

# **WATERSTONE**

## **ARCHITECTURAL APPROVAL PROCEDURE & REGULATIONS**

Requests for architectural approval for any such proposed improvements must be submitted on the Architectural Change Request Form. Should you need a copy of this form it can be obtained through KMC. **Two copies of the plot plan and other information are to be submitted, must accompany** your request and be marked to show the location where the proposed improvement (e.g., wall, fence, deck, patio) will be built. Also, please submit any additional drawings which may aid the committee in reviewing the proposed improvement. These may include such things as pictures of fence types, renderings of decks or plans for additional landscaping. All Architectural Change Requests should be mailed to: **Waterstone Community Association, c/o Kirkpatrick Management Co. Inc., 5702 Kirkpatrick Way, Indianapolis, IN 46220 , email to [darnett@kirkpatrick.com](mailto:darnett@kirkpatrick.com) or fax to 317-594-5774.**

Please be aware that the Plat Covenants and Restrictions relating to your lot may contain restrictions on the use of lot, including limitations or prohibitions against commercial use, detached accessory buildings and nuisances; restrictions relating to the use of Landscape Easements, Landscape Preservation Easements, Lake Easements, Sidewalk Easements and Utility, Drainage and Sewer Easements; and restrictions relating to temporary structures, vehicles parking, signs, mailboxes, garbage and refuse disposal, storage tanks, water supply and sewage systems, ditches and swales, driveways, awnings, fencing, swimming pools, solar panels and outside lighting. Prior to submitting any request for architectural approval, it is suggested that you review any of these restrictions which may be applicable to the improvement you are considering. Approval of the Architectural Review Committee does not in any way relieve the homeowner from compliance with all Federal, State, County and City Regulations, Codes, Restrictions or Laws. Furthermore, it is the homeowner's responsibility to ensure that all covenants, conditions, and restrictions and easements are in compliance. By completing the proposed project or improvement, the homeowner agrees to hold the Waterstone Homeowner's Association, the Waterstone Architectural Review Committee, and it's officers and agents harmless from any action resulting from the homeowner's improvements on his/her property.

Once an architectural approval is granted, **it extends for one calendar year** from the approval date. Should the approved improvement(s) not be completed within the one year time frame, the homeowner must re-submit the request for re-approval. It is the homeowners' responsibility to retain approved applications for their records.

Items submitted during a month will be reviewed and returned before the end of the following month. Lot owner is to keep a copy of all approvals. Fines may be levied per Section 13, Paragraph B.

### **Plot Plan Checklist:**

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|--|---|
| 1. Proposed house shown on plan.   | 8. Proposed floor elevations for 1 <sup>st</sup> floor, basement and garage.  |
| 2. Set back dimensions from front property line, side lines and rear line.   | 9. All easements and set back lines as shown in recorded plat.  |
| 3. Driveway: location, size, type of material and existing and proposed elevations.                                      | 10. All bearings and dimensions as shown on recorded plat.  |
| 4. All existing improvements: public street, storm sewer, sanitary sewer, water mains, sub-surface drain hook-up, etc... | 11. Flood protection grade if it applies.   |
| 5. Proposed improvements: walks (public and private), patios, fences, pools, etc...                                      | 12. Erosion control notes.  |
| 6. Proposed hook-ups to: sanitary, water and sump pump.  | 13. If water service is on the other side of street, a statement that the area of tap will be restored to original condition. |
| 7. Proposed and existing grades: at corners of house, lot corners, side lines and within 20' of house.                   |   |

Waterstone Homeowners Association  
Architectural Review Board  
Standards 9/21/10

The following are standards and procedures to supplement the Covenants and By-Laws. Failure to abide by the guidelines may result in fines or other corrective action. These rules are effective 9/21/10.

**Standards**

**Fences**

Fences adjoining common areas and or lakes shall be fences simulating wrought iron.

Fences in other areas are desired to have a look simulating wrought iron. Wood fences will be considered on a case by case basis and are encouraged to be as open as possible.

Chain link fences will not be allowed.

No fences nor hedges over 18" tall are allowed in front yards. (covenant section 5c)

Fences on the Stonewick pond will be no closer than 8' to the stone rip rap to allow for future maintenance access. Because this will still allow the fence to extend into the easement, and easement waiver will be required from the Homeowner.

**Landscaping**

Major landscaping, landscaping adjoining common areas, and landscaping that may block the view of cars must be submitted for approval.

Lawns & landscaping must be maintained including watering. (except during government imposed water restrictions)

**New Homes**

Must be submitted prior to construction including plat plan, exterior elevations, floor plans, exterior colors and materials.

**Additions**

Includes decks, pools, gazebos, room additions, other exterior structures, etc... Must be submitted prior to construction including plot plan, exterior elevations, floor plans, exterior colors and materials, driveway material and landscape plan for approval.

**Play sets (Swings, Slides, Trampolines, Soccer Goals, Volley Ball, etc)**

Anything under 25 square in area (as measured by the outline of the item) and that is portable and put indoors during seasons of non use is considered a toy and not covered by these rules.

All others must be submitted for approval.

All items must be well maintained.

All swing sets or similar sets must be wood framed and well maintained.

**Basketball Goals**

Basketball goals are to have clear backboards

Basketball goals & posts must be well maintained

**Mailboxes**

Mailbox and post must meet Waterstone standards.

Fusek's True Value – Steve Fusek 636-7377 – mailbox, post, and decal

Address Art – Jeanne Carmondy 254-1508 - mailbox and decal

Newspaper tube must be black.

Black posts must be maintained.

#### Front Yard Lights

Front yard lighting is to be approved by the ARB.

Front yard lighting is required to be on every night from dusk to dawn.

#### Storage Sheds

Are not allowed.

#### Lake Easement

Drainage modifications must be approved.

Do not drain pools into lakes.

Adjacent landowners must mow and maintain to the lake.

Penetrating or damaging the Waterstone Lake Liner is PROHIBITED.

WHOA will install a sleeve under the path at the lot owners expense if no other option is available to allow the lot owner to run a storm drain pipe under the path.

#### General

Lots must be mowed and kept free from debris and well maintained by the lot owner or the association will do so after 5 days notice at the lot owner's expense plus fine (minimum of \$100 per time).

Garbage cans, recycle bins, building materials, compost piles, tools, propane tanks not attached to gas grilles, planting materials, water craft, and other items must be kept out of sight of neighbor's property or common area.

Satellite dishes greater than 18" in diameter are not allowed. (covenant section 5i). The dishes 18" or smaller are to be located to minimize view from neighbors and the street.

#### Fine

A 15 day notice (5 day for lot mowing) will be issues and if the item is not corrected a \$100 fine will be charged.

If the item has not been corrected there will be an additional \$100 charge each 30 days.