

Weaver Woods North Architectural Control Guidelines

Goal: The goal of these guidelines is to maintain, enhance, and promote the open, friendly, neighborly atmosphere of Weaver Woods North (WWN), while simultaneously enhancing the aesthetic beauty and property value of each home individually, as well as the community as a whole.

All construction and/or additions to any property in Weaver Woods North including, but not limited to, construction/additions listed within these guidelines, must comply with the Weaver Woods North POA Declaration of Restrictions, and any and all rules, regulations, restrictions, or laws imposed by the Town of Fishers, Hamilton County, the State of Indiana, or the United States of America. These guidelines do not supercede any such rules or regulations, but rather are in addition to them.

Architectural Requests must be submitted in accordance with the instructions at the community website: weaverwoodsnorth.org and are not acceptable unless completed properly. All requests from January 1, 2010, forward, will be considered acceptable only when signed by the Chairperson of the Architectural Control Committee (ACC) and counter-signed by a Board President or Vice President with all names printed beneath signatures.

Any and all permits required to build or maintain any of the following subject areas are the responsibility of the homeowner.

Antennas: No external antennas are permitted with the exception of small satellite dish antennas. (See below).

Clotheslines: Permanent clotheslines and clothesline poles are **not** permitted.

Decks: All decks must be approved by WWN ACC prior to installation.

Violation of this section may require that the homeowner remove or modify the deck to comply.

Deck posts must be set in cement, below the frost line.

Sides of deck must not protrude beyond the rearmost corners of the home when viewed from the front of the home.

No deck shall consume more than 25% of the backyard.

Wood decks must be sealed, stained, or painted. Such sealant, stain, or paint must be maintained in good condition. Decks with peeling paint, or faded sealant or stain are not permitted.

Color of stain or sealant must be of natural wood color.

Painted decks must match the color of the siding or trim of the home.

Wood decks should be free from obvious chips, or protrusions, or split or splintered wood.

Exterior Home Color: The original exterior color of each home was determined during construction of the neighborhood in an effort for the home colors to complement one another, and to enhance the beauty and aesthetic appearance of the neighborhood. **Therefore, any deviation from the original color must be approved, in advance, by the WWN ACC.**

Fences: All fences must be approved by the Weaver Woods North Architectural Committee and counter-signed by the Board of Directors prior to installation. Violation of this section will require the removal or revision of the fence at the homeowner's expense. If the

homeowner fails to make such corrections, the Board may, at its discretion, make the corrections at the homeowner's expense in accordance with the *Weaver Woods North Declaration of Covenants and Restrictions* of the Homeowners Association.

The ACC and the Board of Directors of WWN reserve the right to require proof of approval from the homeowner or successive homeowners. Remedies required by the Board of Directors, any costs thereof and costs of enforcement will be borne by the homeowner should proof of approval *not* be provided.

Each fence request will be evaluated in such a manner so as to achieve and promote the goals of these Architectural Guidelines and preserve the openness of the subdivision.

The ACC shall visit the property within fifteen (15) days of the application and shall advise the Board of Directors of WWN of their recommendation. The final approval or denial shall occur generally within thirty (30) days of application.

No fence shall be installed which would block or interfere with any and all easements on the property nor interfere with the use and enjoyment by any neighbor of their own property.

Construction and Location:

1. A request for a fence must be accompanied by a staked survey from a reputable, recognized company, dated no more than six months prior to the application date. The survey shall show the exact placement of the fence, and location of the dwelling, and property lines. Such surveys shall be provided at the homeowner's expense. Plot plans and surveys performed at the time of purchase of the property are not acceptable.
2. Homeowners who fail to comply with the requirements of any easement, or who block or interfere with access to the easement do so at their own risk. Any consequence of the blocking or interfering with such easement, including but not limited to removal of the fence, is the responsibility of the homeowner.
3. Fences are permitted in backyards only. No fences are permitted in any front yard.
4. Fences **shall not exceed four (4) feet in height**, without the prior approval of the Architectural Control Committee, and counter-signed by the President/Vice President of the Board. Any fence higher than four (4) feet will be considered only in rare circumstances and with adequate proof of need.
5. "Stockade" fences are not permitted for any reason. This restriction is to promote an open, friendly and neighborly atmosphere.
6. Split Rail fences or any fence with horizontal boards are not permitted.
7. Fences shall not be installed closer to the street than the rear corners of the home and garage.
8. Any adjoining of fences for adjacent properties (or 'tie-ins') are not allowed, except as considered on a case by case basis, and only upon the approval of the Architectural Control Committee and counter-signed by the President/Vice President of the Board. Requests submitted must be approved by the homeowner of the neighboring property and fence.
9. Fences for corner lots must be not less than ten (10) feet from adjacent sidewalks.
10. Fence posts and supports must be set in cement, below the frost line.
11. The supports of the fence are to be placed so as to be seen only from the inside of the home with the finished sides of the fence facing away from the lot.
12. Yards must be maintained on both sides of the fence.

Construction Materials:

The following construction materials are suggested; however, this does not constitute the complete list of construction materials which may be available. The application must include the type of material the homeowner wishes to use prior to approval being granted and must

not be changed after approval is given without an additional request made to the Architectural Control Committee. If a change is made without prior approval, or if construction continues without approval of the change, the homeowner will be responsible for any costs associated with correcting the violation.

If the following construction materials are used, the following restrictions apply:

Chain Link: Chain link fencing must be black vinyl coated.

Wire Mesh: Wire mesh, in whole or as part of the fence, is not permitted.

Wood: Wood fences must be sealed, stained or painted. The color for such stain or paint must be included in the application and must not be changed at any time unless a subsequent application is submitted. The sealant, stain or paint must be maintained in good condition. Fences with peeling paint or faded sealant or stain are not permitted. The color of the stain or sealant must be of natural wood color. Painted fences must match the color of the siding or trim of the home. Wood fences must be free from obvious chips or protrusions, including nails, or splintered wood.

Flagpoles: Permanent flagpoles installed in yards are not permitted.

Temporary flags may be mounted from porches or the first floor of the home, so long as the flagpole does not exceed 5 (five) feet in length.

Small garden flags are permitted.

All flags must be maintained in good condition, free from rips and tears. Flags with faded colors are not permitted.

Gazebos: **All gazebos must be approved the WVN ACC prior to installation.**

All gazebos must be located behind the house, in the back yard only, and must not be visible from the street.

Shingles of the gazebo roof must match the shingles of the home's roof.

Wood gazebos must be sealed, stained or painted. Such sealant, stain, or paint must be maintained in good condition. Gazebos with peeling paint, or faded sealant or stain are not permitted.

Color of stain or sealant must be of natural wood color.

Painted gazebos must match the color of the siding, or trim of the home.

Landscaping: Installation of trees between the sidewalk and the street must follow the "Trees In Easement" guidelines, available at the community website: weaverwoodsnorth.org.

Hedges (four or more consecutive bushes) planted within ten (10) feet of the sidewalk must not exceed three (3) feet in height.

Any changes in property elevation such as mounding of dirt or mulch, installation of retaining walls and/or any other landscape feature which changes the lot topography so as to interfere with water drainage or impede the use and enjoyment of a neighbor's lot is not allowed. If a complaint is brought before the Board, the offending homeowner will be required to correct the situation within thirty (30) days.

Lighting: No freestanding pole lights are permitted, except for the front yard light installed with the original construction of the home. As of the date herein below, applications must be submitted to the ACC prior to any change in front yard lights from the light which existed on the property at the time of closing of the current resident.

With the exception of temporary holiday lights or light bulbs, only white or clear bulbs are permitted.

Holiday lights should be removed within thirty (30) days of the holiday.

Mailboxes: Mailboxes will be replaced by an approved vendor at the discretion of the Association Board of Directors at intervals not to exceed ten (10) years.

However, if the mailbox is damaged or destroyed, including the post, the homeowner will be responsible for arranging with the Board of Directors for repair or replacement of the mailbox. **(at homeowners expense, if replacement had been done prior)**

All mailboxes must be upon a 4"x 4" post which is painted beige in color, with a 45 degree angle support, in keeping with the original installation and identical to the other mailboxes and posts in the neighborhood.

The mailbox itself must be of medium size, and painted beige in color, similar to that of the original installation. Original paint is "Camporale Brown" and is available from Porter Paints.

House numbers must be visible on both sides of the mailbox, and be of a dark brown color, similar to that of the original installation.

Pet Enclosures: Pet enclosures should not be visible from the street. Dog runs are not permitted.

Porches/Sunrooms: All porches or sunrooms must be approved by the WWN ACC before construction.

Shingles of the porch/sunroom must match the shingles of home's roof.

The exterior color of the porch/sunroom must match the color of the home.

The sides of the porch/sunroom must not extend beyond the sides of the home.

Satellite Dishes: Satellite dish installation no longer requires approval by WWN ACC before installation. However the following guidelines remain in effect.

Satellite dishes must be no greater than 24" in diameter. There may be no more than one satellite dish installed on a home at any time.

When installing the satellite dish, the dish may be installed for the best reception, but every effort should be made to install it so as not to be visible from the street. Installation in the front of the house is **strongly discouraged**. If it is necessary to install the dish on the side of the home, it should be located at the rear most side corner of the home.

Satellite dishes should also be installed so that they are in direct contact with the home or within one (1) foot of the home. No ground mounted dishes are allowed.

The cable from the dish to the home must not be visible from the exterior of the home.

Sheds and Playhouses:

All sheds and permanent playhouses must be approved by the WWN ACC prior to construction and installation.

The combined square foot of any and all outbuildings on the lot must not exceed one hundred and twenty (120) square feet.

Location: Sheds and permanent playhouses must **not** block neighbors' views of the ponds or beautification areas.

All sheds (including lean to style) and permanent playhouses must be located behind the house, in the backyard only.

Sheds and permanent playhouses may not be located on easements. Any obstruction of an easement will be committed at the risk of the homeowner. The homeowner must bear the cost of removing the obstruction.

On corner lots, sheds and permanent playhouses must be located at least fifty (50) feet from adjacent sidewalks.

No shed or permanent playhouse may exceed twelve (12) feet in height when measured from the ground to the uppermost portion of the structure.

Construction Materials:

Sheds and permanent play houses must be constructed in the same manner as the home and may not be made of plastic or metal. Shingles of the shed or permanent playhouse roof must match the shingles of the home.

The color of the shed or permanent playhouse must match the color of the home.

Swimming Pools: **All permanent swimming pools must be approved by the WWN ACC prior to construction and installation.**

No above ground permanent pools are permitted, however temporary children's pools are permitted.

In-ground pools are only permitted in fenced yards which have locks on gates.

As with any construction, all pools must comply with all town, county, state, and federal laws and restrictions.

Hot Tub/Spa: Hot tubs/spas must comply with all Town of Fishers, state, and county laws. The homeowner shall install landscaping to hide the hot tub/spa from view of the street and neighbors. Therefore, **the homeowner must refer to the *Landscape* section above.** A request should be submitted by the homeowner showing placement of the hot tub/spa and the measures which will be taken to comply with this section. The ACC will review the placement and make its recommendation to the Board.

Swing Sets: Only wooden or plastic swing sets or play-gyms are permitted. No metal swing sets or play-gyms are allowed.

All swing sets must be located in the backyard, and must not block neighbors' views of the ponds or beautification areas.

Wooden swing sets or play-gyms must be maintained in an aesthetically pleasing manner (i.e., sealed, stained or painted). Swing sets or play-gyms with peeling paint, or faded sealant or stain are not permitted. Color of stain or sealant must be of a natural wood color.

Painted swing sets or play-gyms must match the color of the siding or trim of the home.

Trampolines: Trampolines must be located in the backyard only and must be stored out of sight when not in use.

These Architectural Control Guidelines were hereby accepted by a majority vote of the Board of Directors of Weaver Woods North Property Owners Association, and shall hereafter be considered in full force and effect unless and until amended.

Dated this ____ day of _____, 2011.

ACC Chairman

Print name here-----

President

Print name here-----

Vice President

Print name here-----