

# GREYTHORNE

## Homeowner's Association Architectural Review Committee Guidelines

The Greythorne Architectural Review Committee (ARC) has been established pursuant to the Declaration of Covenants, Conditions and Restrictions to preserve property values and maintain a harmonious and compatible relationship among the houses in Greythorne HOA. In performing this role, the Committee will use its best efforts to apply standards in a fair, consistent, and predictable manner and to minimize any delays or other inconveniences to homeowners in having their plans approved. The goal of the ARC is to support a beautiful community while ensuring changes to existing exterior areas, or new improvements, are done in a manner that promotes a respectable community that assist with ensuring property values are supported.

Improvements of any kind to the lot or house (including, without limitation, residences, accessory buildings, decks, gazebos, walkways, patios, porches, terraces, pools, fences, walls, antennas, satellite dishes, lighting, and landscaping) must be approved in writing in advance by the Committee.

The Committee is comprised of representative(s) of Greythorne HOA's members.

All requests must be submitted in writing to Greythorne Homeowner's Association. Architectural Approval Request Form are available on Caliber Portal, Community website, or phone 317-541-0000. Requests must include all required items on said form. **Any application without all required documentation, or enough detail, will be returned to ensure that all needed information is provided. If a homeowner continues to not provide all necessary information/documents, the ARC is left with no choice but to deny the request.**

The Committee will be allowed up to 45 days from the date of receipt of the request, and all required supporting documents to return its answer. If the Committee does not answer within 45 days, pursuant to the Declaration, Denial may be assumed. The committee will work diligently to review, and process, all request quickly once the committee has all required information.

A homeowner may load their application, which can be found in the members area of the Greythorne website, and all necessary forms to the Caliber portal where you can track the progress of your request. [https://frontsteps.cloud/CaliberWeb2\\_OMSI](https://frontsteps.cloud/CaliberWeb2_OMSI). It is suggested that submissions be done electronically to ensure quick review/processing

If you do not have internet access, you can also mail or fax the request.

Submit all requests to:

Greythorne HOA  
C/O Omni Management Services  
PO Box 441750  
Indianapolis, IN 46244  
Phone: 317-541-0000  
Fax: 317-541-0002

In the event an owner fails to maintain their lot and any improvements situated thereon in accordance with the provisions in the declarations after giving ample notice for corrections, the Association reserves the right to perform the required correction and assess that expense to the owner.

1. FENCING REQUIREMENTS:

- A. All fences must be approved by the ARC prior to install.
- B. All fences shall be kept in good repair and erected to enclose the property and decorate the same without unreasonable hinderance or obstruction to any other property.
- C. **Any fencing permitted to be used in the subdivision (unless installed by Developer) must be black vinyl coated chain link. Uncoated chain link fencing is prohibited.**
- D. Any fencing shall be no higher than forty-two inches (42")
- E. No fencing shall extend into a yard, fronting onto a street, closer to the street than the front corner of the residence. (Please check your plot plan and local ordinances prior to submission)
- F. All fencing, style color, location, and height shall be generally consistent within the Subdivision.
- G. Fencing erected in an easement is at owner's risk.

**The design, materials and location of all fences must be approved by the ARC prior to installation. A surveyor's plot plan, and examples of fencing used, is required with any fence request.**

2. ACCESSORY AND TEMPORARY BUILDINGS: No trailers, shacks, outhouses, or unenclosed or unattached accessory buildings of any kind shall be erected or situated on any Lot in the Subdivision. Examples include barns and unattached garages.

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

- A. The deck shall be constructed with quality materials.
- B. Railing on the deck shall not exceed 4' in height.
- C. Final configuration (location, size etc.) of the deck must be approved prior to the commencement of construction.
- D. A plot plan showing where the deck will be located, and visual example of the deck, are required for all requests.

4. SWIMMING POOLS, SPORTS COURTS, AND PLAY EQUIPMENT:

- A. No above-ground swimming pools shall be permitted in the Subdivision.
- B. No hard surfaced sports courts of any kind shall be permitted on any Lot except as approved by the Architectural Review Committee.
- C. No metal outdoor play equipment set shall be permitted in the Subdivision.

5. OUTSIDE LIGHTING: All outside lighting contained in, or with respect to, the Subdivision shall be of an ornamental nature compatible with the architecture of the project and shall provide for projection of light so as not to create a glare, distraction, or nuisance to other property owners in the vicinity of, or adjacent to, the project.

- A. All homes shall have uniform "dusk to dawn" front yard lights and/or coach lights attached to the house.

6. TRASH CANS: Must not be visible from the street except when temporary placement is for local pick up. You can request a screening or trash enclosure to hide your trash can by submitting an ARC request to the committee for approval. Please ensure the enclosure material is aligned with the property aesthetics and made of material that can be kept clean and in good condition.

7. LANDSCAPE DESIGNS & PLANTING BEDS: Any major landscape designs and planting beds shall be reviewed by the ARC. The ARC reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the home.

8. SIGNAGE: No sign of any kind shall be displayed to the public view on any Lot, except that one sign of not more than six (6) square feet may be displayed at any time for the purpose of advertising a property for sale. Allowable signs include those permissible by local, state or federal law.
9. MAILBOXES: Each owner shall maintain the original structure installed by the builder and replace such structure of similar kind, maintaining uniformity. The 'official' mailbox color is Western Beige provided by Mailbox Solutions or Otto's Streetscape. Similar colors may be used with direct approval of the ARC.
10. CLOTHESLINES: Clotheslines are prohibited. Hanging of clothes, rugs, or other items which are visible to others shall **NOT** be hung from any fence, hedge, railing or wall.
11. AWNINGS: No metal, fiberglass, canvas, or similar type of material awnings shall be permitted in the Subdivision without ARC approval.
12. DRIVEWAYS: Each driveway in the Subdivision shall be of concrete or asphalt material. Any driveway, or walkway, extension must be approved by the ARC and meet all local/state guidelines
13. SOLAR PANELS: No solar heat panels shall be permitted on roofs of any structures in the Subdivision. All such panels shall be enclosed within fenced areas and shall be concealed from the view of neighboring Lots, common areas, and the streets.
14. EXTERIOR PAINTING: No change to any exterior color shall be made without the approval of the ARC. This includes siding, mailbox post, gutters, shutters, and garage doors. Colors/improvements will be considered based upon consistency with aesthetics of the homeowner's property.
15. ANTENNAES, AERIALS and SATELLITE DISHES:  
No outside antennas shall be permitted in the Subdivision. Outdoor satellite dishes shall be permitted in the Subdivision; provided, that:
  1. Must not exceed 24" in diameter
  2. Only one (1) satellite dish shall be permitted on each Lot.
  3. Architectural Review Committee shall have first determined that the satellite dish is appropriately placed and properly screened to preserve property values and maintain a harmonious and compatible relationship among Residence units in the subdivision
  4. No satellite dish will be permitted in front yards.
  5. **Under no circumstance shall any of the above be installed without prior approval from the committee as required in a written formal request.**
16. VEHICLE/RECREATIONAL VEHICLE PARKING:
  1. Boats, campers, trailers, and RV's must be parked out of sight in a garage when stored for longer than 24 hours.
  2. Inoperable vehicle repairs must be done within the confines of a garage.
  3. Working on a vehicle in the street or driveway is prohibited.
  4. Inoperable and non-licensed vehicles on the street are subject to tow
17. ANIMALS/PETS: No farm animals, fowls, or domestic animals for commercial purposes
  1. Household pets must be properly confined as to not create a nuisance. Excessive barking or vicious animal or pet running free in the community is considered a nuisance.
  2. All pets must remain under control of the owner (must be on leash, no runs, no tethering)
  3. Picking up pet waste while walking your pet or waste in your yard is required

18. **LAWN MAINTENANCE:** Each owner shall always maintain his lot and any improvement
1. Must mow when under 6", over 6" is a violation of Marion County statute enforceable.
  2. No landscape debris is to be stored on any lot
  3. Cut down and remove any dead vegetation and trees
  4. Homeowners are expected to clean any lawn debris from their sidewalk/street
  5. Storing of building materials must be within the confines of the home, not outside

19. **BASKETBALL GOALS:** Generally, requests for the installation of Basketball Goals/Courts will be approved subject to the following guidelines:

- A. The backboard shall be made from one of the following types of materials:
  1. Clear Plexiglas
  2. Acrylic
  3. Graphite
- B. No wooden backboards will be approved
- C. No basketball rim/board shall be attached to the primary residence. Final location of the goal/board shall be approved by the ARC prior to installation. Generally, basketball goals will be approved if they are located adjacent to driveways.
- D. Generally portable basketball goals with graphite backboards will be approved so long as they are hidden from view when not in use.
- E. Temporary goals are prohibited with street or curb storage. They must be housed in the driveway when not in use.

20. **SITE OBSTRUCTIONS:**

- A. No fence, wall, hedge, or shrub plantings which obstructs sight lines at elevations between two (2) and six (6) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of any street lines extended.
- B. The same sight-line limitation shall apply to any Lot within ten (10) feet from the intersection of any street line with the edge of a driveway pavement or alley line.
- C. No Tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

Any items not listed herein shall be reviewed on an individual basis upon submission of an ARC request. Any materials used must be consistent with current materials used on the home (unless materials are no longer available). Colors for materials must be consistent with current colors used on the home. If new colors are requested to be used for any external modification, this must be noted in the request including listing what the current colors are and if the new colors requested will be consistent throughout the exterior of the residence.

(It is the homeowner's responsibility to ensure all applicable permits are obtained and local ordinances/rules are adhered to. The Greythorne HOA does not accept responsibility for any situations that result in violations of any local ordinances/rules.)

*This document was approved on October 3<sup>rd</sup>, 2022 by the Greythorne Homeowners Association's Board of Directors and can be reviewed/amended at any time with approval of the ARC and/or Board of Directors. It is intended to provide a better understanding of the requirements of the governing documents. In the event of any discrepancy between this document and the governing documents, the governing documents shall guide review/approval.*