

Sienna Reserve - Architectural Control Guidelines

Fences

All fences require approval and should not extend forward of the back line of the home, and are therefore limited to backyards, except for an extension needed to encompass a garage service door. Fences should be maintained in a high state of repair with no loose, missing, rotting, rusting or deteriorating boards, poles, posts, gates, or panels. Fences should not be leaning from vertical plane and should be perpendicular to the ground and have all working hardware properly adjusted and functioning. Fence posts should either be integral with the fence or face the interior of the fenced yard; external fence posts are prohibited. Chain link fences and 6' wood privacy fences are prohibited.

PER THE RESTRICTIVE COVENANTS: Fence height for all lots adjoining a pond is (4) feet and fencing materials shall be black/bronze ornamental. Fence height for all other lots shall be four (4) feet and fencing materials shall be solid white vinyl or black/bronze ornamental.

In- ground pools, hot tubs, pergolas, gazebos, decks

Approval needed with exact location on lot and full description of project including details about concrete, if applicable. Pools must be enclosed within an approved 6' fence

Room additions, Patios & Patio extensions

Approval needed with plot plan, color, dimensions, materials, contractor information

Firepits

Approval needed only if retaining wall is constructed or concrete is poured to support fire pit. Resident responsible to adhere to any city, county and township open fire ordinances on own property. Fire pits should be a minimum 10' from all property lines

Trampolines

Approval not needed, but resident responsible to secure trampoline to ground. Owner can be held liable for any damage caused to person or property if trampoline is blown by wind off owner's property

Basketball Goals

Approval needed if basketball goal is in-ground. Approval not needed for portable basketball goals, but owner is expected to keep portable basketball goals in good condition and upright at all times. Owner should be aware that any damage caused if goal falls or is blown over could be their responsibility. Basketball goals are not permitted to be placed on sidewalks or on the streets.

Flagpoles

Approval needed for all permanent flag poles installed in ground and must include exact location and distance from home. Preferred flags: American flag or state of Indiana flag

Landscaping

Approval not needed if vegetation is planted in existing landscaping beds. Approval needed if landscaping project involves adding a new landscaping bed, retaining wall or similar permanent structure. Minimum landscaping requires per the restrictive covenants: twelve (12) well developed shrubs and one (1) deciduous canopy tree in the side or rear yard of the lot within 120 days of the completion of the Dwelling

Playsets

Approval needed with dimensions and location on lot and must be constructed of wood

Vinyl Siding/Roof/Attached solar panels

Approval needed with color & type

Structures to conceal trash/recycling receptacles

Approval needed with location, color, materials

Retaining walls and similar structures

Approval needed with dimensions, style, color, materials and location on lot

Additional Information

-Sheds, above ground pools, chain link fences & 6' fences on pond lots prohibited

-Residents or their contractor are responsible to call 811 to locate utilities before ground is broken on any project and to apply for any permits that may be required

-Any additions or changes to the exterior of home or property without approval in writing is considered in violation until an Architectural Control application has been submitted and approved.

- Please reference the Restrictive Covenants for your section before considering any project. The covenants can be found on the Appfolio portal or on our website at www.sunrisepropmgt.com