



**Architectural Design Guidelines
and
Building Site Regulations**

Residential Single Family Lots

Section 1

2009

DRAFT: 042309

PREFACE

The Neighborhoods at Anson Architectural Design Guidelines and Building Regulations (herein after referred to as “Guidelines” or “Design Guidelines”) have been created to ensure that all Homesite improvements constructed within the Neighborhoods at Anson support and enhance the natural beauty of its Indiana setting, and maintain a unified design theme that will protect and enhance property values. The Design Guidelines are intended for use by all persons undertaking Homesite improvements, including new building, landscaping, and/or renovations and additions.

Adoption of these Guidelines is outlined in the Supplemental Declaration of Covenants and Restrictions of The Neighborhoods at Anson (CC&R’s) for the single family Neighborhoods at Anson recorded in Boone County, Indiana. In the event of any conflict between the requirements of these Guidelines and The Neighborhoods at Anson CC&R’s, the CC&R’s shall govern and control.

The Design Guidelines shall be administered and enforced by the Anson Architectural Review Board (AARB) in accordance with procedures set forth in this document and the CC&R’s. The AARB’s role is to provide assistance to all Homesite Owners and their chosen design professionals to ensure that plans and specifications for improvement projects are consistent with the minimum construction guidelines imposed by the CC&R’s and that the design process is a timely, smooth and satisfying experience. The AARB is not responsible for the enforcement of building codes, structural details, accuracy of drawings, and techniques of construction.

This document has been adopted by the AARB and may be amended from time to time by the AARB, and modifications of the Anson Community Standards and Design Guidelines may be appropriate and thus approved by the Declarant with respect to subsequently annexed phases of the overall development. Before submitting plans, developers or individual Homesite Owners (or their representatives) are required to obtain a copy of the most current Anson Community Standards and Design Guidelines. A written acknowledgement of receipt and review of the Design Guidelines and Anson Community Standards is required from developers and individual Homesite Owners prior to any review of submitted plans by the AARB. Submissions deemed contrary to the goal and objectives of the Committee, may not be approved for purely aesthetic reasons.

We intend to maintain a very positive approach throughout the review process. We do not want any denials to be misunderstood, and in order to accomplish this goal it is preferred to meet with the applicant to review issues in a constructive and positive manner.

AARB approvals are valid for twelve (12) calendar months. Should construction not begin during this period, the plans must be resubmitted to the committee and a new approval process must start over.

NEIGHBORHOODS AT ANSON PHILOSOPHY

1.1 OBJECTIVES

These architectural Guidelines are based upon the premise that both the quality of life and the property values within are enhanced when a new and dynamic residential community emerges from a common plan that blends new residential construction with the development's natural surroundings. Succinctly stated, the objective of these Guidelines and the Declaration of Covenants, Conditions and Restrictions is to subordinate new development with the Neighborhoods at Anson to the natural surroundings and traditions of the area. In this manner, it is important that the site design, landscape and architecture of each Homesite be developed consistent with a cohesive theme, which seeks to achieve continuity with the natural environment of the Neighborhoods at Anson.

Materials and designs for Homesite improvement projects shall complement and reinforce the existing natural surroundings to create a harmonious community. Material such as brick, wood and stone are appropriate for the Neighborhoods at Anson's setting and will assist in providing a continuity of aesthetic appearance to the Neighborhoods at Anson as a developed community.

The Neighborhoods at Anson is located in an area of striking and unique natural beauty. The plan and concept for the Neighborhoods at Anson envisions a residential community in which the homes and related improvements will blend with and become a part of the Neighborhoods at Anson natural beauty. The intention of these guidelines is to establish an overall character and atmosphere for the property that will accomplish this goal. Further, it is intended that these guidelines will encourage individual property Owners to participate fully in the creation of a special and unique community.

Rather than serving as a "building code", these guidelines will define acceptable design parameters for Homesite improvement projects and allow considerable freedom within those parameters for design creativity while still creating a unified community.

1.2 GUIDELINE FORMAT

In order to effectively implement the development plan and create a project that is practical and integrated, the following design guidelines and regulations (the "Guidelines") have been established. These Guidelines are divided into three general areas:

1. Site Development, Landscape and Architectural Guidelines
2. The Design Review and Approval Process
3. Construction Regulations

These Guidelines will be used in conjunction with a formal design review process whereby developers or individual Lot Owners submit all plans, drawings and specifications for covered improvements project to the Anson Architectural Review Board (AARB) for review and approval prior to submittal for processing a building permit.

Accordingly, the guidelines are provided as a reference tool to assist Owners, Architects and Builders in preparation of designs that will meet with the AARB's approval. Attention to detail

must be assured to achieve an integrated design plan in which all site and architectural elements are interrelated and tastefully presented. To achieve and maintain an integrated quality image, these Guidelines must be consistently applied to all elements of each site's development.

Because designs for Homesite development begin with the site development, these Guidelines will begin by addressing site characteristics and aspects of the site design that are of particular importance. Following the Site Guidelines, Architectural Guidelines will be discussed. These Guidelines emphasize the important relationship of design and architecture. Consequently, discussions of the site design process may overlap with discussions of architectural features.

Finally, in order to ensure that all construction of Improvements on a Homesite occur in a safe and timely manner, construction regulations have been outlined. These regulations are in addition to satisfying all construction requirements and inspections required by Boone County and the State of Indiana.

ARCHITECTURAL, SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

The following chapter is divided into two sections: "Site Development and Landscape Guidelines" which sets forth guidelines and standards for all work relating to the Homesite, including grading, landscaping, siding of structures and outdoor areas; and the second section – "Architectural Guidelines", which sets forth design guidelines and standards for the residences and any ancillary structures to be constructed on the Homesite, including height, color and materials.

2.1 SITE DEVELOPMENT AND LANDSCAPE GUIDELINES

All development in the Neighborhoods at Anson must be carefully planned and implemented to reduce impacts and preserve and enhance the natural elements of this country setting. In preparing designs, the intent is to preserve and protect the environmental and scenic quality of a Homesite and respect the integrity of adjacent sites. Site evaluations shall draw upon topographic surveys, site photographs, soil reports and any other documentation helpful in forming an accurate picture of the site's condition.

Landscaping shall be completed within one year after construction begins, or 30 days from initial occupancy, whichever occurs first.

Variances may be reasonably granted by the AARB. The site design and landscape of each Homesite shall be carefully planned according to the following guidelines and objectives and requirements.

LANDSCAPE GUIDELINES

- 2.1.1 Builders must conform to the Anson Community Standards "Landscaping Guidelines". Please refer to the approval materials listing
- 2.1.2 Minimize the destruction to existing vegetation wherever possible. Mitigate disturbed areas with natural plantings to preserve the integrity of the site.
- 2.1.3 Provide landscaping to enhance the beauty of each residence.

-
- 2.1.4 Provide landscaping to unify the public view to the streetscape.

LANDSCAPE STANDARDS

- 2.1.5 Existing Vegetation – Not all trees are alike, protect and save those trees worth keeping. Minimize disturbance within the drip line of all trees to be saved, especially changes to existing grades.
- 2.1.6 Grading – To preserve existing landforms and site vegetation, grading plans for each Homesite shall be sensitive to the exiting vegetation and features of the Homesite. Grading and construction practices, which disturb these natural features, promote erosion. Erosion control throughout the building and landscaping process is the responsibility of the Home Owner and the builder. Supplement planting where disturbance occurs. Every effort shall be made to minimize grading and excavating and to contain construction within fixed limits including material storage and parking of construction vehicles.
- 2.1.7 Drainage – Each Homesite has its own natural drainage pattern resulting from its topography and vegetation. Whenever possible, this surface drainage pattern shall be preserved using surface systems such as swales, culverts and retention basins. Impervious surfaces shall be minimized. Where closed underground systems are necessary, release points must be designed to reduce erosion. Drainage impact on surrounding Homesites and the golf course must be minimized and negative impacts must be mitigated. All drainage swales must either be mulched and planted or stabilized by other means immediately following construction.
- 2.1.8 Landscape Design and Plant Materials – Enhance the beauty of each residence by planting materials that create a composition. Keep in mind the scale and balance of plantings as they affect the view of the home from the street. Soften corners and break up longer expanses of any plain facades by layering from the ground plant using small plants toward the front and then transitioning up to larger plants near the foundation. A single row of uniformly spaced plants of equal size arranged in a single row along the foundation is not acceptable. Installing plant material with different sizes and textures in natural groupings is encouraged.

Use plantings to effectively screen compressors, tanks, utility meters and other unsightly features from neighbors and public view.

Taller plantings should not be placed in an adjoining neighbor's view line, unless approved by the AARB. The view line is defined by starting at your back property corners and proceeding toward the front corners and starting at the back corners and proceeding toward the center. When connected, these two new points for triangles that should remain free for neighbor viewing unless existing vegetations is permitted to remain. The measurements of the triangles are determined by the size of the lot.

“Natural” areas are desired, but owners are cautioned that their areas must be maintained and not left to grow wild. Natural does not mean un-kept.

Builders must conform to the Anson Community Standards “Landscaping Guidelines” (refer to the approved preferred materials listing contained therein).

2.1.9 Streetscape – Plant street trees and front yard trees to share in the enhancement of the streetscape. Use species that branch high above the ground so as not to obstruct views of the homes. Plant trees large enough to make an immediate impact. Each home is required to have a minimum of (3) trees (two which must be flowering trees) with a minimum of two (2) trees in the front yard and one (1) in rear yard. Minimum caliper is 2.5”.

2.1.10 Lawns – All lawns must be sodded as determined by the AARB in its sole discretion. Irrigation is recommended for all lawns in full, unless approved otherwise by the AARB. No synthetic or artificial plant materials such as Astroturf or imported, exotic and/or inorganic materials such as lava rock will be approved by the AARB in areas visible from off site or adjacent Homesites. Irrigation and turf shall be extended to the area along the road, right of way or common area adjoining the Homesite. Any exceptions must be requested to the AARB and approved as such.

2.1.11 Fencing – All fences on lots shall be ornamental metal (wrought iron) white polyvinyl (or equivalent) picket or natural, cedar dog-eared shadow box, unless otherwise approved by the AARB. Please refer to section 3.09 of the CCR’s for more details and guidelines.

REQUIREMENTS

2.1.12 The landscape plan should be prepared by a registered landscape architect using a base map which indicated property lines, all existing or proposed buildings and structures, pavement location (including street, curb, walks and bike paths), existing trees over three (3) inch caliper, topography or corner spot elevations, utility and other easement locations, and drainage patterns. This information should be obtained from the site plan issued with the building plan documents and submitted to the AARB for final review.

2.1.13 The landscape plan shall be drawn at a scale of one (1”) inch equals ten (10’) feet, or 1/8” equals one (1’) foot, as deemed appropriate by the owner. The plan shall have a title block indicating the owners name and lot number, scale, and north arrow. The plan shall also indicate all existing and proposed plant material, lawn areas, landscape beds and edging materials, retaining walls, garden structures, proposed pavements and patios, decks, play structures and equipment, and fencing. A schedule (see sample) must be included with the plan indicating the following specifications for each plant.

- a. Botanical and common name
- b. Plant height at time of planting
- c. Plant spread at time of planting
- d. Plant quantities
- e. Root spec. (B&B) (Container) (Bare Root), etc.
- f. Square feet of grass and mulched areas

2.1.14 Planting is to be accomplished immediately after construction or within one (1) year from issuance of the building permit, whichever is earliest, unless a variance is granted by the

AARB due to seasonal issues. When planting is completed, call 317-808-6000 for your inspection.

2.2 ARCHITECTURAL GUIDELINES

These Architectural Guidelines are meant to provide builders and homeowners with a minimum set of standards for building placement and design within the Neighborhoods at Anson. These guidelines provide an easy understanding of the parameters by which the AARB will evaluate building plans. Residences in the Neighborhoods at Anson are expected to reflect the traditional character found in the established traditional neighborhoods in urban Indianapolis and other similar areas. Building types shall respond to the setting and be compatible with the overall community. It is desired that the balance, symmetry and detailing of traditional architecture be reflected in all buildings. Please refer to pages 58 & 59 of the Anson Community Standards.

Additional guidelines and requirements are in the CC&R's recorded with the plat and the Boone County ordinances.

2.2.1. Building Sizes and Setback Requirements –

Phase I South Custom Homesites

Multi-story 2,400 s.f. minimum (main floor and upstairs living areas)
Single-story 1,800 s.f. minimum (main floor-living area)
15 ft. front setback
10 ft. rear setback - (for primary structures)
5 ft. rear setback for Accessory structures
10 ft. aggregate of side yards
35 ft. maximum building height
25' minimum street frontage
70% - maximum lot coverage

2.2.2 **Building Projections** – The use of porches, verandas, courtyards, patios and/or outdoor living and circulation are required. Such projections must be designed as integral elements of the building using compatible forms and materials. Vinyl and aluminum covered porches are not permitted. All roof projections, including chimneys, flues, vents and other equipment must be grouped and concealed in chimney-like structures compatible in height with the structure from which they project. Wood chimney chases are not permitted.

2.2.3 **Design Standards** – The Neighborhoods at Anson residences shall have a minimum distance of 2.0 feet from finished floor to the existing grade (within the building area). The AARB is encouraging an “elevated” appearance on the front entry elevation.

2.2.4 **Roofs, Roof Shape and Ridge Alignment** – Roofs shall be carefully designed in color, material and shape so they help to integrate the structure with the landscape. The goal is to select roofing materials that are dark in color so that the roof recedes into the landscape. Roofing materials shall be non-reflective and fire retardant; shingles shall be 3 dimensional. Roof flashings, trim and counter flashing shall be in harmony both in color and material with the roof surfacing.

The minimum roof pitch for all residences shall be 6 to 12. Roofs shall truncate above the ground, and roofs on both sides of a ridge shall be the same slope, but not necessarily the same length. Building codes must be met regarding the distance from the roof eaves to finish grade.

Roof appurtenances shall be integral parts of the architecture of the building. Dormers and skylights create interest and add interior light, but they shall integrate with the overall exterior design. Dormers generally shall be gable, shed, hop or derivative types. Non-functional roof ornamentation shall be avoided.

Diverters, gutters, downspouts and similar accessories, if used, shall be designed within the total roof shape. Mechanical, electrical and roof access equipment and vents shall be integrated into the roof or dormer design and not be visible from public view. Ridge ventilators are acceptable.

- 2.2.5 Driveway and Garage Layouts – Concrete or approved pavers are required driveway materials. The driveway and parking garage layouts shall minimize the visibility of garage doors and guest parking from major views of adjacent Homesites and streets. It is required, where practical and feasible, that garage doors shall be oriented so they do not face the street. Garages will be accessible from the alley way located to rear of homes; maximum of 7' from alley to garage door.
- 2.2.6 Flagpoles – Flagpoles are permitted, subject to approval by the ARB, and if approved shall be properly located and in scale with the residence. (See flag pole specifications).
- 2.2.7 Swimming Pools – Swimming pools must be approved by the AARB before any work is undertaken. An application for the construction of a swimming pool will not be considered unless accompanied by a proposed fencing/landscape design. No above ground pools shall be permitted. Permanent backyard pools and accessory structures will be approved by the AARB only after careful consideration of their potential effect to neighboring properties. Electric pool covers are required unless the AARB approves otherwise. The use of plantings in the vicinity of the pool will be required to soften the effects of sounds and fencing on the neighboring properties.
- 2.2.8 Exterior Lighting – (3) Dusk to dawn lights are required for each residence, as determined by the AARB. The style, height and fixture must be approved by the AARB. The light must be equipped with a photoelectric cell to ensure dusk to dawn lighting. Exterior lighting should not adversely affect neighboring properties. All exterior lighting must conform to local building codes and ordinances. Individual light poles are prohibited.
- 2.2.9 Building Materials, Doors and Windows – Building materials, such as brick, stone and wood (or hardi-plank) siding is required for exterior surfaces (see Anson Community Standards). Vinyl or metal siding is not allowed. Wall decorations, shutters, bay windows, flower boxes, balconies, and other wall appurtenances shall be simple, functional and well integrated with the total design. Glass may be coated or tinted to control solar heat, but reflective mirrored appearance is not permitted. Vinyl or metal siding is not allowed.

The exterior finishes of windows and doors shall be of wood, anodized finish or vinyl clad. Metal doors may be permitted with AARB approval in limited locations such as garage service doors.

- 2.2.10 Satellite – Satellite dishes must be reviewed by the AARB and are required to be concealed. Maximum dish is 24” diameter, unless in a commercial or clubhouse area. No television, radio, or other antenna may be erected, by any lot owner, on the exterior portion of any residence or placed on the homesite.
- 2.2.11 Sidewalks – Sidewalks are an integral part of the Neighborhoods at Anson community. A 4’ - foot wide concrete sidewalk is required in the front yard of every home as the connector to the next home. All sidewalks extended to the home vertically shall be 5’ wide. Sidewalks must be installed, by the builder, within thirty (30) days of substantial completion of the home. All sidewalks and driveway aprons shall be constructed in accordance with the approved Neighborhoods at Anson construction plans and Boone County specifications.
- 2.2.12 Sport Courts – Sport courts, such as those for tennis, basketball, paddleball, squash or other recreational or sporting facilities must be approved by the AARB. No lighted courts or facilities will be allowed or approved specifically by the AARB. All basketball goals will have clear backboards and black poles and location and installation must be approved by the AARB. No portable basketball goals shall be permitted. Also, no goals shall be affixed to the garage. Basketball goals are not permitted within the front yard setback of any home. Recreation equipment shall comply with specific CC&R’s provisions. See section 3.32 CCR
- 2.2.13 Outbuildings (sheds, playhouses); playground equipment, patios/decks (allowed materials); Please refer to sections 3.26 and 3.27 of the Single Family CCR’s.
- 2.2.14 Pets – Fish or birds may be kept in a reasonable number. No more than two (2) commonly accepted household pets, such as dogs and cats, may be kept by any homeowner. All animals shall be contained within the Owner’s Dwelling Unit. Pets and animals may not be kept within a screened or similarly enclosed area. Any pet or animal taken outside the Dwelling Unit must be on a leash held by the owner, carried by the owner, or contained on the Owner’s Plot by an invisible fence. It shall be the Owner’s obligation to dispose of any waste material from pets. Pets must be on a leash or carried when on the Master Common Area.

ARCHITECTURAL REVIEW BOARD (ARB) – REVIEW PROCESS

This section provides a guide for the design review process at the Neighborhoods at Anson. The process involves a series of meetings between the Owner, the Owner’s design team and the AARB. It begins with an informal introductory meeting and concludes with the completion of construction. Along the way are meetings, or check points, designed to ensure a smooth systematic review of the process and therefore has established the following submission and approval guidelines.

3.1 PRIOR TO CONSTRUCTION

Construction within the Neighborhoods at Anson, including site preparation, should not begin before the following has been accomplished:

- a. Final site and elevation plans have been approved and stamped by the AARB.
- b. Landscape plans have been approved and stamped by the AARB and will include a drainage plan for that lot.
- c. Issuance of a Boone County Building Permit.

All proposed construction requires the submission of a completed signed and dated application (see Section VII) with the appropriate fee. Plans will not be reviewed without the completed application and fee. Issuance of the Neighborhoods at Anson Building Permit does not take the place of other governmental approvals and permits. All such approvals are the responsibility of each lot owner. The AARB evaluates all design proposals on the basis of these Design Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the AARB.

AARB SUBMISSION FEE SCHEDULE

Single Family Residence	\$200.00
Additions (Covered)	\$100.00
Additions (Uncovered)	N/C
Pools, decks, fences, enclosed covered areas, etc.*	\$50.00
Basketball backboards, gym sets, etc.	N/C
Re-staining or Re-painting house	N/C
Replacement of shingles	N/C
Concept of Concept Site Approval	N/C
Re-Inspections caused by owner/builder*	\$50.00

*Unless part of the initial AARB submission, which will be at no additional cost.

These fees may be adjusted by majority vote of the AARB from time to time.

3.3 STAGES OF PLAN REVIEW

This section provides a description of the three stages of plan review and the details of the site plan.

- 3.3.1 Conceptual Review – No fee required for this review. The submission should contain information depicting the exterior of the proposed building with information as to materials and colors. A scale drawing of the site plan with the footprint within setback lines should be included. Conceptual approvals are valid for ninety (90) days from issuance of the approval by the ARB.
- 3.3.2 Preliminary Review – When the concept review has not been requested, this submission should include a site plan with setback lines, preliminary floor plan(s), and elevations with materials clearly indicated. Drawings shall be to scale. Preliminary approvals are valid for ninety (90) days from issuance of the approval by the ARB.
- 3.3.2.1 Final review is based on the premise that either the concept or preliminary reviews have been made. Plans receiving preliminary review and having their concerns (if any) addressed, will likely receive Final Approval and any further concerns the ARB may have during final approval, will be addressed as condition to the approval. With a conditional approval, the remainder of this review will be handled by the staff to insure that both parties are in agreement. Final approvals are valid for twelve (12) months from issuance of the approval by the ARB. The final review submission requires the following items:
- a. The completed Application for Residential Construction;
 - b. The payment of the applicable ARB submission fee;
 - c. The completed working drawings including:

Site Plan – (scale 1/8" = 1') including:

1. Registered site survey with property lines.
2. Elevations of property corners, center of building, edge of roadway and finished floor elevations.
3. Tree survey showing location and species of trees three (3) inches or larger in diameter. Trees proposed to be removed to be indicated with an (X).
4. Setback lines.
5. Building outline including service yard and front and rear corners of adjacent buildings.
6. Drives, parking area, walks, patios, etc. (indicate type and color of material for these items-asphalt not allowed).
7. Drainage and grading plan with the existing contours indicated by solid lines. Sites where the finished floor elevation is less than three feet above center elevation of lot, the drainage pattern may be indicated by arrows to show that the final grading will not direct drainage on to adjacent properties. It is the responsibility of the Owner and the Owner's agent to insure that drainage is in accordance with the approved plan and the master drainage plan of the development.
8. Location and identification of special features such as drainage ditches, easements, retaining wall, etc.
9. Floor Plan(s) showing the roof outline, entry steps, service yard details such as screening and all other architectural features.
10. Roof Plan indicating the roof pitch, an outline of the building walls below, the roof outline and any other pertinent features.
11. Elevation Drawings must include all four elevation, indicate existing grades and finished grades, finished floor elevation above mean sea level, exterior finishes of materials, roof pitch, window and door designs, service yard

enclosure, and any other pertinent information such as the windscreen for chimney. The Board is requesting predominant use of brick or other approved masonry on the exteriors.

12. Color Sample Board with samples of the actual materials and their colors are to be submitted. The material and color information requested in the Application is to be completed in addition to the board.
13. Detail Drawings showing wall sections, service area enclosure details, and other architectural details. A schedule of window types and finish colors would help in the review process.
14. Electrical Plan(s) showing the location of the meter setting in the service yard, locations and specifications of exterior lighting, including security lighting and other electrical equipment for pools, etc.
15. Gas Plan(s) shall show location of tanks, meters, etc.
16. Landscape Plan shall be submitted with the final review package. Changes to these drawings will be handled at field inspection. They must meet or exceed the standards approved on the original landscape plan.

3.4 ON-SITE STAKE-OUT

After all conditions for final review are met and before lot clearing can commence, a stake-out of the building, drives, and service yard must be installed and approved by an inspection performed by The Neighborhoods of Anson. For stake-out review, the property lines and foundation perimeter must be materialized on the site by a series of stakes (a minimum of 3 feet exposed) connected by string. Trees to be removed are to be flagged with red flagging ribbon. In no case or for any reason shall any tree removal or site clearing commence without a Neighborhood of Anson Building Permit.

3.5 ISSUE PERMIT TO BUILD

The Neighborhoods of Anson permit to build will be issued after the on-site stake-out inspection has been made, provided that the site conditions comply with the approved status of the final review and that all deposits have been made.

3.6 PROGRESS INSPECTIONS

The progress of construction will be monitored to insure compliance with the approved project's design. When as a result of a construction inspection the AARB finds changes and/or alternatives, which have not been approved, the AARB will notify the owner within three (3) days of the inspection describing the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies. The AARB has the authority pursuant to The Neighborhoods of Anson CC&R's to order an immediate cessation of site construction activity if it appears that an improvement project is proceeding wither without prior AARB approval, or is in violation of approved plans and specifications.

3.7 VARIANCES

The AARB recognizes that each Homesite has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the AARB has the authority to approve variances from any of the design standards in these Design Guidelines. All requests for variances must be accompanied by documentation and details of proposed designs. All variances must be approved in writing by the AARB and if applicable the review and approval of Boone County, Indiana.

The AARB also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owner demonstrates there is good cause.

CONSTRUCTION AND BUILDER REGULATIONS

To assure that any construction on a Homesite will occur in a safe and timely manner, without damaging the natural landscape of The Neighborhoods of Anson or disrupting residents and guests, these rules and regulations are for all contractors, subcontractors, material suppliers, maintenance personnel and any others engaged in construction or an allied activity in The Neighborhoods at Anson.

These regulation are not intended to restrict, penalize or impede construction activity during reasonable performance of duties while with The Neighborhoods at Anson, rather, they will be enforced fairly to achieve the objectives enumerated below and in the Covenants to facilitate orderly and controlled construction activity thereby preserving the overall quality of The Neighborhoods at Anson appearance. Violations are subject to assessments and repeated violations may be cause for denial of access.

Construction may not begin until final approvals have been issued from the ARB and a building permit has been obtained from the appropriate governmental entities.

4.1 GUIDELINES WITHIN THE JURISDICTION OF THE ARCHITCTURAL REVIEW BOARD

The contractor will provide the ARB with a detailed plan of the proposed "Construction Area", showing the area in which all construction activities will be confined, and how the remaining portions of the Homesite will be protected. Access to the construction site for large trucks will be limited to the route established by the ARB prior to construction. Additional construction guidelines are as follows:

- 4.1.1 Site Clearing – Site clearing or construction on any property with The Neighborhoods at Anson is not permitted without first obtaining a The Neighborhoods at Anson Building Permit) see Section II, The Neighborhoods at Anson Architectural Review Board Submission and Approval). Site clearing material must be transported in a covered truck as outlined in Section VI—Trash Hauling. No trees of three (3) inched or more in diameter, measured five (5) feet above grade, shall be removed without prior written approval.
- 4.1.2 Trash Receptacles – Each residential building site must be provided with a suitable trash receptacle. Building sites must be cleared of litter each day and stored in the trash receptacle for removal when full. The dumping of construction rash is not permitted inside The Neighborhoods at Anson.
- 4.1.3 Portable Toilets – Each residential construction site must be furnished with at least one portable toilet prior to any on-site construction. These toilets will be placed in the alleyway or a designated location with the door facing away from any view from the adjacent street or house. Clean and sanitary conditions are required for all toilets.
- 4.1.4 Compliance with Architectural Review Board Approvals – All building and landscape plans must be approved in writing by the Architectural Review Board and The Neighborhoods at Anson holds the owner and the builder jointly responsible that

approved plans are followed in all aspects of the exterior of the house and grounds. Construction is to be complete to a point of being granted at Certificate of Occupancy within one (1) year of commencement. Landscaping is also to be completed within one (1) year of construction start or within sixty (60) days of Certificate of Occupancy, whichever occurs first. Any change to the exterior of the house, siding, driveway, garage, etc., must receive prior written approval from the AARB. Failure to comply may result in an assessment (see schedule below).

- 4.1.5 Mail Boxes – All mailboxes within a specific parcel (Phase 1 South 1A and 1B) of The Neighborhoods at Anson will be uniform in design, color, lettering, numbering and installation, for that parcel. The mailbox plans are available by contacting the AARB. Newspaper delivery holders will be incorporated into the box design. Any modification of the mailbox is prohibited.
- 4.1.6 Street Number I.D. – The 911 system incorporated in Boone County has specific requirements for the posting of the Street address on each home (within the masonry or siding) and along roadways. The Neighborhoods at Anson has an approved design for this road sign, which incorporated in the mailbox, which must be purchased through a contractor approved by the AARB. An address will need to be affixed to the front of home and on the rear of garage.
- 4.1.7 Signs – The AARB has a job site sign standard to be used on all residential construction sites. Individual contractors will be responsible for providing their own graphic panels that meet the standards specifications. The sign stanchions will provide a plan tube (holder) and space on the rear to display building permits. Call 317-808-6000 for placement and coordination.
- 4.1.8 P.O.A. Regulations – The construction guidelines under the jurisdiction of the Home Owners Association shall be reviewed prior to all construction in The Neighborhoods at Anson. These guidelines include items such as: construction hours, trespassing, trash hauling, fill dirt hauling, trash fires, wash out areas, etc.
- 4.1.9 Schedule of Assessments for Violations of the Rules and Restrictions of The Neighborhoods at Anson – The following is a schedule of assessments that will be enforced when a contractor or owner violates the covenant and restriction of The Neighborhoods at Anson. The assessments collected will be used for grounds maintenance in common areas and will not be refunded to the contractor. An assessment may be appealed (see below).
- 4.1.10 Assessment Appeal – Assessments levied The Neighborhoods at Anson Architectural Review Board due to violations may be appealed, in writing, with appropriate justification, to the Chairman of the AARB.

Schedule of Construction Violation Assessments

Violations

- a. Not providing trash receptacles for construction or keeping site clean of debris - \$100 per violation.
- b. Trash fires - \$100 per violation.

- c. Clearing of site without stakeout approval or obtaining a “The Neighborhoods at Anson Building Permit” (includes unauthorized tree removal) - \$500 per violation. This violation warrants possible expulsion of the responsible contractor and denial of further construction within The Neighborhoods at Anson development.
- d. Improperly hauling trash - \$100 per violation and/or revocation of vehicle access.
- e. Construction that does not conform to plans approved by the Architectural Review Board- \$500 per violation. This violation warrants possible expulsion of the contractor and denial of construction, with removal of the unauthorized construction, within The Neighborhoods at Anson.
- f. Failure to provide a properly sited portable toilet - \$50 per violation per day.
- g. Signage not in compliance - \$50 per violation per day.
- h. Pets on construction sites - \$25 per violation.
- i. Fishing in lakes - \$25 per violation per day.
- j. Trespassing on adjoining lots and properties, equipment, material storage, etc. Trespass on private property is prohibited without written consent from the property owner - \$500 per violation.