

SPRING KNOLL
ARCHITECTURAL CONTROL
GUIDELINES

Originally enacted November 13, 2001

The Spring Knoll Property Owners Association, Inc., reserves the right to make any modifications to these Architectural Control Guidelines that it deems necessary. For more information write Spring Knoll Property Owners Association, Inc., P.O. Box 91, Zionsville, Indiana 46077.

SPRING KNOLL ARCHITECTURAL CONTROL GUIDELINES

Spring Knoll is a community located in Eagle Township, Boone County, Indiana. The Spring Knoll Property Owners Association has established these Architectural Control Guidelines in order to protect property values within the community and to provide standards for improvements proposed to be made by homeowners within the Spring Knoll community. These Architectural Control Guidelines apply to all properties within the Spring Knoll community and are in addition to the requirements of the plat and declarations for the community and relevant governmental laws. These Architectural Control Guidelines are cross-referenced and authorized by the plat covenants recorded with the Boone County Recorder for Spring Knoll.

The Architectural Control Committee will render a decision within thirty (30) days of the receipt of a complete and accurate request for approval. All approval requests will be completed, in writing, utilizing the the Property Owner Request form. No incomplete request will be reviewed by the Architectural Control Committee. In all cases, **written approval** of a request must be received prior to the commencement of construction.

If a property owner's request for Architectural Approval is denied by the Architectural Control Committee, the property owner may appeal the ruling to the Board of Directors.

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APPENDIX Request Form for Architectural Change

1. FENCING REQUIREMENTS

APPROVED TYPES: The Following types of fences will generally be approved by the Architectural Control Committee:

- A. Board on Board fence (a/k/a shadowbox) – Wood
- B. Cape Cod fence - Wood
- C. Picket fence - Wood
- D. Wrought Iron fence
- E. Invisible Fencing (pet control)

DISAPPROVED TYPES: The following will generally **not** be approved by the Architectural Control Committee:

- A. Plain chain link fence
- B. Vinyl clad chain link fence
- C. Stockade style fence
- D. Split Rail fence

ALL fence types must be approved by the Architectural Control Committees prior to the fence installation. The Architectural Control Committee reserves the right to inspect the fence anytime before, during or after construction to insure compliance with the approved fencing plan.

FENCING LOCATIONS: All fencing must be approved prior to the installation of a given fence. The following are guidelines regarding fencing locations which generally will be approved by the Architectural Control Committee:

- A. No fencing will be allowed in the front setback line of the house. For corner lots, this includes the side yard facing the side street of the residence.
- B. Fencing of rear yard and side yard setback easements will be discouraged by the Architectural Control Committee. Any fencing in such easements shall be the sole responsibility of the lot owner.

FENCING: APPROVED CONSTRUCTION TECHNIQUES: All fencing shall be constructed of quality materials, such as treated lumber. All fencing shall be properly braced with all posts either concreted into ground or placed at a depth whereby the fence will be secure and will not move.

FENCING MAINTENANCE: All fences must be maintained in a reasonable fashion. Any warped boards shall be replaced on a timely basis.

FENCING, BRACING: All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the Architectural Control Committee.

2. DOG KENNELS AND HOUSES

All dog houses must be approved by the Architectural Control Committee prior to construction in terms of both location and materials. Dog houses should be placed in a location whereby they are not eyesores or nuisances to surrounding homeowners. All dog houses must be constructed of quality materials with roof shingle colors, siding and trim to match the colors of the residence of the applicant. In general, requests for dog kennels will be denied.

3. MINIBARNS AND ACCESSORY STRUCTURES

Requests for the approval of minibarns and accessory structures (except for dog houses) generally will be denied. Any other accessory structure must be approved by the Architectural Control Committee prior to construction and must be appropriately screened from view.

4. ANTENNAS, T.V., RADIO AND SATELLITE:

Generally, requests for the attachment of a TV or radio antenna to the exterior of a home will be denied. Generally, requests for the installation of satellite dishes will be denied unless such satellite dish is 20" or less in diameter and as long as they are installed in the most reasonably unobtrusive location on the lot.

5. DECKS

Generally, requests for decks will be approved subject to the following requirements:

- A. The deck shall be constructed with quality materials.
- B. Railing on the deck shall not exceed 4 feet from the deck surface.
- C. Final configuration of the deck must be approved prior to the commencement of construction.

6. PORCHES, SCREENED IN PORCHES, ROOM AND GARAGE ADDITIONS

Generally, requests for screened in porches and room additions will be approved subject to the following guidelines:

- A. The additions shall be constructed with quality materials.
- B. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Control Committee.
- C. The roof, siding, and trim shall match the colors of the primary residence.

- D. All detailed construction plans must be approved prior to the commencement of construction.

7. GAZEBOS

Generally, requests for the installation of Gazebos will be approved subject to the following guidelines:

- A. Structure shall be built with quality materials.
- B. Final placement of the structure must be approved by the Architectural Control Committee.
- C. Height of structure shall not exceed 15 feet.

8. POOLS AND HOT TUBS

Only requests for in-ground type pools will be approved by the Architectural Control Committee. A detailed development plan must be provided to the Architectural Control Committee prior to the commencement of construction. No alteration to the existing grade may be done without the approval of the Architectural Control Committee. Any proposed grade changes must be shown on proposed plans. Pools and hot tubs should be placed in a location whereby they are not nuisances to surrounding homeowners. Each pool must be screened with either fencing or landscaping as approved by the Architectural Control Committee.

POOL FENCING: Generally, the following types of fencing will be acceptable around a pool area:

- A. Board on Board (a/k/a shadowbox) - Wood
- B. Cape Cod - Wood
- C. Picket - Wood
- D. Wrought Iron

POOL HOUSES: Pool equipment storage areas generally will be approved as long as the structure is solely used for the storage of chemicals, pumps, heaters and other pool related maintenance supplies. This structure shall not exceed ten feet to the top of the roofline and shall be located directly behind the primary residence. All such structures are subject to the following guidelines:

- A. The structure shall be constructed with quality materials.
- B. The roof color shall match the roof color of the primary residence.
- C. No metal structures will be approved.
- D. All detailed construction plans must be approved prior to the commencement of construction. Size shall not exceed six feet by eight feet.

9. BASKETBALL GOALS/COURTS

Generally, requests for the installation of Basketball Courts will be approved subject to the following guidelines:

BASKETBALL COURTS:

- A. The final location of the courts shall be approved by the Architectural Control Committee.
- B. Generally, Courts will not be approved in excess of 25 feet x 25 feet.
- C. The court may consist of concrete or asphalt materials.
- D. Generally, no lighting will be permitted.

BASKETBALL GOALS:

- A. Type; the backboard shall be made from one of the following types of materials:
 - 1. Clear Plexiglas
 - 2. Acrylic
 - 3. Graphite
- B. No wooden backboards will be approved.
- C. All basketball goal logo's shall be approved as part of the initial submittal. Logo's shall not cover greater than 25% of the back board area as determined by the Architectural Control Committee.

PORTABLE GOALS: Portable goals are permitted, provided that it is stored in the garage of a residence when it is not in use (i.e. winter).

LOCATION: No basketball rim/board shall be attached to the primary residence. Final location of the goal/board shall be approved by the Architectural Control Committee prior to installation. Generally, basketball goals will be approved if they are located adjacent to driveways.

10. INVISIBLE FENCING

Generally, requests for invisible fencing will be approved subject to Architectural Control Committee approval of proposed fence location prior to installation. All controller boxes, etc. shall be hidden from view.

11. LAWN ORNAMENTS

All lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the Architectural Control Committee.

Generally, ornamental bird baths will be approved as long as they do not exceed three feet in height. Generally, concrete lawn ornaments which exceed 24 inches in height, such as deer, etc. will not be approved by the Architectural Control Committee.

12. LANDSCAPE DESIGNS & PLANTING BEDS

All landscape designs and planting beds are subject to review by the Architectural Control Committee. The Architectural Control Committee reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the neighborhood. At least 50% of the front yard shall consist of grass.

13. SIGNAGE

All signage is subject to local and state regulations. All signage, except as stated herein, is subject to the approval of the Architectural Control Committee. No signage shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage will be allowed within the right-of-way of a dedicated public street, nor in any area not specifically approved by the Architectural Control Committee. Generally, requests for flashing or blinking signs will be denied.

TEMPORARY SIGNAGE: All signage is subject to Architectural Control Committee approval. One "For Sale" sign shall be allowed in the front yard of a primary residence. Other temporary signs (such as political, garage sale, etc.) will be allowed for short periods of time.

PROHIBITED SIGNAGE: The following signage generally will not be approved by the Architectural Control Committee:

- A. Signs advertising goods, services or home occupations.
- B. Banners and portable signage.

14. LAWN MAINTENANCE

Generally, a property owner must keep their lots properly mowed and reasonably weed free. All front and side yards to back edge of house must be sodded, unless specifically approved by the Architectural Control Committee. On all corner lots, both areas adjacent to roadway shall be treated as front yards and shall be subject to sodding requirements and fencing limitations.

15. LIGHTS & MAILBOXES

Each lot owner shall maintain a standard mailbox. The cost of each shall be the responsibility of the property owner. The mailbox must remain the same size, color, and shape that was originally installed with the home. The owner shall be responsible to keep

the mailbox in good condition. The owner at all times shall keep the dusk to dawn lighting (outside garage lights) in good repair with working light bulbs.

All additional lighting is subject to Architectural Control Committee approval prior to installation.

16. PLAYGROUND STRUCTURES

All requests for playground structures (including temporary structures such as trampolines) must be approved by the Architectural Control Committee prior to installation. Generally, requests for playground structures will be approved subject to the following guidelines:

- A. Approved location
- B. Constructed with quality materials. Generally, requests for the installation of wood playgrounds will be approved. Requests for plastic or metal structures will not be approved.
- C. Height not to exceed 15 feet unless specifically approved by the Architectural Control Committee.
- D. Treehouses are not permissible.

17. EXTERIOR PAINTING

No change to any exterior color (base or trim) shall be made without the consent of the Architectural Control Committee. The Architectural Control Committee reserves the right to restrict the colors that are utilized in repainting any exterior.

18. BUG ZAPPERS

Generally, requests for electric Bug Zappers will be approved subject to the owner requesting the device representing that it will be turned off not later than 10 p.m.

19. FLAG POLES

Generally, requests for flag poles will be approved subject to the pole being made of quality materials firmly secured into the ground and not exceeding twenty feet in height.

20. BIRD HOUSES

Generally, requests for bird houses will be approved subject to the following criteria:

- A. All pole mounted bird houses shall be located in the rear yard of a residence secured firmly into the ground in an approved location.
- B. Quality materials shall be utilized in the construction of the bird house.

- C. All colors shall be approved by the Architectural Control Committee.

21. VEHICLES AND BOATS

No inoperative or unlicensed vehicle shall be parked on or repaired on any lot or driveway. No camper, trailer, mobile home, boat, truck (larger than 3/4 ton), motorcycle, minibike, moped or school bus may be kept in the community unless it is kept in the garage of a residence.

22. RESIDENTIAL USE ONLY

All lots in the community shall be used solely for residential purposes. No business may be conducted on any lot, except those home occupations that do not generate traffic.

23. LAKE LOTS

No improvement (for example, plants, stones, railroad ties) may be installed near the water's edge (within 10 feet) of any lake or pond in the community without prior approval of the Architectural Control Committee.

24. GARBAGE

No refuse, garbage or trash may be maintained on any lot. Garbage and trash shall be kept in sanitary containers that are not visible from the street, except on collection day.

25. OTHER

Any alteration or improvement made to a lot within the community is subject to Architectural Control Committee approval prior to its commencement.

26. NON INVALIDITY OF ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

No Declaration of a court of competent jurisdiction of the invalidity of any regulation or part of a regulation contained in these guidelines shall invalidate any other portion of these guidelines.

27. CONFLICT

Any conflict or ambiguity arising from the application of the requirements of these guidelines and the requirements of the Declaration of Covenants conditions and Restrictions shall be resolved in favor of the application of the Declaration of Covenants conditions and Restrictions.

28. VIOLATION/REMEDIES

For any violation of these Architectural Control Guidelines, The Architectural Control Committee shall provide notice of any violation. Such violations shall be corrected within 15 days of receipt of a notice. If the violation is not corrected, the Architectural Control Committee, through the Association, retains the right to correct the violation and bill the homeowner for all applicable costs including but not limited to: attorneys' fees, cost of repairs, interest up to the maximum rate allowable by law, and all reasonable costs of collection.

29. APPEALS PROCESS

If a property owner's request for Architectural Approval is denied by the Architectural Control Committee, the property owner may appeal the ruling to the Board of Directors.

**SPRING KNOLL
PROPERTY OWNER REQUEST FOR ARCHITECTURAL CHANGE**

Please Print

1. Name _____ Phone _____
Address _____ Lot # _____

For ALL Submissions, the following attachments are required:

- At closing, the builder furnished a plot plan for your lot. On a copy, please draw the proposed addition/improvement.
- Elevations and Blueprints or working drawings indicating all dimensions.
- If available, a photograph or drawing of a similar, completed project.

2. Briefly describe the proposed change _____

Location: _____

Dimensions: _____

3. Please list the major construction materials that will be used in this project. Be as specific as possible:

Note: Requests for exterior color/materials changes must submit samples of color, paint, etc. Exterior materials must conform to the original construction or be sufficiently compatible. All submitted materials will be retained by the Association.

4. Will any part of the proposed improvement extend beyond your property line? Yes _____ No _____

If yes, signature and address of the affected homeowner must be provided below:

Signature _____ Printed _____

Address _____ Lot # _____

5. Would any part of the proposed improvement extend into any Common Area or Easement shown on the plot plan of your lot? Yes _____ No _____

6. Project Schedule:

A. The work will be performed by: _____ Homeowner
_____ Contractor – Name _____

_____ Both

B. Subsequent to the committee approval, please indicate the projected start date _____
and time required for completion _____

C. Please indicate all required permits (building, etc.) _____

Homeowner's Signature _____

Date: _____

For all Submissions, be sure to include the requested attachments listed on the previous page.

-----For Architectural Committee Use Only-----

Architectural Review Action:

- () Approved as submitted
- () Approved with restrictions as follows: _____

- () Deferred. Reason _____

- () Denied. Comments _____

Architectural Review Committee Signature _____

Date: _____