

Schmidt Farms HOA

Quick Guide to Community Rules

Welcome to Schmidt Farms! To preserve our neighborhood's aesthetic appeal, structural integrity, and long-term property values, a set of standard rules and restrictive covenants govern all parcels within the subdivision. Below is a quick-reference guide to the top ten operational rules you need to know.

1. Architectural Committee Approval Required

The Rule: Before initiating construction or modifications on any parcel—including home additions, perimeter fencing, inground/outdoor swimming pools, or detached accessory buildings—you must submit two complete sets of detailed architectural plans, specifications, and potential variance requests to the Architectural Review Committee for written certification.

2. Single-Family Dwelling Mandates

The Rule: All platted lots are restricted exclusively to detached, single-family residential properties. Structural layouts matching bi-level, tri-level, or quad-level floorplans are strictly prohibited. Temporary structures, shacks, tents, or camper shells are entirely barred from being utilized as a residence.

3. Fencing Specifications & Height Limits

The Rule: Fences are completely prohibited within any required front yard or side yard setback. Rear yard perimeter fencing is permitted up to a maximum height of six (6) feet, must be constructed using maintenance-free white polyvinyl chloride plastic (PVC), and requires structural committee sign-off prior to digging.

4. Rigid Driveways & Off-Street Parking

The Rule: Every single-family home must include an attached garage sizing not less than a two-car configuration, paired with a minimum of two off-street parking spots. Driveways and parking surfaces must be poured using rigid concrete or paving bricks. Paved parking spaces or vehicular paths are strictly barred from encroaching into side or rear yards.

5. Recreational & Commercial Vehicle Storage

The Rule: Boats, campers, recreational vehicles, trailers, trucks, and utility equipment exceeding a three-quarter (3/4) ton rating cannot be stored or parked on your property unless completely sealed within an enclosed garage. Temporary parking on a concrete driveway is permitted for a tight window not to exceed twenty-four (24) hours immediately preceding or following active transit/recreational use.

6. Standardized Subdivision Mailboxes

The Rule: To protect visual harmony throughout the community's streetscapes, all homeowners must source and install the exact developer-selected mailbox assembly at their own expense. The mandated model across all phases is the *Step2 MailMaster Plus Mailbox finished in Grey*.

7. Landscaping and Lawn Planting Timelines

The Rule: Within six (6) months of taking home occupancy, the owner must fulfill clear landscape minimums: planting at least two trees (minimum 2" in diameter) within the street curb parkway, plus three trees or ornamental shrubs (minimum 1.5" in diameter) inside property lines. Front, side, and rear yards must be fully seeded, hydro-seeded, or sodded within three months of occupancy (excepting winter freezes between Oct 15 and Apr 30).

8. Strict Commercial Business Prohibitions

The Rule: Schmidt Farms is a dedicated residential community. No trade, commercial retail, gainful home profession, or non-residential business activity may be physically operated out of any premises. Furthermore, commercial signage, advertising posters, or promotional placards are prohibited from being displayed to public view anywhere on individual lots.

9. Domestic Pet Regulations

The Rule: Standard domesticated household pets are welcome in the community. However, livestock, poultry, farming animals, undomesticated wildlife, or any animal breeds retaining documented vicious propensities are strictly prohibited from being raised, kept, or maintained on any lot.

10. Easement Clearance & Satellite Dish Size Caps

The Rule: No permanent structures, accessory buildings, swimming pools, or perimeter fences may overlap or be constructed within platted utility and drainage easements. If a public utility or the City of Crown Point requires access, any blocking structures will be removed at the owner's sole expense. Additionally, television antennas or satellite receiving dishes are capped at a maximum of 24 inches in diameter.

Noxious Activities Note: Any noxious, offensive, or hazardous activity that causes a community nuisance or annoyance is strictly banned. Burning trash, household garbage, or refuse is entirely prohibited. Leaf or pruned branch burning is only permitted to the extent that it complies with current city-wide codes and open-burning ordinances set forth by the City of Crown Point.