

SOUTH HARBOUR DEVELOPMENT CONTROL COMMITTEE

GUIDELINES FOR ARCHITECTURAL CONTROL

INTRODUCTION:

Pursuant to the Declaration of Restrictions of South Harbour, the South Harbour Development Control Committee is charged with the responsibility for preserving and enhancing the integrity of the development within the legal limit set out in these Restrictions. The Restrictions generally provide that the Committee has the right to promulgate and enforce reasonable rules to regulate the external design, appearance, use, location and maintenance of the lots and improvements subject to the Restrictions in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures. In order to satisfy this responsibility, the Committee shall;

- a. Approve or disapprove plans and specifications for all new construction.
- b. Approve or disapprove plans and specification for all exterior improvements on the subject lots. This includes but is not limited to fences, outbuildings, additions, docks, significant landscaping changes, and swimming pools.
- c. The committee may refuse to grant permission construct, place or make the required improvement, when; the design or color scheme of a proposed improvement is not in harmony with the general surroundings of the lot or with adjacent buildings or structures.
- d. The committee may allow reasonable adjustments of the guidelines, but any such variance or adjustment shall be granted in conformity with the general intent and purpose of these guidelines and no approval shall be granted which would, in the opinion of the Committee, be contrary to the interests, welfare or rights of all or any part of other owners.

PLANS AND SPECIFICATIONS TO BE SUBMITTED

In order to properly review proposed improvements, the Committee has established the following to be the minimum materials to be submitted in duplicate.

- a. All plans, drawings, or blueprints for room or porch additions will be of professional quality and drawn to scale. Plans must include all exterior elevations, floor plans and foundation plan.
- b. Plans for any improvement must include information noting major building materials, i.e. brick, stone, siding, and proposed colors.
- c. A plot plan which identifies the following: location of house and driveway, location of any easements, locations of proposed improvement and location of any relevant factors such as neighboring homes, significant landscape barriers (existing or proposed). Plot plan shall include the distance of all improvements from property lines.

As noted previously, any new building or improvement or any addition to an existing building must have prior written approval of the Committee before any work is undertaken. The Committee has established the following guidelines for specific types of construction and improvements on lots in South Harbour. Any addition, exterior alteration or change to an existing building shall be compatible with the design and character of the original structures.

FENCES

Fences will be approved in back yards only. Backyard is described as not forward of the rear foundation line of a home. An exception to this is if the fence is to serve a service door into the house or garage and specifically if that fence is of an open material (black wrought iron, black vinyl coated chain link or wood with mesh. Picket fences must have a minimum of 2 inches of space or 50% of the board width, whichever is greater.

On corner lots, the area of the lot to the side of the dwelling which abuts the road, bounded by a parallel line with that road, extending from the rear corner of the dwelling to the rear property line back to that side which abuts the road shall be considered side yard.

Five feet is the maximum height for property fencing. Fencing the entire backyard is discouraged to preserve a more spacious feeling. Consequently, fences of an open nature will be more readily approved.

Wrought iron or chain link fencing must be black vinyl coated or covered with a similar black coating material.

Taller wood fences will be approved only for homes on the perimeter lots in the Development.

All fencing should preferably have finished material on both sides. If only one side has finished materials, that side must face the adjoining property.

Where two properties join, only one fence shall be allowed. Two fences with space between them will not be allowed.

Six-foot privacy fences will be approved for small patio areas only.

Pool fences must meet the Noblesville Ordinance specifications height requirement. If a privacy type fence is used, it cannot be a perimeter fence. It may only enclose the area around the pool concrete deck and a landscaped or activity area.

In order to approve plans for fences, the Committee needs a brief description of height, materials, etc. and a site plan of your lot with the location of the fence noted.

LANDSCAPING AND PLANTING

Landscaping work and plantings in general do not require the approval of the Committee, however trees, hedges, and shrubs which restrict sight lines for vehicular traffic or SHPOA signage shall be cut back or removed. Special landscaping beyond that are normally associated with a single-family residence must be approved. If you are uncertain, please contact the Committee. In no instance should landscaping obstruct walkers, joggers, or bicyclers using the sidewalks.

Topographical changes to the property need committee approval. Mounds or built up garden areas should not change the natural drainage path or cause drainage to be diverted into a neighbor's property or home. It is the property owner's responsibility to insure the drainage swales must be kept free of debris and never filled in or changed.

EXTERIOR ANTENNAS

No television or radio antennas may be erected on the exterior of any home in the development. Television and radio antennas may be located in the attic. Mini-satellite dishes less than 28 inches may be located on the back of the home, preferably on the back side of the roof near the ridge or near the chimney. Lower more visible locations on the front of the house, or remote yard locations are not allowed. All wiring routing and installation must be in a neat orderly manner.

SWIMMING POOLS

Permanent inground pools must have the approval of the Committee before any work is undertaken. Suitable fencing (above) or an automatic pool cover is required. Above-ground pools will be not approved by the Committee. Temporary pools having a depth of two feet or less require no approval.

PLAY EQUIPMENT

Children's play equipment such as sandboxes, temporary pools having a depth of two feet or less, swing and slide sets, playhouses and tents shall not require approval, **provided**, such equipment is not more than six feet high, in good repair (including painting) and every reasonable effort has been made to screen or shield such equipment from view. Equipment higher than six feet requires the approval of the Committee with regard to design, location, color, material and use. The permissible location of play equipment is the rear yard.

MINI BARNS

No accessory outbuildings will be permitted on lots that abut Morse Reservoir.

In general, accessory outbuildings will be restricted to those lots that abut to property outside of the development, and those lots that are wooded, or have a natural terrain to screen the accessory outbuildings from the view of surrounding owners.

Outbuildings need to be constructed of wood. The use of metal is restricted.

Approved mini-barns shall be screened from view by trees and landscaping. Storage of any items outside the mini-barn is not allowed.

The size and placement of the mini-barn may be limited.

MISCELLANEOUS

Exterior lighting shall not be directed in such a manner as to create annoyance to adjacent properties.

Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection.

Homeowners shall make a reasonable effort to keep garage doors closed except during times of actual use of the garage facility.

Permanent clothes lines will not be approved by the Committee.

Boat docks and positioning require approval. All boat dock ramps must be positioned from the property owner's property. Docks must be positioned in a manner that does not impede the navigation of the lake or channel.

Portable on demand containers are not to be left in the neighborhood overnight

Outdoor holiday lighting and decorations need to be taken down by April 1st.

The side of the homes shall not be used for the storage of building material, trash containers, trash, boats, trailers, campers, trucks, and recreational vehicles.

Approved mini-barns shall be screened from view by trees and landscaping. Storage of any items outside the mini-barn is not allowed.

DRIVEWAYS

All driveways are to be made of paved asphalt or poured cement. All drive way curb cuts shall be a maximum of two car widths. If an addition to the driveway is approved, the angle from the normal two car curb cut must also be approved. Gravel drives will not be approved.

MAIL BOXES & POSTS

South Harbour has a uniform mail box and post specification. Mail boxes are to be the medium size 1 ½ painted black. The post and arm specification is a 4" by 4" cedar post painted black. The exact model specifications can be obtained from the Clubhouse. The mailbox post must also have a black plastic newspaper tube attached to it. Mailboxes, posts, and mailbox tubes are available at the clubhouse for purchase at cost.

PARKING

Vehicle parking is preferred in the garage. Vehicles should not extend into or block the sidewalk. Vehicle parking on the grass is prohibited. Tarps on vehicles are not permitted.

DOCKS, PIERS, BOATHOUSES

Declaration of Restrictions 5. General Prohibitions.

- i) Docks and Piers. No pier, dock, or other structure may be constructed into Morse Reservoir that does not conform to the specifications established by the Committee.

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- d) Piers, Boat Docks, and Boathouses. When the Committee shall permit the construction or placing of a structure wholly or partly within Morse Reservoir, such permits shall constitute a license, and only a license, from the Indianapolis Water Company and the Developer or its successors in title to Morse Reservoir, and said structures must have prior approval of the Committee.

General Pier and Dock Specifications

These specifications are to be used as guidelines for the preparation of the plans to be submitted to the Development Control Committee. All lot configurations and water access may not allow the size or shape of piers or docks outlined. The Development Control Committee may approve any configuration that provides the owner with one dock while providing lake access to all and maintaining the appearance of the shoreline. The views (line of sight) of all homes will be considered in granting the configuration of a dock's design. (Subject property side property lines shall visually extend into the water and no boat dock or parked boat cross that extended boundary over the neighbor's property line as extended into the water.)

Piers may be constructed to extend no more than 35 feet from the property line into Morse Reservoir. The side deck area may be no more than 10 feet wide.

Docks may be square or "U" shaped (well docks). Pictures of an approved dock are provided below. Docks should be no more than 24 feet square for a single watercraft. If space permits an additional well may be included that increases the width of the doublewide dock to ~35 to 40 feet. The well area of the dock may be covered with framed roof structure as pictured below. The roof covering the well area should be no more than 5 to 8 feet in height.



