

Britton Ridge ARCHITECTURAL RULES AND GUIDELINES

The Declarations of Covenants, Conditions and Restrictions covering the Britton Ridge subdivision requires that you request approval from the Board of Directors prior to doing exterior modifications to your house or other exterior changes to your property. Some examples of modifications needing approval are: room additions, decks, porches, fences, changes to exterior colors of house, antennae, basketball goals, sheds, fire pits, etc.

BEFORE submitting the Request for Architectural Control Approval form, contact the City of Fishers Planning & Zoning Department (317-595-3155) to confirm that your improvement project conforms to ALL city ordinances including setback requirements.

Complete the Request for Architectural Control Approval form. Enclose an official plot plan (available free of charge from the City of Fishers) showing where the improvement is to be located. Show all dimensions including distances to lot lines.

Although the Board of Directors will act promptly, they could take up to 30 days to respond to you. No improvement may be started until you receive written permission from the Board of Directors to do so. All work must be completed in a professional, workmanlike manner.

Following are some of the guidelines used by the Board of Directors in determining whether approval will be granted. **These are guidelines only – Refer to the covenants and restrictions of Britton Ridge Homeowners Association, Inc. for specific requirements and exceptions.**

1. **Your assessments account must be a current balance before approval will be considered.**
2. No structure will be approved if it violates setback restrictions or if it encroaches on any easement.
3. Changes to exterior house color including trim must be approved by the Board of Directors.
4. Chain link fences must be vinyl covered. Fences cannot exceed 6 feet in height. Wood privacy fences must have the more attractive side facing out. **Absolutely no privacy fences will be allowed on lake lot properties – No exceptions!**
5. Barns/sheds cannot exceed a total of 144 square feet, and a maximum 10 feet in height. The color of your proposed barn/shed must match the color of your house; shingles on the barn/shed must match the shingles on your house.
6. Above ground swimming pools will not be considered. In ground swimming pools must be approved by the Board of Directors.
7. Offensive structures or landscaping that does not maintain the harmonious appearance of the subdivision, or does not project the appropriate image commensurate with the neighborhood, will not be approved.
8. Placement of satellite disks must be approved by the City of Fishers.
9. Lots adjoining the common areas are subject to more restrictive rules and guidelines regarding improvements and changes such as fences, storage barns, etc. Approvals are made on an individual basis only.

Approval will not be granted without a plot plan showing all dimensions and the location of the proposed structure. Even if you feel your improvement meets these guidelines, you must still formally request approval from the Board of Directors.

Mail To: Britton Ridge Homeowners Association
C/O Omni Management Services
P.O. BOX 441570
Indianapolis, IN 46244

Date: _____

Account Balance is: \$ _____

Request for Architectural Control Approval

I/We request permission to build upon my/our lot number _____ in Britton Ridge subdivision,
(StreetAddress) _____ the
following structure:

Materials for exterior change on house: _____

Mini-barn color: Same as house Material: _____ Roof color: Same as house

Fence color: _____ Material: _____

Start date: _____ Completion date: _____

I/We have attached to this request: (1) a copy of the plans and/or diagram, with dimensions and the type of materials to be used; and (2) a copy of the plot plan for our lot, with the proposed improvement(s) to be constructed drawn on the plan where they are to be located.

I/We understand that: (a) if this request is granted, I/We may still need to apply to the appropriate governmental agency for any required building permits and must comply with all applicable building & zoning codes and (b) construction may not start until an approved copy of this request is returned to me/us.

I/We have confirmed with the City of Fishers that this improvement project conforms to all ordinances including setbacks and I/we will NOT hold the Britton Ridge HOA or any of its members liable for damages related to any violations.

(Signature)

(Signature)

(Printed Name)

(Printed Name)

(Phone)

(Email Address)

All Property Owners Must Sign This Form

(For HOA Directors)

Approved: _____

Date: _____

Denied: _____

Reason: _____

Directors:

