

**STABLE CHASE ESTATE HOMES  
RULES & REGULATIONS  
FOR ARCHITECTURAL APPROVAL**

**INTRODUCTION**

Pursuant to the Declaration of Covenants, Conditions and Restrictions of Stable Chase Estates (herein referred to as the "Declaration"), the Stable Chase Architectural Committee (herein referred to as the "Committee") is charged with the responsibility of preserving and enhancing the values of properties subject to the Declaration. For these purposes, the Committee has the right to enforce rules, regulations and guidelines to regulate the exterior design, appearance, use, location and maintenance of lands, and improvements thereon, subject to the Declaration. In order to satisfy this responsibility, the Committee has the right to take the following actions:

- (a) Approve or disapprove plans and specifications for all construction on land subject to the Declaration, and
- (b) Approve or disapprove plans and specifications for improvements of property on land subject to the Declaration.

The following guidelines for all construction on and improvement of the land subject to the Declaration are hereby adopted by the Committee for guidance to property owners in preparing and submitting plans and specifications to the Committee for its consideration. These guidelines may be changed, modified and amended by the Committee at any time, in accordance with the procedure therefore set forth in the Declaration.

**NOTE: NO NEW CONSTRUCTION OR IMPROVEMENT TO AN EXISTING STRUCTURE MAY BE INITIATED WITHOUT PRIOR WRITTEN APPROVAL FROM THE COMMITTEE.**

While the Declaration provides that the Committee shall have up to fifteen (15) days for the approval or rejection of submitted plans, the Committee will make every effort to complete review process in a shorter period when necessary to accommodate the needs of property owners.

**I. CONSTRUCTION APPROVAL**

In order to create and maintain a high quality residential development on the subject property, certain criteria for all construction has been established by the Committee.

1. GENERAL REQUIREMENTS FOR CONSTRUCTION

While detailed construction requirements may vary by specific areas or sections of the property, the general requirements are set forth below.

- (a) **Square Footage.** All Dwellings shall have a minimum of 1,700 square feet (if built as a ranch) of finished floor area *exclusive of garages and open porches*. However, all two-story dwellings shall have a minimum of 2,000 square feet of finished floor area, *exclusive of garages and open porches*. All two story homes shall have a minimum of 1,250 square feet of finished floor area on the first floor.
- (b) **Construction Trash.** All builders will be required to utilize a trash receptacle for each home during periods of construction in order to properly dispose of debris.
- (c) **Temporary Driveway.** To further preserve the overall appearance of the community during time of home construction, each builder is required to install and maintain a temporary stone drive on each lot.
- (d) **Colors, Materials and Exteriors of Homes.** Materials used on the exterior of homes and improvements are subject to the approval of the Committee, and all exterior colors are, **generally**, to be subdued, earthen tones, or white and compatible with other structures in or planned for the immediate area. Except for the 13 Homes permitted under applicable zoning covenants and approved by the Architectural Committee all Homes shall have a minimum of 75% of the vertical exterior finished with masonry, excluding from this computation doors, windows, gables, porches, patios and upper levels of Homes having two or more levels.
- (e) **Yards.** By applicable zoning ordinance, the "front yard" of a lot is considered to be that area between the public street frontage and the house, regardless of how the house is faced and minimum front yard, side yard and rear yard setbacks must comply with the requirements therefore referred to in the Declaration and the Plat.

2. PLANS AND SPECIFICATIONS

In order to properly review proposed construction, the Committee has established the following drawings as a minimum for submittal to the Committee. Submittal for approval shall include all items below. Clarification drawings and details may be requested by the Committee prior to approval if adequate details are not included in the plans.

- (a) **Site Plan.** The site plan shall show all improvements, including, without limitation, the proposed structure, driveways, walks, terraces, decks, fences and grading.
- (b) **Grading and Utility Plan.** The grading and utility plan shall include all existing and proposed contours, finished floor elevations, proposed and existing utilities, downspout collection system and discharge points.
- (c) **Landscape Plan.** The landscape plan shall conform to the master development covenants.
- (d) **Foundation Plan.**
- (e) **Floor Plan(s).**

- (f) **Elevations.** Front, rear, sides.
- (g) **Details.** Exterior.
- (h) **Specifications.** For all exterior building colors, finishes and materials.

All site related plans shall be drawn at a scale of not less than 1" = 20'. All architectural related plans are to be drawn at a scale of not less than 1/4" = 1'. All plans shall be fully dimensioned and presented in duplicate (two sets) on a 24" x 36" sheet size format.

### 3. **METHOD OF APPROVAL**

The Committee shall review plans within five (5) working days of complete submittal. A "Checklist of Compliance" attached to these Guidelines, shall be returned with one (1) set of plans stamped "Approved, Stable Chase Architectural Committee, By: John Curtis, Date: \_\_\_\_\_". The Committee shall retain one (1) set of plans with the Checklist for its files. If the Committee disapproves the plans, written notice of such shall be given to the lot owner and shall specify the reason for such disapproval. **Construction may not start until all plans have received approval from the Committee.**

### 4. **RESUBMITTAL**

If the Committee has disapproved any of the submitted plans, it is the responsibility of the owner to see that corrections or modifications are made in compliance with the Committee comments. One set of corrected plans shall then be resubmitted with changes conspicuously noted. The Committee will make every effort to review and approve the plans as quickly as possible.

## **II. ARCHITECTURAL GUIDELINES**

The Committee has established the following guidelines for specific types of construction and improvements on land subject to the Declaration. Any addition, exterior alteration or change to an existing building shall be compatible with the design character of the original building. Any new detached structure (if permitted) shall be compatible with the existing structure.

### 1. **FENCES, WALLS AND SCREENING**

No fence or screen will be approved if its installation will obstruct necessary site lines for vehicular traffic. Undue obstruction of view or other amenities from adjoining properties will be taken into consideration by the Committee when reviewing for approval. Fences shall not be located any closer to the front of the home than the rear foundation line of the home. **The committee has adopted a fence standard for the subdivision that is not incorporated into the recorded covenants of Stable Chase Estates. There are two (2) types of approved fencing. The first is a shadow box fence, which must be or stained a natural color and kept in good repair and appearance at all times. The second is a wrought iron/aluminum black fence. Both fencing types must be at least 36 inches in height, but no greater than 48 inches in height. All fencing must be approved by the Committee prior to installation and request for fencing approval must be accompanied by a site plan, landscape plan and product sample brochure.**

The Committee discourages fencing of the entire back yard due to the effect that this fencing may have on the feeling of spaciousness desired by other property owners. **The Committee shall have the right to require additional landscaping on the exterior side of all solid fencing on a lot (i.e., on the sides of such fencing facing away from the house on such lot). Fences must be professionally installed.**

- (a) **Height Restriction.** The Committee will approve fences up to four (4) ft. in height which otherwise meet these guidelines. The Committee will give consideration, however, to a variance in this height limit where clearly unique circumstances exist. The use of six (6) foot fences around small patio areas of a back yard of a home in order to secure privacy for the immediate patio area may be permitted.

- (b) **Materials and Finish.**

- (1) Wood fencing or screening may be approved if the design is in conformity with the architectural design of the community, subject to the Committee's right to require landscaping on the exterior sides thereof.
- (2) **The Committee will not approve an application for the installation of a chain link or other galvanized metal fencing.**
- (3) All fencing or screening should preferably have finished material on both sides. If only one side has finished materials, that side must face the public side or adjoining property.
- (4) The manufacturer's printed instruction and directions for the application or installation of their products shall always constitute the minimum standard for the application or installation of that product.

### 2. **LAWNS**

**All yards will be required to be hydroseeded or sodded.** All established front lawns will be required, by the owner, to be fertilized and weeded as necessary to insure a quality lawn appearance at all times.

### 3. **SWIMMING POOLS**

Swimming pools must have the approval of the Committee before any work is undertaken. **No above ground pools shall be allowed.** An application for the construction of a swimming pool will not be considered unless the application is accompanied by an application for acceptable fence and landscape design approval. The design of such fence

shall conform to county or municipal regulations for such fencing. Use of plantings in the vicinity of the proposed pool will be required to soften the effect of sound and required pool fencing on adjacent properties.

4. **TENNIS COURTS, RACQUETBALL COURTS, PADDLE BALL COURTS, BASKETBALL GOALS, ETC.**

Tennis courts, racquetball courts, paddle ball courts, squash courts, and other recreational or sporting facilities may be approved by the Committee only after thorough consideration of the potential effect of such a structure or use in neighboring properties.

5. **PLAY EQUIPMENT**

Children's play equipment such as sandboxes, temporary swimming pools having a depth less than twenty-four (24) inches, swings and slides, playhouses and tents shall not require approval by the Committee provided such equipment is not more than six (6) feet high, maintained by the lot owner in good repair (including painting). Equipment higher than six (6) feet shall require approval of the design, location, color, material and use by the Committee.

6. **RETAINING WALLS**

Retaining walls must be architecturally compatible with the exterior of the home.

7. **ROOFS**

All roofing materials must be of either asphalt, fiberglass, tile or an acceptable alternate as approved by the Committee (i.e., heavy textured fiberglass shingle). **ALL ROOFS MUST HAVE AT LEAST A 10/12 PITCH unless otherwise approved by the ARCHITECTURAL CONTROL COMMITTEE.**

8. **GUTTERS AND DOWNSPOUTS**

All homes are required to collect runoff by the use of gutters and downspouts, that are architecturally compatible in color with the exterior of the home. The builder (homeowner) is responsible for all surface water drainage and grading to appropriately manage water run off from the gutter and downspout systems, so as to not negatively impact neighboring properties.

9. **GARAGES**

The location and orientation of all garages and garage doors will be planned in such a manner as to not infringe on the privacy of the adjoining property. Each Home shall contain no less than a two car garage.

10. **DRIVEWAYS**

All driveways must be asphalt, concrete or an acceptable alternate as approved by the Committee. Extensions, widening or re-routing of existing driveways must have the approval of the Committee prior to construction.

11. **SIDEWALKS**

The owner/builder is responsible for providing all sidewalks on subject lot, prior to occupancy.

12. **YARD LIGHT(S)**

**A minimum of one uniform dusk-to-dawn yard light is required to be purchased and installed by the builder (owner) at the area in the front yard which contains the greater area of the lot based upon the location of the driveway approximately 6' from the edge of the public sidewalk and 6' from the edge of the drive toward the front door. The yard light standard is available upon request from the Committee. No other light standards will be acceptable.**

13. **MAILBOXES**

In order to preserve the overall aesthetic appearance of the properties subject to the Declaration, all mailboxes and street numbers will be of the same type and color as specified by developer.

14. **AIR COOLING UNITS**

Air cooling units or other like utilities that are outside of the residential structure must be located at the side or rear of the home.

15. **SOLAR HEATING SYSTEMS**

No Solar Heating systems will be allowed.

16. **EXTERIOR ANTENNAS**

Unless specifically authorized by the Committee, no television, radio, antennas or satellite dish (except those not exceeding two feet (2') in diameter and approved in writing by the committee) may be erected by any lot owner on the exterior of a house or on a lot.

17. **SIGNAGE**

No signs of any type shall be erected, placed, or permitted to remain on the Development, other than a "For Sale" or "For Lease" sign which may be displayed, provided it is in such a form as the Committee may require.

18. **FIREPLACE CHASE**

All fireplace chases are required to have a brick or other **masonry type material**, unless otherwise approved by the architectural committee.

19. **ADDRESS BLOCKS**

Each home shall be required to have installed on the front of the home either a cast concrete or limestone address block as approved by the architectural committee.

20. **MISCELLANEOUS**

- (a) All construction trades performing work on any structure or other improvement on any lot in the property subject to the Declaration will be expected to do their work in a professional manner, and in accordance with all standards published by the recognized trade councils of their respective industries, and it shall be understood that all work performed in such property shall be of the highest quality known to the trade. It is not the duty or the responsibility of the Committee to supervise or inspect the quality of construction performed by the construction trades, but should the Committee discover what it considers "low quality work" or work being performed which is not in accordance with the plans approved by the Committee, the owner of the lot and the holder of the building permit for the work in question (if known) may be notified and the work shall be corrected to a professional standard and made to conform to the approved plans.
- (b) If any owner of a lot or the holder of a building permit should dispute the determination of the Committee, such challenge shall be in writing and served upon the Committee accompanied by a certified letter from an architect registered to practice in the State of Indiana and bearing his signed seal stating that, in his professional opinion, the work in question is in accordance with the plans approved by the Committee and meets the quality standards herein required.
- (c) If after receiving the foregoing information, the Committee still disagrees and feels the work is substandard or not in accordance with the approved plans, a panel of three architects will be chosen to review the work and their majority vote shall constitute the final determination as to what, if any, action is required. If such panel of architects rule the work substandard or not in accordance with the approved plans, then the work shall be re-executed to professional standards and in accordance with the approved plans within thirty (30) days. In any case in which such a panel of architects is to make a determination hereunder, one such architect shall be selected by the Committee, one by the owner of the lot (or his or her builder), and the third by the two so selected. If either party fails to select its architect and advise the other of such selection within five (5) days after the date upon which the Committee notifies the owner of the lot or the holder of the building permit that the Committee still feels the work is substandard or not in accordance with the approved plans, then the single architect selected by one of the parties shall serve alone as the panel of architects to make such final determination. The costs and expenses of the architectural review panel selected to determine any such dispute shall be borne and paid in equal shares, one-half (1/2) by the Association and one-half (1/2) by the owner of the affected lot.
- (d) Neither the developer of the property subject to the Declaration nor any member of the Committee shall at any time have any liability whatsoever to the owner of any lot in such property or to any holder of a building permit for any improvements to be located thereon nor to any person for any determination or decision made by the Committee in the exercise of its duties and responsibilities or for any actions taken or attempts made by the developer or the Committee to enforce quality construction practices in the subject property.

AGREED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_

(Owner)

LOT NO.XX

\_\_\_\_\_

(Owner)

STABLE CHASE DEVELOPMENT COMPANY

By: \_\_\_\_\_

John R. Curtis, for

STABLE CHASE ARCHITECTURAL COMMITTEE

**STABLE CHASE**

**CHECKLIST OF COMPLIANCE**

**Instructions:**

The application for approval of any construction upon or improvement of a Lot (that is, the owner or owners of such Lot) must complete this Checklist by supplying all information required under Item 2. The applicant must then date and execute the Request for Approval (Item 5) and submit this Checklist in duplicate, together with two copies of all plans and drawings referred to herein, to the Committee for its action. (All information provided will be treated as confidential.)

1. **General Information**

- (a) Lot No.:
- (b) Complete name(s) of owner(s) of record:
  
- (c) Size of House to be constructed on Lot:
  - (1) Number of Stories: **03**
  - (2)
    - (a) 1st Floor square footage: **0**
    - (b) 2nd Floor square footage: **0**
    - (c) Other (specify): \_\_\_\_\_
    - (d) Total square footage: **0**
- (d) Estimated Cost Breakdown
  - (1) Estimated home completion/lot: **\$0**
  - (2) Estimated landscape completion: **\$0**
- (e) Style of Architectural Design:

2. **Owner's Request for Approval**

The undersigned, owner or owners of the Lot in Stable Chase Estates identified above (collectively, "Owner"), as an inducement to the Stable Chase Architectural Committee ("Committee") to consider the approvals herein requested, hereby states and certifies (A) that the undersigned is the sole owner of said Lot, (B) that the information set forth herein is true and correct, and (C) that the plans and drawings identified above and submitted herewith to the Committee are the only plans and drawings being submitted for construction approval by the Committee. The undersigned represents, warrants and agrees that all construction upon and improvement of the subject Lot will be performed in accordance with such plans and drawings as finally approved by the Committee. The undersigned acknowledges and understands that any changes in plans and drawings, after the approval of those submitted to the Committee, must be resubmitted to the Committee for its consideration and ultimate approval. The undersigned further agrees to abide by all of the terms, provisions and requirements of the Declaration of Covenants, Conditions and Restrictions of Stable Chase Estates, the subdivision plat of Stable Chase Estates, the Plat Restrictions, the Guidelines for Architectural Control governing Stable Chase Estates and the requirements of the Stable Chase Homeowners Association, Inc. and the Committee.

This undersigned hereby requests Approval by the Committee of the plans and drawings identified above and submitted herewith to the Committee:

Dated: , 2012.

\_\_\_\_\_  
Owner(s):

Note: All owner(s) of record must sign the Request for Approval.

**"FOR INTERNAL USE ONLY"**

3. Plans

	<u>Submitted</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Comments</u>
Site Plan	_____	_____	_____	_____
Grading/Utility Plan	_____	_____	_____	_____
Landscape Plan	_____	_____	_____	_____
Lighting Plan	_____	_____	_____	_____
Foundation Plan	_____	_____	_____	_____
Floor Plan(s)	_____	_____	_____	_____
Elevations	_____	_____	_____	_____
Details	_____	_____	_____	_____
Specifications	_____	_____	_____	_____

3. Action by Committee

(a) Date this Checklist and all plans and drawings referred to herein were received by the Committee: \_\_\_\_\_, , 2012.

(b) Plans and drawings are:

\_\_\_\_\_ Approved as submitted and the Committee hereby authorizes the issuance by the Building Commissioner, in his discretion, of an improvement location permit and a building permit for the construction reflected on the plans and drawings approved by the Committee, each page of which bears the "Approved" stamp of the Committee, each page of which bears the "Approved" stamp of the Committee, subject, however, to revocation of any such permits in accordance with the provisions of the Declaration of Covenants, Conditions and Restrictions of Stable Chase Estates.

\_\_\_\_\_ Disapproved since they are incomplete in the following respects:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Disapproved for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) Date of action by the Committee:

\_\_\_\_\_, 2012.

(d) The foregoing action by the Committee is valid only when this Checklist is executed by the Committee and all plans and drawings listed herein have been stamped "Approved" by the Committee.

STABLE CHASE  
ARCHITECTURAL COMMITTEE

By: \_\_\_\_\_