



INFORMATION KIT

MANCHESTER MEADOWS

ARCHITECTURAL STANDARDS AND GUIDELINES

APPROVAL PROCESS

ISSUED BY

New Construction Committee (NCC)  
Modifications Committee (MC)

Dated April 1, 1989

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## PREFACE

Insofar as it is consistent with single family residential development, it is the intent that the natural environment, terrain, ecology of Manchester Meadows be preserved. This natural environment, terrain and ecology is, among other things, a product of the embankments along the ravines, the lookouts over meadows and the tree areas. The architectural and land use standards set out in the Declaration of Covenants, Conditions, Easements and Restrictions of Manchester Meadows are intended to address the above described intent.

The purpose of this Information Kit is to only highlight the architectural and land use standards required by the Declaration of Covenants, Conditions, Easements and Restrictions which must be referred to and complied with by the property owner or duly appointed agent thereof when applying for lot improvements approval. Any discrepancies or interpretations contained in this Information Kit shall be superceded by the aforementioned restrictive covenants and/or plat restrictions of Manchester Meadows as those documents and plats shall govern and apply. The Valparaiso Zoning and Building Code shall govern and prevail if more restrictive then the covenants and restrictions of Manchester Meadows.



#### IN GENERAL

Pursuant to the Declaration of Covenants, Conditions, Easements and Restrictions of Manchester Meadows subdivision in Valparaiso, Indiana; and

To secure an attractive, harmonious residential development having continuous appeal by regulating and controlling architectural features and the use of property; and,

To assure materials and design elements are harmonious in conjunction with the way buildings, structures or improvements of any kind relate to each other and the environment; that,

Architectural standards, design guidelines and approval procedures shall be prepared, promulgated, reviewed and enforced by two architectural committees (refer to Exhibit D-5):

NEW CONSTRUCTION COMMITTEE. The new Construction Committee (NCC) shall have exclusive jurisdiction over all original construction of any kind on any portion of the Development.

MODIFICATIONS COMMITTEE. The Modifications Committee (MC) shall have exclusive jurisdiction over modifications, additions, or alterations made on or to then existing residential units or other structures of any kind on any portion of the Development.

Written approvals by the architectural committees are required prior to improvements of any kind, such as, but not limited to, the following:

1. Original construction of any kind.
2. Modifications, Additions, or alterations of any kind.
3. Staking, clearing, excavating, grading and other site work.
4. Planting or removal of plants, trees, shrubs, gardens or other landscaping items.
5. Installation of lawn carpeting, fences, walls, awnings, tennis courts, swimming pools, playground equipment, basketball goals, mailboxes, yard light fixtures, gazebos, or any other structure or appurtenance of any kind.