

Cedar Springs Architectural Approval Form - Page 1 - March 1, 2012
Also see the Architectural Rules and Guidelines

Date of Request: _____

Cedar Springs HOA
PO Box 29476
Indianapolis, IN 46229
221-3608
Website: www.cedarspringshoa.org
Email address: cshoa@email.com

I/we request permission to build upon my/our lot number _____

Street address _____

The following structure _____

Materials for exterior: _____

Mini barn color (must be the same color as the siding): _____

Roof color (must be the same as house roof color which is "weatherwood").

Fence color: if chain link, green or black vinyl coated. If privacy fence, natural wood or white vinyl.

Start date: _____ **Completion Date:**

(Must be within 30 days of start date)

I/we have attached to this request: (1) a copy of the plans and/or diagram, with dimensions and type of materials to be used; (2) a copy of the plot/site plan for our lot, with the proposed improvements(s) to be constructed drawn on the plan where they are to be located. ***To obtain a site plan contact the Division of Compliance Permitting Services, 1200 Madison Ave Suite 100 or call 327-5567.***

I/we understand that (1) if this request is granted, I/we may still have to apply to the appropriate governmental agency for any required building permits, and I/we must comply with all applicable building codes, etc: and (2) construction may not begin until an approved copy of this request is returned to the Cedar Springs HOA (see contact addresses above) which may take up to 30 days.

Signature of homeowner:
All property owners must sign.

Signature of homeowner

Cedar Springs HOA Approval or Denial

Date Approved _____

Date Denied _____

Must be approved or denied by three (3) board members.

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The Declaration of Covenants, conditions and Restrictions 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, storage barns, changes to exterior colors of house, antennae, basketball goals, etc.

Complete the **Cedar Springs Architectural Approval Form** and mail it to the address at the top of the form. Enclose a plot plan showing where the improvement is to be located. No improvement may be started until you receive written permission from the Board to do so. All work must be completed in a professional, workmanlike manner and within 30 days of the start date.

Following are some of the guidelines used by the Board in determining whether approval will be granted. These are guidelines only. Refer to the **Declaration of Covenants , conditions and Restrictions of Cedar Springs** for the specific requirements and exceptions.

1. No structure will be approved if it violates building setback lines or if it encroaches on any easement.
2. Chain link fences must be green or black vinyl coated. White vinyl fencing may also be used. Fences cannot exceed six (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**.
3. Barns/sheds cannot exceed a total of 144 square feet (12x12), and a maximum of 10 feet in height. The color of your proposed barn/shed must match the color of the siding on your house, shingles on barn/shed must match the shingles on your house.
4. Above ground swimming pools are not allowed. In ground swimming pools must be approved by the Board.
5. 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.
6. Placement of satellite dishes must be approved the Board.
7. Lots adjoining the common areas are subject to more restrictive rules and guidelines regarding improvements and changes such as fences, storage barns, etc. Approvals will be made on an individual basis at the sole discretion of the Board.

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