



Architectural Standards

Storage Sheds

- No metal sheds.
- Plastic / PVC or wood only.
- Must not be taller than 8ft at the peak.
- Must have a sturdy, level base consisting of gravel, wood, or concrete.
- Sheds must be firmly secured to the base.
- The size of the shed will be determined by the size of the yard space, with the maximum being 10 x 12.
- The POA approval requires the following.
 - Copies of specs and designs.
 - \$250.00 refundable deposit.
 - \$25.00 non-refundable deposit.
 - Survey of the lot with shed placement.
 - Resident must be in good standing with the POA.
- A Town Permit is required.
- Shed must be a minimum of 4ft off the property line or easement and 6ft from the house.
- No shed shall be constructed without Board Approval. If installed without approval, a minimum \$250.00 fine will be charged.

Woodsheds

- Must be constructed of a minimum 2 x 4 wall rafters.
- Base must be constructed with a 2 x 6 joist minimum.
- Colors must match house and shingle colors.
- Must be higher than 6 ft.

- Residents must have the written approval of the Architectural Committee but does not require a town permit. (Always check with the Town as rules can change).
- The POA requires the following at the time of application.
 - Copies of specs and designs.
 - \$500.00 refundable deposit.
 - \$25.00 non-refundable deposit.
 - Survey of the lot with shed placement.
 - Resident is in good standing with the POA.
- The size of the shed will be determined by the size of the yard space, with the maximum being 10 x 12.
- A Town Permit is required.
- Shed must be a minimum of 4ft off the property line or easement, and 6ft from the house.
- Any shed installed without Architectural Committee approval will be subject to a minimum \$250.00 fine.

Deck/Patios

- Concrete patios require a minimum of 6–inch gravel base and meet all requirements set by the Town of Winfield, a town permit is required.
- Wood decks must be constructed with minimum, 2 x 6 joist and concrete footage set at a depth below the zone frost line. Must follow the Town of Winfield building code. All building materials must be approved by the POA, and a town permit is required.
- Patio Paver Bricks requires a minimum of 4-inch gravel base. Patios constructed with paving bricks do not need a town permit or a POA approval as this is not permanent construction. No deposit is required.
- The POA requires the following at the time of application.
 - Copies of specs and designs.
 - \$250.00 refundable deposit.
 - \$25.00 non-refundable deposit.
 - Survey of the lot with patio/deck placement.
 - Resident is in good standing with the POA
- Town Permits are required. (except for pavers).
- Any deck or patio installed without Architectural Committee approval will be subject to a minimum \$250.00 fine.

Fence

- No wood fencing shall be permitted.
- Vinyl / PVC or wrought iron only.
- Color should match with the house and or house trim. (except for wrought iron)
- Height should be limited to 6 ft. or less.
- Corner lot fencing must be a minimum of 8 ft to the front of the edge of the sidewalk nearest to the home.
- Fencing cannot go past the front of the house, (not the garage).
- If the neighboring house front sets back further than the resident installing the fence, it may not go past the front of the neighbor's home.
- The fence cannot disturb the slope or natural water flow to the storm drains.
- Resident must have written approval of the Architectural Committee but does not require a Town Permit. Please check with the Town, as rules can change without notice.
- Resident must submit plans and survey showing location of the fence.
- The POA requires the following at the time of application.
 - Copies of specs and designs.
 - \$500.00 refundable deposit.
 - \$25.00 non-refundable deposit.
 - Survey of the lot with fence placement.
 - Resident is in good standing with the POA
- Any fence installed without Architectural Committee Approval will be subject to a minimum of a \$250.00 fine.

Pools

- Above ground and inground pools must meet current Indiana State Guidelines.
- A fenced yard, pool rails, or hard cover (inground pools) are required.
- A Town of Winfield permit is required.
- Pools must be approved by the POA prior to installation.
- Placement of pool cannot disturb the slope or natural flow to the storm drains.
- No pool shall be installed in the easement without the Town of Winfield's variance approval. With the Towns approval the POA will abide by the Towns ruling.
- The POA requires the following at the time of application.
 - Copies of specs and designs.
 - \$500.00 refundable deposit.
 - \$25.00 non-refundable deposit.
 - Survey of the lot with pool placement.
 - Resident is in good standing with the POA

- Any pool installed without the approval of the Architectural Committee approval will be subject to a minimum of a \$250.00 fine.

Gazebo/Pergola

- Must be constructed of wood or PVC only.
- The color and design must match the house and or house trim color.
- A Town of Winfield permit is required
- Must have approval by the POA.
- The POA requires the following at the time of application:
 - Copies of specs and designs.
 - \$250.00 refundable deposit.
 - \$25.00 non-refundable deposit.
 - Survey of the lot with gazebo/pergola placement.
 - Resident is in good standing with the POA
- Any Gazebo/Pergola installed or built without the approval of the Architectural Committee approval will be subject to a minimum of a \$250.00 fine.

NO BUILD APPROVALS

Roofing/Siding/Windows/Exterior Paint

- See covenants for building material requirements.
- Replacing siding, and windows, requires approval from the Architectural Committee. A “no build” application must be submitted.
- Siding and vinyl windows must be style, color, and design of the original approved design when built.
- A Town of Winfield permit is required. If a permit is not obtained, the resident is subject to a fine by the Town.
- A deposit is not required for a “No Build Approval”.
- Any roofing, siding, windows, or exterior paint (different from original) installed or built without the approval of the Architectural Committee approval will be subject to a minimum of a \$250.00 fine.

Garage Doors

- No wood garage doors are permitted.
- All new garage doors (replaced) must have an “No Build” approval by the Architectural Committee.
- Replacement colors must be like the original approved material and color when home was built. Any other color must be approved by the Architectural committee. Colors must coordinate with the color of existing trim.
- Garage doors may be solid or have “lights or windows” at the top of the door.
- A deposit is not required for a “No Build” approval.
- Any garage doors installed without the approval of the Architectural Committee approval will be subject to a minimum of a \$250.00 fine.

Hot Tubs

- All hot tubs must have an “No Build” approval by the Architectural Committee.
- Must meet the Town of Winfield requirements, and permit.
- Any Hot tubs installed without the approval of the Architectural Committee approval will be subject to a minimum of a \$250.00 fine.

Basketball Hoops

- Permanent installed poles require a “No Build” approval from the Architectural Committee.
- Portable Units must be filled with sand or water.
- Sandbags are NOT permitted to hold down the Basketball poles.
- A deposit is not required for a “No Build” approval.

Mailbox/ Lamp posts

- Replacement mailboxes should be as close in style to the original mailbox.
- Mailboxes must be made from black steel or metal with a rounded top with or without a newspaper compartment. Supported by a 2 x 2 square post.
- Lamp post should be as close to the original lamp post as possible. Must be made with only one light and of black metal or steel.

- Any mailbox or lamp post replaced without meeting these requirements will be fined and asked to be removed.

Landscaping

- All residents are responsible for the parkways in front of their homes. (1) tree in the Parkway is required per our Covenants.
- No fruit trees are allowed in the front yard or parkway.
- Planting must not obstruct view of home.
- Approval of plantings are not required.