



ARCHITECTURAL CONTROL COMMITTEE

Article IV, Section #. Before beginning construction of any type improvement/change, including but not limited to any dwelling, garage, driveway or fencing, the lot owner must obtain written approval from the Architectural Control Committee (ACC) in regard to the design, location, materials and proposed color scheme for such improvement/change. A Permit is required by the Township. The lot owner(s) contractor or representative must submit to the ACC the proposed building plans, exterior color scheme, materials and the site plan for the proposed improvement/change. In addition, the ACC may require other items in order to make its decision on approval. If the ACC does not respond in writing within 15 days after receiving all required or requested items, the request will be deemed approved. Any improvements/changes done without requesting and obtaining written approval will result in legal action described in the Declaration of Covenants and restrictions relating to the Plat of Binder Park Hills & By- Laws.

Allowable Fence Structures:

- Wood privacy fences with the finished (most attractive) side facing the neighbor(s) property. A fence must be a minimum of 4 feet in height but not more than 6 1/2 feet in height.
- Vinyl PVC fencing is also allowable. All types are acceptable. The height of a split rail style fence may be a minimum of 3 feet in height. All other types must be a minimum of 4 feet in height and a maximum of 6 1/2 feet in height.
- No chain link or other type of fence will be allowed.

- All fences must be a minimum of 2 feet from the property line. This is for easy lawn maintenance for fence homeowners so they may maintain both sides of their fence properly (mowing, trimming, etc.).

Allowable Kennel Structure:

- A kennel is considered an enclosed area designed to contain a pet (as approved in Binder Park Hills Homeowner's Association By-Laws).
- The kennel must be immediately adjacent to the rear of the home, attached garage, or additional garage.
- The kennel cannot extend beyond the side plane or rear plane of the home, garage, or additional garage-it must stay to the rear of the structure.
- The location of the structure on the lot will be reviewed and approved by the ACC.
- Kennels cannot exceed 15 feet from the rear of the attached structure.
- There will be no more than 1 (one) kennel per household.
- All sides of the kennel must be made of either wood or vinyl PVC style fencing (see "allowable structures" above) – no chain link or other type fences will be allowed. The kennel must be a minimum of 4 feet in height and a maximum of 6 1/2 feet in height.

Allowable Structures/Outbuildings:

- Must have a siding that matches home siding.
- It must be shingled to match home shingles.
- Roof pitch to match home's roof pitch.
- The front of a structure must be at or behind the rear plane of the house.
- ACC will review and approve the location of the structure on the lot.

Newton Township set back restrictions for outbuildings as of 7/2007

- The side property line set back is 15 feet.
- The rear property line setback is 15 feet (Check with Newton Township for any changes in the above setbacks before construction).