

Architectural Standards (REV.) JUNE 2001

The following standards are a general guideline for the standards of architectural improvements in Fishers Farm. Please read the [Guidelines](#) for specific details on what the FFHOA Board and AC will approve.

INTRODUCTION

As provided in the Declaration of Covenants, Conditions and Restrictions (CC&Rs), an Architectural Review Committee (ARC) has been formed with the right and duty to promulgate reasonable standards by which to examine any request made pursuant to Article IV of the CC&Rs. Article IV charges the Committee with the obligation to consider and act upon any and all plans and specifications submitted for its approval under the terms of the CC&Rs and perform other duties, including inspection of construction in progress to assure its conformance with plans approved by the ARC. The CC&Rs give the ARC thirty (30) days from date of receipt to review and respond to a complete architectural review request. Please take into consideration this time frame, when planning your improvements.

The Fishers Farm Architectural Standards and [Guidelines](#) have been created to assure the preservation of the architectural style, to ensure that proposed plans conform to the exterior design and existing materials of the buildings established by the builder in the construction of the homes in the Fishers Farm community and to assist property owners in the architectural review process.

These guidelines are intended as a supplement to the requirements of Article IV of the CC&Rs. They do not embody the CC&Rs in its entirety. YOU ARE ADVISED TO READ THE FISHERS FARM CC&Rs before developing and submitting your package to the ARC for review.

PURPOSE

The ARC must review all plans for exterior improvement contemplated **for homes in the Fishers Farm community**. "Improvement" would include, but not be limited to, paint or stain colors to residential dwellings, fences, patio slabs, patio covers, decks, above ground spas, play and sports equipment, as well as landscape planting, sidewalks and other concrete work.

The ARC meets on an "as-needed" basis to review requests. Architectural Review Request Forms must be completed and submitted to the committee with improvement plans. ALL required documentation must be attached. A copy of the application forms are enclosed and

additional forms may be obtained from Amy Hoskins at Arbor Investments, LLC., 7478 Shadeland Station Way, Indianapolis, Indiana, 46256; (317) 842-1875.

1. CC&R's - VIOLATION & ENFORCEMENT

Failure to submit complete plans to the ARC for review and approval prior to beginning construction, or failure to complete improvements according to approved plans and in compliance with **governing codes are violations of the Homeowners' Association.** Work may not commence until the ARC has granted written **approval of the improvements.** **The installation or construction of improvements which have not been approved is a violation of the CC&Rs.**

2. GENERAL GUIDELINES

Any condition or material not specifically defined herein shall become a matter for the consideration and determination of the ARC.

Approval by the ARC does not constitute waiver of any requirements by applicable governmental agencies.

ARC approval does not constitute acceptance of any technical or engineering specifications, structural safety, conformance with building codes or other City or County codes or governmental **requirements. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&Rs.** Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.

An oversight by the ARC regarding CC&Rs or the Standards and Guidelines does not constitute a waiver.

All work must be performed in a manner consistent with the **standards of the original residence construction a) appearance.** Any work performed that is of substandard quality to the established community of Fishers Farm will be reworked to an acceptable appearance at the owner's expense.

Submittal of color samples of any paint or stain are required when they deviate from the original colors of the residence.

3. FENCING

Ornamental fences or continuous shrub plantings which would in any way serve the purpose of a fence shall not be erected until

approved by the Committee.

4. ARCHITECTURAL DESIGN AND MATERIAL STANDARDS

Proposed improvements must be designed in general conformance with the original architectural style of the residence and the **community at large. The ARC will evaluate plans based on the overall benefit or detriment which would result to the immediate vicinity and the community generally.**

This section further defines appropriate materials for use in modifications and other improvements which are considered typical and may be "pre-approved" by the ARC. Plans for items that meet the following criteria **EXACTLY** need not be submitted to the ARC. However, any deviation from these items requires written ARC approval.

A. LANDSCAPING

1. Your landscaping should be done in a manner that insures proper drainage so that your property, as well as your **neighbors, is protected from surface waters. Maintain drainage from the rear yard through the side yard to the street, utilizing drainage pipes, rock, ground covers or grasses to prevent erosion along the side yard.** <![endif]>
2. Swales which have been graded around your home should **not be blocked. These shallow ditches have been put there** for the purpose of quickly removing water toward the driveway, street or other positive outlet.
3. Do not let water gather against the foundation Or retaining **walls. These walls are built to withstand the ordinary moisture in the ground. If water is permitted to pond against** them, it may cause structural damage due to erosion or expansion.
4. Do not create depressed planter boxers or areas next to foundations such that irrigation or rainwater collects in them
5. **Avoid planting shrubbery too close to foundations. Three feet (3') is a good minimum. When preparing flowerbeds or planting areas adjacent to foundations, make sure that the ground surface slopes away from the foundation.**
6. Never water toward the foundation of your house or water more than is necessary for the growth an maintenance of **your landscaping improvements. Remember, less water is more desirable than too much.**

B. PATIO SLABS, CONCRETE SLABS, PATIO COVER.

All plans and specifications for patio and concrete slabs, patio covers and gazebos must be submitted to the ARC for review and approval.

1. **PATIO AND CONCRETE SLABS:** Sometimes it is desirable to install concrete patios at the rear or sides of the house. In order that such installations do not have a detrimental effect on your house, the following guidelines should be observed: <![endif]>
 - A. Patio slabs should be poured up to house foundations, wherever possible, and a planting strip between the patio slab and foundation should not be left unless proper under slab drainage away from the foundation is provided. <![endif]>
 - B. Since patio slabs are usually much larger than sidewalks, there is more chance that drainage patterns will be obstructed, particularly at the rear of the residence. It is therefore emphasized that positive drainage be restored around the perimeter of the slab by constructing drainage swales or other means.

C. PATIO COVERS

Preferred material for patio covers is wood. All natural wood surfaces must be finished with stain or paint.

Design, surface colors and finish materials must match or harmonize with the architectural design, existing colors and materials of the original residence.

Materials prohibited by the ARC are as follows. <![endif]>

1. Plastic or fiberglass
2. Plastic webbing, bamboo, reed woven bender board <![endif]>

The minimum size for a wood support post is 4"x 6" unless otherwise approved by the ARC.

D. SPAS AND RELATED EQUIPMENT

1. Submittal of a complete construction plan show placement of the above ground spa and equipment on the property is required. <![endif]>

2. Waterfalls and other features may not exceed the lowest point of the property line fence and may not be built against a property line fence.
3. Standard setback requirements established by the governing municipality must be met.

E. OTHER MODIFICATIONS

1. **EXTERIOR LIGHTING**: the ARC must approve Landscape accent lighting. **Changes to lighting installed by Developer may be modified, enhanced, or removed subject to approval by the ARC. All lighting must remain in harmony with the home and the community at large. No colored lights will be approved. Holiday lighting that does not create an annoyance to neighbors is permitted without ARC approval but must be removed. at the close of the holidays.**
2. **SCREEN DOORS**: Installations colored to match the exterior residence color or window frames, do not require approval of the ARC.
3. **WINDOW TINTING AND STAINED GLASS**: All window tinting requires the approval of the ARC and must be properly installed and maintained so as not to become **damaged, scratched, discolored, or otherwise unsightly.** Mirror or reflective finishes are prohibited.
4. **SKYLIGHTS**: The installation of any roof-modification system to accommodate skylights, or any other equipment **must be approved by the ARC. Any modification to the roof shingle color, Or any utility equipment must match the surface on which it is mounted. Concerns of the committee** will include the color of the materials being used in relation to the roof and residence color, and visibility from streets, neighboring properties, and common area.
5. **WINDOW AWNINGS**: All window awnings require the **approval of the ARC. The design, material and color must be harmonious with the existing architecture. Metal awnings are prohibited.**
6. **AIR CONDITIONING UNITS OR EQUIPMENT**: Any exterior air conditioning equipment other than the equipment installed as apart of the original residence must be

approved by the ARC, Proposed evaporative coolers and window-mounted air conditioning units may not be visible from the street view or extend above the height of the property line fence.

7. ANTENNA/ SATELLITE DISHES

Roof-mounted equipment: Article 8.5 of the CC&Rs prohibit roof mounted Antenna and Satellite dishes unless approved by the ARC.

Ground-mounted equipment: Ground-mounted equipment may only be installed in the rear yard and may not extend above the property wall.

Colors: Mounted equipment must be painted to match the residence. Owners should review Article 8.5 of the CC&Rs prior to purchasing such equipment. Written approval from the ARC is required on all requests for antenna/satellite dish installation.

F. DRAINAGE

Each owner is responsible for providing proper drainage on their lot if the grade established by the developer during the original construction is altered during the construction of improvements. Approval of plans granted by the ARC will be based upon the assumption that the owner has provided for proper drainage.

It is imperative that you maintain the integrity of the drainage system installed for your lot. Improper drainage or standing water next to your home can cause serious damage to the foundation or structure.

THE ARC WILL ASSUME NO RESPONSIBILITY THEREFORE.

5. AMMENDMENTS TO ARCHITECTURAL STANDARDS AND GUIDLINES

Generally, except as otherwise provided in the Declaration, amendments- to the Architectural Standards and Guidelines shall be proposed and adopted in the following manner:

i. Notice. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

ii. Resolution. A resolution to adopt a proposed amendment may be proposed by the Board of Directors or Owners having in the aggregate at least a majority of the votes of all Owners.

iii. Meeting. The resolution concerning a proposed amendment must be adopted by the designated vote at a meeting duly called and held in accordance with the provisions of the By-Laws of the Association.

iv. Adoption. Any proposed amendment to the Architectural Standards and Guidelines must be approved by a vote of not less than seventy-five percent (75%) in the aggregate of the votes of all Owners; provided, however, that during the Development Period, any amendment to the Architectural Standards and Guidelines shall require the prior written approval of Developer. In the event any Lot is subject to a first mortgage, the mortgagee thereunder shall be notified of the meeting and the proposed amendment in the same manner as an Owner if the mortgagee has given prior written notice of its mortgage interest to the Association.

6. NON-LIABILITY FOR APPROVAL OF PLANS

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other **governmental agency regulations or restrictions**. The ARC shall not be responsible for reviewing, nor shall i@@ approval of any plan or design, be deemed approval from the standpoint of structural safety or **conformance with building or other codes**. **By approving such plans and specifications**, neither the ARC, the members thereof, the Fishers Farm Homeowners' Association, any member thereof, their Board of Directors, any member thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. **As provided in the CC&Rs**, neither the ARC, the Fishers Farm Homeowners' Association, any member thereof, the Association, the Board of Directors of the Association, nor the Declarant or Developer shall be liable to any member, owner, occupant, or other person entity for any damage, loss or prejudice suffered or claimed on account of (i) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (ii) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, or specifications.

7. ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL CHECKLIST

Pursuant to the provisions of Article IV of the CC&Rs detailed drawings, site plans, specifications, topography, elevations, drainage plans and requests for approval must be submitted to the ARC for approval.

AN INCOMPLETE SUBMITTAL PACKAGE WILL DELAY THE REVIEW PROCESS

The following is provided to assist a property owner in preparing the submittal package:

ORIGINALS PLUS ONE COPY OF ITEMS 1-4 ARE REQUIRED

- A. **ARCHITECTURAL REVIEW REQUEST FORM:** The form must be complete in its entirety.

- B. **PLANS:** Plans include elevation drawings of the improvement, size and types of materials to be used, a site plan depicting the improvement on the lot and in conjunction with property lines, the residence, and any other existing pertinent improvements. Accurate dimensions (height, length, width) must be shown. Exterior colors and finishes must be specified.

- C. **LANDSCAPE PLANS:** Landscape plans must be drawn to depict **the lot, residence, property lines, and existing fences.** Landscape materials, such as sod, tree and shrub types and sizes (installation size and maturity size) must be specified, as **well as their location. Irrigation and lighting must be shown.** Samples of decorative rock or the size and color of the rock **must be included.** Proposed hardscape are, (patio, concrete slabs, and sidewalks/walkways) must be shown.

- D. **MATERIAL SAMPLES:** Color paint chips, type of rock to be used, pictures of patio covers and above ground spas should accompany the detailed drawings when available.