

# Walker Farms Homeowners Association Architectural Standards and Design Guideline

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VISION STATEMENT: The intent of these Design Guidelines is to establish the standard of design for the Walker Farms HOA community. These requirements are intended to assist homeowners in the construction of site improvements on residential platted lots within Walker Farms HOA. These Guidelines apply to all properties within Walker Farms HOA and are in addition to any requirements of Boone County and the Town of Whitestown. The Architectural Review Committee of Walker Farms HOA must approve all improvements **prior to the commencement of construction**.

These Guidelines are intended to serve for the life of the Community, and accordingly, may be amended by the Architectural Review Committee from time to time. *The Architectural Review Committee reserves the right to waive or vary any of the procedures or standards set forth in this document and/or the Walker Farms Declaration of Covenants, Conditions and Restrictions at its sole discretion.* The following is information which is required as part of the submittal for Architectural Approval for any improvement in Walker Farms HOA.

The Walker Farms HOA Board of Directors may promulgate further rules and regulations concerning the use of lots and/or common areas at any given time.

SCHEDULE: The Architectural Review Committee will render a decision within 30 days of receipt of a complete and accurate submittal of request for approval; said request shall be in the form of the attached document, hereafter referred to as Exhibit A. No incomplete submittals will be reviewed. The Architectural Review Committee will automatically deny any submittal that is contrary to the following established guidelines. The Architectural Review Committee will give the applicant written notice of approval or disapproval for all complete submittals. This approval must be received prior to the commencement of construction. If a recommendation has not been received within 30 days, the request should be considered denied.

1. **Fencing:** The Architectural Review Committee must approve the design, materials and location of all fences prior to the installation thereof. The Architectural Review Committee reserves the right to inspect the fence at any time before, during or after construction to insure compliance with the approved fencing plan.

**The Architectural Review Committee retains the sole and absolute right to dictate the use of a single fence design for installation along common area access.**

**Fencing Requirements:** The Architectural Review Committee will generally approve the following types of fences. Other fencing styles and materials will be considered for approval, but must meet the guidelines specified by the Architectural Review Committee.

- A. No fencing allowed in front yards.
- B. Wrought iron, black chain link (or like material) fences are generally approved provided such fences do not exceed 4 feet in height.
- C. Fence height cannot exceed 4' if bordering a pond.
- D. White or Gray Vinyl fences are generally approved provided such fences do not exceed 6' in height
- E. Maximum height for any other area (not bordering a pond) is 6'.
- F. Both shadowbox and privacy fence styles are allowed.

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- G. There are no specific requirements for the style of the tops of fences, all will be considered.
- H. Wood fences should be properly maintained (missing boards, stain, etc.)

**Fencing Location:** All fencing must be approved prior to the installation of a given fence.

**Fencing – Privacy Screens:** The Architectural Review Committee generally will approve privacy screens (vinyl might be a privacy fence as well) up to six feet in height and may be vertical or horizontal in design. A plan showing the style and location for a proposed privacy screen shall be submitted to the Architectural Review Committee for its review and approval prior to construction.

**Fencing – Maintenance:** All fences must be maintained in a good and reasonable condition. The Architectural Review Committee shall provide notice of any maintenance violation for any fence that is deemed to be in a state of disrepair. Such violations shall be corrected within 30 days of receipt of said notice, or in the time frame allotted by the Committee. If the violation is not corrected, the Architectural Review Committee, through the Homeowners Association, retains the right to correct the violation and bill the homeowner for all applicable costs including but not limited to: lien rights, attorneys fees, cost of repairs, interest at the maximum rate allowable by law, and all other reasonable costs of collections. *See the Walker Farms Enforcement Policy for further information.*

**Fencing, Invisible:** Generally, requests for invisible fencing will be approved subject to the Architectural Review Committee approval of the proposed fence location prior to installation. All controller boxes and other equipment shall be hidden from view.

2. **Livestock & Poultry:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes. All pets shall comply with breed and species regulations set forth in the Master Declaration. The owners of such permitted pets shall confine them to their respective lots in such a manner so as to prevent such permitted pets from being a nuisance. Owners of dogs shall so control or confine them to avoid barking, which will annoy or disturb adjoining homeowners.
3. **Mini-Barns and Accessory Structures:** No mini barn, outbuilding, or other structure which is detached from a dwelling shall be considered until after it is approved by the Architectural Review Committee. All such mini barns and outbuildings shall have siding and roofing which *must* match the existing dwelling, and shall not exceed 120 square feet, 10 feet in height.
4. **Antennas – Television, Radio and Satellite:** Generally, requests for the attachment of a TV or radio antenna to the exterior of the home or the placement of satellite dishes on a given lot will be approved providing that the satellite dish is consistent with those typically installed and placed in an approved location by the Architectural Review Committee prior to the dish's installation. Dishes or antennas should not be immediately visible from the street. Satellite dish should be installed in the least conspicuous location that will allow for proper reception.

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5. **Pergolas, Patios & Decks:** Generally, requests for decks will be approved subject to the following requirements:
  - A. Patios shall be constructed with concrete, stamped concrete or pavers in a neutral color.
  - B. The deck shall be constructed out of treated lumber, cedar, or Trex.
  - C. Railing on deck shall not exceed four feet (4') in height.
  - D. The Architectural Review Committee prior to the commencement of construction must approve final configuration of the deck and any stain or color treatment.
  
6. **Porches, Screened-In Porches, Room and Garage Additions:** Generally, requests for screened in porches and garage and room additions will be approved subject to the following guidelines:
  - A. The additions shall be constructed with quality materials.
  - B. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Review Committee. No shed roof designs will be approved.
  - C. The roof, siding and trim shall match the colors of the primary residence.
  - D. All detailed construction plans must be approved *prior* to the commencement of construction.
  - E. Room and garage additions must be substantially similar to the outside of the primary residence.
  
7. **Pools:** The Architectural Review Committee prohibits the installation of above ground pools. Children's play pools with or without filtration systems are only allowed to remain out for a period of two days at a time per any seven consecutive days. A detailed development plan must be provided to the Architectural Review Committee for its review and approval prior to the commencement of construction of any in-ground pool. No alteration to the existing grade of any lot may be done without the prior approval of the Architectural Review Committee. Any proposed grade changes must be shown on proposed plans.
  
8. **Pool Fencing:** Any application for construction of an in-ground pool will not be considered unless the application is accompanied by an application for an acceptable fence design or locking electronic pool cover. The design shall conform to county or municipal regulations for such fencing. Only wrought iron type fencing will be approved around a pool.
  
9. **Pool Houses:** Requests for pool houses with changing areas will be reviewed and approved by the Architectural Review Committee. Pool equipment must be screened from offsite view by solid wall and/or landscape screening.
  
10. **Basketball Courts:** Requests for the installation of basketball courts will be denied.
  
11. **Basketball Goals:** Permitted as noted below from March 1st – October 1st only.

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- A. Only basketball goals constructed with clear plexiglass backboards (or similar material) will be approved for installation within the Walker Farms HOA community.
  - B. No backboard shall be attached to the primary residence.
  - C. Generally, goals will be approved if they are located adjacent to driveways.
  - D. The Architectural Review Committee shall have the right to approve the final location of the goal and backboard prior to installation. **Goals are not permitted to face the street or block the sidewalk.**
12. **Lawn Ornaments:** All permanent lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the Architectural Review Committee. No lawn ornament shall be installed without first being approved whether permanent or non-permanent and shall not exceed twenty-four (24) inches in height or as approved by the Architectural Review Committee. All repair and maintenance of such items is the responsibility of the homeowner. If the homeowner fails to make required repairs and maintenance, the Homeowners Association has the right to make such repairs and maintenance and to invoice the homeowner for such costs. The homeowner shall pay such cost within ten days after receipt of the invoice.
13. **Year End Holiday Decorations:** All decorations and installation materials for the same may not be installed more than one week prior to Thanksgiving and must be removed by no later than January 31st.
14. **Landscape Designs & Planting Beds:** All landscape designs including planting beds for front and side yards are subject to review by the Architectural Review Committee. The Architectural Review Committee reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the Community.
15. **Signage:** All signage is subject to local and state regulations. The Declarant and its' builders reserve certain sign rights as outlined in the Covenants & Restrictions and the Declaration. All signage, except as follows, is subject to the approval of the Architectural Review Committee. The Declarant and its' builders are hereby exempted from this requirement.
16. **Temporary Signage:** **All signage is subject to the approval of the Architectural Review Committee.** Until the initial sale there shall be one builder and one realtor sign allowed subject to the approval of the Architectural Review Committee regarding placement, size and colors used. A builder shall allow one sign in the front yard of the primary residence after the initial sale. The Architectural Review Committee allows no entranceway signage with the exception of Realtor/Owner signs for the Open Houses to be restricted to 3 signs total including yard signs. Such signs may not be set out more than 12 hours in advance of open house & must be removed within 1 hour of conclusion.

**All Campaign signage must be removed 48 hours after election date.**

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17. **Prohibited Signage:** The Architectural Review Committee generally will not approve the following signage:
- A. Signs advertising goods, services or home occupations.
  - B. Pennants, banners and portable signage not approved by the Architectural Review Committee.
  - C. During development, no entranceway signage shall be allowed, except by the Declarant and its designated builders.
  - D. No entranceway signage is allowed, except where approved by the Architectural Review Committee.
18. **Address Plaques & Mailboxes:** The Declarant shall dictate a standard mailbox for each section of the Walker Farms HOA Community. The cost of each shall be the responsibility of the purchaser or builder of the home. The title owner shall be responsible to keep mailboxes and address plaques in good repair and shall not alter the mailboxes or address plaques without approval of the Architectural Review Committee. Any missing numerals, letters, etc. on the address plaques or mailboxes must be replaced immediately. All mailbox repairs must be performed to match the original installation/artwork.

The following vendors have been approved for replacement of mailboxes in Walker Farms:

- a. Estes Designs  
[www.estesmailbox.com/search-by-community](http://www.estesmailbox.com/search-by-community) or call 317-899-5556
- b. Ottos's Streetscape Solutions  
[www.ostreetscape.com](http://www.ostreetscape.com) or call 317-886-4400

Mailbox Details: Medium factory mailbox with medium sand colored lettering in Caxton font. 4x4 post painted sagebrush.

19. **Playgrounds:** The Architectural Review Committee must approve all requests for playground structures prior to their installation. Generally, requests for playground structures will be approved subject to the following guidelines:
- A. The Architectural Review Committee must approve the design and location of the structure prior to its installation.
  - B. The structure shall be constructed of quality materials. Generally, requests for the installation of non-commercial metal playgrounds, with the exception of trampolines, will be denied. Wooden play sets must be maintained in original condition with all seats, slides, awnings etc. changed out as needed and the actual structure must be stained and sealed as needed. It must also be properly anchored. Awnings shall not have any advertising or verbiage. Colors and patterns shall be approved by the Architectural Review Committee.
  - C. The playground structure shall not exceed 15 feet in height at the highest point.

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D. Trampolines must be approved by the Architectural Review Committee prior to installation. Any existing and/or new trampolines should apply via the formal process.

Trampolines will be approved provided the following provisions are met:

- a. All poles, netting, springs, jumping beds, etc. shall be maintained in original condition. It must be secured to the ground.
- b. A 6' privacy or shadowbox wooden fence must be erected. A gate must have a lock.
- c. All trampolines must be located in the rear yard only, no side yards.
- d. In order to preserve the aesthetic value of the community, lots that are located adjacent to a pond shall not have trampolines.
- e. Trampoline shall not be erected on any easements or common area.
- f. When homeowner submits ARC, they must provide proof that insurance company has been notified of trampoline installation.

20. **Bug Zappers**: Electric bug killers, “zappers”, and other similar devices shall not be installed at a location or locations, which result in the operation thereof becoming a nuisance or annoyance to other Owners, and shall be operated only when outside activities require the use thereof and not continuously.

21. **Flags/Flag Poles**: Owners who wish to install a flagpole of any kind must apply in writing for advance approval from the Architectural Review Committee. The Committee shall consider the proposed height, size, location, method of installation, and composition of the flagpole. Pole cannot exceed 90% of the total height of the home and should be made of a non-rusting material. Freestanding flagpoles on any lot shall be used exclusively for displaying the United States flag. All United States flags must be displayed in accordance with the United States Federal Flag Code. No flags larger than 4 ft. x 6 ft. will be allowed. **Decorative flags, holiday flags or any other type of flag must be consistent with the Walker Farms HOA Community and are subject to the approval of the Architectural Review Committee and should not exceed 3’x5’ in size.** Repair, maintenance and operation of any approved flag/flagpole shall be the responsibility of the Homeowner. **No flag shall remain in disrepair for any extended period of time.**

22. **Bird Houses/ Feeders**: Generally, requests for birdhouses will be approved subject to the following criteria:

- A. All pole-mounted birdhouses shall be located in the rear yard of a residence secured firmly into the ground in a location approved by the Architectural Review Committee prior to installation within the vertical sight lines of the home. The height of the pole-mounted birdhouses/feeders is subject to Architectural Review Committee approval prior to installation.
- B. Quality materials shall be utilized in the construction of the birdhouse/feeder.
- C. Limit of two (2) houses or feeders per property.

23. **Animal Kennels**: Animal kennels or quarters which are not connected to a Dwelling Unit are prohibited. Animal quarters or kennels which are to be connected to the Dwelling Unit cannot be constructed until after they are approved by the Architectural Review Committee.

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24. **Outside Lighting:** Generally, requests for the installation of outside security lighting will be approved subject to the following conditions being met:
- A. Outside lights shall not exceed two standard double floodlights with light bulbs not to exceed 150 watt or 90 watt Halogen bulbs.
  - B. The following lights are not approved for outside security lighting – High Intensity Discharge (H.I.D.) lighting or Halogen lights in excess of 90 watts.
  - C. No more than two double floodlights will be approved without specific approval from the Architectural Review Committee.
  - D. Landscape lighting shall be low-voltage type lighting and must be directed down. “Up” directed lighting and fixtures must be specifically approved by the Architectural Review Committee. The Architectural Review Committee must specifically approve all lighting and fixtures. A total landscape lighting design must be presented and approved by the Architectural Review Committee prior to installation.
  - E. All exterior lighting (i.e. landscape, security, etc.) must fall within the property limits. Lighting that is directed offsite shall be prohibited.
  - F. Lighting must be maintained in the original and good working condition and will not be permitted to remain in disrepair for any period of time.
25. **Retaining Walls:** Any proposed retaining wall must be materially (i.e. stone, brick, etc.) and architecturally compatible with the exterior finishes of the residence and shall be approved by the Architectural Review Committee prior to installation. Retaining walls, which divert ground water onto adjoining properties or which otherwise substantially, change the existing drainage pattern will not be approved.
26. **Vehicle Parking:** No recreational vehicle, motor home, truck which exceeds  $\frac{3}{4}$  ton in weight, trailer, boat, farm equipment or disabled vehicle may be parked or stored overnight or longer on any lot in open public view. If repeated violations are not corrected, the Homeowners Association retains the right to remove the vehicle as referred to above and bill the Homeowner for all applicable costs including but not limited to: towing cost, storage fees, lien rights, attorney’s fees, interest at the maximum allowable by law, and all other cost of collections. Street parking shall be subject to the Town of Whitestown ordinances regarding the same. During times of inclement weather cars should not be parked on the street to allow for proper clearing and passage.
27. **Garbage, Outside Storage and Refuse Disposal:** No lot shall be used or maintained as a dumping ground for trash. Rubbish, garbage or other waste shall be kept in sanitary containers **out of public view (which means they cannot be stored on the side of your dwelling unless they are completely out of view during a drive by)**. Refuse containers may be stored in an outside storage container, not to exceed the size of the individual cans; or shall be stored inside the garage or out of public view with the exception of scheduled trash days. Refuse containers shall not be set out for pick up prior to sunset the evening before.

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**Any other materials (wood piles, outdoor yard equipment, toys, etc. shall not be stored along the sides of your dwelling. The sides of your dwelling are not to be used for any type of outdoor storage.**

28. **Nuisances:** Noxious or offensive activity shall not be carried on upon any lot nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Barking dogs shall constitute a nuisance. All barking dogs shall be reported to the Whitestown Police Department or other applicable agency.
29. **Garage Sales:** Individual home garage sales shall be permitted, but not exceed a 48-hour period. Homeowners may participate in any annual or more frequent Community Garage Sale as sponsored by the Homeowners Association.
30. **Maintenance of Lots and Improvements:** Owners shall:
  - A. Remove any dead trees from the Lot and replace with the same type of tree.
  - B. Weeds, underbrush and any unsightly growth is not permitted. Failure to comply shall warrant the HOA to cut weeds or clear refuse from the Property at the expense of the Owner. *See the Walker Farms Covenant Enforcement Policy for further information.*
31. **Mold & Mildew:** Your Dwelling should be free of mold and mildew. *See the Walker Farms Covenants Enforcement Policy for further information.*
32. **Visible Window Treatments:** Window treatments (curtains, blinds, valances) shall be properly maintained in appearance.
33. **Siding, Roofing, Shutters:** Any damage to your dwelling should be repaired within 90 days. Please contact the Architectural Review Committee with any concerns related to the 90-day time frame.
34. **Solar Panels:** Generally, requests for the installation of solar panels will be approved, provided the solar panels are installed in the least conspicuous location that will allow for proper function.

**Any alteration or improvement made to the lot within the Community is subject to Architectural Review Committee approval prior to its commencement.**

**All questions should be directed in writing to the Architectural Review Committee at:**

**WALKER FARMS HOA, Inc.  
Architectural Review Committee  
1547 N. State St. #210  
Greenfield, IN 46140 PH#317.682.0571**