

RAPIDS OF KEEFER CREEK ASSOCIATION, INC.

ARCHITECTURAL POLICIES

The following architectural policies have been extracted from the dedication, protective restrictions, covenants, limitations, easements and approvals appended of the plat of The Rapids of Keefer Creek, Section I, Articles IV and V, and its community association. They are subject to additions or changes by the Architectural Review Committee and the Board of Directors of The Rapids of Keefer Creek, Inc.

The enclosed information is presented by The Association of The Rapids of Keefer Creek to its members. By design, the intent of the noted rules and policies is to ensure the long-term value and desirability of The Rapids of Keefer Creek. Maintenance and compliance with this information is the responsibility of individual property owners and be maintained/complied with in a timely manner.

**Rapids of Keefer Creek Community Association
Architectural Change Request**

Name: _____
Address: _____
Phone: _____
Email: _____
Lot Number: _____

Briefly describe the proposed change:

Will there be changes or modifications in basic utility services or existing structures to accommodate the proposed change? Please indicate below:

	Yes	No		Yes	No
Electric	_____	_____	Exterior Walls	_____	_____
Telephone	_____	_____	Patio Fencing	_____	_____
Gas	_____	_____	Patio Slab	_____	_____
Water	_____	_____	Sidewalks	_____	_____
Sewage	_____	_____	Pavement	_____	_____
TV Cable	_____	_____	Other	_____	_____

Please list below the major construction materials which will be used in this project. Be as specific as possible. Exterior materials must conform to those used on the original building or be sufficiently compatible.

If the proposed project is an addition or alteration that would change the structural appearance of your residence, please attach the following information.

- a) Plot plan indicating the location and dimensions of the project.
- b) Blueprints or working drawings indicating all necessary dimensions and elevations.
- c) If available, a photograph or drawing of a similar completed project.

Project Schedule:

1) The project will be done by: _____ homeowner
_____ Contractor(s) - _____

2) Please indicate the approximate time needed to complete the project, subsequent to the Association's approval. _____

3) Please indicate any building permits that will be required: _____

*** NOTE: All submitted materials shall remain the property of the Association. You may wish to make a copy for your personal records.

I hereby acknowledge that I have read and understand the Architectural Standards set forth by the Association, as well as the Declaration of Covenants and Restrictions.

Homeowner's Signature: _____ Date: _____

Please submit by mail or email to:
Rapids of Keefer Creek Comm. Association
PO Box 652
Huntertown, IN 46748
ROKAssociation@outlook.com

DO NOT WRITE BELOW

Association Board Action:

- Approved as submitted
 - Deferred
 - Additional information required: _____
 - _____
 - Other: _____
 - Denied
- Comments: _____

Signed by: _____ Date: _____
Position: _____

GENERAL

No building, fence, wall or other structure shall be commenced, erected, or maintained on a lot, nor shall any exterior addition, change, or alteration to an existing structure be made, until the plans and specifications showing the nature, kind, shape, height, material and location of the proposed activity, have been submitted in writing to the Architectural Review Committee of the Board of Directors of the Association. The Architectural Review Committee must review an approved in writing the harmony of the design and its location in relation to surrounding structures and topography.

An Architectural Review Request Form is available from members of the committee, or from the secretary of the Board of Directors. Requests must be submitted to the Chairperson of the Architectural Review Committee using the designated form and include any additional materials required for full description of a proposed project. Such materials may include: 1) sketch of layout, 2) type of material to be used, 3) color of materials, and 4) height. You will receive a formal reply to your written request within thirty (30) days of receipt of the request by the Chairperson. Failure of the Architectural Review Committee to reply within thirty (30) days of receipt of the request form will constitute approval of the submitted proposal. Questions regarding this process, or the policies in this document should be directed to the Chairperson of the Architectural Review Committee.

POLICIES

1. **FENCES:** Fences are permitted. They must be commercial-grade, wood or wood textured vinyl construction and no more than six (6) feet high (unless otherwise approved by the Architectural Committee). The finish must be either paint or wood stain and a natural earth tone in color. All fence posts must be either integral to the fences structure or face the interior of the fence. External posts are not acceptable. Fencing cannot extend forward of the back line of a dwelling. All fencing must be approved by the Architectural Committee and maintained in a high state of repair. No chain-link fencing is allowed.
2. **SWIMMING POOLS:** Only in-ground swimming pools are permitted and must be fully enclosed by a fence of approved construction and not more than six (6) feet height (unless otherwise approved). Cabanas are permitted inside the fence when used to house plump equipment for an in-ground pool (design subject to approval by the Architectural Review Committee). Above-ground swimming pools exceeding 18 inches in height are prohibited.
3. **PLAYGROUND SETS:** Playground sets are permitted only in backyards'. Maximum permitted height is eight (8) feet; maximum permitted length is twenty (20) feet. Playground sets must be of heavy, wooden construction and must be kept in a high state of repair. Plastic playground sets may be used for temporary structures if approved by the board. Tree houses are not permitted.
4. **STRUCTURES:** No unattached structure (shack, barn, garage, basement, tent, tool shed, tree house, dog run, dog house, doll house, burn barrel or other outside building) shall be located or used on any lot at any time, or used as a residence on either a temporary or permanent basis.
5. **VEHICLES:** No boat, boat trailer, recreational vehicle, motor, home, trailer, truck, camper, or any other wheeled vehicle shall be permitted to be parked ungaraged on any lot for periods in excess of forty-eight (48) consecutive hours, or for a period which, in the aggregate, is in excess of eight (8) calendar days per calendar year. A "truck" is defined for this purpose as one rated one-ton or greater.

6. **SIGNS:** No sign of any kind shall be displayed for public view on any lot except either: 1) a professionally-made sign of not more than one (1) square foot or 2) a sign of not more than five (5) square feet advertising the property “For Sale” or “For Rent” or 3) signs of not more than five (5) square feet used by a builder to advertise the property during the construction and sales period.
7. **COMMUNICATION EQUIPMENT:** No radio or television antenna with more than twenty-four (24) square feet of grid area, or that attains a height in excess of six (6) feet above the highest point of the roof or a residence, shall be attached to a residence on a lot. No satellite receiving disk or dish in excess of twenty (20) inches in diameter shall be permitted on a lot, provided however, that the installation and location thereof must be approved by the Committee under Section 5. The location of any antenna or dish is subject to approval by the Architectural Review Committee.
8. **DWELLING EXTERIOR:** No exterior additions, changes or alterations to any dwelling shall be made until approval of plans, materials and location has been obtained from the Architectural Review Committee. No solar panels (attached or detached for free standing) are permitted. Fireplace wood may not be stored on a drive. No roll siding, asbestos siding, or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any building on any lot. No roll roofing shall be used on the roof of any dwelling or attached garage.
9. **OCCUPANCY OF A NEW DWELLING:** After occupancy of a new dwelling, the yard shall be seeded within sixty (60) days of occupancy (weather and contractors permitting). Every effort to landscape the property within the first year of occupancy should be made.
10. **VACANT DWELLING:** When no one occupies a dwelling for an extended period of time, the owner(s) is still responsible for maintaining the lawn and landscaping in a neat, clean fashion.
11. **VACANT LOTS/NEW DWELLING CONSTRUCTION:** Any undeveloped lot not under construction must be maintained and kept free of weeds and debris. Bare areas are to be seeded with grass to control erosion and weeds. Grass must be mown on a regular basis and maintained at a height not to exceed nine (9) inches. Construction materials must not be allowed to blow about the lot and onto the street and other lots. Construction materials must be secured on a daily basis. Construction debris must be placed in trash bins on a daily basis.
12. **BASKETBALL POSTS:** Basketball posts/goals must be free-standing and constructed of commercial-grade materials, and must be located no more than twenty (20) feet from the dwelling and approval is required.
13. **TRASH DISPOSAL:** No grass clippings shall be left on the street at any time after mowing the grass. Trash, garbage, and other waste material shall not be kept in the yard for more than 24 hours except in closed sanitary containers or closed plastic bags. After sanitary containers have been emptied by the garbage disposal company, return them to their proper place as soon as possible. No incinerators (external or internal) shall be kept or allowed on any lot. Composting piles/containers are permitted provided they are approved by the board and cannot be viewed from the street.

14. **TRAFFIC:** No motorized vehicles (mopeds, scooters, mini-bikes, go karts, motorized three-wheelers, ATV's, etc) are permitted on the Association's common ground. Motorized vehicles used on streets must be in compliance with Allen County ordinances and Indiana State laws. Motor vehicle operators/drivers must observe any posted speed limits within the subdivision. No snowmobiling is permitted on any common area, lot, or any other area of the subdivision. Snowmobiling is permitted on subdivision streets if conducted in compliance with Allen County ordinances and Indiana State law.
15. **HOUSEHOLD LAUNDRY:** Laundry wash items are not permitted to be aired or dried outside the house. No clotheslines or either temporary or permanent design shall be erected or maintained on any lot.
16. **ANIMALS:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose. Any permitted animals must be controlled in accordance with Allen County leash ordinances. The feeding of wild animals is discouraged. Please do not allow your pets to relieve themselves on common areas.
17. **ACTIVITIES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may be, or may become an annoyance or nuisance to residents in the subdivision.
18. **BEAUTIFICATION:** As a beautification of our community the Architectural Review Committee encourages the planting of trees and shrubs on lots.
19. **SIDEWALKS:** The responsibility of maintenance of the sidewalks lies with the homeowner in front of whose home the sidewalk is located.
20. **FREE-STANDING POLES:** No free standing, semi-permanent or permanent poles, rigs, or devices, regardless of purpose, with the exception of a flag pole, or basketball post, shall be constructed, erected, or located or used on a lot.