

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

Introduction

The following design guidelines will assist homeowners in the construction of site improvements on residential platted lots in the community of Greystone. These requirements are in addition to any permits required by the City of Anderson or Madison County. These guidelines will serve for the life of the community, but may be amended from time to time by the Architectural Review Committee.

Schedule

The Architectural Review Committee will render a decision within 30 days of receipt of a complete and accurate submittal of the request for approval. The Architectural Review Committee will give the applicant written notice of approval or disapproval. **This approval must be received prior to commencement of construction.**

All requests for site improvements should be mailed to:

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

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

Table of Contents

<u>Description</u>	<u>Page Number</u>
Antennas — Television/Radio/Satellite	5
Basketball Courts	7
Basketball Goals	7
Bird Houses	9
Bug Zappers	8
Conflict	10
Decks	6
Dog Kennels and Houses	5
Fencing	4
Approved Construction Techniques	4
Invisible	5
Locations	4
Maintenance	5
Requirements	4
Flag Poles	8
Garage Additions	6
Gazebos	6
Lawn Ornaments	7
Lighting, Outside	9
Livestock and Poultry	5

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

Table of Contents

<u>Description</u>	<u>Page Number</u>
Mini-Barns and Accessory Structures	5
Nuisances	10
Other	10
Playgrounds	8
Pools	7
Pool Fencing	7
Pool Houses	7
Porches	6
Screened In	6
Retaining Walls	9
Room Additions	6
Signage	8
Prohibited Signage	8
Vegetation	8
Vehicle Parking	9

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

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, after, or during construction to ensure 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 landscaped easements and lots adjacent to the lakes.

A. **FENCING REQUIREMENTS:** The Architectural Review Committee will generally approve the following types of fences:

1. Non-stockade style wood fences are generally approved, provided such fences do not exceed 6 feet in height, provided, however, in no event shall any wood fence which abuts the retention facility exceed 48 inches in height. Stockade style wood fences are prohibited.
2. Wrought iron fences are generally approved provided such fences do not exceed 6 feet in height.
3. Chain link vinyl coated fences are allowed as long as they are black or dark in color.

B. **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 Review Committee:

1. No fencing will be allowed in the front setback lines of the house. With respect to corner lots, this includes the side yard facing the side street of the residence.
2. **The fencing of drainage, utility, and landscape easements is subject to special review of the fence location.**

C. **FENCING — APPROVED CONSTRUCTION TECHNIQUES:** All fencing shall be constructed of quality materials. 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 ensure 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.

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

- D. **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 repainted or treated with a wood preservative at least every three (3) years to maintain the appearance of the fence. The Architectural Review Committee shall provide notice of any maintenance violation. Such violations shall be corrected within thirty (30) days of receipt of said notice. If the violation is not corrected, the Architectural Review Committee, through the Homeowner's Association, retains the right to correct the violation and bill the homeowner for all applicable costs, including, but not limited to, lien rights, attorneys fees, cost of repairs, interest at the maximum rate allowable by law, and all other reasonable costs of collection.
- E. **FENCING — INVISIBLE:** Generally, requests for invisible fencing will be approved subject to the Architectural Review Committee's approval of the proposed fence location prior to installation. All controller boxes and other equipment shall be hidden from view.

LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. The owners of such permitted pets shall confine them to their respective lots in such a manner so as to prevent such permitted pets from being a nuisance. Owners of dogs shall so control or confine them to avoid barking which will annoy or disturb other homeowners.

DOG KENNELS AND HOUSES: The Architectural Review Committee has the right to approve the materials, design, and location of all kennels and doghouses prior to the construction thereof. Dog kennels and houses shall be placed in a location where they are not eyesores or nuisances to surrounding homeowners. Each kennel must be screened with either fencing or trees as approved by the Architectural Review Committee, depending on the individual request. All dog houses must be constructed of quality material with neutral roof colors with siding and trim painted to match the primary colors of the residence of the applicant.

MINI-BARNS AND ACCESSORY STRUCTURES: Amendment coming soon.

ANTENNAS — TELEVISION, RADIO, AND SATELLITE: Generally, requests for the attachment of a TV or radio antenna to the exterior of the home will be denied. Generally, requests for the installation of satellite dishes less than or equal to twenty four (24) inches will be approved, if such is not visible from the street. Provided, however, that prior to the installation of any such satellite dish, plans detailing the size, proposed location, and manner of installation shall be submitted to the Architectural Review Committee for its review and approval.

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

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

- A. The deck shall be constructed out of treated lumber or cedar.
- B. Railing on the deck shall not exceed four (4) feet in height.
- C. The Architectural Review Committee prior to the commencement of construction must approve final configuration of the deck and any stain or color treatment.

PORCHES, SCREENED IN PORCHES, ROOM AND GARAGE ADDITIONS: Generally, requests for screened in porches and 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, or be approved by the Architectural Review 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.
- E. Room and garage additions must be substantially similar to the outside of the primary residence.
- F. Room and garage additions must be permitted through the city building department.

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

- A. The gazebo shall be constructed of quality materials and shall be firmly anchored into the ground.
- B. The gazebo shall not exceed fifteen (15) feet in height.
- C. The Architectural Review Committee has the right to approve the design and location of the gazebo prior to construction.

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

POOLS: The Architectural Review Committee prohibits the installation of above-ground pools. Children's wading pools will be addressed on a case by case basis. 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. 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.

- A. **POOL FENCING:** Any application for construction of an in-ground pool will not be considered unless the application is accompanied by an application for an acceptable fence design. The design shall conform to county or municipal regulations for such fencing.
- B. **POOL HOUSES:** Generally, requests for pool houses with changing areas and storage sheds or mini-barns will be denied.

BASKETBALL COURTS: Generally, requests for the installation of basketball courts will be denied.

BASKETBALL GOALS: Generally, 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.

LAWN ORNAMENTS: All permanent lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the Architectural Review Committee. No lawn ornament shall be installed without first being approved, whether permanent or non-permanent, and shall not exceed twenty four (24) inches in height, or as approved by the Architectural Review Committee. All repair and maintenance of such items is the responsibility of the homeowner. If the homeowner fails to make required repairs and maintenance, the Homeowner's Association has the right to make such repairs and maintenance and to invoice the homeowner for such costs. The homeowner shall pay such costs within thirty (30) days after receipt of the invoice.

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

VEGETATION: A homeowner shall not permit the growth of weeds and volunteer trees and bushes on their lot and shall keep their lot reasonably clear from such unsightly growth at all times. If a homeowner fails to comply with this restriction, the Homeowner's Association shall cause the weeds to be cut and the lot cleared of such growth at the expense of the homeowner, and the Homeowner's Association shall have a lien against the cleared lot for the expense thereof.

SIGNAGE: All signage is subject to local and state regulations. All signage is subject to the approval of the Architectural Review 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 Review Committee.

- A. **PROHIBITED SIGNAGE:** The Architectural Review Committee generally will not approve the following signage:
1. Signs advertising goods, services, or home occupations.
 2. Pennant, banner, and portable signage not approved by the Architectural Review Committee.

PLAYGROUNDS: The Architectural Review Committee has the right to approve all requests for playground structures prior to their installation. Generally, requests for playground structures will be approved, subject to the following guidelines:

- A. The Architectural Review Committee has the right to approve the design and location of the structure prior to its installation.
- B. The structure shall be constructed of quality materials. Generally, requests for the installation of non-commercial metal playgrounds will be denied.
- C. The playground structure shall not exceed fifteen (15) feet in height.

BUG ZAPPERS: Generally, requests for bug zappers will be approved if the homeowner agrees, in writing, that it will be turned off no later than 10pm.

FLAG POLES: Generally, requests for flag poles will be denied. Attachment of flagpoles to the rear of the primary residence shall be allowed, subject to Architectural Review Committee approval of location and method of installation. Repair, maintenance, and operation of any approved flagpole is the responsibility of the homeowner.

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

BIRDHOUSES: Generally, requests for birdhouses will be approved, subject to the following criteria:

- A. All pole mounted birdhouses shall be located in the rear yard of the residence, secured firmly into the ground in a location approved by the Architectural Review Committee prior to its installation. The height of pole mounted birdhouses is subject to Architectural Review Committee approval prior to installation.
- B. Quality materials shall be utilized in construction of the birdhouse.
- C. The Architectural Review Committee shall approve all colors.

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

- A. Outside lights shall not exceed two (2) standard double floodlights with light bulbs not to exceed one hundred fifty (150) watt and ninety (90) watt Halogen bulbs.
- B. The following lights are not approved for outside security lighting:
 - 1. High Intensity Discharge (H.I.D.) lighting
 - 2. Halogen lights in excess of ninety (90) watts
- C. No more than two (2) double floodlights will be approved without specific approval from the Architectural Review Committee.
- D. 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.
- E. All exterior lighting (ie: landscape, security, etc) must fall within property limits. Lighting that is directed offsite shall be prohibited.

RETAINING WALLS: Any proposed retaining wall must be materially (ie: 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.

VEHICLE PARKING: No recreational vehicle, motor home, truck which exceeds three quarter (3/4) ton in weight, trailer, boat, or disabled vehicle may be parked or stored overnight or longer on any lot in open public view.

Architectural Design Guidelines

Greystone Homeowner's Association, Anderson, Indiana

NUISANCES: Obnoxious or offensive activity shall not be carried on upon any lot nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Barking dogs shall constitute a nuisance.

OTHER: Any alteration or improvement made to a lot within the Community is subject to Architectural Review Committee approval prior to its commencement. All questions should be directed in writing to the Architectural Review Committee at the following address:

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

CONFLICT: Any conflict or ambiguity arising from the application of the requirements of these, and the requirements of the Declaration of Covenants, Conditions, and Restrictions for the Greystone community shall be resolved in favor of the application on the Declaration of Covenants, Conditions, and Restrictions.