

NEW ALBANY
FOUNDED 1807

October 18, 2013

M/I Homes
Attn: Tim Hall
3 Easton Oval, Suite 500
Columbus, Ohio 43219

Re: Amendment of Prior Approval of Development Plans and Architectural Standards for the Straits Farm subdivision, New Albany County Club Section 27, located on the west side of State Route 605 directly south of Maplewood Cemetery

Dear Tim,

This letter is to memorialize recent communications between us concerning certain architectural details for the Straits Farm subdivision. The New Albany Company previously reviewed and approved development plans and architectural standards for the subdivision pursuant to a letter dated July 15, 2013 (the "Approval Letter"). This letter is intended to amend the Approval Letter consistent with some revisions that we have recently agreed upon. These amendments are as follows:

1. The second paragraph of Item I in the Approval Letter is hereby deleted in its entirety and shall be replaced with the following:

"Homes built on lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 24, 28, 29, 36, 41 and 51 shall be brick, as illustrated on attached Exhibit SP-2. The brick construction is limited to all elevations of the main building mass of each house, except that brick shall be required on the garage for House Plan A, and within the pediment of House Plan B if the two story elevation is constructed."

2. All references to Exhibit SP-2 in the Approval Letter shall be deemed to refer to the document attached hereto that is labeled "Revised Exhibit SP-2".
3. The second paragraph of Item II in the Approval Letter is hereby deleted in its entirety and shall be replaced with the following:

"Homes fronting onto Reynoldsburg New Albany Road, lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 shall be limited to House Plan Type A or C. House Plan Type B shall not be constructed on any of these lots."

THE NEW ALBANY COMPANY
8000 WALTON PARKWAY, SUITE 120
NEW ALBANY, OHIO 43054
614 930-8000 FAX: 614 950-8325

Mr. Tim Hall
October 18, 2013
Page 2 of 3

Except as expressly stated herein, no other revisions are being made to the Approval Letter. Please acknowledge your acceptance of and agreement to these revisions by providing a signature below and returning a fully executed copy of this letter to my attention.

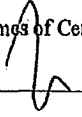
Sincerely,



Tom Rubey
Vice President
The New Albany Company

ACCEPTED AND AGREED:

M/I Homes of Central Ohio LLC

By:  _____

Print Name/Title: Timothy C Hall Jr Area President

NEW ALBANY
FOUNDED 1837

July 15, 2013

M/I Homes
Attn: Tim Hall
3 Easton Oval, Suite 500
Columbus, Ohio 43219

Re: Approval of Development Plans and Architectural Standards for the Straits Farm subdivision, New Albany Country Club Section 27, located on the west side of 605 directly south of Maplewood Cemetery.

Dear Tim,

The New Albany Company has reviewed and conditionally approved the Development Plans and Architectural Standards for the Straits Farm subdivision, New Albany Country Club Section 27, as stated in Section 6 (b) of the Lot Sale and Purchase Agreement between The New Albany Company LLC, and M/I Homes of Central Ohio LLC. Conditions of approval are outlined below.

I. Site Plan:

The Site Plan prepared by Advanced Civil Design and labeled Final Development Plan for New Albany Country Club Section 27, Site Plan, dated 5/1/2013, attached hereto and labeled Exhibit SP-1 is approved.

Houses built on lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 24, 28, 32, 41 and 42 shall be brick, as illustrated on attached Exhibit SP-2. The brick construction is limited to all elevations of the main building mass of each house, except that brick shall be required on the garage for House Plan A, and within the pediment on House Plan B if the two story elevation is constructed.

II. Elevations:

House Plan Types A, B and C, prepared by M/I Homes, dated 5.31.13, and attached hereto are approved as submitted, subject to review and approval of final architectural drawings. Detailed construction and architectural drawings are needed to review and approve items such as cornice details at the roof line, trim details around windows and garage doors, wall sections and column and entry details.

Homes fronting onto Reynoldsburg New Albany Road, lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 shall be limited to only House Plan Type C.

III. Exterior Materials:

All proposed materials are conditionally approved as provided on the Exterior Building Material Submission Form attached hereto and labeled Exhibit E.M. 1. A

sample board of material shall be submitted to The New Albany Company for review and approval prior to filing for building permits. Proposed brick manufacturers are approved, specific sample of brick to be used must be submitted. Please be aware that stucco brick shall not be permitted. Proposed material and color for all metal roofs including entry porticos also shall be submitted to The New Albany Company for review and approval prior to filing for building permits.

Color selections for all siding, trim, windows, shutters, doors and garage doors has not been provided and must be submitted for review and approval by The New Albany Company prior to filing for building permits.

IV. Landscape Plan:

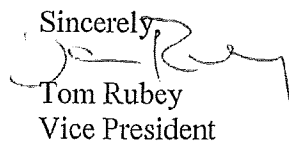
The Landscape Plan labeled The New Albany Company MI-605 Landscape Plan, dated May 29, 2013, attached hereto and labeled Exhibit L-1 thru L-4 is approved as submitted with one modification. The dense evergreen planting shown along the perimeter of Maplewood Cemetery shall be modified to include 4 board horse fence, mounding approximately 3 feet in height and plantings of large deciduous and ornamental trees. Final planting plan adjacent to the cemetery shall be agreed to by both parties prior to installation.

V. Signage:

Permanent neighborhood identification signage shall be incorporated into horse fence within the entry landscape treatment along Reynoldsburg New Albany Road. It shall be of the horse fence vernacular, consistent with neighborhood entry signage throughout the New Albany Country Club Communities.

This concludes seller's conditions and clarifications on Development Plans and Architectural Standards approval. Any material modifications to plans or materials that are the subject of this approval shall require the further review and approval of The New Albany Company. Please contact me if you have questions, or are looking for clarification on any issues outlined above.

Sincerely,



Tom Rubey
Vice President
The New Albany Company

EXTERIOR BUILDING MATERIALS SUBMISSION FORM

New Albany Country Club Community

SUBMISSION DATE: 06.17.2013
BUILDER CONTACT: Tim Cook
FAX NUMBER: 614.418.8499
SECTION / LOT: _____

AN APPROVED EXTERIOR BUILDING MATERIALS SUBMISSION FORM IS REQUIRED TO BE ON FILE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS. WINDOW SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE PROJECT ARCHITECT AND TO THE HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE (ARC) FOR REVIEW AND APPROVAL PRIOR TO ORDERING. CONTACT THE ARC FOR PRE-APPROVED MATERIALS, MANUFACTURERS, AND DISTRIBUTOR LISTS.

ROOF MATERIALS

MANUFACTURER: CERTAINTEED
TYPE / SPECIFICATION: 30 YR. DIMENSIONAL
GUTTER / DOWNSPOUT MAT'L: PRE-FINISHED ALUM.

BRICK MATERIALS

MANUFACTURER: GLEN GARY
DISTRIBUTOR: HAMILTON PARKER
SIZE / COLOR: JUMBO / BELDEN
MORTAR COLOR: _____
ACCENT BRICK: _____
SPECIFIED SHAPES: _____
PAVER SIZE / COLOR: _____

SIDING & TRIM MATERIALS

MANUFACTURER / STYLE: JAMES HARDIE
SIDING EXPOSURE / COLOR: 6' EXPOSURE
EXTERIOR TRIM COLOR: _____

WINDOWS & DOORS

MANUFACTURER: ANDERSON - 200 SERIES
WOOD / ALUMINUM CLAD: WHITE
APPROVED DISTRIBUTOR: LINCOLN LUMBER
WOOD / CLAD COLOR: WHITE
SHUTTER MAT'L/STYLE/COLOR: RAISED PANEL / COMPOSITE

ENTRY & GARAGE DOORS

MANUFACTURER / STYLE: THERMA-TRU / FIBER-CLASSIC
MATERIAL: FIBERGLASS
GARAGE DOOR TYPE / COLOR: WAYNE DACTON 9400 SERIES / WESTFIELD PANEL /

EXTERIOR BUILDING MATERIALS SUBMISSION FORMS ARE APPROVED BY THE ARC IN WRITING AND RETURNED VIA FAX. THE ARC RESERVES THE RIGHT TO REQUEST ADDITIONAL PRODUCT INFORMATION AND SAMPLES AT ANY TIME. SUBSTITUTIONS OR CHANGES IN BUILDING MATERIALS ARE REQUIRED TO BE SUBMITTED IN WRITING AND SHALL BE SUBJECT TO SPECIFIC ARC APPROVAL. ANY QUESTIONS SHOULD BE DIRECTED TO THE ARC AT 939-8600.

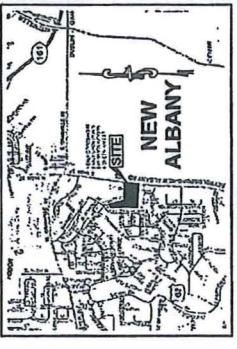
ARC APPROVAL _____ DATE _____

THE NEW ALBANY COUNTRY CLUB COMMUNITY HOMEOWNER'S ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
8000 WALTON PARKWAY, STE. 250, NEW ALBANY, OH 43054
TEL 614.939.8600 FAX 614.939.8625

E.M.1

GENERAL NOTES:

1. The information herein has been made by the City of New Albany, Ohio and is intended for use by the City of New Albany, Ohio and its employees and agents. It is not intended to be used for any other purpose without the written consent of the City of New Albany, Ohio. The City of New Albany, Ohio does not warrant the accuracy or completeness of this information and shall not be liable for any errors or omissions hereof.
2. The City of New Albany, Ohio is not responsible for the actions of any contractor or other person who may use this information for any purpose other than that intended by the City of New Albany, Ohio.
3. The City of New Albany, Ohio does not warrant the accuracy or completeness of this information and shall not be liable for any errors or omissions hereof.
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SITE DATA:

TOTAL AREA: 15.82 AC.
 GROSS ACRES: 2.24 AC./AC.
 GROSS BUILDING AREA: 14,000 SF
 GROSS FLOOR AREA: 14,000 SF
 CURB SPACE: 0.187 AC.
 PARKING: 0.187 AC.
 WALKWAYS: 0.187 AC.
 DRIVEWAYS: 0.187 AC.
 SYSTEM WATER MANAGEMENT: 0.187 AC.
 SYSTEMS: 0.187 AC.
 UTILITY: 0.187 AC.

STAFF: JOHN C. DUNN, CIVIL ENGR., P.E.
 APPROVED: [Signature]
 APPROVED: [Signature]
 APPROVED: [Signature]
 APPROVED: [Signature]

NO.	AREA	ACRES	PERCENT
1	Site	2.24	14.16
2	Open Space	0.187	1.18
3	Parking	0.187	1.18
4	Walkways	0.187	1.18
5	Driveways	0.187	1.18
6	Systems	0.187	1.18
7	Utility	0.187	1.18
8	Other	0.187	1.18
9	Total	15.82	100.00

NO.	AREA	ACRES	PERCENT
10	Site	2.24	14.16
11	Open Space	0.187	1.18
12	Parking	0.187	1.18
13	Walkways	0.187	1.18
14	Driveways	0.187	1.18
15	Systems	0.187	1.18
16	Utility	0.187	1.18
17	Other	0.187	1.18
18	Total	15.82	100.00

GRAPHIC SCALE

1" = 40' 0"

MAPLE GROVE COUNTRY ASSOCIATION
 1111 151st, P.O. 124

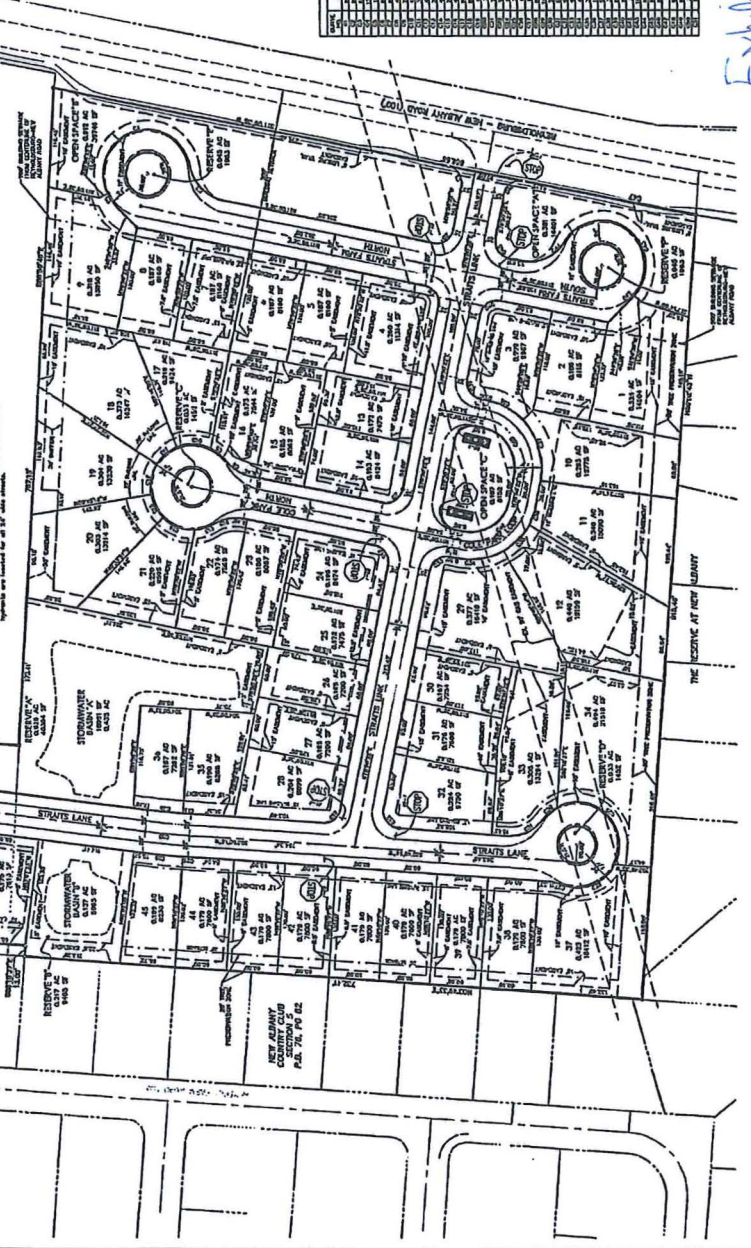
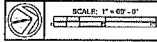


Exhibit I-15 (TAB) (2121)



MAY 29, 2013

THE NEW ALBANY COMPANY
MI-605 LANDSCAPE PLAN

COVER SHEET SHEET 1/4

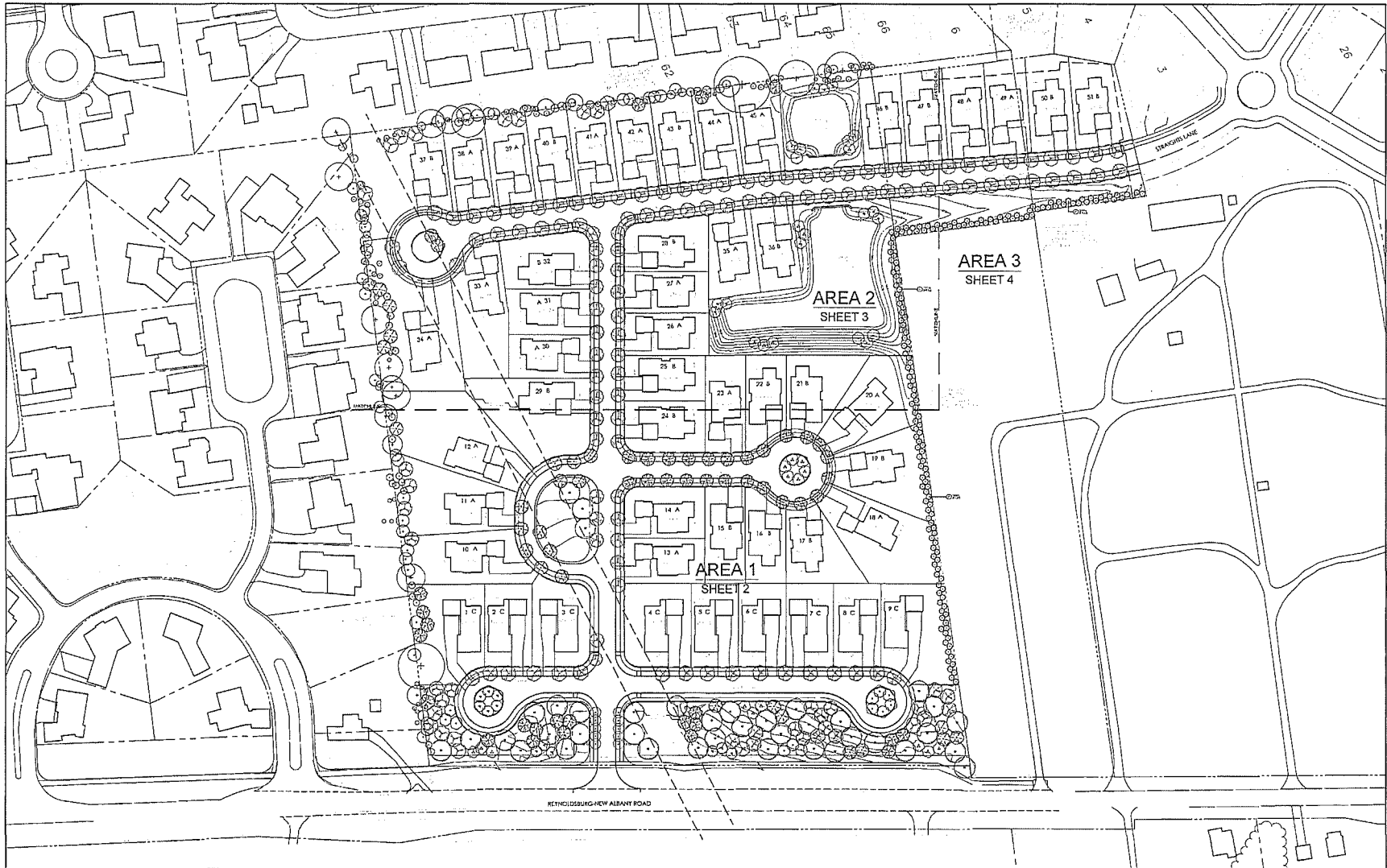


Exhibit L-1 (TFR)



SCALE: 1" = 30' - 0"

MAY 29, 2013

THE NEW ALBANY COMPANY
M1-605 LANDSCAPE PLAN

LANDSCAPE PLAN - AREA 1

SHEET
2/4

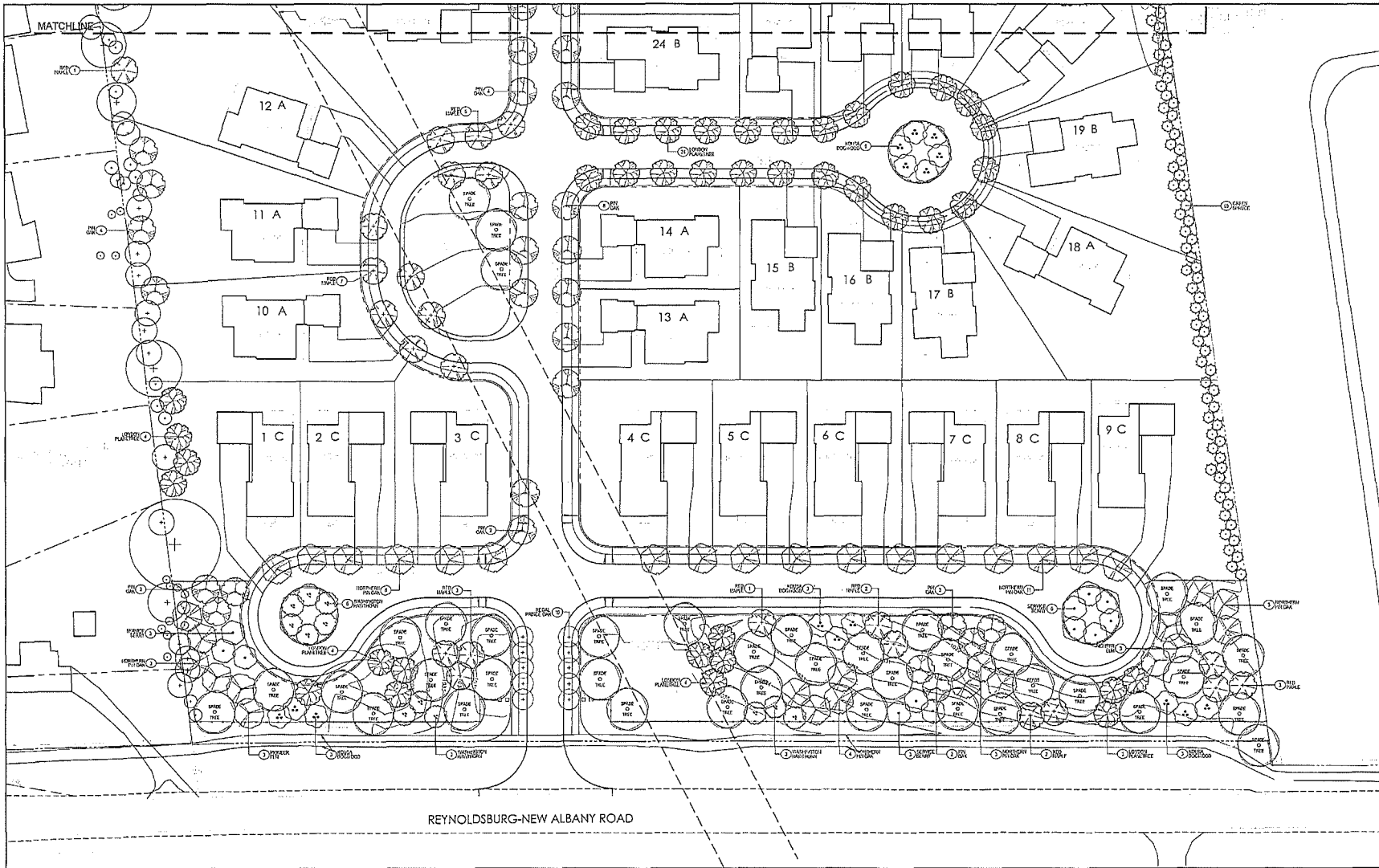
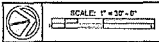


Exhibit L-2 (TJR)



MAY 29, 2013

THE NEW ALBANY COMPANY
MI-605 LANDSCAPE PLAN

LANDSCAPE PLAN - AREA 2

SHEET
3/4

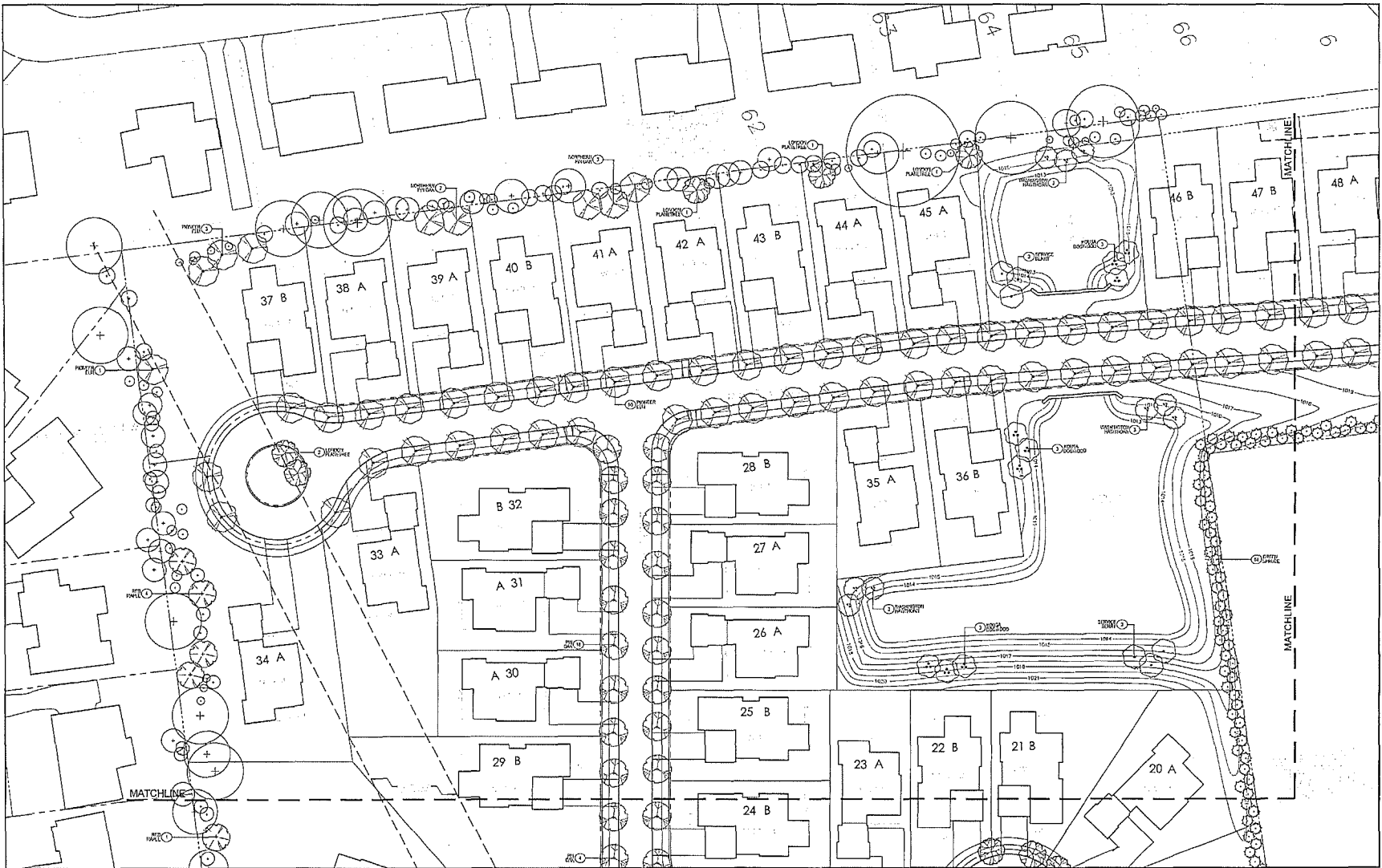


Exhibit L-3 (TJR)

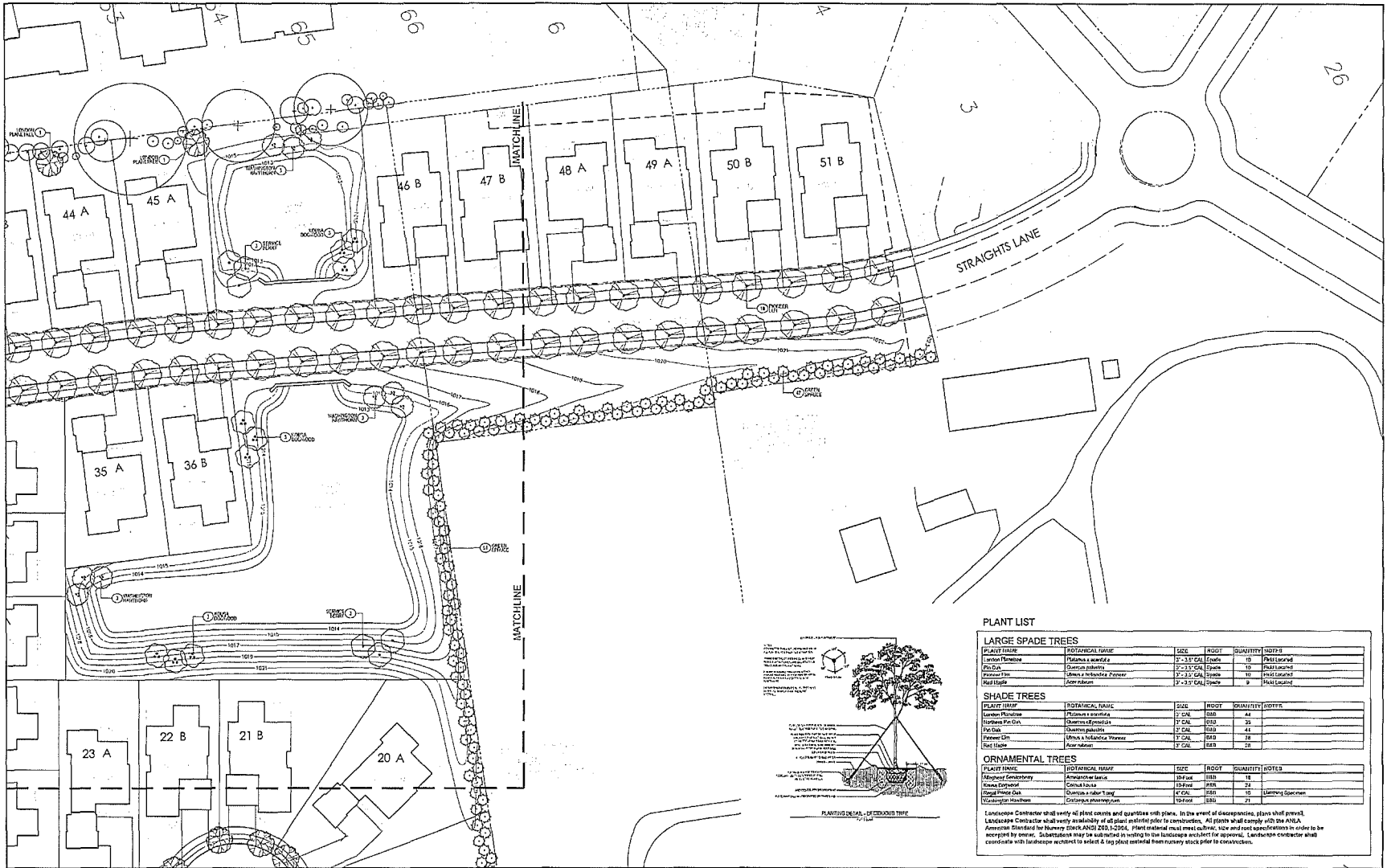


MAY 29, 2013

THE NEW ALBANY COMPANY
MI-605 LANDSCAPE PLAN

LANDSCAPE PLAN - AREA 3

SHEET
4/4



PLANT LIST

LARGE SPADE TREES

PLANT NAME	BOTANICAL NAME	SIZE	ROOT	QUANTITY	NOTES
Luxton Planeleaf	<i>Platanus acerifolia</i>	2' - 3" CAL	EMER	10	PLANT LOCATED
Box Elm	<i>Cornus alba</i>	2' - 3" CAL	EMER	10	PLANT LOCATED
Plum Tree	<i>Prunus pennsylvanica</i>	2' - 3" CAL	EMER	10	PLANT LOCATED
Red Maple	<i>Acer rubrum</i>	2' - 3" CAL	EMER	9	PLANT LOCATED

SHADE TREES

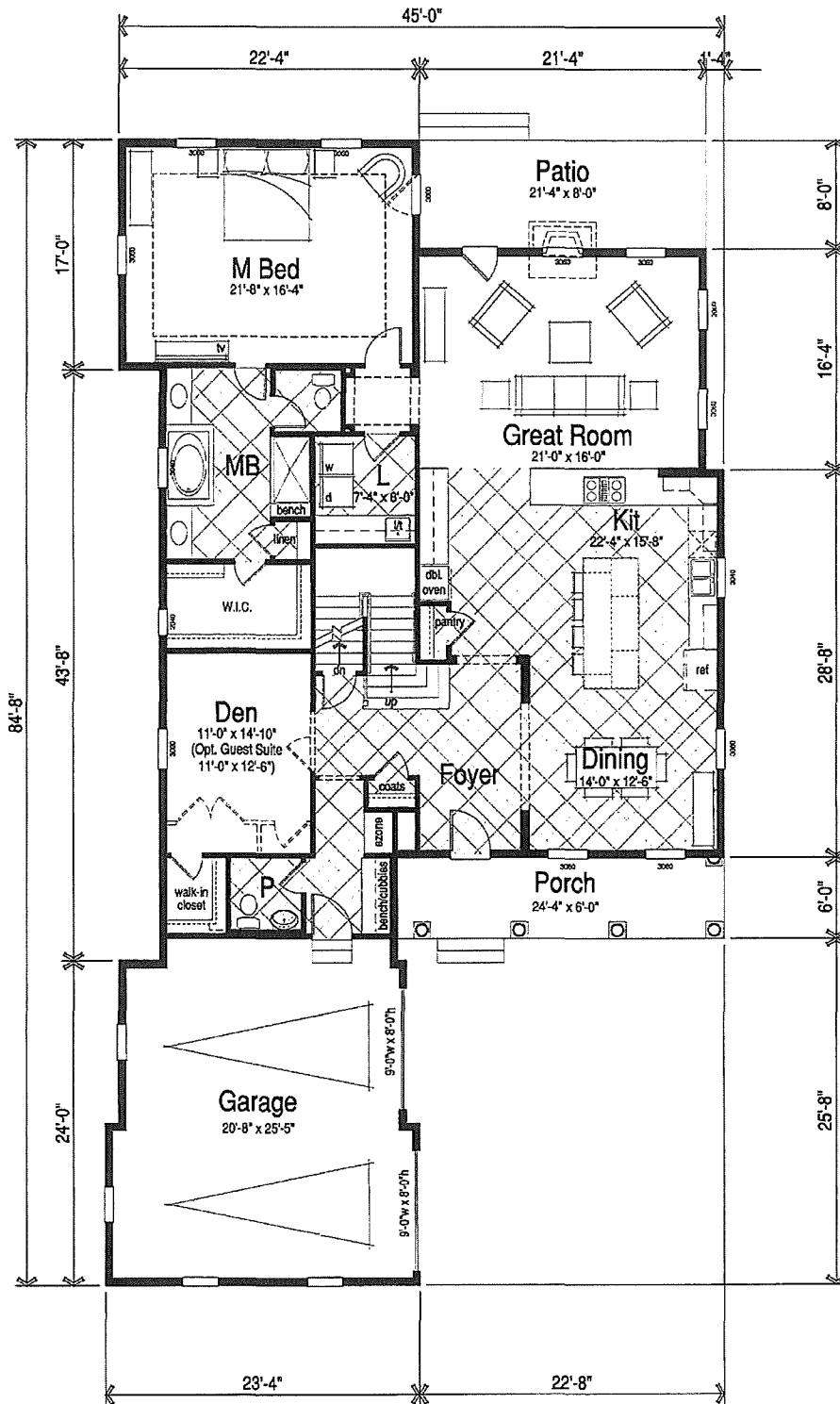
PLANT NAME	BOTANICAL NAME	SIZE	ROOT	QUANTITY	NOTES
Luxton Planeleaf	<i>Platanus acerifolia</i>	3' CAL	EMER	44	
Eastern Red Oak	<i>Quercus rubra</i>	7' CAL	EMER	36	
Red Oak	<i>Quercus palustris</i>	7' CAL	EMER	44	
Green Oak	<i>Quercus prinus</i>	7' CAL	EMER	28	
Red Maple	<i>Acer rubrum</i>	7' CAL	EMER	18	

ORNAMENTAL TREES

PLANT NAME	BOTANICAL NAME	SIZE	ROOT	QUANTITY	NOTES
White Flowering Dogwood	<i>Cornus florida</i>	10' CAL	EMER	14	
Amelanchier	<i>Amelanchier canadensis</i>	10' CAL	EMER	24	
Flowering Dogwood	<i>Cornus florida</i>	4" CAL	EMER	10	Matchbox Specimen
Washington Magnolia	<i>Magnolia virginiana</i>	10' CAL	EMER	21	

Landscape Contractor shall verify all plant counts and quantities with plans. In the event of discrepancies, plants shall prevail. Landscape Contractor shall verify availability of all plant material prior to construction. All plants shall comply with the ANSI American Standard for Nursery Stock ANSI Z60.1-2006. Plant material must meet caliper, size and root specifications in order to be accepted by owner. Substitutions may be substituted in writing to the landscape architect for approval. Landscape contractor shall coordinate with landscape architect to select & log plant material from nursery stock prior to construction.

Exhibit L-4 (TJR)



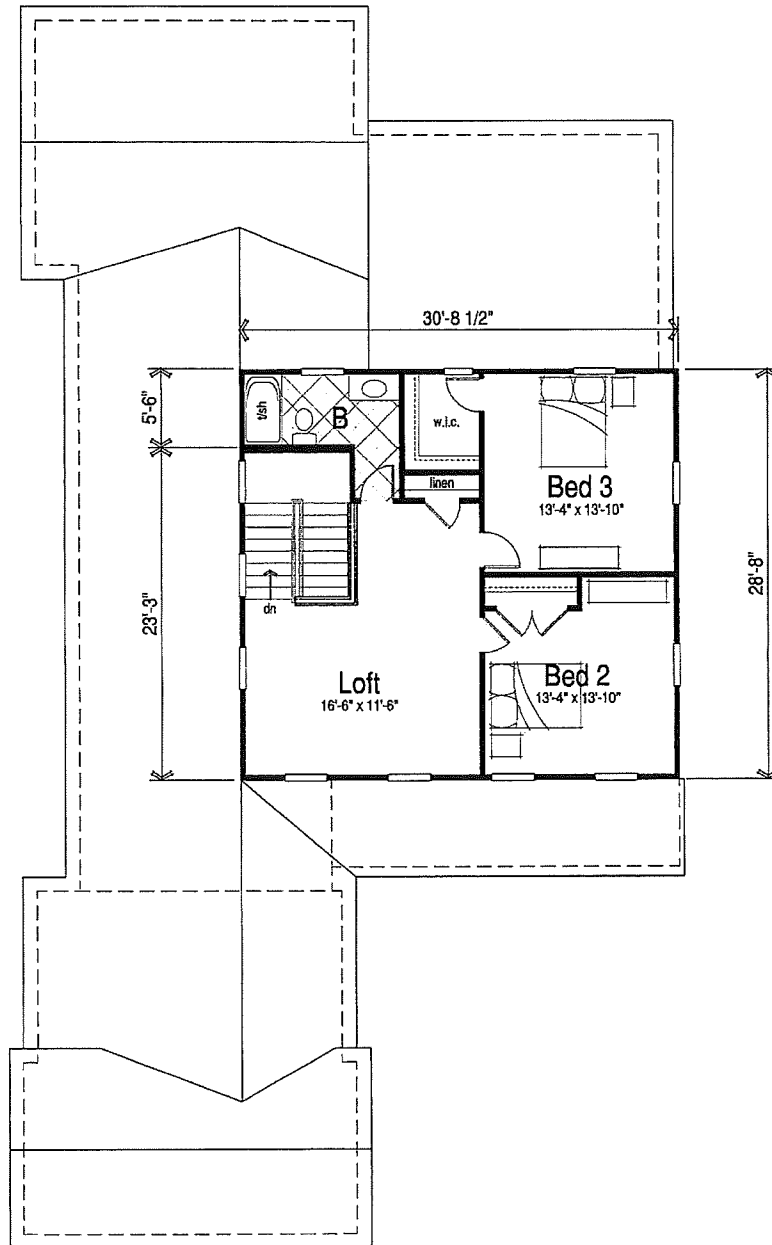
First Floor Plan

scale: 1/4" = 1'-0"



Plan Type A
 2,980 S.F.
 05.31.13

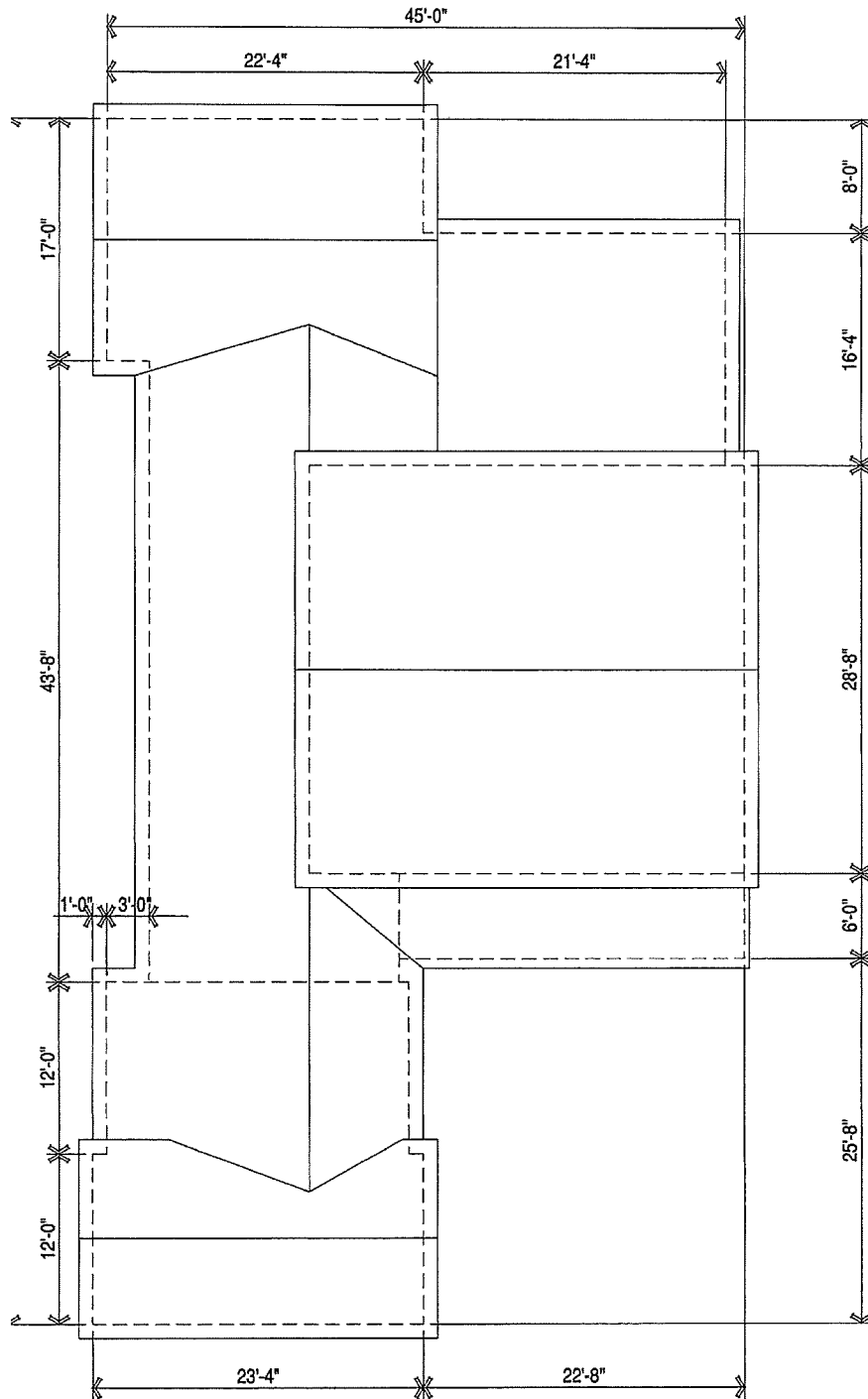
(712)



Second Floor Plan
 scale: 1/4" = 1'-0"



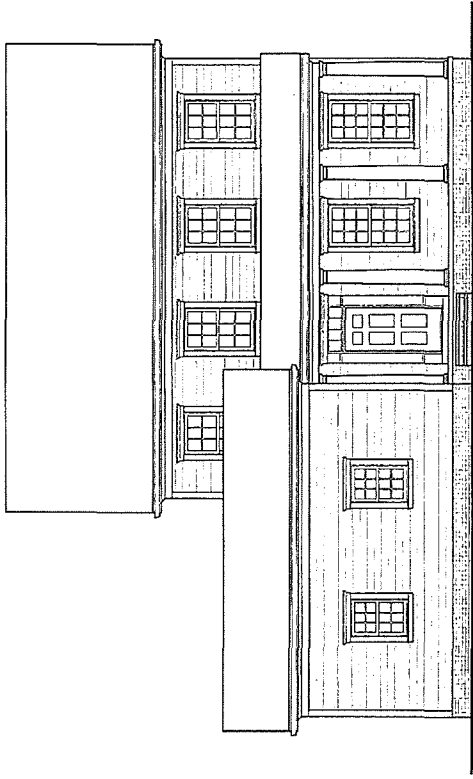
Plan Type A
 2,980 S.F.
 05.31.13



Roof Plan
 scale: 1/4" = 1'-0"

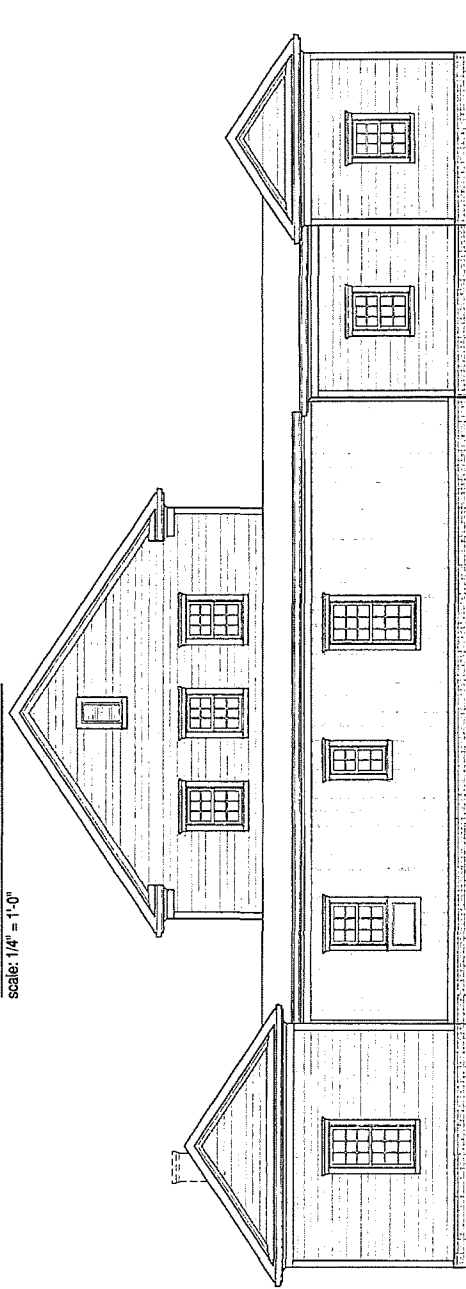


Plan Type A
 2,980 S.F.
 05.31.13



Front Elevation

scale: 1/4" = 1'-0"



Left Elevation

scale: 1/4" = 1'-0"

Elevation

Plan Type A
2,980 S.F.
05.01.13





Rear Elevation

scale: 1/4" = 1'-0"



Right Elevation

scale: 1/4" = 1'-0"

Elevation

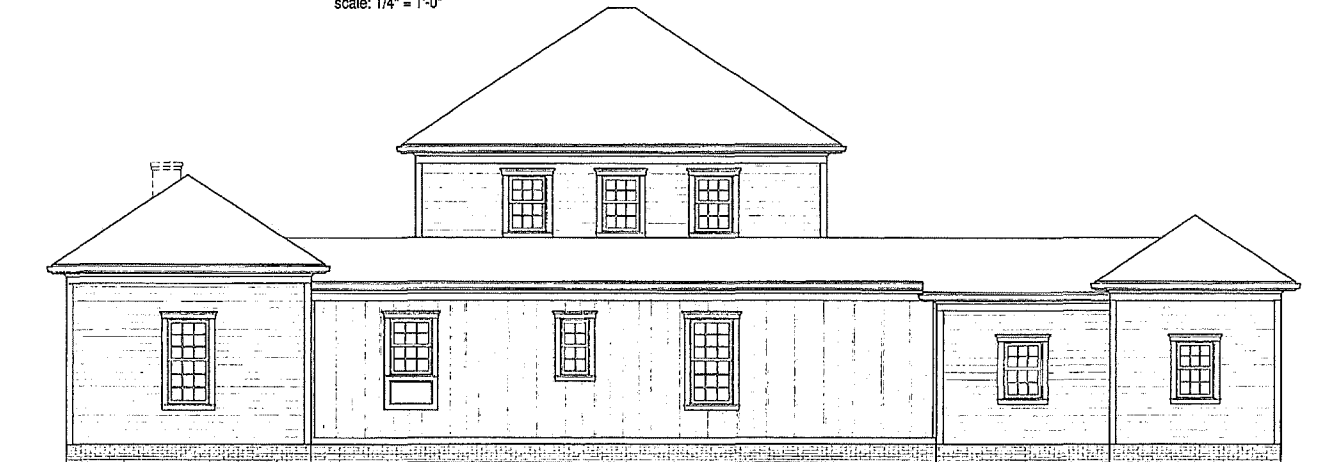


Plan Type A
2,980 S.F.
05.31.13



Alt. Front Elevation

scale: 1/4" = 1'-0"



Alt. Right Elevation

scale: 1/4" = 1'-0"

Elevation



Plan Type A
2,980 S.F.
05.31.13



Rear Elevation
scale: 1/4" = 1'-0"

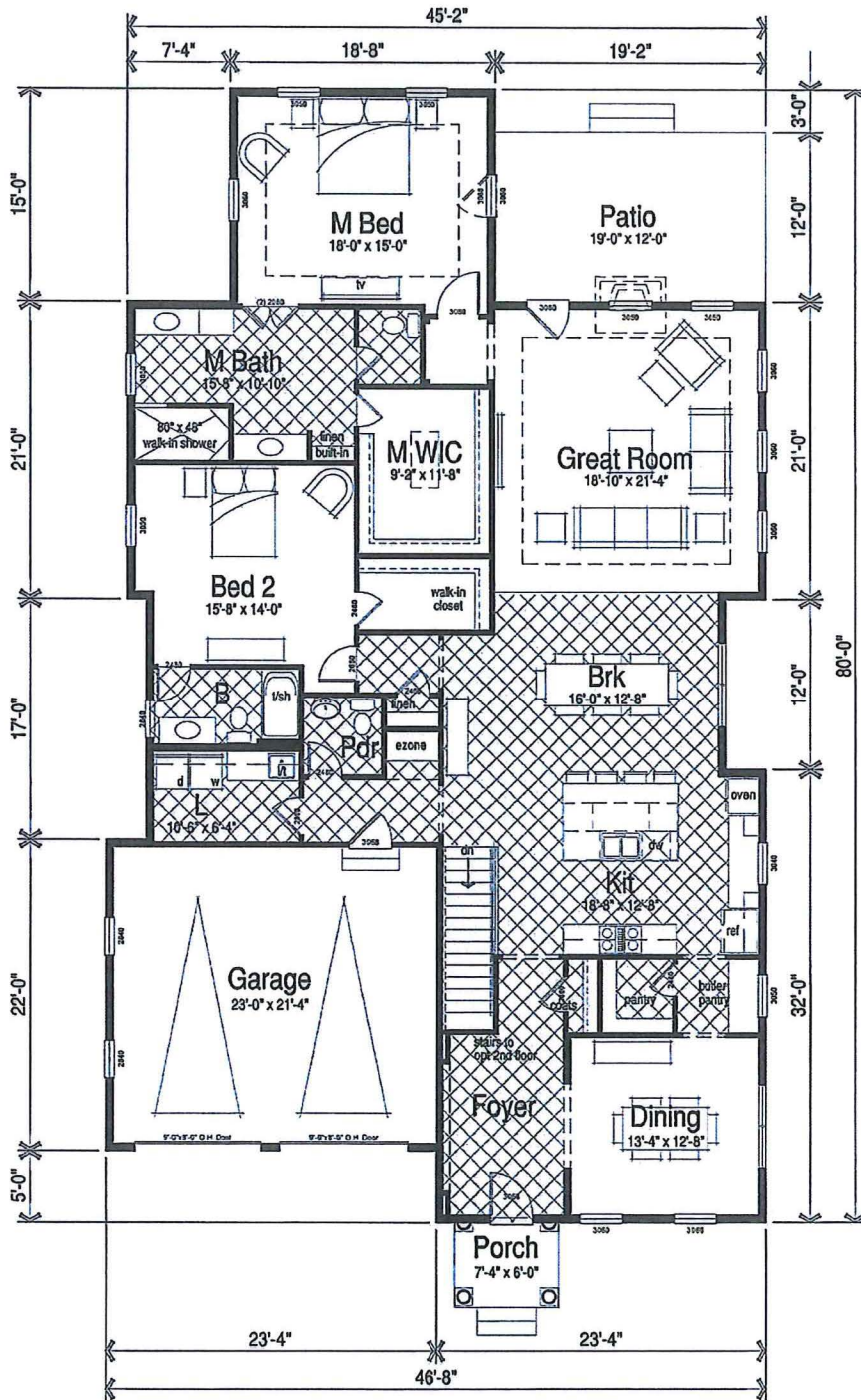


Right Elevation
scale: 1/4" = 1'-0"

Elevation



Plan Type A
2,980 S.F.
05.31.13



First Floor Plan

Scale: 1/4" = 1'-0"

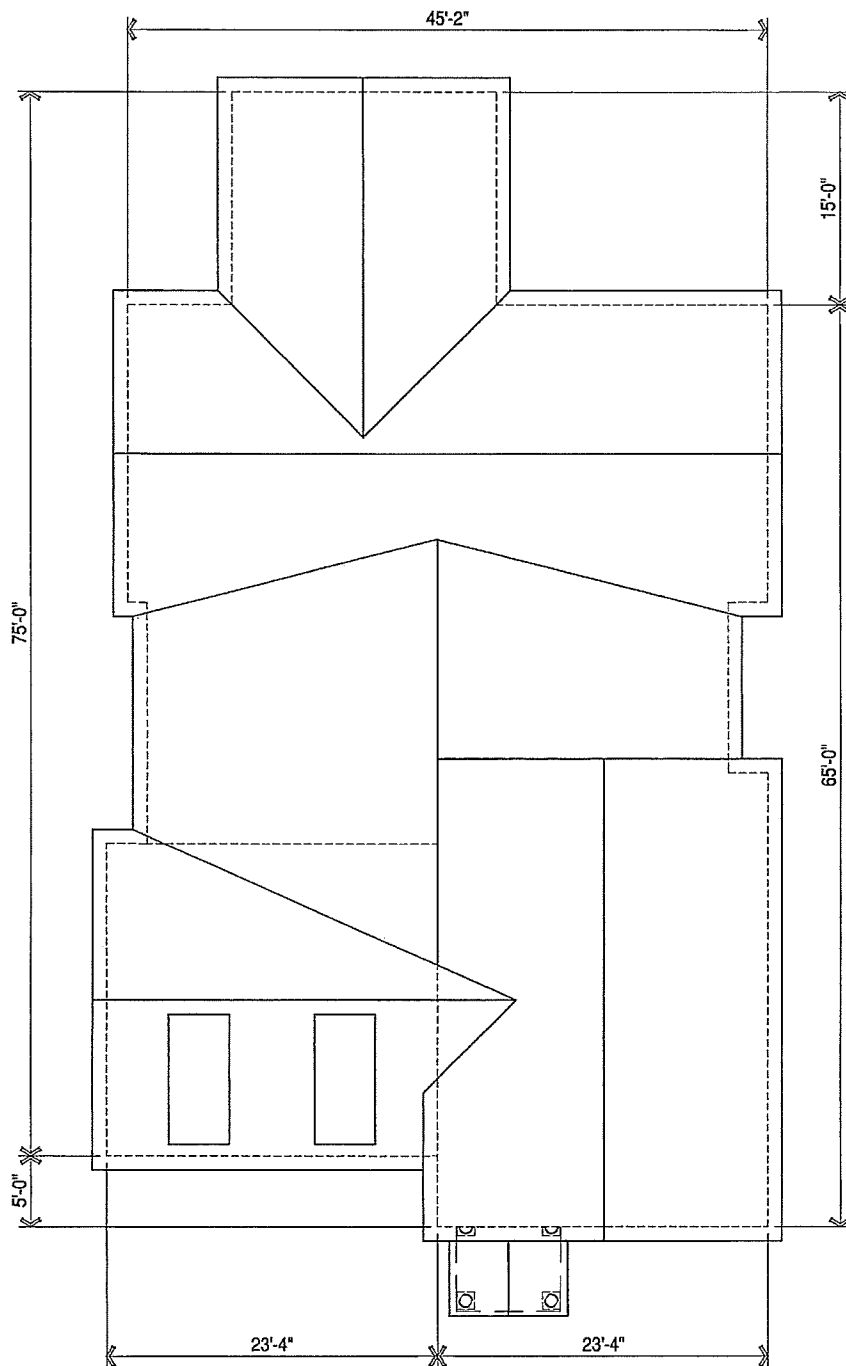


Plan Type B

2,575 S.F.

05.31.13

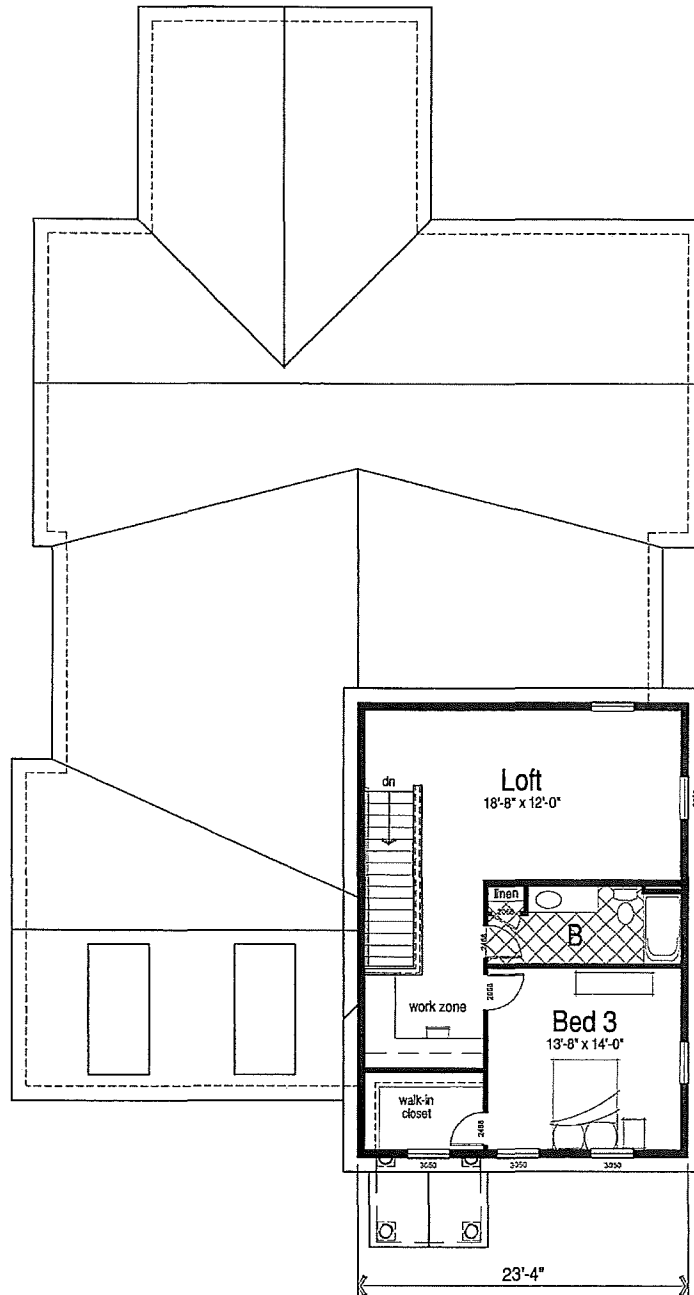
(EP)



Roof Plan
 scale: 1/4" = 1'-0"



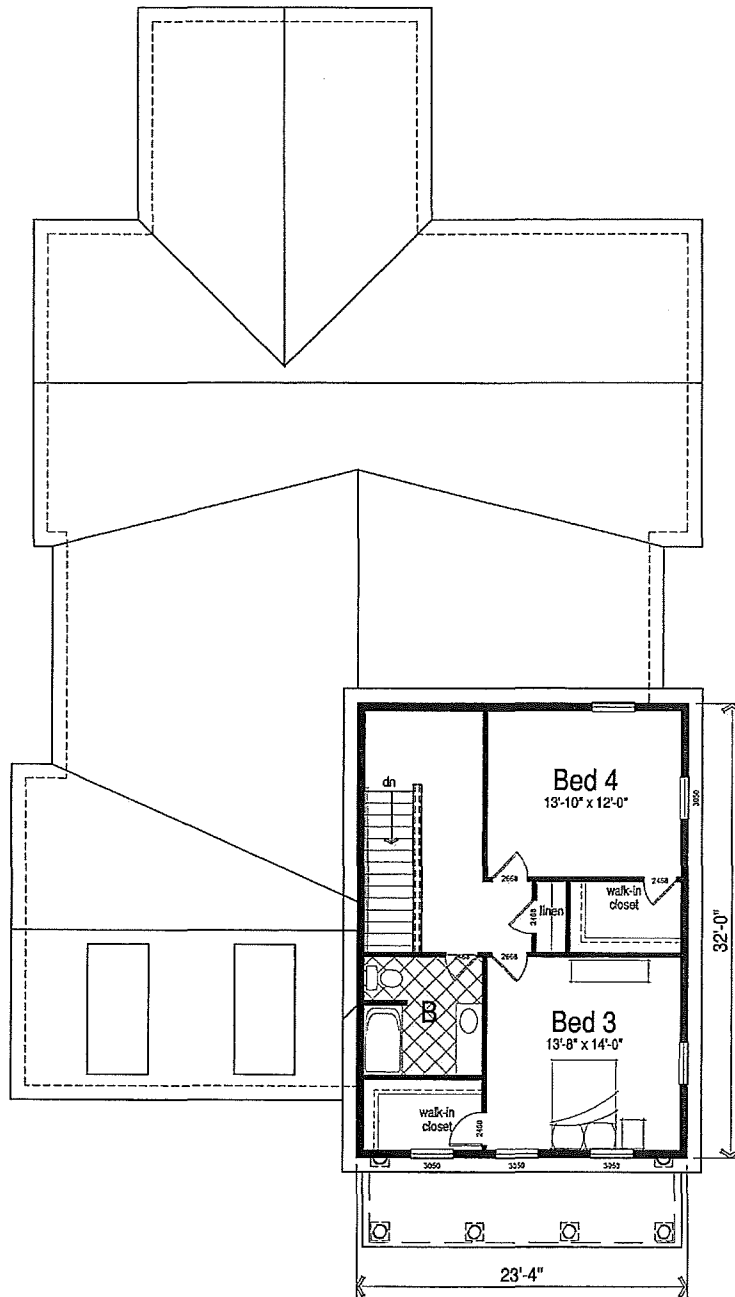
Plan Type B
 2,575 S.F.
 05.31.13



Second Floor Plan
 scale: 1/4" = 1'-0"



Plan Type B
 697 S.F. Opt 2nd Flr.
 05.31.13



Alt. Second Floor Plan

scale: 1/4" = 1'-0"



Plan Type B
 697 S.F. Opt 2nd Flr.
 05.31.13



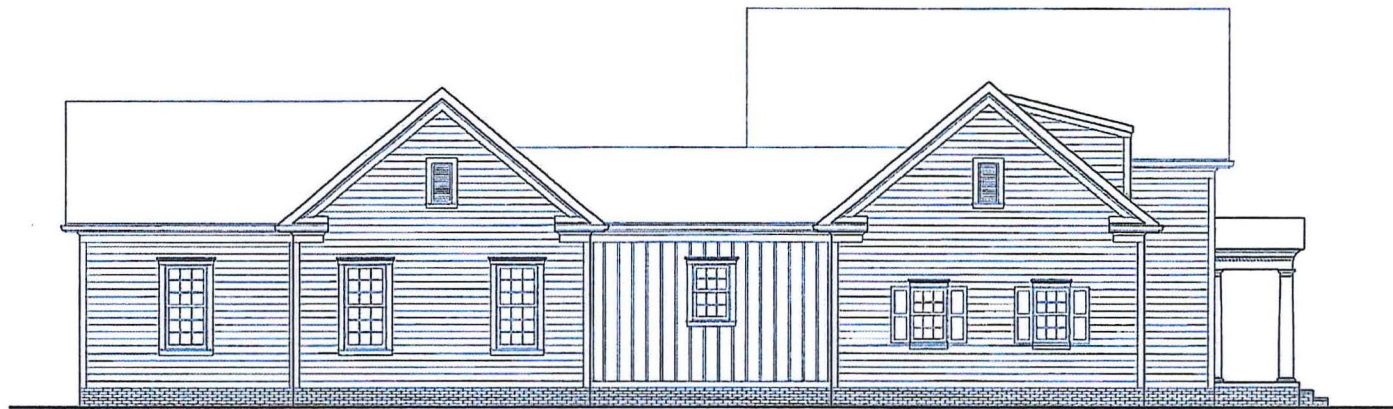
Front Elevation

scale: 1/4" = 1'-0"



Atl. Elev. w/ Full Porch

scale: 1/4" = 1'-0"



Left Elevation

scale: 1/4" = 1'-0"

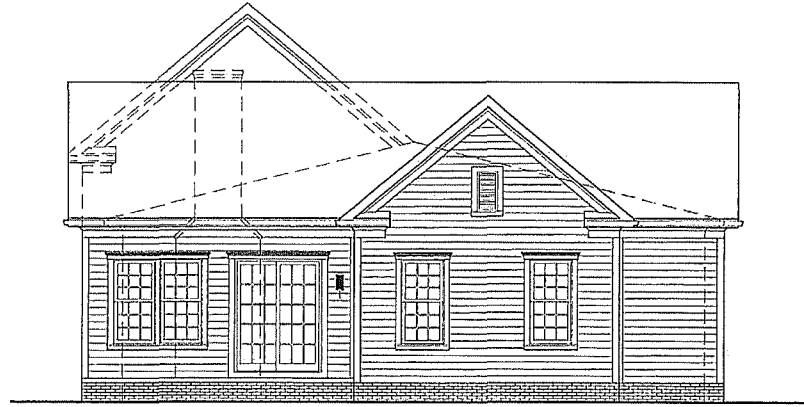
Elevation

Plan Type B

2,575 S.F.

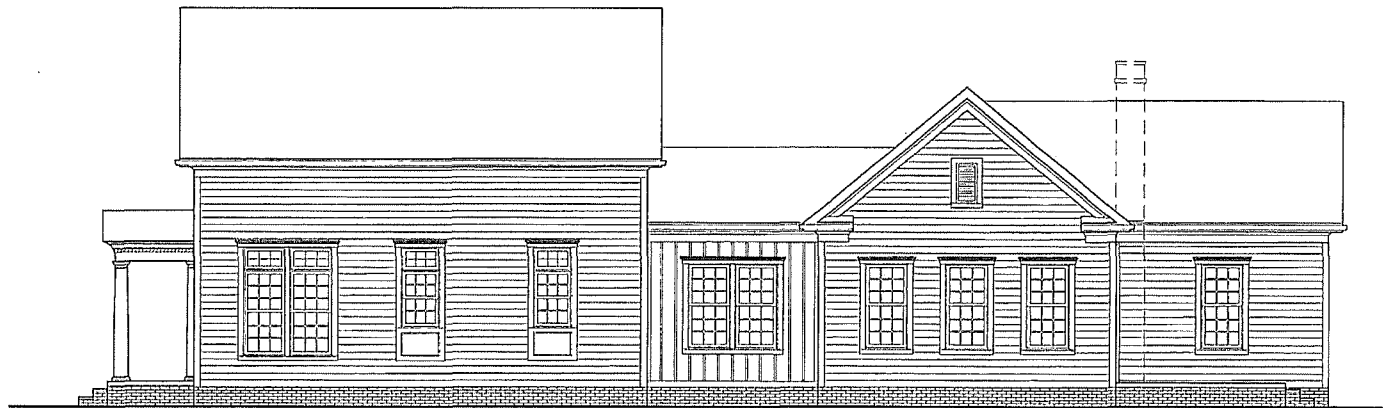
05.31.13





Rear Elevation

scale: 1/4" = 1'-0"



Right Elevation

scale: 1/4" = 1'-0"

Elevation

Plan Type B

2,575 S.F.

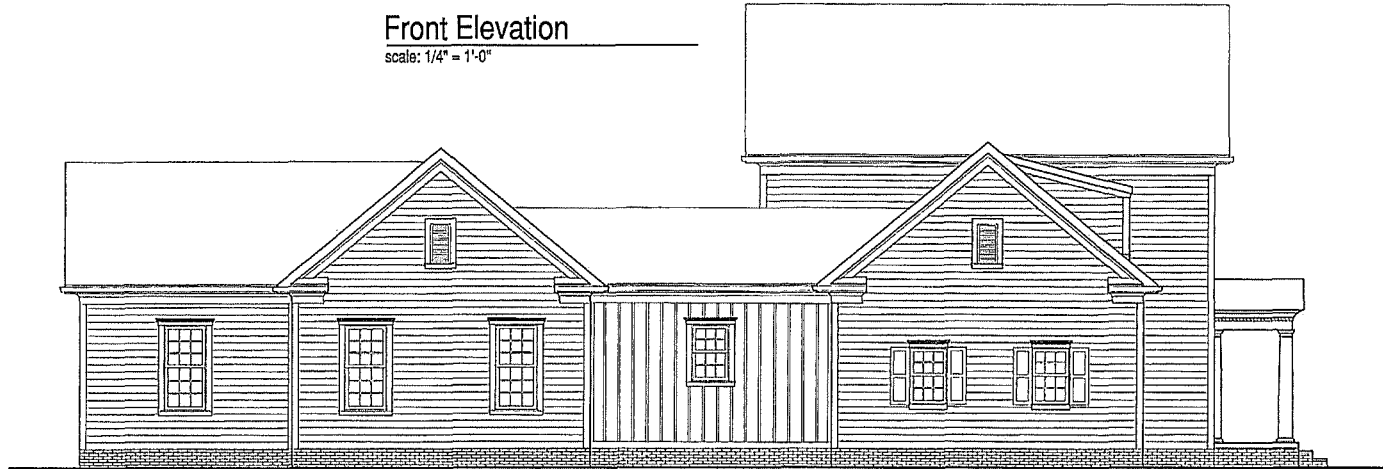
05.31.13





Front Elevation

scale: 1/4" = 1'-0"



Left Elevation

scale: 1/4" = 1'-0"

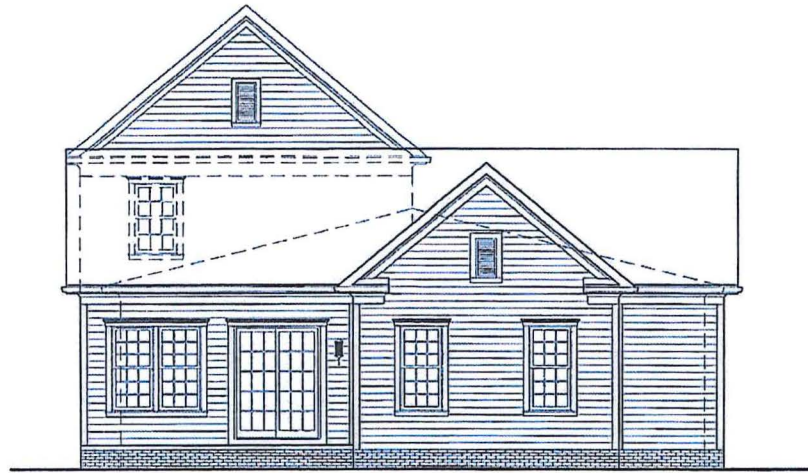
Alternate Elevation

Plan Type B

2,575 S.F.

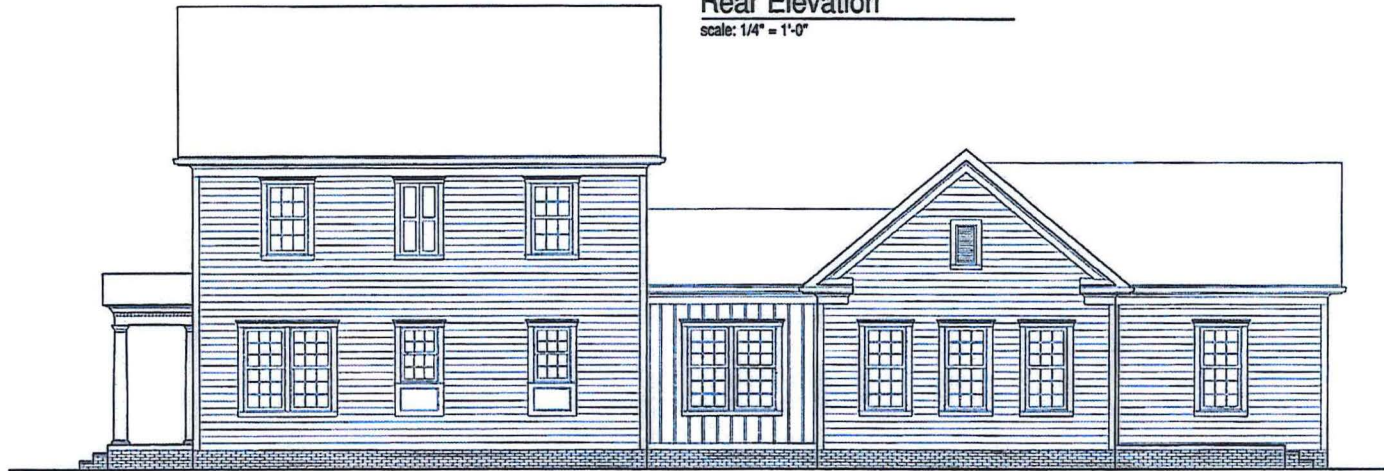
05.31.13





Rear Elevation

scale: 1/4" = 1'-0"



Alternate Elevation

Right Elevation

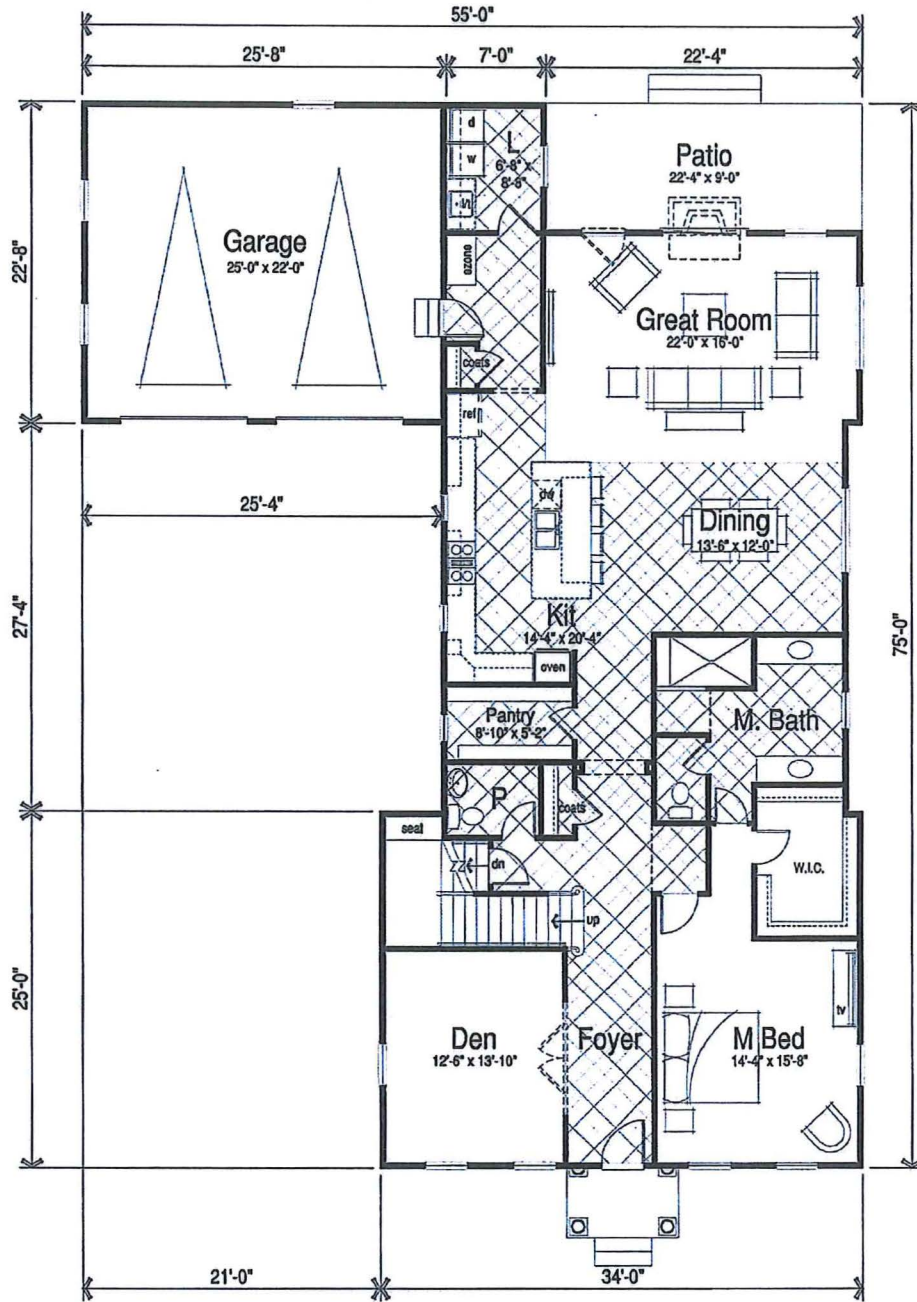
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Plan Type B

2,575 S.F.

05.31.13





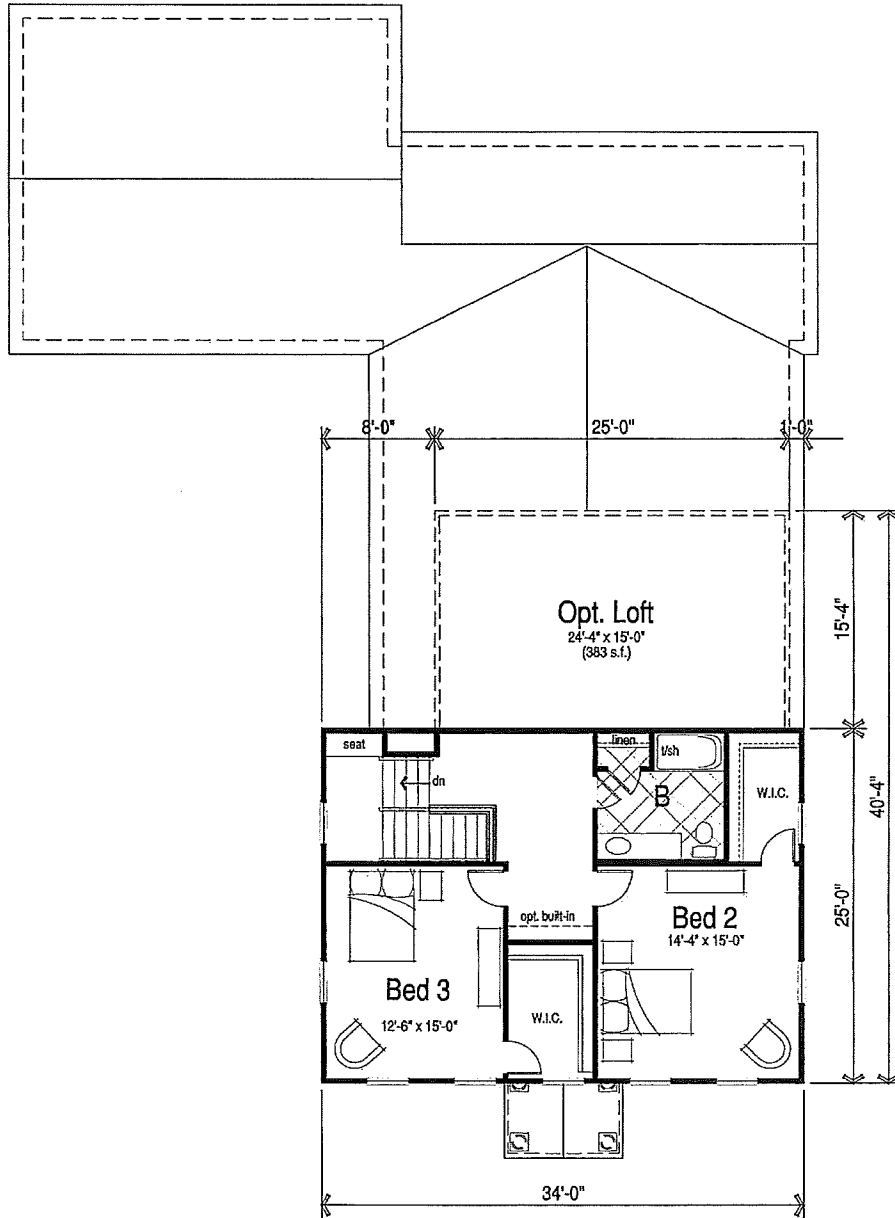
First Floor Plan

scale: 1/4" = 1'-0"



Plan Type C
 2,866 S.F.
 05.31.13

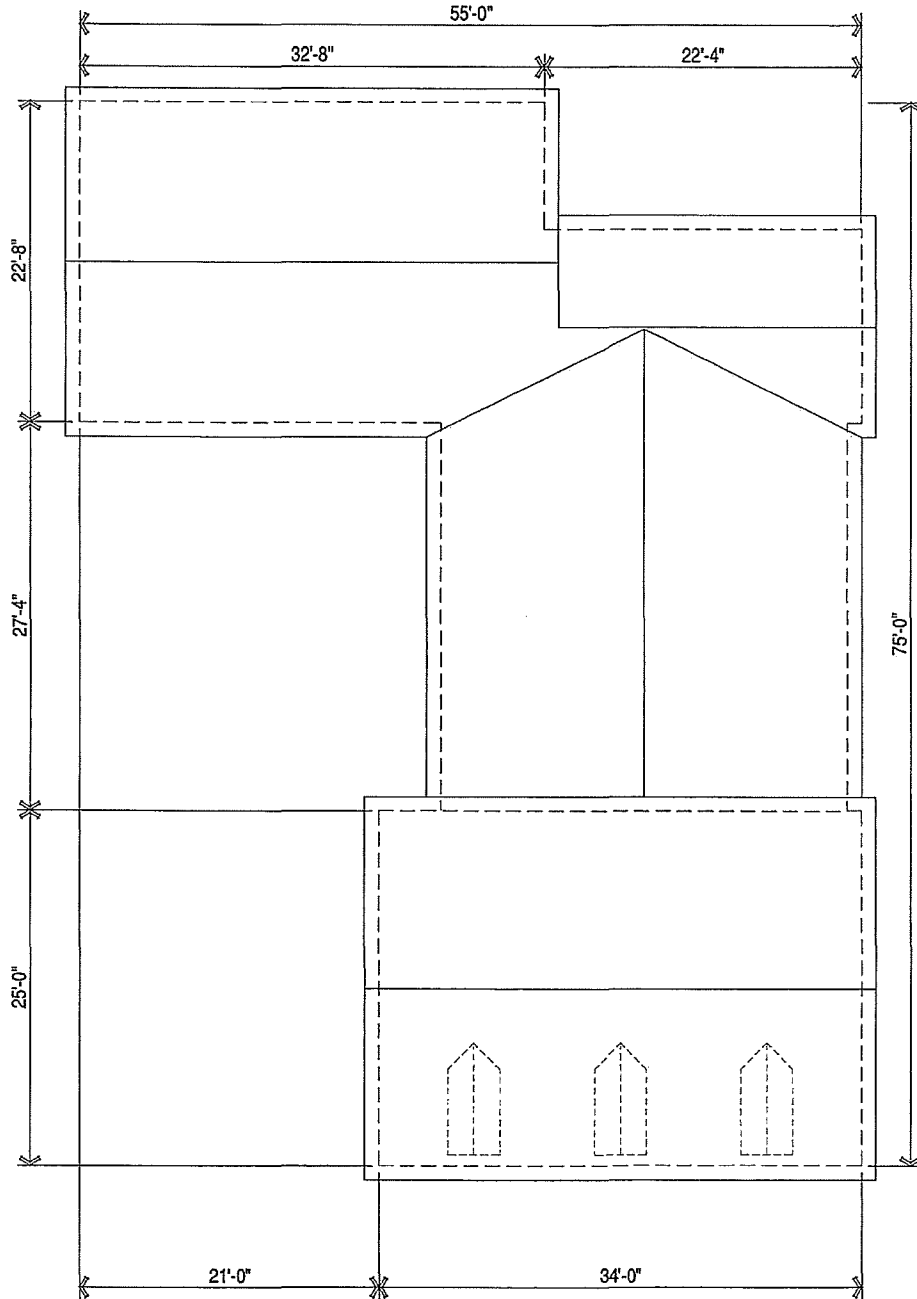
(TJR)



Second Floor Plan
 scale: 1/4" = 1'-0"



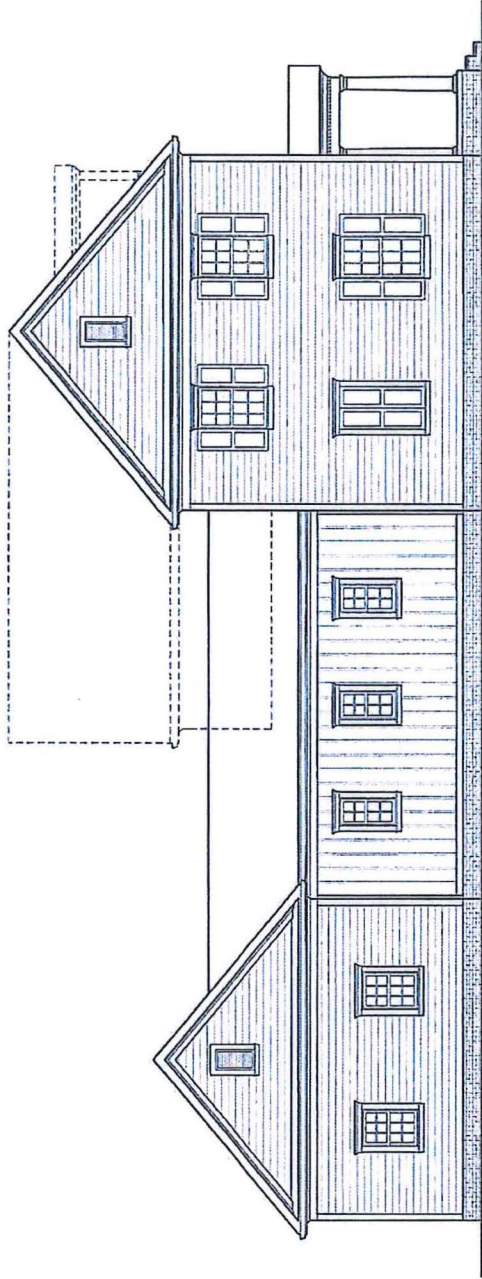
Plan Type C
 2,866 S.F.
 05.31.13



Roof Plan
 scale: 1/4" = 1'-0"

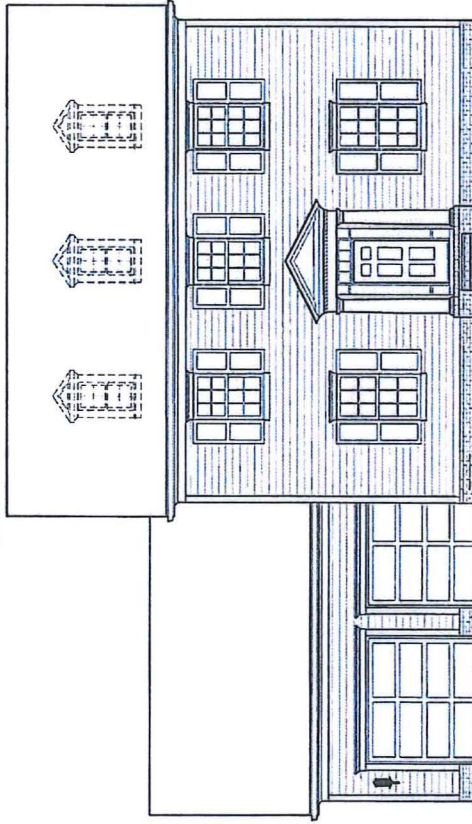


Plan Type C
 2,866 S.F.
 05.31.13



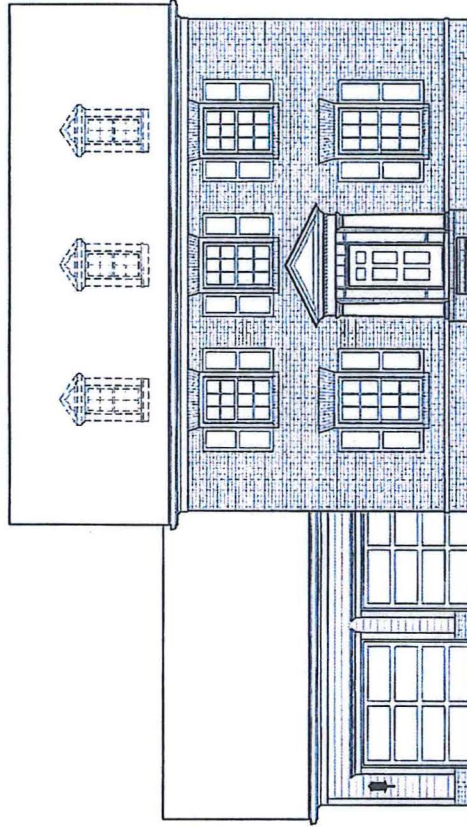
Left Elevation

scale: 1/4" = 1'-0"



Front Elevation

scale: 1/4" = 1'-0"



Front Elevation - Brick

scale: 1/4" = 1'-0"

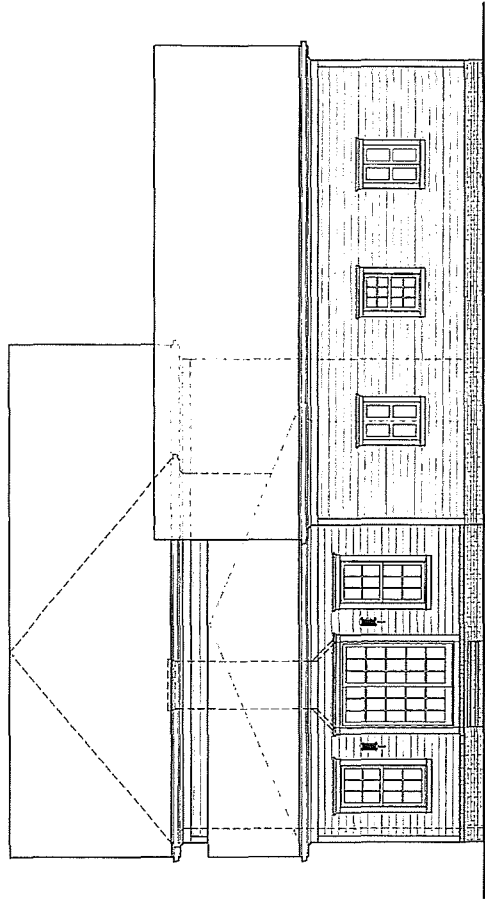
Plan Type C

2,866 S.F.

05.31.13

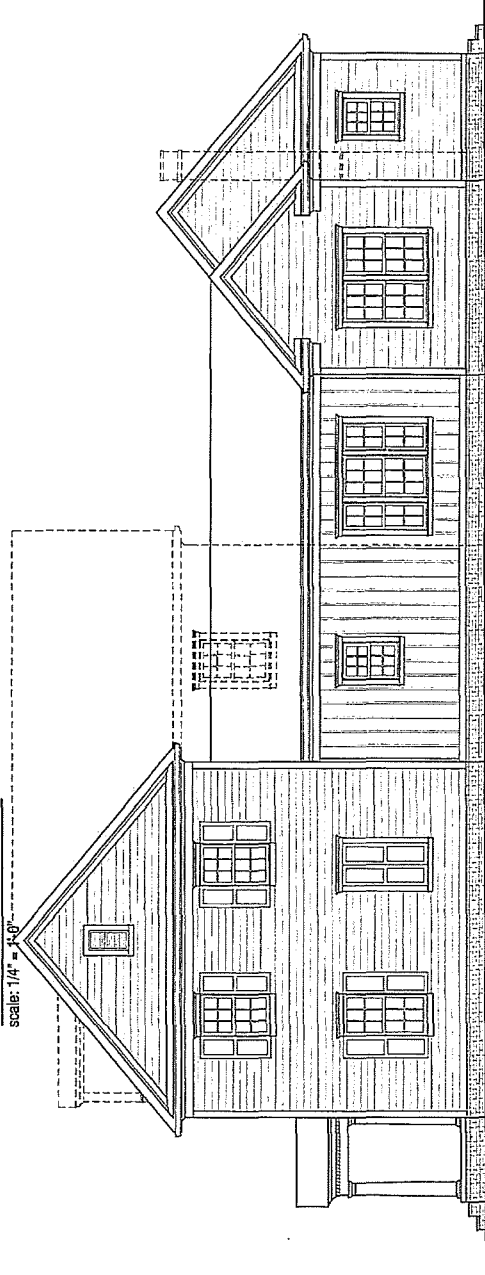
Elevation





Rear Elevation

scale: 1/4" = 1'-0"



Left Elevation

scale: 1/4" = 1'-0"

Elevation

Plan Type C
2,866 S.F.
05.31.13





Atl. Elevation B
 scale: 1/4" = 1'-0"



Atl. Elevation C
 scale: 1/4" = 1'-0"



Atl. Elevation B - Brick
 scale: 1/4" = 1'-0"



Atl. Elevation C - Brick
 scale: 1/4" = 1'-0"

Elevation

Plan Type C
 2,866 S.F.
 05.31.13

