

HEARTHSTONE COMMUNITY ASSOCIATION

ARCHITECTURAL GUIDELINES

FENCES: Only commercial grade wooden fences are permitted. Fences may be to a maximum height of six (6) feet. The finish of fences shall be of natural finish or stained with a natural earth tone color. Also:

- split rail fences with a vinyl coated mesh on the inside are permitted
 - privacy fences cannot be extended beyond the back line of the house
 - front yard fences are permitted, but only at the lot corners, with a ten (10) foot maximum extension from the lot corner and must be of open construction with a maximum height of three (3) feet
 - all fence posts must be on the inside (facing the interior of the yard)
 - all fencing must be maintained in a high state of repair
- All fence construction, specifications, materials, etc., must be submitted (in writing with all necessary sketches) and must be approved in ADVANCE by the Architectural Control Committee.

SWIMMING POOLS: Only an in-ground pool (no above ground pool higher than 24" is permitted) is permitted and must be fully enclosed by a fence of approved construction (no open construction). The fence must have a six foot height. Cabanas are permitted inside the fence when used to house pump equipment for the in-ground pool only. The design, materials, dimensions and the location of the cabana must be submitted in writing and approved prior to construction by the Architectural Control Committee. (Plot drawing and sketches)

STRUCTURES: No unattached structure (tool shed, shack, barn, trailer, mobile home, boat, boat trailer, camper, camping trailer, basement, tent, tree house, dog house, dog run, doll house, burn barrel or and other out-building) shall be located or used on any lot at any time nor used as a residence either temporarily or permanently.

HOUSE EXTERIOR: No exterior additions, concrete foundations, decks or alterations of a permanent or temporary nature to the house exterior may be made until plans, specifications and materials have been submitted (in writing and with all necessary sketches) for approval/disapproval by the Architectural Control Committee.

No high intensity (quartz, mercury vapor, etc.) "dusk-to-dawn" lighting may be added to the exterior of the house without prior approval of the Architectural Control Committee.

CHILDREN'S PLAYGROUND SET: Playground sets are permitted in the backyard only. (8' restriction height) Playground sets must be of heavy construction and must be kept in a high state of repair. Plans for such equipment must receive prior approval from the Architectural Control Committee.

BASKETBALL POSTS: Basketball posts/goals must be free standing and be of commercial/manufactured materials and may not be located less than fifteen (15) feet from street/curb and any exceptions must be properly maintained and approved by the Architectural Control Committee.

OCCUPATION OF NEW HOUSE: After occupation of a new house the yard shall be seeded and landscaped as soon as possible within a time frame of sixty days, weather permitting. No grass clippings shall be left on the street at any time after mowing the grass. Trash, garbage or other waste shall not be kept in the yard except in closed sanitary containers or closed plastic bags for more than 24 hours. Garbage pickup is THURSDAY morning. (WASTE MANAGEMENT)

VACANT HOUSE OR LOTS: When a house is vacant for an extended period of time, the owner remains responsible for keeping the lawn neat and clean and the grass mowed and/or the sidewalks clear of snow/ice until the house is again occupied. Any undeveloped lot not in the process of being built upon must be maintained and kept free of weeds and debris. Bare areas are to be seeded with grass to control erosion and weeds.

HOUSEHOLD LAUNDRY: Laundry wash pieces are not permitted to be aired or dried outside the house. This would include upon decks or patios. No clotheslines of either temporary or permanent design shall be erected or maintained upon any lot.

CATS AND DOGS: The Hearthstone Community Association recognizes and adopts the Allen County and Fort Wayne city leash laws. PLEASE BE AWARE!

TRAFFIC: No motorized vehicles (i.e., mopeds, scooters, mini-bikes, go-carts, motorized three-wheelers, ATV's etc.) are allowed on the sidewalks. Snowmobiling is not permitted on any street, lawn, lot or any other area within Hearthstone.

Regular bikes can be operated on the sidewalks, but pedestrians shall have the right-of-way. Regular bikes are not allowed to be parked/left on sidewalks. Parents, please make your children aware of these guidelines.

Motor vehicle operators/drivers should be aware of the posted speed limits within our subdivision

Anything you would like to know regarding architectural control subjects or any submittal for approval for your project, please call the chairperson of the Architectural Control Committee. Please remember to submit your written proposal to the chairperson in advance of your project. Your proposal will be answered within thirty (30) days from date of receipt by the committee.

*Chair Person - Randy Davis