

## FAQ's – Frequently Asked Questions

### Whose has responsibility for maintaining the sidewalks?

The sidewalks are not part of the Common Area. The Plat Maps show they are part of the individual owner's lots. While there may be a drainage or utility easement, the actual responsibility and liability for maintenance belong to the Lot Owners.

### Why are Mini Barns not permitted?

The Covenants specifically prohibit Outbuildings of any kind. The process to alter the Covenants was specifically written to make the process extremely difficult and labor intensive. The purpose of the HOA is to preserve and serve to help increase home values. The Developer believed that the appearance of Mini Barns would detract from the overall value of the neighborhood.

### What is the purpose of the ARB – Architectural Review Board?

To preserve and ensure the appearance standards established by the Developer were adhered too and restrict alterations that would detract from the overall appearance and value of the neighborhood.

### Why does Board Policy seem to contrast with the Covenants?

The wording in the Covenants is sometimes Specific and sometimes open to interpretation. In those cases, and where it simply makes common sense, the Board is authorized to clarify the General Interpretation. For example; Language in the Covenants stipulate No Above Ground Pools are allowed. The Board interpreted that to mean Permanent Above Ground Pools. As such a policy was authored to permit "Kiddie Pools" or those that were less than 12 feet in diameter, were air inflated and required no filtration system.

## Useful Web Links

Indiana State Website	<a href="https://www.in.gov/core/">https://www.in.gov/core/</a>
Johnson County Website	<a href="http://co.johnson.in.us/">http://co.johnson.in.us/</a>
Johnson County Sheriff	<a href="https://johnsoncountysheriff.com/">https://johnsoncountysheriff.com/</a>

What's the problem?	Who to call	Phone Number
Speeding cars, Noise, Criminal or suspicious activity, Trespassing, Street parking & abandoned vehicles	Johnson County Sheriff's Department	317-736-5155
Pet welfare Stray, wild or dead animals	Johnson County Animal Control	317-736-3924