

ARCHITECTURAL AND ACTIVITY POLICIES

LAUREL RIDGE COMMUNITY ASSOCIATION, Inc.

Pursuant to the Dedication, Protective Restrictions, Covenants, Limitations, Easements and Approvals Appended of the Plat and all Sections of Laurel Ridge (hereafter, the Covenants), the following Architectural and Activity Policies have been adopted as amendments to the Bylaws of Laurel Ridge Community Association, Inc. (hereafter, the Association) by its Board of Directors and are meant to ensure the long-term value, appearance, and desirability of Laurel Ridge. These policies are binding on all homeowners, Lot owners, residents, and guests in Laurel Ridge. These policies are subject to changes or additions, from time to time, by the Architectural Control Committee (hereafter, the Committee) and the Board of Directors of the Association. Timely compliance with these policies is the responsibility of each homeowner, Lot owner, resident, and guest in Laurel Ridge.

ENFORCEMENT: The Association, the Developer, and any Owner (individually or collectively), shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, Architectural and Activity Policies, liens and charges now or subsequently imposed. Failure by the Association, the Developer, or any Owner to enforce any provisions shall in no event be deemed a waiver of the right to do so later. Where the language and provisions of the Architectural and Activity Policies differ from those of the recorded Covenants of Laurel Ridge, the more-stringent language and provisions shall apply. The decision of the Board of Directors shall be final regarding interpretation of either the meaning or the intent of any of the language in the policies.

INVALIDATION: Invalidation of any language or provisions of these Architectural and Activity Policies by judgement or court order shall not affect any remaining language or provisions, and such remaining language and provisions shall remain in full force and effect. No invalidation of any language or provisions of these Architectural and Activity Policies shall affect any of the language or provisions of the recorded Covenants of Laurel Ridge.

GENERAL

Pursuant to Section 5 of the Covenants, no building, fence, deck, wall, in-ground swimming pool, or any other structure, whether temporary or permanent, shall be commenced, erected, or maintained upon a Lot, nor shall any exterior addition, change, or alteration be made to a structure on a Lot until the plans and specifications showing the structure's nature, kind, shape, height, materials, and location are submitted to and approved by the Committee in writing as to the structure's harmony of external design and location in relation to surrounding structures and topography in Laurel Ridge.

An Architectural Review Request Form is available from members of the Committee or from the Secretary of the Board of Directors. Completed Architectural Review Request Forms must be submitted to the Chairperson of the Committee including any additional information needed for a full description of the proposed project. Additional information may include, but is not limited to:

- a drawing or detailed sketch with dimensions
- material type(s) and color(s)
- proposed location(s)
- party(ies) doing any required construction or installation and time frame required.

In the event that the Committee, or the Board of Directors of the Association, fails either to approve or to disapprove the design or location of a proposed structure or project as properly submitted on an Architectural Review Request Form (with any necessary supporting information) within thirty (30) days after receipt by the chair of the Committee, then approval of such project or structure will be deemed to have been given. A request for additional information either by the Committee or by the Board of Directors shall be considered a disapproval, and the 30-day time frame begins with receipt by the chair of the Committee of the additional information requested. This “default” approval provision only applies to permissible projects and/or structures. Prohibited projects and/or structures shall not be deemed approved as a result of any passage of time or lack of action by either the Committee or the Board.

A. POLICIES INVOLVING ACTION BY OR APPROVAL FROM THE COMMITTEE

- A. 1. **FENCES**: Fences must be commercial-grade wood or appropriate PVC (vinyl) fence materials with a maximum height of six (6) feet. Chain-link and other metal or wire fences are specifically prohibited. The Committee will not approve construction of or modification of any fence that, in the Committee’s sole opinion, would create a sight obstruction of any lake or would create a sight obstruction and, therefore, safety hazard on any street. Fence finish must be paint, stain, or natural earth tone and must conform aesthetically both with the home and with neighboring homes. Fence posts must either be integral with the fence or face the interior of the fence; external fence posts are prohibited. Fences shall not extend forward of the front line of the home. Fences must be maintained in a high state of repair.
- A. 2. **SWIMMING POOLS and HOT TUBS**: Only in-ground swimming pools are permissible, subject to approval by the Committee and must be fully enclosed by a fence of approved construction which, generally, must be six (6) feet high. Any exterior gate to the fence enclosing a pool must have childproof latches. Cabanas are permitted (subject to approval by the Committee) inside the fence when used to house pump and filtration equipment for an in-ground pool. Hot tubs located exterior to a home generally must be integral with an aesthetically appealing wooden deck and are subject to approval by the Committee.

- A. 3. **PLAYGROUND SETS and TRAMPOLINES:** Playground sets and trampolines require Committee approval and are permitted only in backyards and at a location approved by the Committee. Playground sets and trampolines must not be located on common ground or outside Lot boundaries. Maximum height of the playground set and/or trampoline permitted is eight (8) feet; while maximum length permitted is twenty (20) feet. Playground sets and trampolines must be maintained in a high-state of repair, substantially free of rust, no bent or broken pieces. Any playground set or trampoline that is in a general state of disrepair must be removed. Playground sets of wooden construction must be earthtone in color. All other playground sets and/or trampolines must be of manufacturer's original color. Tree houses are prohibited. In the case of any dispute the Committee will make the final determination.
- A. 4. **FREE-STANDING POLES:** No clotheslines or clothes poles, or any other free-standing, semi-permanent or permanent poles, rigs, or devices, regardless of purpose, shall be constructed, erected, located, or used on any Lot. However, one flag pole may be erected, subject to approval by the Committee, for the sole purpose of displaying the United States flag.
- A. 5. **BASKETBALL POSTS and GOALS:** Plans for the permanently-installed basketball posts and goals are subject to review and approval by the Committee. Basketball posts and goals must be free-standing (not attached to the house, garage, or roof), constructed of commercial-grade materials, and located no more than twenty (20) feet from the dwelling. If located at the driveway, the backboard must be perpendicular to the street. Portable basketball goals should be stored (preferably in the garage) when not in regular use and not be left in plain view from the street.
- A. 6. **ANTENNAS AND COMMUNICATION EQUIPMENT:** No radio or television antenna with more than twenty-four (24) square feet of grid area, or one that attains a height in excess of six (6) feet above the highest point of the roof of a residence, shall be attached to a residence on a Lot. Solar panels (attached, detached, or free-standing) are prohibited. Free-standing radio or television antennas are prohibited as are free-standing satellite receiving dishes or disks. No satellite receiving disk or dish in excess of twenty (20) inches in diameter shall be permitted on any home. However, one satellite dish or disk twenty (20) inches or less in diameter may be attached to a home (not free-standing) in a manner and position approved by the Committee.
- A. 7. **BEAUTIFICATION:** The Committee encourages both landscaping and the planting of trees and shrubs beyond the minimum. In the event that either landscaping or the planting of trees and shrubs might block lake views or cause traffic hazards, the Committee's approval will be required. Fireplace wood must not be stored on a driveway or in plain view from the front of the home. It is both to the benefit of the community and the responsibility of every homeowner and resident to ensure that every property and dwelling is well-maintained.
- A. 8. **LIGHTING:** No lighting attached to a dwelling shall be located above the roof eave line. External lighting attached to a dwelling or located on any Lot shall utilize mercury-

vapor or similar lighting mechanisms. Flood lights mounted on poles, and any other similar designs, are prohibited. External lighting not attached to a dwelling shall not exceed seven (7) feet in height.

B. POLICIES NOT DIRECTLY INVOLVING THE COMMITTEE

- B. 1. **NUISANCE**: No noxious or offensive activity shall be carried out on any Lot, nor shall anything be done which either may be or may become an annoyance or nuisance to any resident(s) or guest(s) in Laurel Ridge. Noxious or offensive activities include: loud music, repetitive dog barking, obstructive lighting, and any other disruptive activities, which are or may be inconsiderate of neighbors. The use of common ground must include respect for families whose homes adjoin such ground. For example, access to ponds should be via common ground or walkways as opposed to along backyards of neighbors.
- B. 2. **STRUCTURES**: No structure of a temporary character, trailer, boat trailer, camper or camping trailer, recreational vehicle, motor home, basement, tent, shack, garage, barn, toolshed, dog house, dog run, burn barrel, or any other outbuilding or structure, shall be constructed, erected, located, or used on any Lot for any purpose (including use as a residence), either temporarily or permanently. Basements, however, may be constructed in conjunction with an approved single-family residence on a Lot.
- B. 3. **OUTSIDE STORAGE**: No boat, boat trailer, recreational vehicle; motor home, camper, camping trailer, truck, or any other wheeled vehicle, shall be permitted to be parked ungaraged on any Lot, or any street, for periods in excess of forty-eight (48) hours or for a period which, in the aggregate, exceeds eight (8) calendar days per calendar year. The term “truck” as used in this section means every motor vehicle designed, used, or maintained primarily for the transportation of property and rated one-ton or greater. It is strongly recommended—both for the sake of safety and for neighborhood appearance—that all motor vehicles be garaged when not in use. Lawn and garden tools and equipment are to be stored inside when not in use.
- B. 4. **SIGNS**: No sign of any kind shall be displayed to the public view on a Lot except one professional sign (for example, stating that the dwelling is protected by ADT) of not more than one square foot, or one sign of not more than five square feet advertising a Lot or home for sale or rent, or signs used by a builder to advertise a Lot during the construction and sales period.
- B. 5. **ANIMALS**: 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 purpose. All approved pets must be controlled in accordance with Allen County ordinances, including leash laws. Pet owners must clean up (“poop scoop”) any feces deposited on common ground, or easements. Please be courteous and do not let your pet(s) trespass in your neighbors’ yards. In the

interest of both sanitation and appearance, pet owners must regularly remove feces from their own yards. Feeding wild animals is discouraged.

- B. 6. **DUMPING and TRASH DISPOSAL**: No Lot shall be used as a dumping ground for rubbish, scrap, concrete, or the like. Trash, garbage, and other waste, shall not be kept in the yard or at the street in excess of twenty-four (24) hours and must be in closed sanitary containers—closed plastic bags may be used after sanitary containers are full. Trash must not be allowed to blow onto streets, other Lots, common ground, or into any lakes. After disposal-company pickup, sanitary containers must be returned either to the garage (preferred) or to an appropriate location out of plain view from the street. Grass clippings must not be left on the street at any time. Incinerators (external or internal) are prohibited as are composting piles and containers. The Board of Directors has negotiated a very favorable contract for solid-waste disposal and recycling for the residents of Laurel Ridge. You may contact any Board member to find out which company the contract is with and what the current prices are. Each resident is responsible for payment directly to the waste-disposal company. Solid waste disposal costs are not included in Association dues.
- B. 7. **YARDS and LANDSCAPING**: Within sixty (60) days of original occupancy of a new dwelling (weather permitting), the yard shall be either seeded or sodded, and landscaping consisting of a minimum of twelve (12) well-developed shrubs shall be completed. Yards must be free from weeds, trash, and other debris. Grass must be mown on a regular basis and maintained at a height not to exceed six (6) inches.
- B. 8. **VACANT LOTS and DWELLINGS**: Except for construction periods, all yards, home exteriors, and vacant Lots must be neat, clean, and free from weeds, trash, and other debris. Bare areas must be seeded to control weeds and erosion. Grass must be mown on a regular basis and maintained at a height not to exceed six (6) inches. During construction, all materials, scrap, and trash must be contained and not be allowed to blow onto any street, other Lots, common ground, or into any lakes.
- B. 9. **TRAFFIC**: No motorized vehicles (mopeds, scooters, motorcycles, minibikes, go-carts, motorized three-wheelers, ATVs, golf carts, or the like) are permitted either on common ground or easements in Laurel Ridge. The use of streets by any motorized vehicles must comply with Indiana state law and Allen County ordinances. Motor vehicle drivers and/or operators must observe all posted speed limits within Laurel Ridge. Snowmobiling is prohibited in Laurel Ridge.
- B. 10. **HOUSEHOLD LAUNDRY**: Laundry wash items are not permitted to be aired or dried outside a home. No clotheslines of either a temporary or permanent design may be erected or maintained on any Lot.

END OF DOCUMENT

Previous Revision Approval Date: N/A

Current Revision Approval Date: February 21, 2000 Board of Directors Meeting