

## **GUIDELINES FOR THE APPROVAL OF ARCHITECTURAL CHANGES SOUTH LAKE HOMEOWNERS' ASSOCIATION, INC.**

Revision 7 | 10 June 2024

(changes from Revision 6 noted with change bars in left margin)

This document serves as guidance regarding the approval of architectural changes within South Lake Subdivision pursuant to the *Master Declaration of Covenants, Conditions and Restrictions*, as amended, (CC&Rs) of the South Lake Homeowners' Association, Inc. (South Lake HOA). The purpose of this document is to:

- 1) provide the Architectural Control Committee (ACC) guidance for approving and denying proposed architectural changes within South Lake, and
- 2) provide transparent communication to South Lake homeowners regarding the ACC's interpretation of the South Lake CC&Rs.

This document may change at any time at the discretion of the ACC or the South Lake HOA Board of Directors.

The South Lake CC&Rs are referenced, with relevant sections designated by the section symbol (§). This document is not intended to be, nor should it be interpreted as, a replacement for the South Lake CC&Rs. A reference copy of the South Lake CC&Rs is available on the South Lake HOA website: <https://www.southlakehoa.org>. A certified copy of the South Lake Master Declaration of Covenants, Conditions and Restrictions can be obtained from the Johnson County (Indiana) Recorder's Office (86 W. Court St., Franklin, IN 46131; (317) 346-4385), for a fee (currently \$1.00 per copied page, plus \$5.00 for certification – approximately \$78.00 total for the 73 page document).

Nothing contained in these Guidelines is intended to nor does it override the CC&Rs and in the event of a conflict between the two documents, the CC&Rs will control. The portions of these Guidelines which allow for actions without the approval of the ACC, even though the CC&Rs may require approval, represent the determination of the ACC that there are certain actions which it will routinely approve, which are set forth in the exceptions. However, the ACC or South Lake HOA Board of Directors reserves the right to request changes to or removal of any improvement purportedly made pursuant to any exception discussed below if the exception criteria are not met. Failure to meet these criteria will be considered a violation of South Lake CC&Rs §1.02 or other subject section of the South Lake CC&Rs.

Nothing contained in these Guidelines is intended to violate federal, state or local law regarding any of the matters set forth herein including, but not limited to the Federal Fair Housing Act, the Americans with Disabilities Act, the OTARD regulations of the FCC, the Indiana Homeowners Association Statute and the ordinances of the City of Greenwood. In the event of a conflict between these Guidelines and such statutes, regulations and ordinances, the statutes, regulations and ordinances shall control and the terms of these Guidelines will be deemed modified in accordance with those laws.

**The ACC and South Lake HOA Board of Directors reserve the right, as set forth in §4.07 of the CC&Rs, to permit variations from the provisions of these Guidelines and the CC&Rs when enforcement would create a hardship, in accordance with the terms of the subject section of the CC&Rs.**

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## A. GENERAL CONSIDERATIONS

*(Reference South Lake CC&Rs §1.02, §1.04, §1.14, §4.03 – 4.05, §7.01)*

Exterior modifications to the original residence construction are considered alterations to the residence on a lot. This includes changes in color (e.g. front door paint color). Regular maintenance which does not change the overall appearance of a residence (e.g. repainting white trim with white paint, like-for-like roofing replacement) is not considered an alteration and does not require ACC approval. When in doubt, please contact the ACC prior to beginning any exterior project which changes the aesthetics of your home.

All requests for ACC approval shall be made in writing and shall include detailed plans as described in South Lake CC&Rs §1.02. When submitting a request for ACC approval, include as much information as possible about the proposed improvement. If the ACC must request more information about a proposed change it may delay receiving an approval and subsequently delay the start of a proposed project. When completing the request for ACC approval, “TBD” should not be used for any fields, including project start and completion dates. The ACC understands that these dates may be contingent on ACC approval, approval by the City of Greenwood, and/or scheduling with a contractor. Please provide an estimated date or description of when the work will take place (i.e. 2 weeks following approval by the ACC and the City of Greenwood).

Please remember that construction materials for approved projects can only be stored on a lot for a maximum of ninety (90) days after delivery (South Lake CC&Rs §1.14), and approved projects must be completed within nine (9) months from the date of commencement (South Lake CC&Rs §1.04).

Pursuant to South Lake CC&Rs §7.01, if an owner fails to maintain their lot, the drainage utility and sewer easements on their lot, or the exterior appearance of any structures or improvements on their lot, the South Lake HOA has the right (but not the obligation), through its agents, employees and contractors, to enter the lot and clean, repair, maintain or restore the lot, and the exterior of the improvements to a condition acceptable to the South Lake HOA. The cost of any such work shall be considered a Special Assessment against the lot and the owner of the lot and shall be collected and enforced as provided in the South Lake CC&Rs.

**NOTE: Homeowners should have received a copy of the surveyor plot of their property at closing when the home was purchased. Alternatively, homeowners can obtain a surveyor plot of their property at no cost by contacting the City of Greenwood Planning Division (317-881-8698) and providing the street address, lot number and subdivision name. An example surveyor plot with improvement proposals is provided in Appendix A of this document.**

## B. STRUCTURES

*(Reference South Lake CC&Rs §1.02)*

“Structure of any kind” includes additions, decks, pergolas, gazebos, pavilions, covered patios/porches, screened in porches/decks/patios, storage buildings/bins or any other permanent structure. Some structures may require an application for a building permit with the City of Greenwood and an ACC approval does not remove the need to obtain a permit if one is required. Swing sets, playsets and playhouses for children’s recreational use, basketball goals, trampolines and trampoline enclosures are also considered “structures.”

- No metal or fiberglass awnings or patio covers will be approved for installation over patios, porches or decks; however, this does NOT restrict metal pergolas or gazebos.

**EXCEPTION:** The ACC does NOT require approval for metal, commercially purchased gazebos/pergolas that meet the following criteria:

- 1) the gazebo/pergola is secured to prevent lift-off in high-wind conditions,
  - 2) the gazebo/pergola is located on a concrete patio or deck located directly behind the home.
- Temporary/portable basketball goals and permanent goals may be used/installed in the community. Locations and orientations of goals that do not meet the exception below must be approved by the ACC. The following rules apply to all basketball goals, regardless of type:
    - All basketball goals in front yards shall have the backboard oriented perpendicular to the street.
    - Basketball goals are not allowed between the sidewalk and street or in the street per Greenwood Municipal Code and will be reported to City of Greenwood Code Enforcement. Basketball goals in the street are subject to removal by the City of Greenwood Street Department.
    - Regardless of the approved location of a basketball goal, basketball should not be played in the street and must occur within the boundary of the homeowner's property.
    - Temporary/portable basketball goals must be weighed down (internally) with water, sand or "base gel" and MAY NOT be weighed down with bags of soil, mulch, or salt, concrete blocks, or any other such device that is placed on top of the stand to prevent movement.
    - All basketball goals must be kept in a well-maintained condition (e.g. no ragged/ripped nets, broken backboards, etc.)
    - With ACC approval, basketball goals may be placed in the back yard on or near concrete patios/pads on an exception basis. Lighting installed for the purposes of playing basketball after dark will not be permitted.

**EXCEPTION:** The ACC does NOT require approval for temporary/portable basketball goals that meet the following criteria:

- the goal is stored inside the garage after each use
  - OR
  - 1) the goal is in the front yard near the outside edge of the driveway between the city sidewalk and the front of the garage,
  - 2) the backboard is oriented perpendicular to the street,
  - 3) the goal is weighed down according to the guidelines above.
- Trampolines and other children's play equipment must be placed greater than five (5) feet from any property line (eight (8) feet if a low-impact surface is to be installed underneath – See Section I). The lawn underneath trampolines must be maintained in accordance with the South Lake CC&Rs. This includes but is not limited to proper lawn mowing, weed control and debris removal pursuant to South Lake CC&Rs §1.16.
    - PLEASE NOTE: South Lake HOA does not assume any responsibility for the placement of a trampoline on a subdivision lot. It is recommended that homeowners who place a trampoline on their property consult with their homeowner's insurance company to ensure proper coverage.

**EXCEPTION:** The ACC does NOT require approval for trampolines that meet the following criteria:

- 1) the trampoline is greater than five (5) feet from any property line or eight (8) feet if a low-impact surface is to be installed underneath – See Section I),
- 2) the trampoline is secured to prevent lift-off in high-wind conditions,
- 3) the trampoline is located directly behind the home and not visible from the front of the home,
- 3) the lawn area underneath the trampoline is maintained in accordance with the South Lake CC&Rs.

**EXCEPTION:** The ACC does NOT require approval for children’s swing sets, playsets and playhouses that meet the following criteria:

- 1) the construction is primarily of decay resistant wood or plastic,
- 2) the view from the windows of a residence on an adjacent lot is not directly blocked/obstructed,
- 3) the structure is placed greater than five (5) feet from any property line (eight (8) feet if a low-impact surface is to be installed underneath – see Section I),
- 4) the structure is reasonably maintained in its original condition at all times (e.g. painted, stained)

Deck and/or patio storage boxes (“deck box”) are considered “structures” and are permitted for the storage of children’s outdoor toys, patio furniture cushions, pool/hot tub supplies, etc. but cannot be used for the storage of trash cans or lawn/garden equipment. Deck boxes designed to look like outdoor benches, and deck boxes made from plastic or wood are acceptable. While permitted, deck boxes require ACC approval unless subject to the exception below.

**EXCEPTION:** The ACC does NOT require approval for deck boxes that meet the following criteria:

- 1) only one (1) deck box is placed on a lot,
- 2) the deck box is placed on a deck or patio (i.e. not in the yard) directly behind the home,
- 3) the deck box has a capacity of 165 gallons or less (approx. 60” long x 30” deep x 30” tall),
- 4) the deck box height **MUST** be no taller than 32 inches,
- 5) the deck box has four solid sides (i.e. no doors) and an attached lid,
- 6) the deck box is a neutral color that is complementary to the house/trim color or deck/fence color (e.g. white, black, grey, brown or redwood),
- 7) the deck box is reasonably maintained in its original condition at all times (e.g. cleaned, painted, stained, etc.).

## C. WALLS

*(Reference South Lake CC&Rs §1.02)*

“Wall” includes retaining walls and hardscaping over eight (8) inches in height. This includes but is not limited to outdoor fireplaces, firepits or benches made from stone block as well as garden or flower bed edging made from stone block, wood or other material.

**EXCEPTION:** The ACC does NOT require approval for permanent (i.e. in ground) fire pits that meet the following criteria:

- 1) only one (1) fire pit is placed on a lot,
- 2) the fire pit is greater than five (5) feet from any property line,
- 3) the fire pit is greater than fifteen (15) feet from any residence or other structure,
- 4) the fire pit is no greater than eighteen (18) inches in height and no greater than thirty-six (36) inches in inside diameter.

## D. PAVEMENT

*(Reference South Lake CC&Rs §1.02)*

“Pavement” includes any paved area or surface (e.g. driveways, sidewalks, walkways/pathways, patios, hardscaping around landscaped areas or flower beds). Paved areas are typically constructed from poured concrete, asphalt or pre-formed concrete pavers/blocks.

- ALL exterior improvements which include additions or modifications to pavement, concrete, pavers, etc. must be approved by the ACC prior to starting the project.
- Concrete patios and sidewalks must be greater than five (5) feet from any property line.

- Sidewalks may be added to a lot only on the garage side of the residence (e.g. connecting to the driveway near the garage extending along the side of the house to the rear patio/deck). Sidewalks will not be approved on both sides of the residence. Sidewalks must be functional as such and must be three (3) feet in width unless there is an extenuating circumstance. For example:
  - Sidewalks may be contoured/tapered to accommodate transition with an existing garage service door pad/stoop if applicable.
  - Sidewalks may also incorporate a pad for an air conditioner condenser or heat pump unit, and the distance from the residence may be modified to allow for three (3) feet of usable sidewalk.
- Driveways may be extended with poured concrete, subject to the following restrictions:
  - All driveway extensions must be created with poured concrete (i.e. no concrete pavers), in a color, finish and style that closely matches the original/existing driveway surface. Control joints should be placed such that the appearance is similar to the original driveway surface.
  - Two-lane driveways may be extended up to two (2) feet on each side. The total width of the driveway may not exceed twenty (20) feet (eight (8) feet per lane plus two (2) feet on each side). The total width at the curb/street (including aprons/tapers) may not exceed twenty-six (26) feet. See Diagram A. Note: a four (4) feet extension on one side will not be approved.

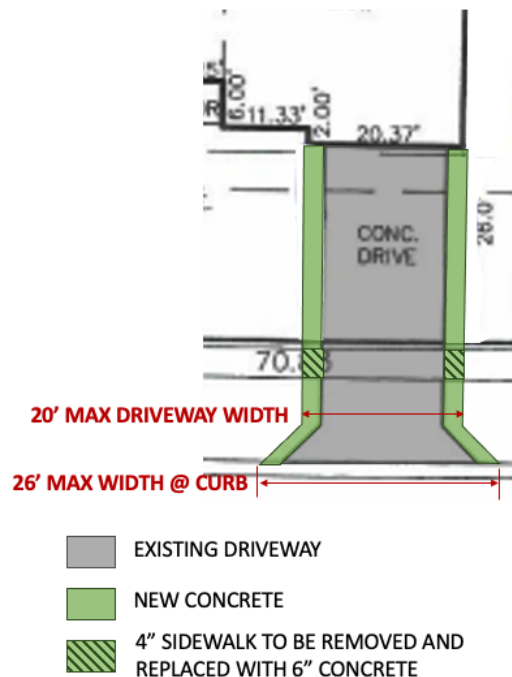


DIAGRAM A

- Three-lane driveways may have the “triangle” filled in to complete three full lanes above the sidewalk. The total width of the driveway may not exceed twenty-seven (27) feet. The total width at the curb/street (including aprons/tapers) may not exceed thirty-three (33) feet. See Diagram B.

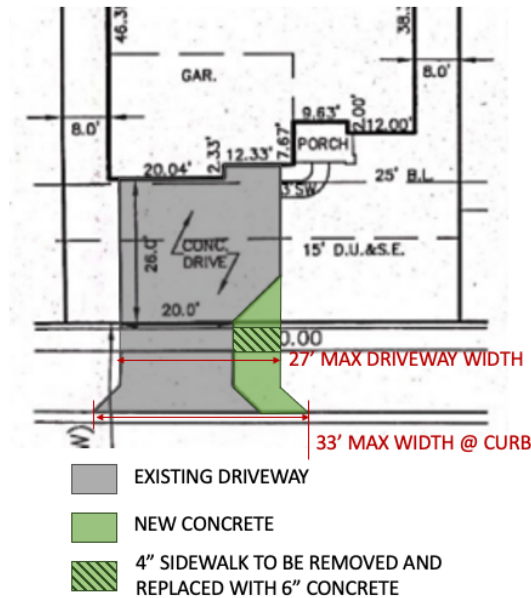


DIAGRAM B

- Pre-approvals for driveway extensions are required by the HOA and/or City of Greenwood depending on the location, as shown in the table below:

Location of Extension	ACC Approval Required?	City Approval/Permit Required?
Between the sidewalk and residence (i.e. "above the sidewalk")	Yes	No
Between the sidewalk and street (i.e. "below the sidewalk") - see additional requirements below.	Yes	Yes

- Additional restrictions for driveway extensions BETWEEN THE SIDEWALK AND THE CURB/STREET
  - A RIGHT-OF-WAY/STREET CUT PERMIT must be approved by the City of Greenwood, Community Development Services, Engineering Division. The permit will cost approximately \$150 and evidence of the permit must be submitted to the ACC BEFORE the ACC will approve.
  - To obtain a permit, the city requires, at a minimum:
    - Concrete contractors must have a bond on file with the City of Greenwood for no less than Fifteen Thousand Dollars (\$15,000) and must be insured for no less than One Million Dollars (\$1,000,000).
    - All concrete placed for the purposes of a driveway within the city's Right-of-Way must be six (6) inches thick, including the sidewalk. Note: the city will require the standard four (4) inch thick sidewalk be removed and replaced with six (6) inch thick concrete.

- The total width of the driveway must not exceed twenty-seven (27) feet, not including three (3) foot drive aprons/tapers on each side near the curb/street. With drive aprons/tapers, the total width at the street must not exceed thirty-three (33) feet.
  - Driveway extensions must have three (3) foot drive aprons (tapers) on EACH side of the driveway as the driveway meets the curb/street. These aprons may extend from the sidewalk or at a mid-point in the right-of-way in order to match the style of the original driveway.
  - The Right-of-Way must be returned to its original condition or better after work has concluded.
  - All concrete work in the city's Right-of-Way must be inspected by a city engineer.
  - See General Ordinance of the City of Greenwood, Indiana, Chapter 7, Article 3, Section 7-45 for more information, including fines for performing work without a permit.
- If a mailbox is affected by the driveway extension, the mailbox must be relocated to within approximately two (2) feet of the new taper. If multiple mailboxes are affected, then the owner of record of the other affected residence/mailbox must provide a letter stating they approve of the modification to their mailbox location.
  - If a street sign is affected by the driveway extension, the Greenwood Street Department must be contacted to approve of and coordinate the relocation of the sign.

**EXCEPTION:** The ACC does NOT require approval for hardscaping around landscaped areas, flower beds or vegetable gardens that is constructed from pre-formed concrete pavers/blocks that meet the following criteria:

- 1) the hardscaping is no more than eight (8) inches in height from ground level,
- 2) the hardscaping is no more than twelve (12) inches in width,
- 3) the color of the concrete pavers/block is consistent with the exterior color scheme of the residence,
- 4) the hardscaping is maintained in such a way as to maintain a visually appealing separation between landscaping and/or lawn areas of the lot.

## **E. SWIMMING POOLS**

*(Reference South Lake CC&Rs §1.02, §1.23)*

No permanent above ground swimming pools will be approved by the ACC. Temporary above ground pools (e.g. "kiddie" pools) are permitted without ACC approval, pursuant to the time restriction in South Lake CC&Rs §1.23, which requires that such pools not be in place for more than 48 consecutive hours. Hot Tubs and Swim Spas require ACC approval prior to installation.

## **F. FENCES**

*(Reference South Lake CC&Rs §1.02, §1.22, §1.28)*

All fences require written ACC approval prior to construction/installation. The following guidelines should be considered when submitting a fence request to the ACC:

- Fences are to extend from the back corners of the residence. If there is a service door from the garage, the fence may extend up the side of the residence such that the service door provides access to the fenced area.
- Fences must be built of decay resistant wood, vinyl, or wrought iron/aluminum. No chain link fences will be approved by the ACC, as these are prohibited by the South Lake CC&Rs §1.22.
- Fences around the perimeter of a lot (e.g. fence-in a rear yard):
  - should be of split rail or picket fence styles



- should not exceed forty-eight (48) inches or four (4) feet in height
  - Wood and vinyl fence styles with a scalloped top should have a maximum picket height that does not exceed fifty-two (52) inches in height.
  - Standard size wrought iron/aluminum fences typically measure between forty-eight (48) and fifty-two (52) inches in height. Fences within this range are generally considered acceptable.
- should have spacing between the pickets that is no less than one-half the width of the face of the pickets (e.g. a fence with three (3) inch picket width must have spacing equal to or greater than one and one-half (1.5) inches between pickets)
- should be constructed two (2) feet inside the property line to allow for sufficient spacing to maintain the lawn between neighboring fences
- Fences that immediately surround an in-ground pool, hot tub or patio:
  - may be privacy fences (e.g. without spacing between pickets)
  - should not exceed seventy-two (72) inches or six (6) feet in height
- Fences must be reasonably maintained in their original condition at all times. Wood fences must be stained and/or sealed on a regular basis in a neutral tone that is complementary to the house/trim color (e.g. white, black, grey, brown or redwood).
- All fence requests for approval on corner lots:
  - must comply with South Lake CC&Rs §1.28(a) to ensure clear visibility for drivers at street intersections
  - must maintain a distance of at least two (2) feet between the fence and the sidewalk on the side of the residence

Closely planted tall landscaping (e.g. hedges, shrubs, trees) used for the purposes of blocking or obscuring the view from or onto a lot is considered fencing and must be approved by the ACC unless subject to the exception below.

**EXCEPTION:** The ACC does NOT require approval for closely planted tall landscaping that meet the following criteria:

- 1) the landscaping is immediately adjacent (within two (2) feet) an in-ground pool, hot tub, deck or patio,
- 2) if adjacent to a deck or patio, the landscaping cannot exceed two (2) thirty-two (32) total linear feet sections (i.e. sixteen (16) feet on each side of the patio plus sixteen (16) feet across the back on each end),
- 3) type of plant(s) is selected such that at maturity the blocked/obscured area the plantings provide will not exceed approximately six (6) to eight (8) feet in height (measured from the surface of the deck, patio, etc.),
- 4) the view from the windows of a residence on an adjacent lot is not blocked/obstructed by plant material.

**EXCEPTION:** The ACC does NOT require approval for closely planted tall landscaping that meet the following criteria:

- 1) the landscaping is located along one edge of the property (i.e. rear property line OR side property line),
- 2) is planted a distance from the property line such that the landscaping, when mature, does not encroach upon the neighboring property (i.e. a four (4) foot diameter tree should be planted at least two (2) feet inside the property line),
- 3) the landscaping cannot exceed thirty-two (32) total linear feet (does not have to be continuous),

- 4) the view from the windows of a residence on an adjacent lot is not blocked/obstructed by plant material,
- 5) must comply with South Lake CC&Rs §1.28(a) to ensure clear visibility for drivers at street intersections.

## **G. MINI BARNS / SHEDS**

*(Reference South Lake CC&Rs §1.06)*

All permanent storage buildings (i.e. “sheds”) require written ACC approval prior to construction, per the South Lake CC&Rs §1.06. A permit is required for any shed by the City of Greenwood (sheds are classified as a “residential accessory structure”). The city’s requirements are IN ADDITION to those in this document.

The following guidelines should be considered when submitting a storage building request to the ACC:

### **QUANTITY AND USE**

- No temporary sheds will be approved.
- A maximum of one (1) shed per lot may be approved.
- Sheds are to be used for storage purposes only.
- Sheds shall not, under any circumstances, be used as a living space for humans or animals.

### **LOCATION AND LANDSCAPING**

- Sheds may be located:
  - only within the building setback lines and must be in the backyard,
  - directly behind the primary residence,
  - a minimum of eight (8) feet from all property lines.
- Sheds may not be located within any easements and must be located a minimum of five (5) feet from any easement.
  - NOTE: There may be some lots that cannot have a shed due to this requirement.
- Sheds must be placed near the rear wall of the primary residence, or the rear wall of a garage bump-out (if applicable and other locations requirements are met)
- The view from the windows of a residence on an adjacent lot must not be directly blocked/obstructed. (It is the requestor’s responsibility to provide proof to the ACC that the line-of-sight from their neighbor’s windows will not be blocked or obstructed.)
- The shed must be reasonably screened from the view of neighbors and from any street by landscaping or other such material deemed appropriate by the ACC.
- Location of the shed must not degrade the appearance of an adjacent neighbor’s front yard.
- Per the City of Greenwood, corner lots have two front yards. Sheds must not extend into either front yard on a corner lot.

### **SIZE**

- Sheds must have a footprint not less than forty-eight (48) square feet (e.g. 6’ x 8’) and no more than eighty (80) square feet (e.g. 8’ x 10’).
- The maximum sidewall height of any shed is seven (7) feet in height (measured from the top of the foundation).
- The maximum roof ridge height of any shed is nine (9) feet, regardless of footprint.
- The combined square footage of the primary residence and any shed must not be greater than 40% of the lot square footage.
  - NOTE: this requirement is a Greenwood zoning requirement for R-2A developments. There may be some lots that cannot have a shed due to this requirement.

- Lot square footage and residence footprint size can usually be found on the lot's surveyor plot.

#### STRUCTURE AND MATERIALS

- The shed must be secured to a foundation made of concrete, no less than four (4) inches thick.
- Shed must include a solid, permanent floor. The floor must be either:
  - The four (4) inch thick concrete foundation (i.e. the concrete is the floor)
  - An elevated floor of weather-resistant materials (i.e. pressure treated lumber on top of the concrete foundation)
- No dirt or gravel floors will be permitted.
- A concrete stoop or ramp built from weather-resistant materials is recommended (but not required) in front of any door. The stoop or ramp may be no wider than the width of the door and may extend up to three (3) feet out from the door entrance.
- Exterior walls must be of wooden framed (e.g. 2x4 lumber) construction.
- All sheds must have a door that latches closed.
- Exterior cladding should match that on the primary residence in architectural style, material and color.
- No plastic, rubber, fiberglass, or all-metal sheds will be approved.
- No roll-up or sliding metal doors will be approved.
- The roof must be of gable or hip roof design, sloped to compliment the primary residence. Flat roofs, lean-to roofs (also known as “shed-style” or mono-slope roofs) and gambrel roofs (also known as “barn-style” roofs) will not be approved. Examples of acceptable and non-acceptable roof construction are shown in DIAGRAM C.

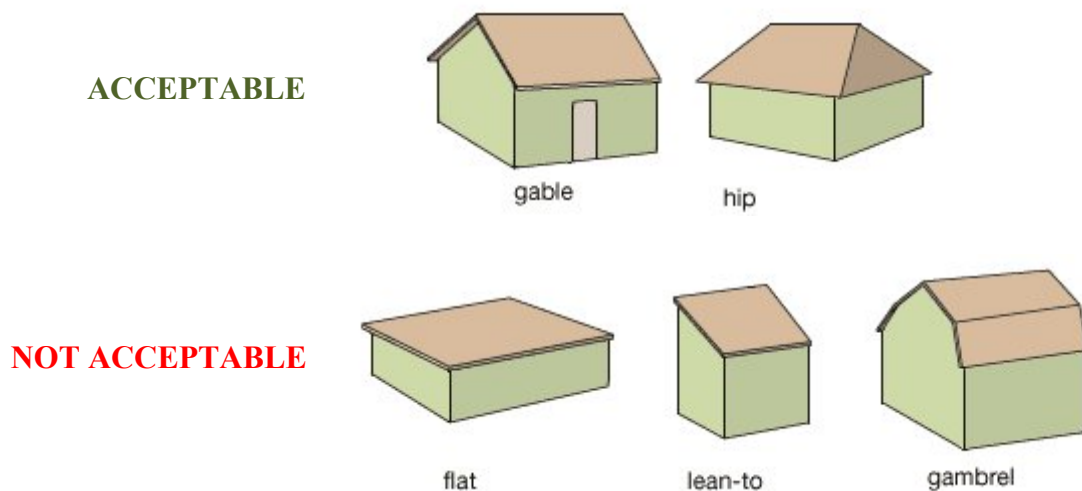


DIAGRAM C

- Roof shingles should match as closely as possible those on the primary residence in both style and color. When roof shingles are replaced on the primary residence, if the style or color is changed then the shed's roof shingles must be replaced to match.
- Windows, if present, should match as closely as possible those on the primary structure in both style and color.
- No decorative cupolas attached to and extending from the roof will be approved.

## UTILITIES

- Any electrical service to the shed must be underground. No above-ground utilities of any type will be permitted.
- No plumbing may be installed within the shed.
- Exterior lighting (if installed) shall not exceed one 75-watt light bulb (or equivalent) enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun. Exterior lighting, and light emanating from the shed must not be visible from dusk to dawn except for temporary periods in which the shed is being accessed.

## MAINTENANCE

- Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the initial request.
- No items may be stored outside of, or attached to the outside of, the shed (e.g. ladders, bikes, wheelbarrows, or other objects).
- The exterior of sheds may not be used for the display of collections of signs, memorabilia, antiques, etc. and must blend into the primary residence as much as possible.
- Shed doors should be kept closed and latched/locked when not in use.

## H. ANTENNAS / SATELLITE DISHES

*(Reference South Lake CC&Rs §1.07)*

Federal Law and the Federal Communication Commission's (FCC) Over-the-Air Reception Devices (OTARD) rules control the ability to locate and place antennas and satellite dishes. These rules supersede the restrictions outlined in the South Lake CC&Rs §1.07. As such, the ACC does not require pre-approval for the location, color or aesthetics of such devices.

Whenever possible, and where receiving an acceptable signal is not impeded, the ACC respectfully requests that antennas or satellite dishes be placed out of street-level line-of-sight such that they are not immediately visible at eye level when walking or driving within the subdivision. Installation on the roof of a residence places the devices above eye level when walking or driving within the subdivision, and should be cost neutral compared to other installation techniques. Satellite dishes cannot be completely out of public view from adjacent lots, but their presence should be as non-intrusive as possible to the aesthetics of the subdivision.

## I. LANDSCAPING

*(Reference South Lake CC&Rs §1.09, §1.15)*

ACC approval is not required for standard maintenance of landscaping (planting flowers, shrubs, trees), but all landscaping must comply with the South Lake CC&Rs. Maintenance of landscaping should comply with the South Lake CC&Rs §1.16 (i.e. no weeds, underbrush or unsightly growths or objects; lawn areas must be maintained in a neat and orderly manner and mowed on a regular basis). Lot areas between the building setback line and the street may be used for sidewalks, walkways, driveways, trees, shrubbery, flowers and/or flowerbeds and other ornamental plants and landscaping. Such improvements are subject to other sections of the South Lake CC&Rs and may require submission to the ACC for approval unless subject to one of the exceptions below.

Sod/grass should not be removed from a lot with the intention of not replacing/repairing the area as part of normal maintenance of a lawn. Removal of dirt or gravel on a lot may impact the intended grading and surface water drainage of the lot. Therefore, the proposed removal of such material should be submitted to the ACC for approval.

**EXCEPTION:** The ACC does NOT require approval for the removal of sod or dirt to facilitate the creation of new landscaping (e.g. flower/planting beds) that meet the following criteria:

- 1) the landscaping is within four (4) feet of a residence or within two (2) feet of a utility box, meter, flagpole, or tree,
- 2) the landscaping does not cross property lines,
- 3) the view from the windows of a residence on an adjacent lot is not blocked/obstructed by plant material,
- 4) use of pre-formed concrete pavers/blocks as edging complies with Section D,
- 5) the landscaping does not impact the intended grading and surface water drainage of the lot.

**EXCEPTION:** The ACC does NOT require approval for the removal of sod or dirt to facilitate the creation of ground-level vegetable gardens that meet the following criteria:

- 1) only one (1) vegetable garden is allowed on a lot,
- 2) the vegetable garden is no larger than four (4) feet by eight (8) feet (length x width), or thirty-two (32) square feet in surface area,
- 3) the vegetable garden must be placed greater than five (5) feet from any property line and not in an easement,
- 4) the vegetable garden is not surrounded by or covered by any fencing, netting or other similar material (e.g. chicken wire),
- 5) the “walls” of the vegetable garden are no more than eight (8) inches in height from ground level,
- 6) the view from the windows of a residence on an adjacent lot is not blocked/obstructed by plant material,
- 7) use of pre-formed concrete pavers/blocks as edging complies with Section D,
- 8) the vegetable garden does not impact the intended grading and surface water drainage of the lot.

**EXCEPTION:** The ACC does NOT require approval for the removal of sod or dirt to facilitate the installation of a low-impact surface (e.g. mulch) underneath a swing set, playset or playhouse installed in accordance with South Lake CC&Rs §1.02 provided that the following criteria are met:

- 1) the low-impact surface does not extend beyond three (3) feet from the perimeter of the structure,
- 2) the low-impact surface is greater than five (5) feet from any property line.

Tall landscaping (e.g. hedges, shrubs, trees) should comply with South Lake CC&Rs §1.28 to ensure clear visibility for drivers at street intersections.

Closely planted tall landscaping used for the purposes of blocking or obscuring the view from or onto a lot is considered “fencing” and is discussed in Section F. Fences.

Tall landscaping, which is planted for ornamental purposes, and not to block or obscure the view from or onto a lot can be installed without ACC approval but should be planted in such a way as to not encroach upon an adjacent lot or directly block the view from the windows of a residence on an adjacent lot.

## **J. SIGNAGE ON RESIDENTIAL LOTS**

*(Reference South Lake CC&Rs §1.19)*

There should be no signs or billboards installed on residential property within the subdivision except as approved by the ACC or subject to the exception below. Signs displayed for the purposes of campaigning or electioneering are not subject to the restrictions in the South Lake CC&Rs during an election season as prohibited by the laws of the State of Indiana.

**EXCEPTION:** The ACC does NOT require approval for signs meeting the following criteria:

- 1) the sign is no more than five (5) square feet in display area,
- 2) the sign is displayed for the purposes of advertising an educational, school, library, community, religious, social or similar function/event, or is a sign advertising the property for sale,
- 3) the sign does not contain a) rude, crude, obscene, vulgar, harassing or threatening language or images; b) personal attacks; c) discriminatory content; d) socially unacceptable content; or e) content determined by the South Lake Board of Directors or the ACC to be offensive, in poor taste or disruptive,
- 4) signs which advertise an event are displayed no more than two (2) weeks prior to the event and are promptly removed after the event,
- 5) no more than one (1) sign should be displayed on a lot at any given time.

The ACC or South Lake HOA Board of Directors reserves the right to request any signage displayed on any lot be removed immediately if the content is deemed unacceptable for display within the community. Display of inappropriate or offensive content or a display not approved by the ACC or fitting within the exception above will be considered a violation of South Lake CC&Rs §1.19.

#### **K. UTILITY AND DRAINAGE EASEMENT AREAS**

*(Reference South Lake CC&Rs §1.10, §2.01)*

Fences that encroach on an easement must also be approved by the City of Greenwood Board of Public Works & Safety (BPWS) prior to installation. The City of Greenwood BPWS will require written approval from the ACC. If the fence design is otherwise acceptable, the ACC will approve the submitted request with the stipulation that approval must be granted from the City of Greenwood BPWS prior to installation. It is the responsibility of the homeowner to pursue approval by the City of Greenwood BPWS.

Landscaping within utility or drainage easement areas does not require the approval of the ACC. However, the ACC or South Lake HOA Board of Directors reserves the right to request removal or modification of any landscaping that changes or restricts the flow of surface water from its proper course or directs surface water onto a neighboring lot.

NOTE: Any utility or drainage easement area that is located on a homeowner's lot should be maintained in appearance consistent to the rest of the lot and other lots in the subdivision. This includes but is not limited to: proper lawn mowing, weed control and debris removal pursuant to South Lake CC&Rs §1.16.

#### **L. CHANGES TO COLOR PALETTE**

*(Reference South Lake CC&Rs §1.02)*

At the time each home was built by Davis Homes, Ryland Homes, Cal-Atlantic Homes or Lennar there was a standard color palette that governed the construction of each home to ensure that the colors used within the subdivision were not out of character with previous sections of South Lake. Changes to the exterior color palette of a residence from its original colors require approval from the ACC. To help with color selections, the ACC and the Board of Directors have developed an Exterior Color Palette to assist homeowners in understanding what color schemes are generally in character with other homes in South Lake. These sample color schemes are intended to give homeowners a general feel for colors that may interest them. The ACC realizes that not every homeowner will want to choose exclusively from these recommended colors. Homeowners should submit their chosen color chips/samples to the ACC for approval prior to commencing any exterior painting project. The Exterior Color Palette will be used as a basis for approving the requested color to ensure that it fits within the overall community standard. After ACC approval, this new color will be considered for inclusion in the Exterior Color Palette. The Exterior Color Palette is included in Appendix B of this document.

Regular maintenance which does not change the overall appearance of a residence (i.e. repainting white trim with white paint, like-for-like roofing replacement) is not considered an alteration and does not require ACC approval. When in doubt, please contact the ACC.

**EXCEPTION:** The ACC does NOT require approval for the following color changes:

- 1) asphalt shingle replacement with shingles that are black, dark grey, dark brown or a dark mixture of colors,
- 2) repainting the original paint color, but where there is a perceived color difference due to fading from sun exposure.

## **M. STORM DOORS**

*(Reference South Lake CC&Rs §1.02)*

Storm doors are allowed to be installed on any exterior door including front, rear and garage access doors. Storm doors should not be installed without the approval of the ACC or subject to the exception below. Storm doors with and without screens are acceptable (including retractable screens).

**EXCEPTION:** The ACC does NOT require approval for storm doors meeting the following criteria:

- 1) the storm door is not a “security door” (e.g. metal bars over the glass),
- 2) the storm door design is predominantly (>75%) glass (plain or decorative),
- 3) the color of the storm door matches the (approved) exterior door color or the trim color.

## **N. MAILBOXES**

*(Reference South Lake CC&Rs §1.02)*

All mailboxes must conform to the original design and modifications to style, color or address font will not be approved. Supplemental information regarding mailboxes is provided in Appendix C of this document.

## **O. SOLAR PANELS**

*(Reference South Lake CC&Rs §1.02)*

All solar panels require written ACC approval prior to installation. The following guidelines should be considered when submitting a solar panel installation request to the ACC:

- Solar panels will not be permitted on the front or side roof surfaces of a residence.
- Solar panels are permitted on the rear roof surface only such that they are not visible from the street running in front of the residence.
- Solar panels will not be permitted to be installed on poles or stands on any lot.
- Solar panels should be of a “frameless” design which allows for a more seamless and consistent look.
- Supporting equipment should be placed in a way that does not distract from the aesthetic of the subdivision.

## **P. LIGHTING**

*(Reference South Lake CC&Rs §1.02)*

All exterior modifications, including the addition of light poles and fixtures (generally interpreted as “lighting”) require approval from the ACC. It is the interpretation of the ACC that this restriction is extended to decorative lights, holiday lights and lighted decorations that are placed on the exterior of the residence or a lot that are intended to be installed/used for longer than forty-eight (48) hours. Therefore, the ACC has provided the following exceptions:

**EXCEPTION:** The ACC does NOT require approval for the semi-permanent installation of decorative lights (e.g. pergola lights) and lighted decorations (e.g. lighted topiaries) as long as said lights and lighted decorations meet the following criteria:

- 1) The lights are clear, decorative string-style lights,
- 2) The lights are hung on/around/under a gazebo, pergola, or deck railing,
- 3) The lights and lighted decorations are not overly distracting or a nuisance to adjacent lots.

**EXCEPTION:** The ACC does NOT require approval for the installation of decorative landscape lights as long as said lights meet the following criteria:

- 1) The lights broadcast clear/white light (i.e. non-colored) and are no greater than eighteen (18) inches in height,
- 2) The lights are used to illuminate landscaping or displayed U.S. flags, up-light residential architectural features (e.g. columns) or provide safety lighting for pathways, stairs, decks or patios,
- 3) The lights are not overly distracting or a nuisance to adjacent lots.

**EXCEPTION:** The ACC does NOT require approval for exterior lights and lighted decorations on display for various religious and secular holidays as long as said lights and lighted decorations meet the following criteria:

- 1) The lights and lighted decorations are not overly distracting or a nuisance to adjacent lots and do not block sight lines to ensure clear visibility for drivers on streets and driveways,
- 2) The lights and lighted decorations are installed no earlier than 30 days before the holiday and must be removed two (2) weeks after the holiday with the exception of holidays that take place in December or January, in which the lights and lighted decorations may remain installed for an *additional* four (4) weeks to accommodate periods of severe weather that may hinder their removal.

Exterior holiday lights and lighted decorations that remain installed beyond stated installation and removal times will be considered a violation of South Lake CC&Rs §1.02. Please remember that all holiday decorations should be conducive to the family-friendly environment of our community.

The installation of permanent holiday lighting (e.g. permanent outdoor eave lighting for holiday use) is permitted but does require approval by the ACC. Permanent holiday lighting is defined as lighting systems specifically designed and marketed for long term installation. Traditional holiday strand lighting, or rope lighting, regardless of how it is secured, does not meet the definition of permanent lighting. Professionally installed permanent holiday lighting with concealed wiring in an aluminum channel that matches the exterior trim is preferred. However, homeowner-installed permanent holiday lighting systems may be installed subject to approval by the ACC. The following guidelines should be considered when submitting a permanent holiday lighting installation request to the ACC:

- All lighting system components (e.g. fixtures, wiring, brackets) must match the exterior trim color of the home.
- Lighting system components (e.g. fixtures, wiring, brackets) must be fully and neatly secured to the residence in such a manner as to minimize visibility when not in use. The preferred installation is behind the front trim piece under the eaves, or as close to it as possible. Lighting secured directly to the exterior of the eaves (fascia board) and back against the house is not acceptable.
- Lighting system components must follow the roof line, gutter-line and/or edges of the home to be concealed during daylight hours.
- Lighting system component may not detract from the aesthetics of the residence when not in use.

Regardless of installation method, homeowners will be required to promptly repair any loose wires or system components that occur due to normal wear and tear or exposure to the elements. Illumination of permanent holiday lighting is subject to the following restrictions:



- The lights are not overly distracting or a nuisance to adjacent lots.
- The lights are illuminated no earlier than 30 days before the December holiday season and must be turned off two (2) weeks after the December holiday season (approx. January 15th).
- The lights may be illuminated for other celebratory purposes (ie. birthday parties, graduations, weddings and other non-holiday celebrations) for no more than forty-eight (48) hours. Other recognized holidays, such as Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Flag Day, July 4th, Veterans Day, Diwali, Thanksgiving Day, Kwanzaa, Hanukkah etc., lights may be illuminated for up to one (1) week starting 6 days prior to and including the holiday.

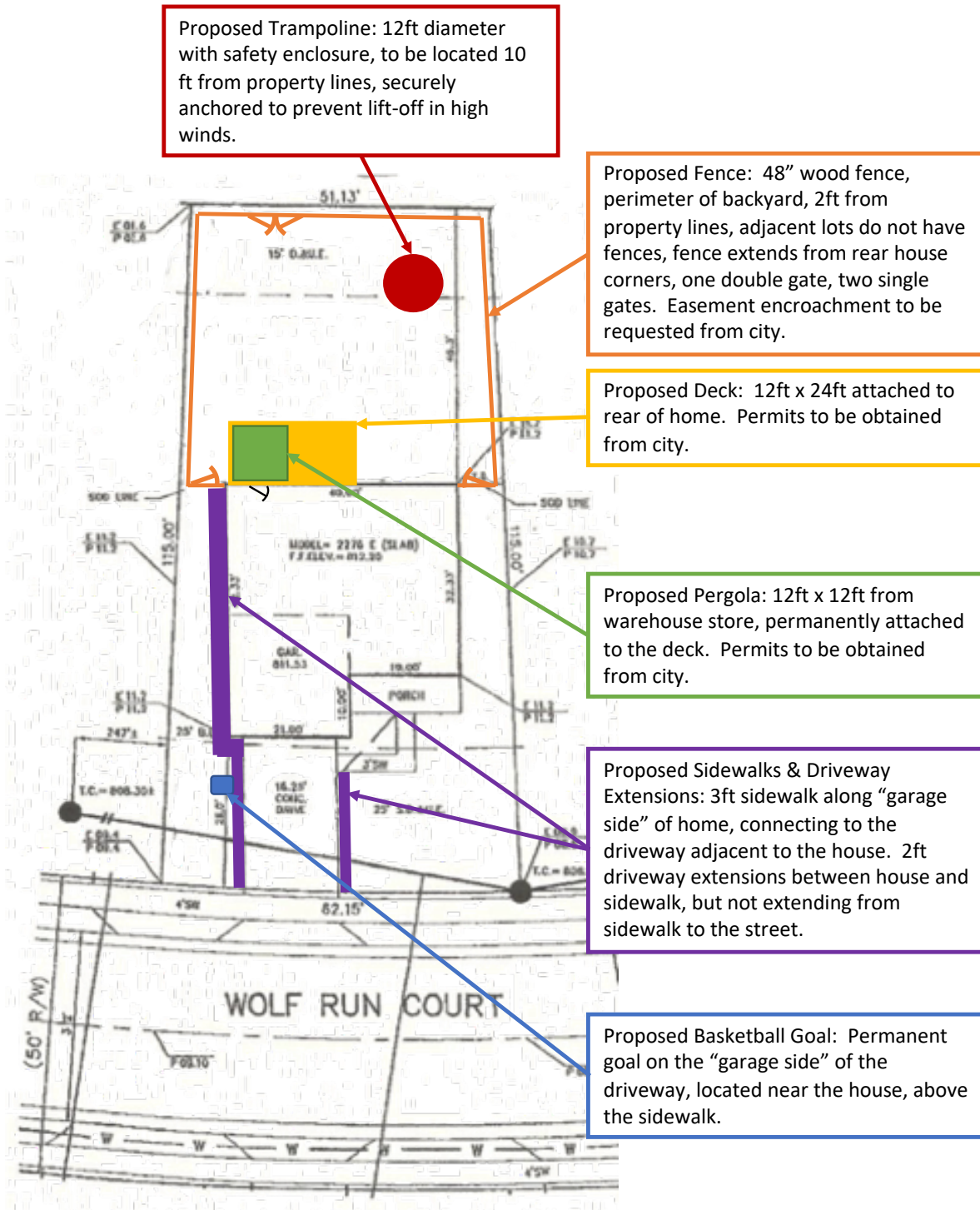
#### **Q. MISCELLANEOUS RESTRICTIONS**

*(Reference South Lake CC&Rs §1.17, §1.21)*

Geothermal or solar heating systems and wells (for gas, water, oil or any other purpose) must obtain ACC approval like any other improvement.

## APPENDIX A – Surveyor Plot

### Example Surveyor Plot with Proposed Improvements



## APPENDIX B – Exterior Color Palette

### EXTERIOR COLOR PALETTE

At the time each home was built by Davis Homes, Ryland Homes, Cal-Atlantic Homes or Lennar there was a standard color palette that governed the construction of each home to ensure that the colors used within the subdivision were not out of character with previous sections of South Lake. Regular maintenance which does not change the overall appearance of a residence (i.e. repainting white trim with white paint, like-for-like roofing replacement) is not considered an alteration and does not require ACC approval unless a previous color change was applied without prior ACC approval. **Any changes to the exterior color palette of a residence from its original colors require approval from the ACC, regardless of whether the color appears in this Exterior Color Palette.**

The ACC wants to work with homeowners to make the selection and approval process as easy as possible. Therefore, the ACC and the Board of Directors have developed this guidance to assist homeowners in understanding what color schemes are generally in character with other homes in South Lake. These sample color schemes consist of community-acceptable coordinated base (e.g. vinyl siding color), trim (e.g. fascia boards, gutters, downspouts) and accent colors (e.g. front door, shutters) and are intended to give homeowners a general feel for options that may interest them. In addition, the ACC realizes that not every homeowner will want to choose exclusively from these recommended colors. Homeowners should submit their chosen colors to the ACC for approval prior to commencing any exterior painting project. The Exterior Color Palette will be used as a basis for approving the requested color to ensure that it fits within the overall community standard. After ACC approval, this new color will be considered for inclusion in the Exterior Color Palette. This new palette will then be available for consideration by other homeowners who desire to repaint their home.

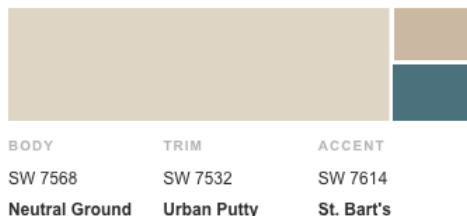
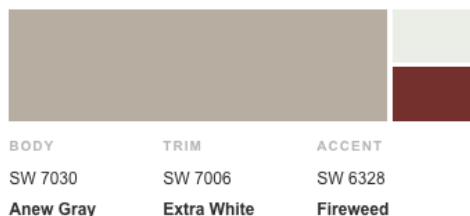
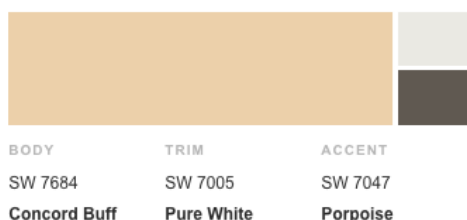
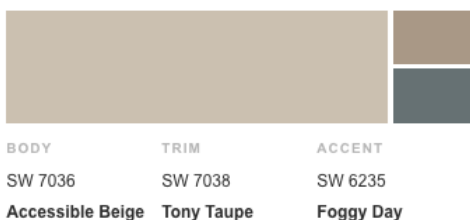
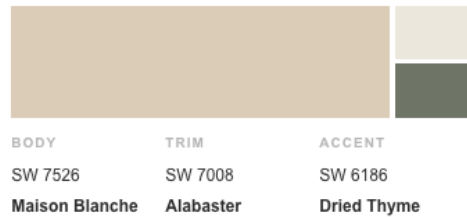
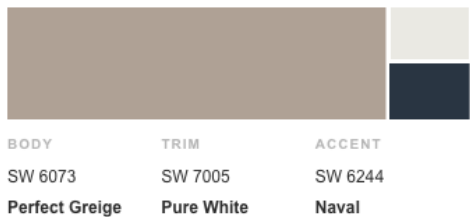
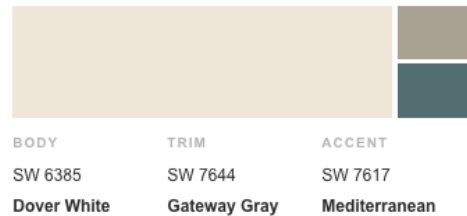
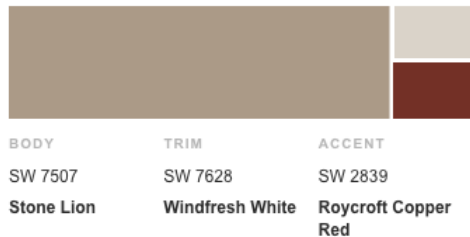
Not all colors will work on all homes. Please consider the color of the roof as well as the window frames, fascia boards, gutters, and downspouts, etc. Also, paint companies tweak existing colors and color formulations as trends change, which can make a previously approved color unavailable. Often “close” colors look vastly different when applied to a residence. If a specific color becomes unavailable, please request a color match to an approved color.

Paint stores can often provide a sample of the color that can be used on a section of the home to determine whether or not the color is the one you want. When looking at these color selections, keep in mind that colors may appear differently on a computer screen or on a color printer and should not be considered an indication of how the actual paint will look when painted on a home. This data is provided as a general idea on the colors that have been previously approved and used in our community.

Please note: the various builders within South Lake used Sherwin-Williams paint, and the sample color schemes have been selected from this company. Likewise, Owens Corning shingle colors have been selected to represent acceptable options. However, this should not be taken as an endorsement of or a requirement to use Sherwin-Williams or Owens Corning products. If using a different brand of materials, please color match to an approved color.

## Sherwin Williams Exterior Color Palette Options

The following color palette options include a base color (e.g. vinyl siding color), trim (e.g. fascia boards, gutters, downspouts) and accent color (e.g. front door, shutters), shown in each sample at the left, top right, and bottom right positions respectively. The base and trim color palette selected for South Lake includes predominantly earth tones and neutral colors (which approximate the colors of the vinyl siding used by the builders). Dark earth tones, blues, greens and reds have been selected for accent colors (which approximate the accent colors selected by the various builders). Any and all trademarks are owned by Sherwin Williams and/or its affiliated companies.





BODY	TRIM	ACCENT
SW 7552	SW 6385	SW 7545
<b>Bauhaus Buff</b>	<b>Dover White</b>	<b>Pier</b>



BODY	TRIM	ACCENT
SW 6148	SW 6172	SW 6335
<b>Wool Skein</b>	<b>Hardware</b>	<b>Fired Brick</b>



BODY	TRIM	ACCENT
SW 2820	SW 6385	SW 7702
<b>Downing Earth</b>	<b>Dover White</b>	<b>Spiced Cider</b>



BODY	TRIM	ACCENT
SW 6205	SW 7008	SW 2802
<b>Comfort Gray</b>	<b>Alabaster</b>	<b>Rookwood Red</b>



BODY	TRIM	ACCENT
SW 7672	SW 7009	SW 7620
<b>Knitting Needles</b>	<b>Pearly White</b>	<b>Seaworthy</b>



BODY	TRIM	ACCENT
SW 7015	SW 7005	SW 7602
<b>Repose Gray</b>	<b>Pure White</b>	<b>Indigo Batik</b>



BODY	TRIM	ACCENT
SW 7621	SW 7005	SW 6131
<b>Silvermist</b>	<b>Pure White</b>	<b>Chamois</b>



BODY	TRIM	ACCENT
SW 6150	SW 6140	SW 6244
<b>Universal Khaki</b>	<b>Moderate White</b>	<b>Naval</b>



BODY	TRIM	ACCENT
SW 7533	SW 7509	SW 7710
<b>Khaki Shade</b>	<b>Tiki Hut</b>	<b>Brandywine</b>



BODY	TRIM	ACCENT
SW 6171	SW 6133	SW 7518
<b>Chatroom</b>	<b>Muslin</b>	<b>Beach House</b>



BODY	TRIM	ACCENT
SW 2844	SW 7060	SW 7062
<b>Roycroft Mist Gray</b>	<b>Attitude Gray</b>	<b>Rock Bottom</b>



BODY	TRIM	ACCENT
SW 6199	SW 7571	SW 6208
<b>Rare Gray</b>	<b>Casa Blanca</b>	<b>Pewter Green</b>



BODY	TRIM	ACCENT
SW 6206	SW 7571	SW 6373
<b>Oyster Bay</b>	<b>Casa Blanca</b>	<b>Harvester</b>



BODY	TRIM	ACCENT
SW 6248	SW 7006	SW 7582
<b>Jubilee</b>	<b>Extra White</b>	<b>Salute</b>



BODY	TRIM	ACCENT
SW 7669	SW 7006	SW 6994
<b>Summit Gray</b>	<b>Extra White</b>	<b>Greenblack</b>



BODY	TRIM	ACCENT
SW 6249	SW 7008	SW 6156
<b>Storm Cloud</b>	<b>Alabaster</b>	<b>Ramie</b>



BODY	TRIM	ACCENT
SW 7624	SW 7541	SW 7505
<b>Slate Tile</b>	<b>Grecian Ivory</b>	<b>Manor House</b>



BODY	TRIM	ACCENT
SW 6207	SW 7012	SW 7548
<b>Retreat</b>	<b>Creamy</b>	<b>Portico</b>



BODY	TRIM	ACCENT
SW 7658	SW 7661	SW 6215
<b>Gray Clouds</b>	<b>Reflection</b>	<b>Rocky River</b>



BODY	TRIM	ACCENT
SW 7603	SW 7631	SW 7674
<b>Poolhouse</b>	<b>City Loft</b>	<b>Peppercorn</b>



BODY	TRIM	ACCENT
SW 7601	SW 7006	SW 6413
<b>Dockside Blue</b>	<b>Extra White</b>	<b>Restoration Ivory</b>



BODY	TRIM	ACCENT
SW 7748	SW 6154	SW 6055
<b>Green Earth</b>	<b>Nacre</b>	<b>Fiery Brown</b>

### Owens Corning Roof Material Color Palette Options

The following color palette options have been selected for roofing materials. All homes in South Lake are to use asphalt shingles, in either three (3) tab or architectural designs. Architectural shingles are preferred but not required as the various builders have used both styles. The samples below come from the Owens Corning Oakridge® line. Any and all trademarks are owned by Owens Corning and/or its affiliated companies.



Brownwood



Driftwood



Estate Gray



Flagstone



Onyx Black



Peppermill Gray



Teak



Twilight Black



APPENDIX C – Mailbox Supplemental Information

South Lake Mailbox Design Specification

Mailbox Details:

- Size: Standard/Large T2 (approx. 21.5”x11”x9”)
- Color: Black
- Lettering: White vinyl on both sides
- “Goudy” or “Caxton” font (very similar, examples below)



Caxton:

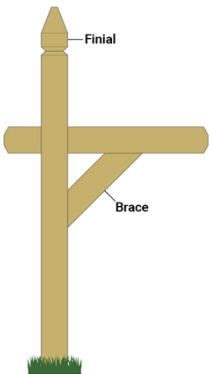
5241 E. 69th Street

Goudy:

5241 E. 69th Street

Post Details:

- Size: 4”x4” Cedar Post
- Color Options (see below):
  - Sherwin Williams 7508 - Tavern Taupe
  - Sherwin Williams “Sagebrush” (custom)
    - *This is the color that a new post will be painted by Otto’s Streetscapes or Estes Designs*
- Finial: “Blunt”/“Oxford”
- Brace: Straight/Standard



SW 7508  
Tavern Taupe

- “Sagebrush” Paint Specification:
  - Sherwin Williams, Deep Base
  - Blend-a-Color Formula:

Colorant-----		OZ	32	64	128
W1	White	-	16	-	1
B1	Black	-	47	1	-
R2	Maroon	-	8	-	1
Y3	Deep Gold	-	55	1	-



The three suppliers listed below sell and install mailboxes and posts which meet South Lake’s design standard. It is **highly** recommended, but not required, to use one of these suppliers. If you use a different supplier, you are responsible for ensuring your mailbox and post design matches the community standard. Information is presented as received and is NOT kept up to date (last updated summer 2024). Please reach out to the vendors to secure current pricing information.

**Estes Design (317-343-8738) – est. 24 hr for pickup (20 min drive), 1 week for install**

Item	Customer Pick-up	With Professional Installation
Mailbox with Vinyl Lettering Only	\$89	\$124
Mailbox Post Only	<b>\$175</b>	<b>\$274</b>
Mailbox with Vinyl Lettering and Post	\$264	<b>\$363</b>

Additional Options:

- Aluminum trim guard: \$25.00
- Mailbox post painting (performed by Estes): \$25.00
- If homeowner wishes to install themselves, delivery can be arranged for a nominal fee

**Otto’s Streetscapes (317-886-4400) – est. 2 weeks or less for pickup (5 min drive), 2-3 weeks for install**

Item	Customer Pick-up	With Professional Installation
Mailbox with Vinyl Lettering Only	<b>\$74.90</b>	<b>\$114.90</b>
Mailbox Post Only	\$187.25	\$312.25
Mailbox with Vinyl Lettering and Post	<b>\$262.15</b>	\$387.15

Additional Options:

- Aluminum trim guard: \$20.00
- Mailbox post paint: \$18.00 per quart
- If homeowner wishes to install themselves, delivery can be arranged for a nominal fee

**Mailbox Solutions (317-460-1010) – est. 1 week availability for pickup (35 min drive), 2-3 weeks for install**

Mailbox Solutions post paint color is “Beige” (company did not provide exact color match information, but it is close to the Tavern Taupe and Sagebrush colors listed above)

Item	Customer Pick-up	With Professional Installation
Mailbox with Vinyl Lettering Only	\$86.67	\$126.67
Mailbox Post Only	-	-
Mailbox with Vinyl Lettering and Post	\$265.36	\$370.36