

# Decatur Ridge Community Association Architectural Approval Form

- Please follow all steps listed below to ensure prompt approval from the Architectural Review Committee. The approval process may take up to 45 days. If you have not received a response in that timeframe, your change has not been approved.

**Step One** - Complete this form in its entirety.

**Step Two** - Attach plot plan or survey of your property.

**NOTE:** Blueprints of the home and its layout are not acceptable.

**NOTE:** Homeowners are responsible for obtaining any necessary building permits

**Step Three** - Attach a photo, image or drawing of planned materials for clarification when a word picture may not be clear enough.

**NOTE:** The addition of photos, images or drawings can assist in a timely approval.

Name \_\_\_\_\_ Lot # \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_

Email \_\_\_\_\_ Fax # \_\_\_\_\_

Today's Date \_\_\_\_\_

Does your property border a pond? \_\_\_\_\_

What is the proposed start date? \_\_\_\_\_

Who will be performing the work? \_\_\_\_\_

As marked on your plot plan, does this improvement extend into any Common Area, Drainage, Utility or Sewer Easement, Landscape or Lake Easement?

\_\_\_\_\_

Are any building permits required? \_\_\_\_\_

Please describe the proposed change in detail including the proposed structure, material, size (height and width), square footage, etc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that I am required to obtain a Board approval before making any improvements/additions to my home and that I will abide by the covenants/restrictions. I also acknowledge my obligation to allow sufficient time for the processing of my request.

Signature \_\_\_\_\_ Date \_\_\_\_\_

- Please mail your completed Architectural Review Packet to: DRCA, Attn: Architectural Review Committee, P. O. Box 432, Camby, IN 46113
- Questions, call (317) 713 0739 or email [decaturridge@hotmail.com](mailto:decaturridge@hotmail.com)

This page serves as only a reference guide. For full guidelines to your community, please refer to the "**Declaration of Covenants, Conditions and Restrictions of Decatur Ridge Subdivision**".

**Article VI, Architectural Review Committee:**

6.2 "Purposes and Powers of Architectural Review Committee. The ARC shall review and approve the design, appearance and location of all residences, structures or any other improvements placed or modified by any person on any Lot and the installation and removal of any trees, bushes, shrubbery and other landscaping on any Lot, in such manner as to preserve the value and desirability of the Real Estate and the harmonious relationship among Residence Units and the natural vegetation and topography. (I) In General. No residence, building, structure, antenna, walkway, fence, deck, pool, tennis court, basketball goal, wall, patio or other improvement of any type or kind shall be erected, constructed, placed or modified, changed or altered on any Lot without the prior written approval of the Architectural Review Committee."

**Article IV, Use Restrictions:**

- 4.1 G. "Diligence in Construction. Every building whose construction or placement on any residential Lot in the Development shall be completed within nine (9) months after the beginning of such construction or placement."
- I. "Prohibition of Used Structures. All structures constructed or placed on any numbered lot in the Development shall be constructed with substantially all new materials and no used structures shall be relocated or placed on any such lot."
- J. "Maintenance of Lots and Improvements. The Owner of any lot in the Development shall at all times maintain the lot and any improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly and, specifically, such Owner shall: (i) Mow the lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds; (ii) Remove all debris or rubbish; (iii) Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance of the Development; (iv) Cut down and remove dead trees; (v) Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly; (vi) Within sixty (60) days following completion of a house on a lot, the Owner shall landscape the lot, weather permitting."
- M. "Fencing. Exposed galvanized chain link fencing is prohibited. However, fences constructed of black vinyl-coated chain link, split rail, picket, shadow box or wrought iron shall be permitted, subject to prior approval by the Committee. No shadow box or fences taller than 4 feet will be approved on lake lots."
- O. "Satellite Dishes. No television satellite antenna dishes any larger than 24' in diameter shall be permitted on any lot. All allowed dishes must be screened from adjoining neighbor's primary view."
- P. "In General. No noxious or offensive activities shall be permitted on any lot in the Development, nor shall anything be done on any of said lots that shall become or be an unreasonable annoyance or nuisance to any Owner of another lot in the Development."
- Q. "Signs. No signs or advertisements shall be displayed or placed on any lot or structures in the Development, except entry signs and home or lot sales signs."
- W. "Open Drainage, Ditches and Swales. (I) Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed, without the written permission of the appropriate authority. (ii) Any property owner altering, changing, or damaging these drainage swales or ditches will be held responsible for such action and will be given ten (10) days' notice, by registered mail, to repair said damage, after which time, if no action is taken, the Town will cause said repairs to be accomplished and the bill for such repairs will be sent to the affected owners for immediate payment."
- Z. "Dusk-to-Dawn Lighting. Each Lot shall maintain continuous dusk-to-dawn lighting to be controlled by the photocell. Said dusk-to-dawn lighting shall be placed either in the front yard on a free-standing pole located not more than ten (10) feet from the edge of the driveway; or twin carriage lights mounted on either side of the garage door if fronting the street."

**Decatur Ridge Community Association  
Official Architectural Review**

(Please do not write on this page.)

Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Address: \_\_\_\_\_

( ) Approved. Any restrictions listed herein. \_\_\_\_\_

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( ) Denied. \_\_\_\_\_

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( ) Deferred, additional information requested. \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

**Architectural Review Committee**

Signature \_\_\_\_\_ Date \_\_\_\_\_

## Residential Fencing Guidelines

1. Maximum fence height - six feet (6'), except for lake front lots, which may have fencing no taller than 4', and corner lots as described in paragraph 5.a.ii. below.
2. Acceptable types of fencing - black vinyl-coated chain link, board on board, or shadow box, picket fencing, decorative metal fencing (similar to wrought iron), split rail, extruded vinyl. A sample photograph (or brochure) of the fence material will be required.
3. All wooden fencing to be waterproofed, stained and/or painted. Such stain or paint must be uniform for the entire fence and maintained in good condition.
4. Acceptable paint/stain colors - white, off-white, neutral and earth tone colors.
5. Location relative to home -
  - a. Fencing may not be extended any further forward than the rear corners of the home, except as follows:
    - i. In the case of a corner lot, fencing is allowed to follow the building setback line along its side yard that fronts on a street.
    - ii. Corner lot fencing that extends to the building setback line in its side yard facing a street may be no taller than 4 feet in height.
    - iii. Any house may match the forward fence line of any abutting house so long as the abutting home's fence extends from its rear corners.
6. Fencing may not be extended into any Landscape Easement as shown on the plat of the Lot.
7. Any fencing encroaching into any other easement shown on the plat of the Lot shall neither be approved nor denied by the Architectural Review Committee (the "ARC"). The release by the ARC implies that the owner places any fencing within an easement at his/her own risk and that such fencing is subject to removal without notice by the entity or entities that enjoy the easement access rights. The Owner shall be responsible for any fence reinstallation.
8. An accurate dimensioned site plan including the following information must be submitted for approval by the ARC:
  - a. Location of the house, deck and other structural improvements on the Lot.
  - b. Location of the fence relative to the house and the property boundaries, showing dimensions.
  - c. Easements.

We recommend using a copy of your mortgage survey from your closing, since it should show all the necessary information except for the fence.