

**ABRIDGED COPY**  
**OF THE**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**OF WINDSONG BOARD OF DIRECTORS**

**SPECIFIC CONDITIONS FOR THE WINDSONG COVENANTS AND RESTRICTIONS**

The following is an interpretation of the Windsong covenants and plat restrictions by the Windsong Homeowners Association. This will help all homeowners understand the content of the covenants document and corresponding plat restrictions. These conditions are binding on all lot or property owners. The Windsong Board of Directors encourages every homeowner to read these legal documents. To avoid any problems, please call any board member regarding any covenant issue.

This is not a complete listing or summary of the Declaration of Covenants, Conditions and Restrictions of Windsong or of the Windsong Plat Restrictions. Please refer to these documents for further detail.

**Declaration of Covenants, Conditions and Restrictions of Windsong**

**Section 3: Character of Development.**

**A. Mini Barns.** One outbuilding (e.g. mini-barn) is permitted per lot. The size of this building shall not exceed 120 square feet and must be constructed of all new and natural materials. The building must be painted/stained the same color as the corresponding single family residence.

All improvements and outbuildings must be approved by the Windsong Board of Directors or Windsong Covenants Committee prior to construction. Two sets of building plans, materials lists, building specifications and plot plans are required for approval.

**Section 4: Restrictions Concerning Size, Placement and Maintenance of Dwelling Houses and Other Structures.**

**C. Fences.** Fences erected must not exceed 4 feet in height [measured from the ground to the highest point of the fence, including fence post(s)] unless directly attached to a wood deck or patio. Fences adjoining a deck or patio may be six (6) feet in height.

All fences must be constructed of wood or vinyl-coated chain link. Approval of an invisible fence is not required.

The location of a fence may not come forward of the rear foundation line of the home, unless there exists a side entry garage door for the home. In this instance, the fence on that side of the home may come forward of the rear foundation line to encompass this side entry door.

Homes whose back yards abut Windhaven Boulevard or Oaklandon Road may not allow their rear fence height to exceed the crown of the landscape easement. Homes or lots, which abut the Elementary School, Shorewalk or Feathercove properties may be as tall as six (6) feet in height.

Each fence must be approved by the Windsong Board of Directors or the Windsong Covenants Committee prior to construction. Two sets of building plans, materials lists, building specifications and plot plans are required for approval.

**Mailboxes.** Mailboxes must also be approved by the Windsong Covenants Committee as to size, color, composition, and location. Three (3) sizes, common wood post.

**Trees.** Each home must have a minimum of two live trees planted in the front yard of the home. Bushes, shrubs or evergreens are not considered as trees. Dead trees must be immediately removed by the lot owner.

**H. Maintenance of Lots and Improvements.** The owner of any lot (improved or unimproved) shall at all times keep the lot free of debris and rubbish and keep the improvements from becoming unsightly. This includes keeping yards mowed and maintaining the exterior of each home in good repair.

**Painting.** The exteriors of all homes are to be maintained on a regular basis. The color of new paint and stain on the exterior of a house, exterior door(s) and "improvements" must also be approved by the Windsong Covenants Committee.

#### **Section 6: General Prohibitions.**

**B. Signs.** Real estate "For Sale" signs may only be placed in the Windhaven Boulevard median on Saturdays and Sundays. All signs must be removed from the Windhaven Boulevard median by 9:00 p.m. Sunday evening.

**C. Animals.** Animals must be on a leash or confined at all times and shall not become a nuisance, i.e. excessively loud barking.

**D. Vehicle Parking.** No large trucks, campers boats, boat trailers or similar vehicles shall be parked on any street or lot within the development. Boat trailers

may be parked in a driveway for a brief period for cleaning or other similar maintenance, but not for more than seven (7) days.

**O. Antennas.** No exposed antennas shall be allowed within the development, or otherwise as restricted by FCC Regulations.

**Section 7: Windsong Development Control or Covenants Committee.**

**A. (1). Statement of Purpose and Powers.** All improvements to a lot or existing dwelling must be approved by the Windsong Board of Directors or Windsong Covenants Committee. This includes, but is not limited to, wood decks, patios, screened porches, room additions, mailboxes, basketball goals and goal posts, and painting of exterior of homes and new-home construction. *(Also see Section 5 of the Windsong Plat Restrictions).*

All improvements must be approved by the Windsong Board of Directors prior to construction. Two sets of building plans, materials lists, building specifications and plot plans are required for approval.

**WINDSONG PLAT RESTRICTIONS**

**Section 2: Dwelling Use and Size.** All lots in the Windsong subdivision are designated as residential lots. No business may be conducted from these premises other than those specified in the Dwelling District Zoning Ordinances of Marion County, State of Indiana.

**Revised and Adopted by the Windsong Board of Directors**