



LANDIN MEADOWS COMMUNITY ASSOCIATION

ARCHITECTURAL GUIDELINES

These guidelines do not replace rather provide additional detail information for the General Provisions (Article 8) of the Landin Meadows Covenants.

House Exteriors: No exterior changes or alterations to the house including patios and wooden decks can be made until plans, specs, and materials have been submitted to the Architectural Control Committee for approval. Alterations to the exterior should blend with the existing dwelling and any surrounding structures. This requirement would include but not be restricted to changing colors and materials for any repairs or updates. If the homeowner is making such repairs or updates with identical or similar to materials then they would not be required to submit a form for approval.

Roofs: Roof replacement requires approval from the Architectural Control Committee. Replacement, repairs or updates with identical or similar to materials are encouraged. No roll roofing of any description or character shall be used on the roof of any Dwelling Unit.

Landscaping of Dwellings: All landscaping shall be completed within one (1) year after the date of the issuance of a certificate of occupancy by the Allen County Building Department. All landscaping must be in a manner so as to remain consistent with the aesthetic integrity of the landscaping of the Properties. Lawns must be regularly cut and neatly maintained. Trees, shrubs and bushes must be pruned regularly and not allowed to encroach into roads or common areas. Plant beds shall be neatly covered or planted and shall not be overrun with weeds.

Exterior Maintenance Responsibility: The homeowner is responsible for maintaining the exterior aesthetics of the dwelling which would include but not be restricted to garage doors, entrance doors, windows, gutters, down spouts, exterior siding, trim, wood and paint. If the homeowner does not maintain the exterior of the dwelling in such a manner that will not affect the harmony and values of the surrounding properties, the homeowner will be in violation of this requirement.

Sidewalks: The homeowner is responsible for maintaining the sidewalks adjoining his property and ensuring no safety hazards exist due to uneven slabs.

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

Flag Poles: Detached/free standing flag poles for displaying the flag of the United States of America, State Flag, or Military Service Flags are permitted with prior approval from the Architectural Control Committee. Flagpoles must have a concrete base. Maximum height is twenty (20) feet.

Fences: Yard fences are not permitted on Villa or pond lots. Patio perimeter (small dog) fences are allowed. Permitted fences shall be of wrought iron design constructed of iron or aluminum. The finish shall be powder coat Black. Posts shall be set in concrete. The installation must be by a fence contractor. The maximum height may not exceed (4) four feet and may not be constructed forward of the rear foundation line of the house or wider than the house. All fence posts are to be facing the homeowner's house. All fence construction, style, materials, etc., must be submitted in writing with the necessary sketches for approval in advance by the Architectural Control Committee. All fences shall be properly maintained. If a fence is not properly maintained a homeowner will be required to repair, remove or replace the fence.

Swimming Pools: Only in-ground swimming pools are permitted and must comply with all Codes for Family Swimming Pools. Plans for the pool, protective fence/cover, along with any required permits must be submitted in writing and approved by the Architectural Control Committee prior to construction.

Playground Sets: Playground sets are permitted in fenced backyards only. Playground sets are restricted to swing sets only. The maximum permitted height is ten (10) feet; maximum permitted length is fifteen (15) feet. Playground sets must be commercially made, of heavy construction, and must be maintained in a high state of repair. Tree houses are not permitted. Specific location must be submitted for approval to the Architectural Control Committee.

Basketball Goals: No permanent or temporary basketball goals are allowed.

Trash and Recycling: Trash, recyclables shall be kept in bins provided by the firm under contract with the City of New Haven. Bins are to be stored so that they are not visible from the front of any residence. No outside incinerators shall be kept or allowed on any Lot.

Antennas and Communications Equipment: Freestanding radio or television antennas are prohibited as are freestanding satellite receiving dishes or disks. One satellite dish or disk of less than twenty (20) inches in diameter may be attached to a home in a manner and position approved by the Committee.