

WINDMILL RIDGE COMMUNITY ASSOCIATION, INC.

429 E. Dupont Road, PMB #163

Fort Wayne, IN. 46825

ARCHITECTURAL GUIDELINES

These guidelines are a summary of the Windmill ridge Restrictive Covenants. Please review the Restrictive Covenants and refer to them for more specific information. If you have questions, feel free to contact a member of the Architectural Control Committee by emailing windmillridge.hoa@gmail.com. All documents are available on the community homepage at [http://www.neighborhoodlink.com/Windmill Ridge/](http://www.neighborhoodlink.com/Windmill_Ridge/)

FENCES: Only wood, vinyl, or metal fences are allowed. Maximum height is 6 feet. *Finish of fences to be of national earth tone colors or white.* Split rail fences with vinyl coated mesh on the inside are permitted. Privacy fences cannot be extended beyond the front line of the house. Front yard fences are permitted but only at lot corners with ten (10) feet maximum extension from the corner and should be of open construction only and no more than three (3) feet high. All fence posts are to be facing the owner's house, meaning on the inside of the fence rails. No chain link fences are permitted. All fence construction, style, materials, etc., must be submitted in writing *and approved* with the necessary sketches, and approved in advance by the Architectural Control Committee. All fences must be well maintained.

SWIMMING POOLS AND HOT TUBS: Only in-ground (no above ground pools higher than eighteen (18") inches is permitted) and must be fully enclosed by a fence of approved construction (no open construction). The fence must be six (6') feet or less in height and must conform to applicable State and local laws and ordinances. Cabanas are permitted inside the fence when used to house pump equipment for the in-ground pool only. The design, materials, dimensions, and the location of the cabana must be submitted in writing and approved prior to construction by the Architectural Control Committee.

STRUCTURES: No unattached structure (tool shed, shack, barn, tent, tree house, doghouse, dog run, doll house, burn barrel, or other outbuilding), ungaraged recreational vehicle (mobile home, boat, boat trailer, camper, camper trailer), or trailer shall be located or used on any lot at any time, nor used as a residence either temporarily or permanently.

HOUSE EXTERIOR: No exterior changes or alterations to the house can be made until plans, specs, and materials have been submitted in writing (sketches) for approval/disapproval by the Architectural Control Committee.

- Decks - Alterations to wooden decks also require approval by the Architectural Control Committee.
- No solar panels, attached or detached are permitted.
- Fireplace wood must be stacked neatly. Fireplace wood must NOT be stacked on the drive and must be placed in the rear or side of the house.
- *All driveway add-ons or concrete layout changes on driveways or an additional attached garage bay.*

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HOUSE EXTERIOR: (continued)

- No basketball goal, trellis, lattice work or high intensity light (quartz, mercury vapor, etc.) may be added to the exterior of the house without prior written approval by the Architectural Control Committee.
- Holiday lights and decorations must be removed no later than thirty (30) days following the holiday.
- Garbage containers must be stored inside when not placed at curbside for pick-up. Containers must be removed from curbside the same day it is collected.
- No signs of any kind are permitted except that of a professional sign no larger than five (5) sq. ft. in area will be permitted for the purpose of advertising a lot for sale. Any sign displayed at the entrance must be removed within forty-eight (48) hours after posting.
- No clothes lines or clothes poles or any other free standing, semi-permanent poles, rigs, or devices, regardless of purpose, shall be constructed, erected, or located or used on any lot except as follows:
 1. One (1) semi-permanent steel pole, not exceeding thirty (30) feet in height, may be erected for the purpose of displaying two (2) flags, each being no larger than twenty (20) sq. ft. in area.
 2. Bird/squirrel feeders are permitted in the back yard only. Such feeders must be constructed of wood and must not exceed six (6) feet in height. Metal supporting poles are permitted provided that they are no larger than two (2) inches in diameter and are kept free of rust.
 3. After occupation of a new house, the yard shall be seeded and landscaped as soon as possible within a timeframe of sixty (60) days, weather permitting.

PLAYGROUND SETS: Children's playground sets are permitted in back yard only with a height restriction of eight (8) feet and a length restriction of sixteen (16) feet. Playground sets must be made of heavily constructed, treated wood, be earth toned in color, and must be kept well maintained. No enclosed forts or canopies may be attached, unless height limits are adhered to and it has been approved. No playground set may be erected until plans and specifications showing the nature, kind, shape, height, materials, and location of the same are submitted and approved in writing by the Architectural Control Committee for harmony of design and location in relation to surrounding structures and topography.

COMMUNICATION EQUIPMENT: *All radio, television antenna, or cable dish equipment must be placed on the roof.* No radio or television antenna or cable dish with more than thirty (30) square feet of grid area or which attains a height in excess of six (6) feet above the highest point of the roof, shall be allowed. *No free-standing radio, television antenna, or cable dish shall be permitted unless it is attached.*

YARD DEBRIS: No grass clippings shall be left on the street at any time after mowing the grass. Trash, garbage, or other waste shall not be kept in the yard except in closed sanitary containers or closed plastic bags for more than twenty-four (24) hours. No composting on the lot is permitted.

VACANT HOUSES OR LOTS: When a house is vacant for an extended time, the owner is still responsible for keeping the lawn neat and clean and the grass mowed and/or the sidewalks must be clear of snow until

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the house is sold. Any undeveloped lot not in the process of being built must be maintained and kept free of weeds and debris. Bald areas are to be seeded with grass to control erosion and weeds.

HOUSEHOLD LAUNDRY: Laundry wash pieces are not permitted to be air dried outside the house, including decks or patios. No clotheslines of either temporary or permanent nature shall be erected or maintained upon any lot.

CATS OR DOGS: Be aware of the city leash law and clean-up after your animal.