

ARCHITECTURAL RULES AND GUIDELINES

The Declarations of Covenants, Conditions and Restrictions covering the Britton Ridge subdivision requires that you request approval from the Board of Directors prior to doing exterior modifications to your house or other exterior changes to your property. Some examples of modifications needing approval are: room additions, decks, porches, fences, changes to exterior colors of house, antennae, basketball goals, etc.

Complete the Request for Architectural Control Approval form and mail it to Britton Ridge Homeowners Association, Inc., Attention: Architectural Control Committee, P.O. Box 467, Fishers, IN 46038. Enclose a plot plan showing where the improvement is to be located. Although the Board of Directors will act promptly, they could take up to 30 days to respond to you. No improvement may be started until you receive written permission from the Board of Directors to do so. All work must be completed in a professional, workmanlike manner.

Following are some of the guidelines used by the Board of Directors in determining whether approval will be granted. **These are guidelines only – Refer to the covenants and restrictions of Britton Ridge Homeowners Association, Inc. for specific requirements and exceptions.**

1. No structure will be approved if it violates building setback lines or if it encroaches on any easement.
2. Chain link fences must be vinyl covered. Fences cannot exceed 6 feet in height. Wood privacy fences must have the more attractive side facing out. **Absolutely no privacy fences will be allowed on lake lot properties – No exceptions!**
3. Barns/sheds cannot exceed a total of 144 square feet, and a maximum 10 feet in height. The color of your proposed barn/shed must match the color of your house; shingles on the barn/shed must match the shingles on your house.
4. Above ground swimming pools will not be considered, unless you receive written permission from all land owners and the written permission forms are submitted with your formal request for approval. In ground swimming pools must be approved by the Board of Directors.
5. Offensive structures or landscaping that does not maintain the harmonious appearance of the subdivision, or does not project the appropriate image commensurate with the neighborhood, will not be approved.
6. Placement of satellite disks must be approved by the Board of Directors.
7. Lots adjoining the common areas are subject to more restrictive rules and guidelines regarding improvements and changes such as fences, storage barns, etc. Approvals are made on an individual basis only.

Approval will not be granted without a plot plan of your lot showing the location of the proposed structure on the plan. Even if you feel your improvement meets these guidelines, you must still formally request approval from the Board of Directors.

To: Britton Ridge Homeowners Association, Inc.
Attention: Architectural Control Committee
PO Box 467
Fishers, IN 46038

Date: _____

Request for Architectural Control Approval

I/We request permission to build upon my/our lot number _____ in Britton Ridge subdivision, (street Address) _____
the following structure: _____

Materials for exterior: _____

Mini-barn color: Same as house

Roof color: Same as house

Fence color: _____

Start date: _____

Completion date: _____

I/We have attached to this request: (1) a copy of the plans and/or diagram, with dimensions and the type of materials to be used; and (2) a copy of the plot plan for our lot, with the proposed improvement(s) to be constructed drawn on the plan where they are to be located.

I/We understand that: (a) if this request is granted, I/We may still have to apply to the appropriate governmental agency for any required building permits, and I/We must comply with all applicable building codes, etc.; and (b) construction may not start until an approved copy of this request is returned to me/us.

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Phone)

All Property Owners Must Sign This Form

(For HOA Directors)

Date: _____

Approved: _____

Denied: _____

Reason: _____

Directors:

