



Architectural Review Overview

Architectural review ensures exterior projects fall within our established community covenants and guidelines. The Architecture Committee must approve your project before making any change to the exterior of your home. **You should not start your exterior improvement prior to receiving written approval. It is possible your project will not comply with guidelines, and the committee can work with you to ensure that it does. Failure to obtain prior approval may result in you having to remove and remedy the issue at owner's cost.** The process begins by filling out an architectural request form that includes all of the pertinent information for the project. The request form and more information can be found at [Eagle Lake \(abcmanagement.org\)](http://Eagle Lake (abcmanagement.org)). Per our covenants, the committee has 30 days to respond, though typical response is within a week. Once you have received approval from the committee, your work may begin.

Architectural Guidelines (Approved: October 16, 2007 at Annual Meeting)

City of Fort Wayne: The approval of the Eagle Lake Architectural committee does not supersede the city requirement for permits, an architect, or inspections.

Building additions and Exterior Materials: Building additions to existing structures shall be approved by the Architectural Control Committee. Building additions shall meet applicable requirements for new construction such as color, exterior material, setback requirements etc. The building addition shall have the same color and style of shingles and exterior material as the existing structure. Frontal exposure shall have natural siding materials (i.e. brick, stone, or cedar) or other materials approved by the Board of Directors. Non-natural materials should be presented to the Architectural Committee Chair for review by the Board. (Vinyl and aluminum siding are not permitted on the front of any structure.)

Fences: Fences shall be of materials approved by the Board of Directors. Fences shall be permitted for enclosing the back yard only. Fences shall be no taller than 6 feet (posts may exceed height by no more than 6 inches for the purpose of decorative caps). Fences along lakes shall be standard 2 or 3 rail split-rail fencing. Green vinyl mesh is permitted on split rail fences for animal containment. The fence must be treated stained in a natural color and well maintained. The finished side must face outwards from the house (posts on house side). Corner lots have special restrictions on fence placement. Please refer to the covenants or contact the Architectural Committee for an explanation. Be sure to verify easements and their associated requirements before installing the fence.

Decks: Decks shall be made of appropriate material (wood, vinyl, or composite material) and treated / stained in a natural color. The color shall be similar to the house color, shades of brown or pickled white, or be natural weathered color of the material.

Antennas: Television, radio and other antennas or supporting structure shall not be permitted to extend more than 6 feet above the highest point of the roof of the house. The antenna must be attached to the main dwelling. Full size satellite dishes shall not be permitted. Small digital satellite dishes shall be permitted. Their installation shall be such that the dish is not visible from the front of the house and shall not extend above the attached roofline.

Storage Sheds: Storage sheds must be constructed of wood with wood or vinyl siding material. If used, vinyl siding should be of same type used on the house. The shed shall match the exterior color of the house. The roof shall have similar color and style of shingles as the house. The shed shall be a minimum of 96 sq. feet and no greater than 168 sq. feet in size with a maximum height of 11 feet. It shall be located in such a way as to minimize its visibility from the street. The shed shall be well maintained.

Exterior Color: The home shall be of an earth tone. Changes to exterior color scheme of a home requires prior approval.

Swimming Pools: Swimming pools shall be in-ground only. Above ground pools are not permitted with the exception of small children's wading pools. Any children's pool requiring a filter system or larger than 14 feet in diameter (155 square feet of surface area) is not permitted. Hot tubs shall be permitted. Be sure to follow city ordinances for fencing around pools.

Approval Process: Any exterior modifications or changes to the lot, home and related structures as well as other items as described above shall be submitted to the Architectural Control Committee for approval. The committee must approve or deny the request within 30 days. If a response is not received within 30 days, the request is deemed approved. If additional information is requested, the request must be approved within 15 days of the re-submittal or the original 30 day deadline, whichever is later.