

LIMA VALLEY COMMUNITY ASSOCIATION, INC

Architectural Guidelines

The following list of guidelines was originally drafted by the initial Board Members and subsequently reapproved by the Board Members on August 5, 1996. These are merely guidelines which may be used by the Covenants and Architectural Control Committee to determine issues affecting our neighborhood. Please keep in mind that these are only guidelines and do not supersede the Protective Restrictions, and Covenants of Lima Valley, nor Allen County regulations if such regulations are more stringent than ours.

Fences:

Wood and vinyl fences only are allowed. Maximum height is six feet. Fences must be finished with paint or stain of **natural earth tone colors**. 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 the lot corners, with 10 feet maximum extension from the corner. They should be of open construction only and not more than three feet high. All fence posts are to be facing the owner's house, meaning the inside of the fence rails. All fence constructions, styles, materials, etc, must be submitted in writing with the necessary sketches **for approval in advance** by the Architectural Control Committee.

Swimming Pools:

Only an in-ground pool is permitted (no above ground pool higher than 18" is permitted) and must be fully enclosed by a fence of approved construction (no open construction). The fence must be six feet in height. 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 pool, fencing, and any cabana must be submitted in writing and **approved prior to** construction by the Architectural Control Committee.

Structures:

No structure of temporary character tool shed, shack, barn, trailer, mobile home, boat, boat trailer, camper, camping trailer, unfinished basement, tent tree house, doll house, dog house, burn barrel or other out-building shall be located or used on any lot at any time or used as a residence either temporarily or permanently.

House exteriors:

- Yard lights must be on from dusk to dawn. Please submit plans for any exceptions to the standard five foot height prior to construction.
- No exterior changes or alterations to the house can be made until plans, specifications, and materials have been submitted in writing with sketches for approval/disapproval by the Architectural Control Committee. Alterations to the exterior should blend in with the existing dwelling.
- Patios, wooden decks, sheds and any other building or structure also required approval by the Architectural Control Committee. (See Covenants for shed specifics).
- No solar panels attached or detached are permitted. Fireplace wood must not be stacked on the drive.

Children's Playground Set:

Children's playground equipment is permitted in the backyard only. The structure must be approved in advance by the Architectural Control Committee. Playground sets must be kept well maintained.

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Basketball Posts:

Basketball posts should not be less than 15 feet from the street and should be constructed of commercial grade material. Any exceptions must be approved by the Architectural Control Committee.

Communication Equipment:

No radio or television or communication antenna with more than thirty square feet or grid area or a height of six feet above the highest point of the roof shall be attached to any house. No free standing radio or television or communication antenna or satellite dish shall be permitted on any lot.

Trash Maintenance:

No grass clippings shall be left on the street at any time after mowing the grass. Trash, garbage or other waste shall be kept in closed sanitary containers or closed plastic bags and should not be present curbside for more than 24 hours.

Vacant Houses or Lots:

When your house is vacant for an extended period of time, the owner is still responsible for keeping his or her lawn neat and clean and the grass mowed and/or the sidewalks must be kept clean of snow until the house is sold.

Household Laundry:

Laundry wash pieces are not permitted to be aired or 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 and Dogs: Please be aware of the city and county leash law.

Traffic:

State law does not allow mini-bikes, go carts, motorized three and four wheelers, mopeds and scooters on the sidewalks or streets. Snowmobiling is not permitted on any street, lawn, or empty lot or anywhere in Lima Valley Community Association. Regular bikes are not allowed to be parked on the sidewalks. Regular bikes can be used on the sidewalks but a walker should have the right of way. We urge each of you to please slow down when driving through Lima Valley.

Maintenance;

It is the responsibility of every homeowner and a benefit to the community to ensure that every property is kept maintained.