

Architectural Standards Supplement

Greystone Homeowner's Association, Anderson, Indiana

Introduction: As provided in the Declaration of Covenants, Conditions, and Restrictions (CC&R's), 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 Greystone Architectural Standards Supplement has been created to assure the preservation of 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 Greystone community, and to assist property owners in the architectural review process.

This document is 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 GREYSTONE 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 Greystone 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, sidewalk, 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.

Completed forms should be mailed to:

Greystone ARC
c/o Revel & Underwood
7050 E. 116th St.
Fishers, Indiana 46038

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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 Homeowner's 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 is a violation of the CC&Rs.

GENERAL GUIDELINES

- A. Any condition or material not specifically defined herein shall become a matter for the consideration and determination of the ARC.
- B. Approval by the ARC does not constitute waiver of any requirements by applicable governmental agencies.
- C. ARC approval does not constitute acceptance of any technical or engineering specifications, structural safety, or 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.
- D. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
- E. An oversight by the ARC regarding CC&R's or the Architectural Standards Supplement does not constitute a waiver.
- F. All work must be performed in a manner consistent with the standards of the original residence construction and appearance. Any work performed that is of substandard quality to the established community of Greystone will be reworked to an acceptable appearance at the homeowner's expense.
- G. Submittal of color samples of any paint or stain are required when they deviate from the original colors of the residence.

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.

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ARCHITECTURAL DESIGN AND MATERIAL STANDARDS

Proposed improvements must be designed in general conformance with the original architecture 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:** Your landscaping should be done in a manner that ensures 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.

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.

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 the, it may cause structural damage due to erosion or expansion.

Do not create depressed planter boxes or areas next to foundations such that irrigation or rainwater collects in them.

Avoid planting shrubbery too close to foundations. Three (3) feet is a good minimum. When preparing flowerbeds or planting areas adjacent to foundations, make sure that the ground surface slopes away from the foundation.

Never water toward the foundation of your house or water more than is necessary for the growth and maintenance of your landscaping improvements. Remember, less water is more desirable than too much.

- B. **Patio and concrete slabs:** All plans and specifications for patio and concrete slabs must be submitted to the ARC for review and approval.

Patio slabs should be poured up to the house foundation, where 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.

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.

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

Materials prohibited by the ARC are as follows:

Plastic or fiberglass
Plastic webbing, bamboo, reed woven bender board

- D. **Spas and related equipment:** Submittal of a complete construction plan showing placement of the above ground spa and equipment on the property is required. 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. Standard setback requirements established by the governing municipality must be met.

E. **Other Modifications**

1. Exterior Lighting — Landscape accent lighting must be approved by the ARC. No modification to lighting installed by Developer may be modified, enhanced, or removed. 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 areas.

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 part 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 — Article 8.5 of the CC&Rs prohibit roof mounted antenna and satellite dishes unless approved by the ARC. Ground mounted equipment may only be installed in the rear yard and may not extend above the property wall. Mounted equipment must be painted to match residence. Written approval from the ARC is required on all requests for antenna/satellite dish installations.

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- 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 THEREFORE ASSUME NO RESPONSIBILITY.**

Amendments to Architectural Standards Supplement

The Architectural Standards Supplement may be modified from time to time pursuant to the following:

- A. A property owner may submit recommended changes to the ARC for consideration.
- B. Amendments must be approved by the ARC..
- C. Recommendations shall be reviewed by the ARC and, if approved by two thirds of the ARC members, the recommendations shall be forwarded to the Board of Directors of the Greystone Homeowner's Association for their consideration.
- D. Upon approval and adoption by the Board of Directors of the Association, the changes shall be incorporated into the Architectural Standards Supplement. Notice of such adopted amendment will be given to the property owners within the community and copies of the amendment will be available to the property owners upon request.
- E. All amendments shall become effective upon adoption by the Board of Directors, but shall not be retroactive.
- F. In the event of any conflict between an amended provision of the Architectural Standards Supplement and the provisions of the CC&Rs, the CC&Rs shall prevail.

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Non-liability for Approval of Plans:

ARC approval of plans shall not constitute a representation, warrant, 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 its 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 Greystone Homeowner's Association, any member thereof, their Board of Directors, any member thereof, assumes any liability or responsibility, therefore, for any defect in the structure constructed from such plans or specifications. As provided in the CC&Rs, neither the ARC, the Greystone Homeowner's Association, any member thereof, the Board of Directors of the Association, nor the Developer, shall be liable to any member, owner, occupant, or other person, or entity, for any damage, lost 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.