

**Sweet Briar Property Owners Association, Inc.**  
**COMMUNITY STANDARDS**

All DECKS must comply with the following standards:

1. The deck may not exceed six (6) feet in height at any point, as measured from the floor of the deck to the upper most portion of any wall, fence, partition, seat, bench, trellis, etc.
2. Deck posts may only extend above the six feet mark only if the post has an ornamental tip, and then only as far as necessary to expose the tip.
3. All deck posts must be set in cement, below the frost line.
4. The span between deck posts may not exceed eight (8) feet on center.
5. Wooden deck posts must be at least four inches by four inches in circumference.
6. Wooden deck materials must be of a species that naturally inhibits decay (e.g., treated, cedar, redwood, etc.)
7. If the deck is to be painted or stained, the color must match as closely as possible the primary color of the home. Any deviation from this standard must be approved in writing prior to the application of the paint or stain.
8. The sides of the deck may not protrude beyond the rearmost corners of the home.
9. If you wish to place a deck in an easement, you may do so at your own peril. In the event any easement holder needs access to the area upon which the deck is set, any repairs or replacements of the deck shall be as between the easement holder and the homeowner. The Association does not assume responsibility for said deck by granting this conditional approval.
10. No deck may impede the natural flow of water in any swale or ditch. It is the responsibility of the homeowner to ensure the swale or ditch is properly graded prior to the installation of the deck.
11. All decks must comply with all state and local building codes and regulations.
12. All decks must abut the rear of the home.
13. No deck shall be erected that consumes more than one-fourth of the total square footage of the back yard, as measured from the rearmost portion of the home to the rearmost portion of the lot, exclusive of any easement.
14. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.

15. The Association reserves the right:
  - a) To inspect the project during construction and after completion, to ensure these standards are met;
  - b) To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
  - c) To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowner's expense, when these standards are not adhered to.

**All FENCES must comply with the following standards:**

1. The fence may not exceed six (6) feet in height at any point, as measured from the ground to the upper most portion of the fence.
2. Fence posts may only extend above the six feet mark only if the post has an ornamental tip, and then only as far as necessary to expose the tip.
3. All fence posts must be set in cement, below the frost line.
4. The span between fence posts may not exceed eight (8) feet on center.
5. Wooden fence posts must be at least four inches by four inches in circumference.
6. Wooden fence posts must be of a species that naturally inhibits decay (e.g., treated, cedar, redwood, etc.)
7. If the fence is to be painted or stained, the color must match as closely as possible the primary color of the home. Any deviation from this standard must be approved in writing prior to the application of the paint or stain.
8. Fences may not be placed within twenty (20) feet of the front edge of the home, as measured from the edge of the home closest to the street. No front yard fences are permitted.
9. If you own a corner lot, the fence may not be placed more than half the distance to the sidewalk, as measured from the outermost side of the home to the innermost edge of the sidewalk.
10. If you wish to place a fence in an easement, you may do so at your own peril. In the event any easement holder needs access to the area upon which the fence is set, any repairs or replacements of the fence shall be as between the easement holder and the homeowner. The Association does not assume responsibility for said fence by granting this conditional approval.
11. No fence may impede the natural flow of water in any swale or ditch. It is the responsibility of the homeowner to ensure the swale or ditch is properly graded prior to the installation of the fence.
12. Fences may not be placed in any common area.
13. No split or horizontal rail, stockade, chicken wire or wire mesh fencing of any kind is permitted.
14. All chain link fencing must be black vinyl coated.
15. Lake lot fencing is restricted to forty-eight (48) inches in height (lot numbers 55-61, 68-72, 75-79, and 88-90.) However, fences up to six (6) feet in height are permitted provided they are entirely located within twenty (20) feet of the home. Reminder, lake lot owners are required to maintain the common area behind their home to the water's edge, thus they may want to install a rear access gate.
16. Black vinyl chain link fencing is not permitted on any lot abutting 131<sup>st</sup> Street. This includes lot numbers 1, 8, 22-24, 40-42, 232-234, 217-218, 201-203.
17. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.

18. The Association reserves the right:
  - a. To inspect the project during construction and after completion, to ensure these standards are met;
  - b. To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
  - c. To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowners expense, when these standards are not adhered to.

**All MINI-BARNs must comply with the following standards:**

1. The mini-barn may not exceed ten (10) feet in height at any point, as measured from the ground to the upper most portion of the roof.
2. The mini-barn may not exceed 120 square feet of interior floor space.
3. All mini-barns must be sided, painted or stained. The color must match as closely as possible the primary color of the home. Any deviation from this standard must be approved in writing prior to the application of the paint or stain.
4. The mini-barn's shingles must match as closely as possible the shingles on the home.
5. Mini-barns must be constructed from modern building materials of appropriate grade and quality. No prefabricated metal, plastic or composite outbuildings are permitted.
6. All mini-barns must be newly constructed.
7. No mini-barn may be placed in an easement.
8. No mini-barn may impede the natural flow of water in any swale or ditch. It is the responsibility of the homeowner to ensure the swale or ditch is properly graded prior to the installation of the mini-barn.
9. All mini-barns must comply with all state and local building codes and regulations.
10. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.
11. The Association reserves the right:
  - a. To inspect the project during construction and after completion, to ensure these standards are met;
  - b. To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
  - c. To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowner's expense, when these standards are not adhered to.

**All PATIOS must comply with the following standards:**

1. All patios must comply with all state and local building codes and regulations.
2. All patios must abut the rear of the home.

3. No patio shall be erected that consumes more than one-fourth of the total square footage of the back yard, as measured from the rearmost portion of the home to the rearmost portion of the lot, exclusive of any easement.
4. No patio may be placed within ten feet of any property line.
5. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.
6. The Association reserves the right:
  - a. To inspect the project during construction and after completion, to ensure these standards are met;
  - b. To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
  - c. To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowner's expense, when these standards are not adhered to.

#### Exterior Painting

All exterior painting must match, as closely as possible, the original color of the home. This standard applies to the primary (base) color, as well as the secondary (trim) color of the home. Any deviation from this standard must be approved in writing prior to the application of the paint, stain or coating.

#### Landscaping

No trees, bushes or shrubs are to be placed between the sidewalk and the curb of any street in this development.

#### Mailboxes

Replacement mailboxes and mailbox posts can be obtained from:

Mail Box Solutions  
PO Box 6426  
Fishers, IN 46038

Phone: (317) 460-1010

It is the responsibility of each homeowner to maintain his or her mailbox and mailbox post. All mailboxes and mailbox posts must be of the same color and style (specify post style number 2, gothic 6X6). Mailboxes and mailbox posts may not be altered structurally or visually.

*In addition:*

1. No structure may be placed in an easement.
2. No structure may be placed within five feet of any property line.
3. No structure or alteration may impede the natural flow of water in any swale or ditch. It is the responsibility of the homeowner to ensure the swale or ditch is properly graded prior to the installation of any structure or alteration.
4. All structures must comply with all state and local building codes and regulations.
5. It is the responsibility of the homeowner to notify all utilities prior to digging such that all utility lines can be marked, to ensure no utility lines are severed. The homeowner assumes all risk in the event any utility line is damaged. This includes water, sewer, cable, electric, phone, gas lines, etc.
6. Any project, structure, item, device, alteration, etc., that is not covered specifically under these standards herein, is subject to the approval of the Board on a case by case basis.
7. The Association reserves the right:
  - a. To inspect the project during construction and after completion, to ensure these standards are met;
  - b. To halt construction of said project when it is apparent that the standards will not be met, or when the homeowner has not been granted an approval for said project;
  - c. To require alterations to said project, before or after completion, up to and including removal of the entire project, at the homeowner's expense, when these standards are not adhered to.
  - d. To add to, revise, change, alter, delete, waive or refine any or all standards without prior notice.