

**I**n our last publication, we mentioned our covenants and ordinance concerning fencing. It has been requested that these items be shared.

Enclosed are copies of the city ordinance and a portion of our covenant guidelines for fences.

**CRIME WATCH  
MEETING TO BE  
HELD ON MONDAY,  
JULY 21ST (7:00 PM)**

**LOCATION:  
SWARTZ COMMUNITY  
FUNERAL HOME**  
**J**UST RECENTLY IN THE  
LAST TWO (2)  
MONTHS, OUR  
NEIGHBORHOOD  
EXPERIENCED A BREAK-  
IN DURING THE  
AFTERNOON.

AS A RESULT OF THIS  
INCIDENT, WE ARE  
CALLING FOR MORE  
NEIGHBORS TO BECOME  
BLOCK CAPTAINS!  
FOR MORE  
INFORMATION, PLEASE  
CALL CW PRESIDENT  
TOM MCKNIGHT AT  
HIS HOME PHONE  
NUMBER: 736-6117.

**R**EMEMBER, YOUNG  
CHILDREN  
ARE SHORT AND  
THEY LIKE TO  
PLAY! IF THEY  
ARE IN VERY  
CLOSE TO YOUR  
VEHICLE IN THE  
GARAGE OR  
DRIVE-WAY, YOU  
WON'T BE ABLE TO SEE THEM.  
THEY MAY THINK IT WOULD BE A  
FUN GAME TO "HIDE" FROM YOU  
BY SNEAKING UP AND COVERING  
THEMSELVES FROM SIGHT BY  
WAY OF THE FRONT OR BACK OF  
YOUR CAR. TALK TO THEM  
ABOUT THIS VERSION OF "HIDE  
AND SEEK".  
BEFORE ENTERING YOUR  
DRIVEWAY, ROLL DOWN YOUR  
WINDOWS AND TURN OFF THE  
CELL PHONE AND SOUND  
SYSTEM. YOU NEED NO  
DISTRACTIONS TO HEAR A CHILD  
COMING TO WELCOME YOU.



DON'T LET YOUR SUMMER FUN  
TURN INTO TRAGEDY.



# Franklin Lakes Homeowners Association

SUMMER NEWSLETTER—VOL. 10, ISSUE 2

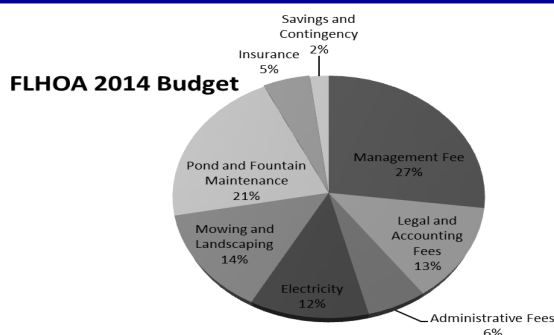
## OUR LAKES NEED TO BE KEPT CLEAN

**W**e are experiencing at each of our four (4) lakes an almost overwhelming problem where some unaccompanied youth are leaving trash on the shores. This refuse consists of food wrappers, drinking cups and aluminum cans — along with plastic sheets / bags. Not only are these type of items unsightly, but they also present a possible health hazard. Much of this will end up floating and eventually sinking into the lakes' sediment.



It is not at all wise to let children go fishing without proper supervision. Some of this trash could and would be picked up by an accompanying, responsible person. We should leave our fishing spot as clean or cleaner than when entering our common ground land—which is between our designated posts (with their birdboxes on top). Only the homeowner (with their lot adjoining the lake) can fish from their own property.

## FRANKLIN LAKES HOA BUDGET BREAKDOWN



**T**his is how your annual HOA dues are distributed. The FLHOA Board is constantly working to lower the annual dues. Even with increasing costs, we have managed not to increase them. One of our big factors in deciding to lower dues is the strength of our contingency fund and neighbors who do not pay their dues. Annually, about 10% of our neighbors do not pay. This not only lowers our income significantly but costs us in both administrative and legal expenses.

## HEAVY TRASH PICK UP

**A**ppliances & Heavy Trash shall be collected twelve (12) times per year, once each month on a Friday, during the week of the first Monday of each month. Due to the EPA regulations. The City of Franklin will NOT collect refrigerators, freezers, icemakers, air conditioners, and dehumidifier's unless Freon (CFCs) has been removed and the item is properly tagged. Local heating and air conditioning companies can remove the Freon from appliances. Once CFC removal is certified you may place the item at the curb for heavy trash pick-up. Ray's Trash Service, Inc. will collect bulk items along with other garbage on that designated day. Bulk items include items weighing more than 85 pounds, large furniture and metal appliances (without chlorofluorocarbons - CFCs). Please do not place construction nor demolition debris at the curb. For more info., call: 738-2546.

**A**ny questions you may have as a homeowner can be brought to the attention of the Franklin Lakes HOA Board by contacting ASSOCIATION PROPERTY MGR., CHANDRA BAKER, of the KIRKPATRICK MANAGEMENT Co., INC. CHANDRA'S E-mail and phone number are as follows:  
3209 W. SMITH VALLEY ROAD E-MAIL: PHONE: (317) 558-5367  
GREENWOOD, INDIANA 46142-8495 cbaker@ekirkpatrick.com FAX: (317) 594-5717

## Children and Hot, Sweltering Cars!

**W**ith summer in full swing and people traveling to summer destinations, citizens are reminded to take extra caution as it relates to small children and hot cars. Tragically each year, particularly during the summer months, there are reports of child deaths as a result of being left in hot cars. According to the National Highway Traffic Safety Administration (NHTSA), cars parked in direct sunlight can reach internal temperatures of 131 to 170 degrees Fahrenheit when outside temperatures are 80 to 100 degrees. Even outside temperatures in the 60's can cause internal car temperatures to rise well above 110. Even with the window rolled down two inches, the interior temperature of the car can rise to well over 100 degrees in as little as 15 minutes.



According to a report by Jan Null, CCM of the Department of Earth & Climate Sciences, as of June 25, 2014, 13 children in the U.S. have died this year as a result of heatstroke after being left in a hot car and a total of 44 children died in 2013. From 1998 to the present, 619 children have died as a result of heatstroke after being left in cars or an average of 38 per year.

**THESE UNFORTUNATE TRAGEDIES CAN BE EASILY AVOIDED BY FOLLOWING THESE TIPS:**

- **NEVER LEAVE A CHILD UNATTENDED IN A VEHICLE. NOT EVEN FOR A MINUTE !**
- **IF YOU SEE A CHILD UNATTENDED IN A HOT VEHICLE CALL 9-1-1.**
- Be sure that all occupants leave the vehicle when unloading. Don't overlook sleeping babies.
- Always lock your car and ensure children do not have access to keys or remote entry devices. **IF A CHILD IS MISSING, ALWAYS CHECK THE POOL FIRST, AND THEN THE CAR, INCLUDING THE TRUNK.** Teach your children that vehicles are never to be used as a play area.
- Keep a stuffed animal in the car seat and when the child is put in the seat place the animal in the front with the driver.
- Or place your purse or briefcase in the back seat as a reminder that you have your child in the car.
- Make "look before you leave" a routine whenever you get out of the car.
- Even consider the pets that can be overwhelmed and die in an unattended, stifling vehicle!



**MANY THANKS TO THE FOLLOWING NEWSLETTER SPONSORS SHOWN BELOW:**



**Broadband Wireless—PtP/  
PtMP Solutions—WiMax—  
Mesh WIFI/Hotzones—IP Se-  
curity—Fiber—Tower—  
Infrastructure**

*INTERNET COMMUNICATIONS, INC*  
**739 Commerce Dr.  
Franklin, IN 46131  
(317) 738-0320  
<http://www.franklinisp.net>**

**Swartz Family  
Community Mortuary  
and Memorial Center**  
300 S.  
Morton  
Street  
Franklin,  
Indiana  
**Phone: (317) 738-0202**  
**Go to our Website:**  
**[www.swartzmortuary.com](http://www.swartzmortuary.com)**



**CHECK OUT OUR  
WEBSITE:**  
**[http://www.neighborhoodlink.com/  
Franklin Lakes](http://www.neighborhoodlink.com/Franklin_Lakes)**

**YOU CAN TAP INTO OUR CITY OF  
FRANKLIN OFFICES / STAFF, MUNICI-  
PAL CODES, A PLAT MAP OF FRANK-  
LIN LAKES, JOHNSON COUNTY  
OFFICES, /STAFF, etc.**

**GET YOURSELF A COPY OF:**

- \* YOUR FLHOA COVENANTS,
- \* GUIDELINES TO COVENANTS,
- \* FRANKLIN ORDINANCES.



**I**N THE PAST COUPLE OF WEEKS, HAVE YOU NOTICED THE LARGER AND EASIER TO READ STREET SIGNS IN OUR NEIGHBORHOOD AND THE REMAINDER OF FRANKLIN?

**THIS IS A VAST IMPROVEMENT FROM OUR PAST GREEN SIGNS WITH WHITE LETTERING—ESPECIALLY FOR ALL WHO ARE SEEKING OUT A STREET'S NAME. THESE ARE "DOUBLE-CONSTRUCTED" (2 SIGNS BOLTED TOGETHER) GIVING A VERY STABLE AND A BOLD LOOK!**

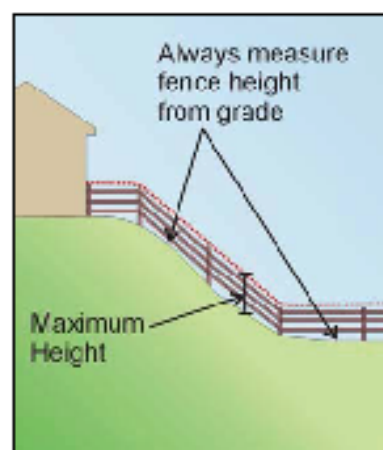


## Intent:

*The purpose of these fence, hedge, and wall standards is to provide minimum requirements in order to provide adequate light, air circulation, and privacy; and to protect the public welfare by preventing visual obstructions along public ways.*

AGRICULTURAL	A
SINGLE-FAMILY RESIDENTIAL	R
MULTI-FAMILY RESIDENTIAL	RM
MIXED-USE	MX
INSTITUTIONAL	IN
INDUSTRIAL	I

## Fence Height Measurement Example



## 7.15 Fence, Hedge, & Wall Standards

### General Fence, Hedge, and Wall Standards

**Part 1:** These general Fence, Hedge, & Wall Standards apply to all zoning districts:

**A. General Requirements:** Fences, hedges, and walls shall be permitted in all zoning districts without a permit subject to conformance with the following requirements:

1. **Structural Face:** All fences and walls shall present the non-structural face outward.
2. **Drainage:** No fence, hedge, or wall shall disrupt the flow of water in any drainage easement, or otherwise result in impediments for storm-water run-off. Any fence, hedge, or wall located in an easement may be removed by the easement holder when accessing the easement.
2. **Setbacks:** All fences, hedges, and walls may be permitted up to any property line. No fence, hedge, or wall may be placed in any right-of-way or required sight visibility triangle (see Chapter 7.13 Sight Visibility Standards).
3. **Buffer Yards:** No fence or wall may be placed in any required buffer yard that does not specifically provide for the inclusion of fences.

**B. Height Exceptions:** Fences specifically required by this Ordinance for screening, telecommunications facilities, or other purposes may exceed the maximum heights established by this Chapter consistent with the appropriate specific requirements of this Ordinance.

**C. Height Measurement:** The height of a fence shall be determined by measuring from the grade to the highest point of the fence, excluding fence posts. Fence posts may exceed the maximum height of the fence by up to 1 foot.



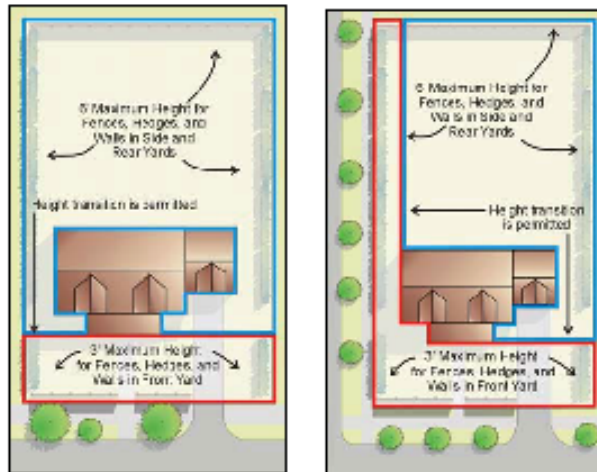


## 7.15 Fence, Hedge, & Wall Standards (cont.)

### Residential / Non-Residential Fence, Hedge, and Wall Standards

**Part 2: These Residential Fence, Hedge, & Wall Standards apply to the Agricultural, Single-Family Residential, and Multi-Family Residential zoning districts:**

- A. **Height Requirements:** Fences, hedges, and walls shall not exceed 6 feet in height in any side or rear yard or 3 feet in height in any front yard. For the purposes of this requirement, the front yard shall be defined as the area located between an adjacent street and the wall of the primary structure that faces it.
- B. **Prohibited Fences:** All electrified, barbed wire, razor wire, and stockade fences are prohibited on all non-farm property. In no instance shall this be interpreted as prohibiting the use of invisible fences.



**Part 3: These Non-residential Fence, Hedge, & Wall Standards apply to the Mixed-Use, Institutional, and Industrial zoning districts as follows:**

- A. **Height Requirements:** Fences, hedges, and walls shall not exceed 8 feet in height and shall be prohibited in any required front yard setback.
- B. **Prohibited Fences:** All electrified, barbed wire, razor wire, and stockade fences are prohibited on all non-farm property. Industrial uses and penal and correctional facilities shall also be exempt from this standard.



# 7

Development Standards

AGRICULTURAL

A

SINGLE-FAMILY RESIDENTIAL

R

MULTI-FAMILY RESIDENTIAL

R.M.

### Front Yard Fence Height Example

MIXED-USE

MX

INSTITUTIONAL

IN

INDUSTRIAL

I

## **FENCING GUIDELINES**

The following Guidelines are hereby adopted pursuant to §4.2 of the Franklin Lakes Declaration of Covenants, Conditions and Restrictions, to supplement the current covenant provisions set forth in the Franklin Lakes Declaration of Covenants, Conditions and Restrictions and any restrictions set forth on any Plat for the subdivision. These guidelines do not conflict with any covenant provision for the Franklin Lakes development.

BE IT RESOLVED THAT THE FOLLOWING GUIDELINES ARE HEREBY ADOPTED:

### **FENCING GUIDELINES IN FRANKLIN LAKES**

*All fencing style, color, location and height shall be generally consistent within the Subdivision and shall be subject to prior written approval of the Architectural Control Committee. No fence shall be erected on or along any Lot line, nor on any Lot, the purpose or result of which will be to obstruct reasonable vision, light or air. No fence shall be erected in or extend into any Landscape or Mounding Easements. All fences shall be kept in good repair, including the replacement of warped or broken boards or sections, and erected so as to enclose the property and decorate the same without unreasonable hindrance or obstruction to any other property.*

*Any fencing permitted to be used in the Subdivision (unless installed by the Developer) must be wooden (natural or stained only, no painted fences are allowed); black or green vinyl coated chain link; black wrought iron; or white or tan resin, poly-vinyl, composite or similar composite material. No fence higher than six foot (6') is permitted in the subdivision, except that all picket or stockade style fencing shall be no higher than four foot (4'). Metal, wire, or uncoated chain link fencing, except for black wrought iron, is strictly prohibited in the subdivision.*

*No fencing shall extend forward of the front foundation line of the dwelling. The finished side of all privacy style fences shall be displayed outwardly, or to the exterior of the fence or Lot, and shall not be turned so that the finished side of the fence is facing in toward the residence or yard contained inside of the fence.*