

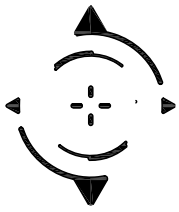
LOT IMPROVEMENT APPROVAL PROCESS

The Declaration of Covenants, Conditions and Restrictions (CCRs) for your neighborhood stipulates that no improvements of any type or kind shall be constructed or placed on any Lot without the prior approval of the Architectural Control/Review Committee (ACC and ARC respectively) unless specifically exempted in the CCRs and/or Committee-established Guidelines. And such approval shall be obtained only after the Owner of the Lot requesting authorization from the Committee has made written application to the Committee at least thirty days prior to the proposed construction. And while it does not typically take the Committee thirty days to respond to a request for approval, the Applicant should not expect an immediate reply.

In order to obtain lot improvement approval, the Applicant shall:

1. Review the [CCRs](#) or one of the Committee-established Guidelines (e.g. [Fencing, Play Structures & Trampolines, Refuse Container Screening, Satellite Dishes](#)) for pertinent information that may specifically pertain to the type of improvement being proposed.
2. Complete a Lot Improvement Approval (LIA) Request Form, and submit to the Committee (at hoa@platinum-properties.com).
3. Along with the completed LIA Request Form, the submittal must include a representative picture(s) or detailed drawing(s) of the proposed improvement(s), as well as a copy of a Plot Plan or Surveyor Location Report of the Lot (see example below) with the location and/or outline of the proposed improvement(s) clearly delineated. If the Applicant cannot find a copy of their Plan or Report in their closing documents, he/she may try to obtain a copy from their Builder or Title Company or City's/Town's Planning Department or County Recorder's Office.

Once the Committee has reviewed a proposal, a response will be emailed to the Applicant. This response will take the form of an approval (as submitted), an approval (with conditions), a deferral (until further information has been sent) or a denial. Note, the more thorough a submittal is, the less likelihood of it being deferred. Also, while the CCRs do allow for a thirty-day-non-response denial, the Committee does not make a habit of using this method. And finally, failure to obtain prior Committee approval constitutes a violation of the CCRs with no statute of limitations on the Association's authority to pursue full compliance (even if the improvement satisfies all other written standards).



STOEPPELWERTH

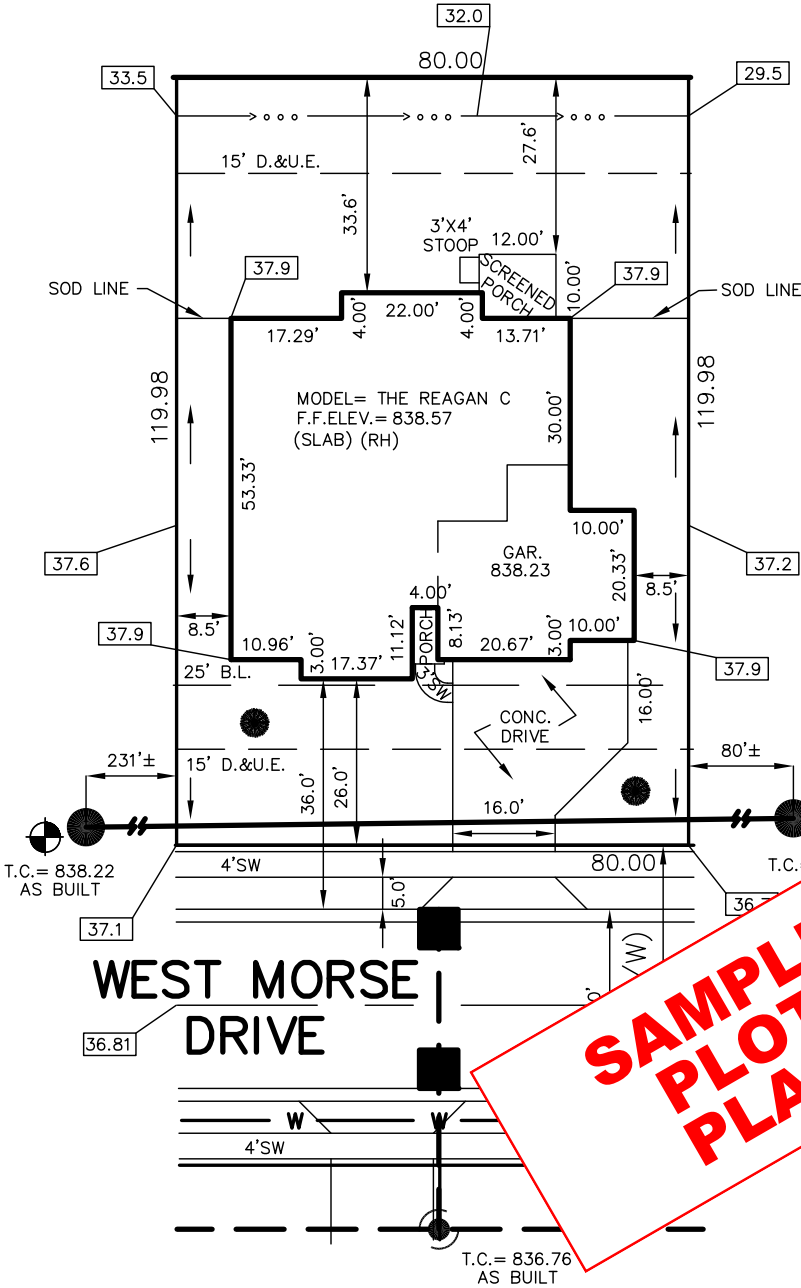
ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

JOB ID MLW2.59

CONTROL# 79249 ARB

4005 WEST MORSE DRIVE
CICERO, IN 46034



1" = 30'

LOT AREA: 9,598 Sq. Ft.

THE SANITARY LATERAL LOCATION IS TO BE LOCATED IN THE FIELD

THE WATER LATERAL IS NOT SHOWN ON THE WATER PLAN

LEGEND:

- XX.X PROPOSED GRADE PER PLAN
- XX.XAB AS BUILT GRADE
- S.S.D. --- SUB-SURFACE DRAIN
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- W — 3/4" WATER CONNECTION
- SWALE
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- FIRE HYDRANT
- SHADE TREE
- WATER VALVE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- B.S.L. BUILDING AND SERVICE LINE

SAMPLE PLOT PLAN

ALL UNDERGROUND SEWERS AND UTILITIES SHOWN ARE PLOTTED BY SCALE FROM DESIGN PLANS FURNISHED BY ENGINEER THE ACTUAL FIELD LOCATION MAY VARY.

BENCHMARK
TOP OF CASTING = 838.22



David J. Stoepfelwerth

LOT 59
MORSE LANDING WEST
SECTION 2

INST. #200100010965
8' MINIMUM SIDE YARD
20' MINIMUM REAR YARD

SOD:	3,136 ± Sq. Ft.
SEEDING:	2,793 ± Sq. Ft.
CONC. DRIVEWAY:	888 ± Sq. Ft.
PRIVATE WALK:	22 ± Sq. Ft.
PUBLIC WALK:	256 ± Sq. Ft.
SLAB & GAR.:	3,138 ± Sq. Ft.

NOTE: THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.



04/26/17 CRV