

Summit Lakes Association Architectural Guidelines

Revised 5/8/2014

The Summit Lakes Declaration of Covenants, Conditions and Restrictions states:

No construction, alteration, removal, location, relocation, repainting, demolishing, addition, installation, modification, decoration, redecoration or reconstruction of Improvements, including landscaping, in the Development shall be commenced or maintained, until the plans and specifications therefor showing the nature, kind, shape, height, width, color, materials and location of the same shall have been submitted to the ARC and approved in writing by the ARC; provided, however, that any Improvement may be repainted without ARC approval so long as the Improvement is repainted the identical color which it was last painted. This provision applies to any Improvement, including furniture or furnishings, located on the exterior of the Lot.

The following guidelines are provided to assist homeowners in the understanding of the community's basic architectural requirements. These guidelines are not intended to cover every possible issue that may come before the Architectural Review Committee.

Architectural Approval is in addition to any permits required by the local government. These guidelines will serve for the life of the community but may be amended from time to time by the Architectural Review Committee and or the Board of Directors.

1. **RESIDENCE EXTERIOR** Any and all exterior changes must be approved by the Architectural Review Committee.
2. **LANDSCAPING** All Landscape improvements, installation, changes or removal must be approved by the Architectural Review Committee.
3. **FENCING** The Architectural Review Committee has the right to approve the design, materials and location of all fences prior to the installation thereof. The Architectural Review Committee reserves the right to inspect the fence at any time before, during or after construction to insure compliance with the approved fencing plan.

The Architectural Review Committee retains the sole and absolute right to dictate the use of a single fence design for installation along landscape easements and lots adjacent to the lakes.

A. FENCING REQUIREMENTS

- I. Fences are approved on a case by case basis and will not exceed 6 foot in height. Privacy fences will not be approved. Shadow box, spaced picket and wrought iron fences are preferred.
- II. Any fence which abuts the retention facility or pond:
 - a) Shall not exceed 48 inches in height
 - b) Only black wrought iron or spaced picket fence. Spacing between picket to be no less than one-half the width of the face of picket.
- III. Any fence on a corner lot shall not exceed 48 inches in height.
- IV. See sections 9.A.iii. and 9.A.xv. of the Covenants, Conditions, and Restrictions for setback and corner lot guidelines

V. The fencing of drainage, utility and landscape easements is subject to special review of the fence location. Any fencing or improvement placed in such easements is at the owner's risk and will not be replaced and or repaired due to work performed in easement.

B. FENCING — APPROVED CONSTRUCTION TECHNIQUES All fencing shall be constructed of quality materials and of a high quality professional installation; noncompliance will result in modifications or professional reinstallation at the homeowner's expense.

All fencing shall be properly braced and all posts shall be placed into the ground with concrete or placed at such a depth so as to insure the fence will be secure and will not move.

All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the Architectural Review Committee.

C. FENCING – MAINTENANCE All fences must be maintained and repaired in a reasonable fashion. Any warped fence boards shall be replaced as needed. All wood fences shall be stained/treated with a quality wood preservation within the first year and retreated at least every three years to maintain the appearance of the fence.

D. FENCING – INVISIBLE Requests for invisible fencing will be subject to the Architectural Review Committees approval of the proposed fence location prior to installation. All controller boxes and other equipment shall be hidden from view. Invisible fences are subject to the same easement restriction.

4. SHEDS AND ACCESSORY STRUCTURES Requests for sheds and accessory structures will be denied.

5. ANTENNAS - TELEVISION, RADIO AND SATELLITE See section 9.A.xiii of the Covenants, Conditions, and Restrictions.

6. DECKS The Architectural Review Committee prior to the commencement of construction must approve final configuration of the deck and any stain or color treatment.

A. The deck shall be constructed of treated lumber, cedar, or comparable material.

B. Railing on deck shall not exceed four feet (4') in height.

C. Local building permit may be required.

D. All wood decks shall be stained/treated with a quality wood preservation within the first year and retreated at least every three years to maintain the appearance of the deck.

E. All decking shall be constructed of quality materials and of a high quality professional . installation.

7. PORCHES, SCREENED-IN PORCHES, ROOM AND GARAGE ADDITIONS All detailed construction plans must be submitted and approved by the Architectural Review Committee prior to the commencement of construction. Requests for screened-in porches, garage and room additions will be approved subject to the following guidelines.

A. The additions shall be constructed of quality materials.

B. The roofline shall follow the natural roofline of the home.

C. The roof, siding and trim shall match the colors of the primary residence.

D. Local building permit may be required.

8. POOLS

- A. The Architectural Review Committee prohibits the installation of above ground pools.
- B. A detailed development plan must be provided to the Architectural Review Committee for its review and approval prior to the commencement of construction of any in-ground pool.
- C. In-ground pools must comply with all state and local government rules and regulations.
- D. No alteration to the existing grade of any lot may be done without the prior approval of the Architectural Review Committee. Any proposed grade changes must be shown on the proposed plans.
- E. Application for construction of an in ground pool will not be considered unless accompanied by an application for an acceptable fence design. The height shall conform to county or municipal regulations for such fencing.
- F. Requests for pool houses, storage sheds or mini-barns will be denied.

9. BASKETBALL COURTS Requests for the installation of basketball courts will be denied.

10. BASKETBALL GOALS Requests for the installation of basketball goals will be approved, subject to the following:

- A. Only basketball goals constructed with clear Plexiglas backboards will be approved for installation.
- B. No backboard shall be attached to the primary residence.
- C. Generally, goals will be approved if they are located adjacent to driveways.
- D. All posts must be installed in concrete.
- E. The Architectural Review Committee shall have the right to approve the final location of the goal and backboard prior to installation.

PORTABLE GOALS Portable basketball goals will only be allowed under the following conditions:

- A. All portable goals must be high quality material and kept in good repair.
- B. No portable goals may be situated for play in the street. They may ONLY be used in the driveway to avoid safety hazards.
- C. All portable goals must be stored when not in use (this means the goal must be moved out of the driveway and put against the house). Be courteous of your neighbors, goals cannot sit out in the driveway from October through April, they are to be stored by the house so not a nuisance to neighbors.

11. PLAY EQUIPMENT / SWING SETS The Architectural Review Committee has the right to approve all requests for play structures prior to their installation. Requests for playground structures will be approved subject to the following guidelines:

- A. The structure shall be constructed of quality materials.
- B. Request for the installation of non-commercial metal structures will be denied.
- C. The playground structure shall not exceed fifteen feet (15') in height.

12. FLAG POLES Flag poles 15 or 20 foot in height may be approved based on requested placement location. US Flags only.

13. CLOTHES LINES ARE NOT PERMITTED

14. OUTSIDE LIGHTING Except for seasonal Christmas decorative lights, which may be displayed between December 1 and January 15 only, all exterior lights must be approved.

Generally, requests for installation of outside lighting will be approved subject to the following conditions being met:

- A. No more than double floodlights will be approved without specific approval from the Architectural Review Committee not to exceed 150 watt or 90 watt Halogen bulbs.
- B. Landscape lighting shall be low-voltage type lighting and must be directed down. "Up" directed lighting and fixtures must be specifically approved by the Architectural Review Committee. A total landscape lighting design must be presented and approved by the Architectural Review Committee.
- C. All exterior light (i.e. landscape, security, etc.) must fall within property limits. Lighting that is directed offsite shall be prohibited.

15. RETAINING WALLS Any proposed retaining wall must be materially (i.e. stone, brick, etc.) and architecturally compatible with the exterior finishes of the residence and shall be approved by the Architectural Review Committee prior to installation. Retaining walls which divert ground water onto adjoining properties or which otherwise substantially change the existing drainage pattern, will not be approved.

16. AIR COOLING UNITS Air cooling units or other like utilities that are outside of the residential structure must be located at the side or rear of the home and except as may be permitted by the Committee. No window air conditioning units may be installed on any Lot.

SCHEDULE FOR APPROVAL

The Architectural Review Committee will render a decision generally within 30 days of receipt of a complete submittal of the request for approval. The request shall be on the attached Request for Architectural Change Form. Approval must be received prior to commencement of installation.

Additional forms should be requested from:

OMNI Management Services, Inc
PO Box 441570
Indianapolis, IN 46244