

WOODFIELD ARCHITECTURAL STANDARDS, GUIDELINES & PROCEDURES

PREPARED 8/6/04
Revised 10/6/04

As set out in the Declaration of Covenants, Conditions and Restrictions for Woodfield (recorded on August 6, 2004 as Instrument Number 2004-023150), the Woodfield New Construction Committee (NCC) and the Architectural Standards Committee (ASC), with approval of the Board of Directors, has established the following Standards, Guidelines and Procedures. In order to establish and preserve a harmonious and aesthetically pleasing design for the community and to protect and promote the value of the Property, all owners by acceptance of a deed, shall be bound by these Standards and Guidelines as well as all provisions of the Declaration of Covenants, Conditions and Restrictions.

The ASC shall have exclusive jurisdiction over any improvement, addition or alteration made on or to existing lots or structures on lots. **Prior written approval of the ASC for any improvement, addition or alteration must be obtained by all property owners within the Community.**

OBTAINING APPROVAL FROM THE ASC.

Fully complete and submit the attached Architectural Approval form along with two (2) plot plans which show the exact location and dimensions of any improvement, additions or alterations proposed. A drawing or brochure of the proposed improvement shall also be attached to each plot plan. Submit all required information to:

Precedent Residential Development, LLC (ASC)
9339 Priority Way West Drive
Indianapolis, Indiana 46240

Every attempt shall be made to provide approval or disapproval within thirty (30) days from date of receipt by the ASC. It is the obligation of the owner to verify by registered mail if they have not received approval in 30 days. An additional ten days must be given for a response from the ASC. In no event shall the lack of a response relieve the Homeowner of the obligation to comply with all Architectural Standards and Guidelines.

ARCHITECTURAL STANDARDS AND GUIDELINES

1. **Pools-** In ground pools may be approved; above ground pools shall not be allowed. State law or local ordinance may require specific fencing. Hot tubs are permitted subject to ASC approved location. Screening (fencing) may be required by the ASC.

2. **Landscaping** – Additional landscaping may not negatively impact another owner's view of a pond or common area or block traffic sight lines. Foundation plants within five feet of a home need no approval. Perimeter or corner landscaping does require ASC approval.
3. **Playground Equipment** – must be made of treated wood, cedar, redwood or plastic material and the location must be approved by the ASC. Height restrictions and maintenance requirements may be imposed. Trampolines are allowed, but do require ASC approval in regard to location prior to installation. Screening/fencing may be required by the ASC.
4. **Fences** – Vinyl clad chain link fences are allowed. Cedar, treated wood or vinyl shadow box or picket style shall be the community standard. **Fence styles other than shadow box or picket will be considered on an individual basis.** Any color other than natural wood is subject to ASC approval. A four-foot maximum height is allowed except for privacy screening up close to the home. Fencing shall not extend forward of a line parallel to the rear wall of the home. Fencing shall extend from the rear of the home back toward the rear property lines unless otherwise approved for special circumstances. Fencing may be installed in front of the back plane of the house to accommodate a garage service door. All picket or one-sided fencing and privacy screens must be installed so that the rail side faces your property not your neighbors. Privacy screening is permitted to be six feet in height from the ground (not from the deck). Privacy screen is defined as providing privacy screening around a patio or deck area. The screening must be maintained within five foot of the deck/patio, but the screening may never extend beyond the foundation of a home to the property line. All privacy screening height is measured from the ground to the top of screening.
5. **Outbuildings** – Mini barns shall not be allowed.
6. **Prohibited Vehicles & Parking** – Vehicles shall be parked only in the garages and on driveways. Continuous on-street parking is highly discouraged. Owners shall not repair or restore vehicles in the driveway or street. Commercial vehicles, RV's campers, boats, trailers, and stored or inoperable vehicles shall be kept inside enclosed garages without exception. No overnight parking of trucks one (1) ton or a larger is allowed. Exception: With prior approval of placement and length of stay by the ASC, visiting RV's may be allowed. Without approval, RV's are not permissible. A resident of Woodfield will not be allowed to park their personal RV in the Community.
7. **Satellite Dishes** – Thirty-nine inches in diameter is the maximum size allowed. Where possible, the location shall not be on the front of any house. Screening may be required by the ASC if installed on the ground.
8. **Garbage Cans** – shall be stored and maintained inside the residence or garage except on trash pickup days.

9. **Garage lights** – dusk-to-dawn garage coach lights shall be installed and maintained in operable condition on all homes.
10. **Pets** - No animals, livestock or poultry of any kind shall be raised, bred or kept in any Dwelling Unit or on any Lot or any of the Common Area, except that pet dogs, cats or customary household pets may be kept in a Dwelling Unit, provided that such pet is not kept, bred or maintained for any commercial purpose, and does not create a nuisance. Pets shall be taken outdoors only under leash or other restraint and while attended by its owner. The Association shall not be liable for any injury or damage to persons or property, including the Common Area, caused by any pet. The Board may adopt such other rules and regulations regarding pets as it may deem necessary from time to time, including, without limitation, a restriction on the number of pets, the prohibition of particular species or breeds, and the prohibition of pets in a particular area of the community.
11. **Basketball Goals** – all basketball goal backboards must be made of transparent material (or other material approved by the ASC). Basketball goals may not be attached to the home. The location of all basketball goals must be approved by the ASC prior to installation. Portable goals are allowed. However, they may not be placed next to the street and must be kept in the garage when not in use.
12. **Driveways** – shall be constructed of concrete material; no asphalt is allowed. All driveway extensions must be approved prior to installation by the ASC. Driveways shall always be maintained in the same appearance and finish as originally constructed by the Builder.
13. **Mailboxes** – shall be of uniform style and color by neighborhood as determined by the ASC.
14. **Yard lights** – If a yard light is installed, the post shall be black in color; top fixture is homeowner's choice.
15. **Exterior Appearance** – The exterior of dwellings shall be kept in a neat and orderly manner. The exterior design and exterior color of any painting improvement must be in conformity with the surrounding dwellings. It is required that all paint color changes be approved by the ASC. The ASC and/or Board may require repainting of a home or trim if the color is found not to conform.
16. **Room Additions** - to include screened or covered porches. All room additions must have the prior approval of the ASC. The roof shingles, siding and windows must be identical to the existing home. A roof pitch of five (5) in twelve (12) is preferred in all communities of Woodfield. Variances may be granted due to construction necessities.

17. **Dog Houses** - Doghouses are allowed inside a fenced in yard, (including invisible fences) at Woodfield to provide protection to the dog during inclement weather. We do not, however, allow dogs to live in a doghouse on a permanent basis or be leashed to the doghouse. Landscape screening may be required.