple in shape and form and include devices to prevent light from shining directly into adjoining Lots and across the lagoons.

5.16 Exterior Speakers:

Exterior speakers should be located to minimize their visual presence. Speakers should be set to a loudness level that is no more than 60db.

5.17 Solar Panels:

Solar panels should be limited to roof top installations. Color should match the color of the roof.

5.18 Flower Boxes:

Flower boxes attached to a building should be the color white.

5.19 Dock Posts:

Dock posts should be square and the color white.

5.20 Security Cameras:

Security cameras should be located discreetly and unobtrusively.

End Section Five

SECTION SIX: ADDITIONAL INFORMATION

6.1 Contact Information:

Contact information for the Board of Directors and the Board's USPS mailing and email address may be found on the Association's website.

Contact information for Architectural Advisory Committee members can be found on the Association's website.

6.2 Property Modification Application:

A copy of the Property Modification Application can be found in Section Eight of this document on page 31.

End Section Six

SECTION SEVEN: MISCELLANEOUS

7.1 Amendments:

The Board reserves the right, exercisable in its sole discretion and at any time, to amend, change or modify any or all of the Standards, Guidelines, the Process, and/or any other provision of this document.

7.2 Interpretation, Waiver and Variances:

Final interpretation of the Standards, Guidelines, Process and/or any other provision of this document lies exclusively with the Board in its sole discretion. The Board reserves the right, exercisable in its sole discretion and at any time and for reason(s) good and sufficient to the Board, to waive the enforcement or application of any Standard, Guideline, or other provision of this document and any such waiver or any failure to enforce shall not constitute a waiver of, precedent regarding, or bar to the enforcement or application of any other Standard, Guideline or provision of this document or the future enforcement or application of such Standard, Guideline or provision.

7.3 Prior Documents:

These Standards and Guidelines, this Process and this document supersede, terminate, replace and amend in their entirety all previous architectural standards, guidelines, related processes and documents, including (but not limited to) certain "Architectural Standards for Vermilion Lagoons Association, Inc.", adopted by the Board on October 21, 2014 and recorded with the Erie County, Ohio Recorder on November 5, 2014, at RN201409324; and certain revised "Architectural Standards", adopted by the Board on March 6, 2006 and recorded with the Erie County, Ohio Recorder on March 30, 2006, at

RN200603733; and certain standards recorded with the Erie County, Ohio Recorder, at RN200005881, on May 11, 2000.

This document also supersedes and modifies and shall be deemed to constitute an amendment of any conflicting provisions in a certain Trust Agreement dated July 23, 1952 and recorded at Erie County Records, Volume 235, Page 110 et seq., including the Warranty Deed attached thereto as Exhibit "A", as may be amended or changed in the future; and certain Bylaws (Also Known As Code of Regulation) for the Vermilion Lagoons Association, Inc., adopted by the Board on October 9, 2012, and recorded at the Erie County Ohio recorder on October 29, 2012, at RN201211009, as may be amended or changed in the future.

7.4 Grandfather Status:

All residential and other building structures located within the Vermilion Lagoons Allotments and Subdivisions as such structures exist on the Effective Date are hereby accepted irrespective of whether such structures comply with, or violate, any or all of these Standards or Guidelines or any prior standards, guidelines or restrictions applicable to structures within the Vermilion Lagoons Allotments and Subdivisions. Any such non-compliance and/or violation existing on the Effective Date and any variance, waiver or failure to enforce an architectural standard or guideline prior to the Effective Date shall not constitute a precedent, bar, waiver or otherwise limit or restrain the Board's application, enforcement and/or interpretation of these Standards, Guidelines, the Process or any other provision of this document.

End Section Seven

SECTION EIGHT: FORMS

**VERMILION LAGOONS ASSOCIATION
PROPERTY MODIFICATION APPLICATION**

Effective date: November 1, 2021

Application Date:

CONTACT INFORMATION

Name(s) of property owner(s) submitting this application:

Street address where modification will be undertaken:

Phone number:

Email Address:

Current mailing address for property owner if different from above:

Contact information for property owner representative (if any) example: architect, builder, attorney.

Name:

Address:

Phone number:

Email address:

MODIFICATION INFORMATION

Brief description of modification:

Proposed timeline for completing this modification:

Does the proposed modification meet all the Association's Architectural Standards and Guidelines? Y/N

If, no, please explain:

Has the owner met with the Architectural Advisory Committee? Y/N

If yes, on what date?

Name of Committee member?

SUPPLEMENTAL MATERIALS

Supplemental Materials (the “Supplemental Materials”) shall ACCURATELY AND COMPLETELY describe the proposed Modification and convey, in a manner that can be easily understood, full compliance with the Standards and, to the extent applicable, the Guidelines.

Supplemental Materials may include, but are not limited to:

- I. Graphical drawings or diagrams and dimensions of the building’s foundation, floor, roof, structure, electrical system, plumbing system, and HVAC system; elevations; building cross-sections; wall sections; details of exterior trim, eaves, columns, gutters and downspouts, windows, roofs, steps, porches, railings; and Yard improvements.
- II. Written specifications and/or manufacturers product literature providing detailed descriptions of materials and their installation.
- III. Photos and/or photographic renderings.
- IV. Samples of certain materials that show a true representation of what is to be installed, including, but not limited to: color; texture; and size.
- V. Any other relevant documents, drawings and information requested by the Board the Architect.

The undersigned certifies and attests that all information and matters contained in this Application and in any Supplemental Materials are accurate, complete, and truthful.

SIGNATURES

Name:

Signature:

Date:

Name:

Signature:

Date:

WHERE TO SEND A COMPLETED APPLICATION

The completed Application shall be submitted to the Board. The Application may be hand-delivered or mailed through the United States Postal Service and/or submitted electronically. The Board's USPS mailing address and email address may be found on the Association's website.

END APPLICATION

End Section Eight