

Briar Cove Homeowners Association Guidelines

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AWNING, RETRACTABLE GUIDELINES

- Awnings require ARC approval.
- A retractable awning may be installed over the patio only.
- Awning colors must be in harmony with the home's exterior colors, and match the siding as closely as possible.
- Accent colors in the form of stripes or other patterns (if selected) must be in harmony with the color of the shutters, and be approved by the ARC.
- The retractable awning should be professionally installed.
- The homeowner must provide a waiver of liability with the request.

DUMPSTER GUIDELINES (also known as waste containers, roll off boxes, etc.)

- Owners/title holders must inform the managing agent of the intent to use a dumpster.
- Owners/ title holders must sign a waiver of liability, provided by the managing agent, and submit it to the managing agent prior to delivery of the dumpster.
- The dumpster is limited to 15 yards, and must not block the public sidewalk.
- Owners/title holders are responsible for being aware of and following municipal, state, and federal code.
- Owners/title holders are required to put down $\frac{3}{4}$ inch plywood under the dumpster.
- The dumpster contents must not emit chemical/biological/foul odors. The Owners/title holders are responsible for the control of odor.
- Any dumpster that gives off such offensive odors must be removed immediately at the Owners/title holder's expense.
- Owners/title holders are responsible for all damage to the driveway, lawns, sidewalks, curbs, and or sprinkler system.
- The dumpster must be removed within seven (7) days of delivery. If more time is needed, contact the managing agent.

Revised 4/18/13

ELECTRIC/ELECTRONIC FENCE GUIDELINES

- All electric/electronic fences require ARC approval.
- A diagram must be submitted with the request.
- All buried electric/electronic fences should be registered with the Association.
- A town permit is not needed, but the town of Schererville does require that the installer be registered with the town.
- All buried electric/electronic fences should be inside owner's property, and a minimum of five (5) feet from sidewalks, adjacent property, or other public walkways.
- Batteries must be checked on a regular basis.
- Owners are responsible for adequate training and animal restraint for this type of fencing.

- Based on Schererville Animal Control ordinance.

FENCE, SOUND BARRIER/PRIVACY GUIDELINES

- No fences or other types of barricades of any kind will be allowed to enclose or separate a homeowner's yard, except the fence which was part of the original construction.
- Homeowners may be allowed to enclose their patios with fencing, but this means the perimeter of the patio only.
- Homeowners with extended patios and sitting walls will not be allowed to enclose them with fencing.
- Patio fence enclosures must be approved by the ARC.
- Patio fence enclosures may be up to 4 feet tall, and may be wood or poly vinyl.
- Polyvinyl fencing may be white or tan.
- Wood fencing may be of the same design and color as the original fence (shadow box design stained a solid color taupe), or it may be picket style fencing.
- Patio fencing enclosure requests must include plans to have the Association's current irrigation company move the irrigation line, if needed. The homeowner is responsible for absorbing the cost of moving the irrigation line.
- Patio fencing parallel to the home must not extend any further into the yard than 6 inches past the existing 10 foot patio.
- Patio fencing perpendicular to the home must not extend past the end of the home.
- If the home has a sunroom or extended master bedroom, the fencing must be in line with the sunroom/master bedroom.
- The fencing must not be attached to the home.

- Patio fencing posts must be installed 42 inches below finish grade. [or whatever town requires]
- There must be 6 to 8 inches, and no more than 6 to 8 inches, of pavers (or stone) along the entire outside of the patio fencing to protect the fencing enclosure and facilitate ease of lawn care.
- Regardless of height, all fencing must have an opening or gate at least 36 inches wide.
- The homeowner is responsible for obtaining a town permit.
- The homeowner is responsible for maintenance and repair of the added patio fencing enclosure.



Example of shadow box design:

LIGHTING FIXTURES (EXTERIOR) GUIDELINES

Front entrance, garage/patio fixtures must be the same as, or match as closely as possible, the original style, black outdoor wall fixtures.

GARAGE & FRONT DOOR



Galaxy 15-3/8-in Black Outdoor Wall Light
Item #: 432335 | Model #: 301021BK

PATIO

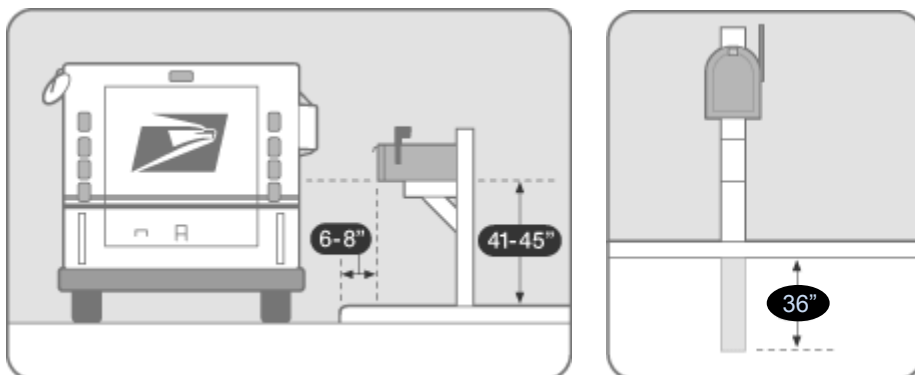


Portfolio 8-1/4-in Black Outdoor Wall Light
Item #: 338648 | Model #: FY05-030

Revised 4/18/13

MAILBOX GUIDELINES

- Mailbox repair/replacement is the responsibility of the homeowner.
- Materials used in the repair/replacement must comply with the original construction and conform to community standards.
- The mailbox post must be painted to match the color of the cedar on the residence.
- The face of the mailbox must be behind the back of the curb by a minimum of 3 and a maximum of 6 inches – or 6 to 8 inches from the front of the curb. (See picture below.)
- There must be a minimum of 41 and a maximum of 45 inches of clearance between the top of the curb and the bottom of the mailbox. (See picture below.)
- The mailbox post alignment must be vertically plumb.
- Bury your post 36 inches deep. (See picture below –depth changed to reflect frost line.)
- If the post is being replaced, the rubber sleeve on the existing mailbox post must be transferred to the new post or replaced.



Pictures courtesy of the USPS online.

Revised 4/18/13

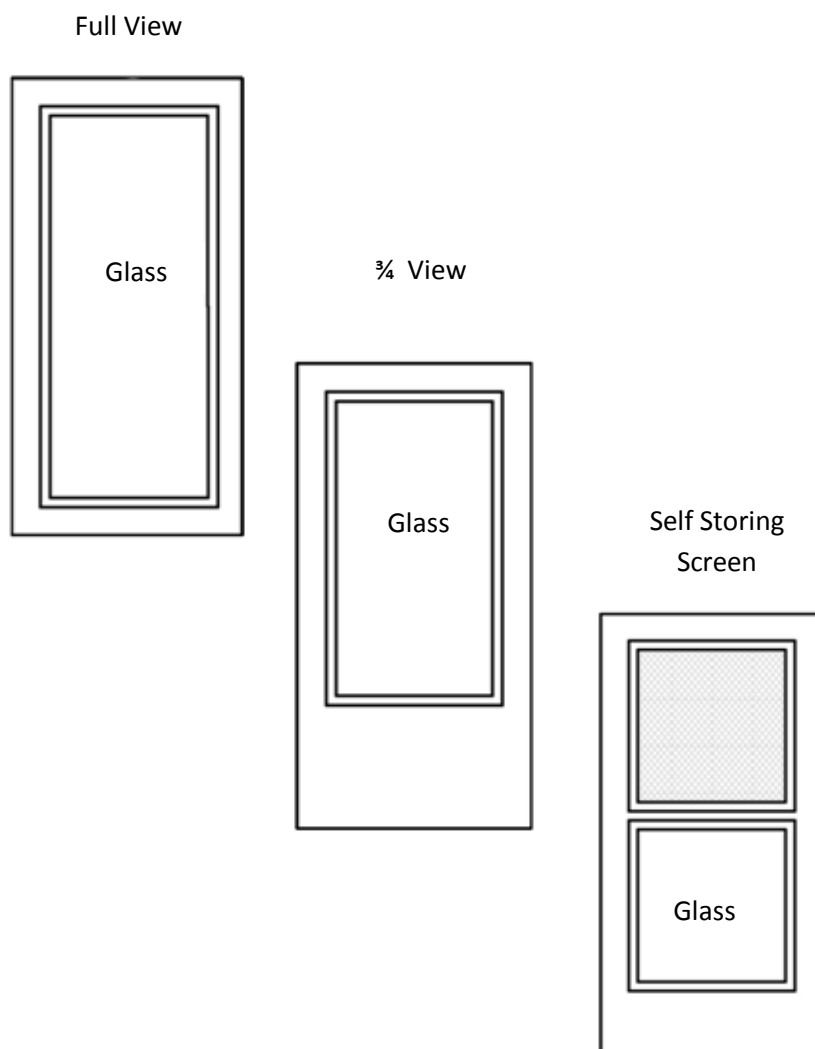
PORTABLE STORAGE/MOVING CONTAINER GUIDELINES

- Owners/title holders must inform the managing agent of the intent to use a portable storage/moving container.
- Owners/ title holders must sign a waiver of liability, provided by the managing agent, and submit it to the managing agent prior to delivery.
- Owners/title holders are responsible for being aware of and following municipal, state, and federal code.
- Owners/title holders are required to put $\frac{3}{4}$ inch plywood down under the portable storage/moving container to protect the driveway from damage.
- Owners/title holders are responsible for all damage to the driveway, lawns, sidewalks, curbs, and or sprinkler system.
- The portable storage/moving container should not block the public sidewalk.
- The portable storage/moving container must be removed within seven (7) days of delivery. If more time is needed, contact the managing agent

REVISED 4/18/13

SCREEN/STORM DOOR GUIDELINES

- Screen/storm doors must be one of the 3 styles shown below.
- No cross buck screen/storm doors will be allowed.
- Screen/storm doors must be white.
- Screen/storm door hardware must be gold toned.



Revised 4/18/13

SITTING WALL GUIDELINES

- Sitting walls will only be permitted around the perimeter of a patio (original or expanded by the homeowner with ARC approval).
- Sitting walls must be constructed on a six (6) to eight (8) inch compacted gravel or concrete footing adjacent to the patio - not on the patio.
- Sitting walls must be constructed of interlocking blocks that are meant for creating walls.
- Sitting walls must not touch the siding of the home.
- Sitting walls are limited to twenty-four (24) inches in height from the patio surface.
- Pillars are permitted at the ends and/or corners of the sitting wall, provided the materials used match the sitting wall materials. Pillars are limited in size to thirty (30) inches square by thirty-six (36) inches tall, as measured from the patio surface.
- Sitting walls must have at least one thirty-six (36) inch wide walkway or gate.

STORAGE BIN/CABINET GUIDELINES

- No prior approval is required for a patio storage bin/cabinet if it meets the following specifications:
- The storage bin/cabinet must sit completely on the patio, and cannot sit in the lawn.
- Vertical storage cabinets must be no taller than 80 inches, no wider than 55 inches, and no deeper than 30 inches.
- Horizontal storage bins must be no taller than 35 inches, no wider than 55 inches, and no deeper than 30 inches.
- The storage bin/cabinet must be made of durable weather resistant, maintenance free, uv resistant plastic or poly vinyl.
- There is a limit of 2 storage bins/cabinets on the patio.
- Examples of companies that make such storage bins/cabinets would be Rubbermaid and Suncast.

Examples:



Revised4/18/13