

Bluewater Architectural Control Application

c/o Sunrise Property Management Group

P. O. Box 402 / Huntertown, IN 46748

260-625-6605 / info@sunrisepropmgt.com

Name(s) _____ Date _____ Lot _____

Address _____

Email Address _____ Phone # _____

Projected Start Date of Project _____ Projected End Date of Project _____

Please be aware of the following:

- Residents or their contractors are responsible to call 811 for utility locates
- Homeowner is responsible to confirm all projects stay within their own property lines
- Most projects require permits. Please call the Allen County Department of Planning at 260-449-7607 first and then call the Allen County Building Department at 260-449-7131. Residents are responsible to call these departments and obtain and display permits
- Please read the Architectural Control section of your Restrictive Covenants before planning your project. Copies can be found on the Appfolio portal. If you have not created an account, please contact our office. Copies are also on our website at www.sunrisepropmgt.com
- 6' fences on pond lots, chain link fences, sheds and above ground pools are prohibited
- All projects should be completed within 60 days of start date
- All playsets must be wooden -no metal

Projects that don't require approval from the Architectural Control Committee:

- **Firepits**- Unless being set on newly added concrete. If so, please fill out and return application and plot plan
- **Trampolines** -Resident responsible to secure to trampoline to ground to prevent being blown away in high winds. Resident can be held responsible for any damage caused to person or property if blown off their lot
- Additional landscaping** (that does not require retaining walls or permanent enclosures or modifications)

All other projects will need approval from the Architectural Control Committee

Please indicate the proposed project type by placing an "x" next to description(s) below and provide a brief description of the project

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Deck | <input type="checkbox"/> In Ground Pool | <input type="checkbox"/> Hot tub |
| <input type="checkbox"/> Pergola | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Playset (no permits needed) | <input type="checkbox"/> Patio or patio extension |
| <input type="checkbox"/> Roof replacement | <input type="checkbox"/> Room addition | <input type="checkbox"/> Screened in patio/3 season room | |
| <input type="checkbox"/> Flagpole | <input type="checkbox"/> Generator | <input type="checkbox"/> Vinyl Siding/Exterior materials | |
| <input type="checkbox"/> Retaining wall | <input type="checkbox"/> Attached enclosure for trash cans | <input type="checkbox"/> Other (please describe below) | |

Description of Project: _____

Required information about your project

Fences:

Height: 4' 6'
Material: Vinyl Wood
Style: Picket Solid (privacy)
Color: _____

Decks:

Material: Wood Composite Other _____
Color: _____
Dimensions: Length _____ Width _____

Dimensions for proposed improvements & changes must be written on your plot plan - See page 3 for example

All other projects (if applicable)

Color: _____ Materials: _____ Height: _____

Contractor name (if applicable) _____

Before submitting this application, did you:

1. Fill out all required info including your Lot number
2. Read the Architectural Control section of your Restrictive Covenants
3. Contact the Allen Co Department of Planning & Allen Co Building Dept for permits (if applicable)
4. Include plot plan of your home with all required info (if applicable)
5. Include contractors plans (if applicable) and any pictures or examples of your project
6. Allow enough time for the committee to render a decision before starting your project, hiring a contractor or ordering any materials

Ways to submit your application & supporting documents:

1. Upload the application & supporting documents via the Appfolio portal. Contact our office for more information
2. By mail: Send to Sunrise Property Management Group, PO Box 402 Huntertown, IN 46748
3. By email: Send to info@sunrisepropmgt.com . PLEASE SUBMIT APPLICATION AND ALL OTHER PAPERWORK AS ONE ATTACHMENT

Approval process:

1. Once application & supporting documents (if applicable) are received in Appfolio or in office they are reviewed and sent to the Architectural Control Committee consideration
2. When decision rendered by the committee, you will be notified by our office with decision. This process usually takes 1-2 weeks but can take up to 30 days

I attest that I am the current homeowner of this property and that I have read and comply with the conditions of this application.

x _____

Homeowner's Signature

Action taken by Architectural Control Committee

Date application received _____ Date of decision _____

 Project approved Project requires more information _____

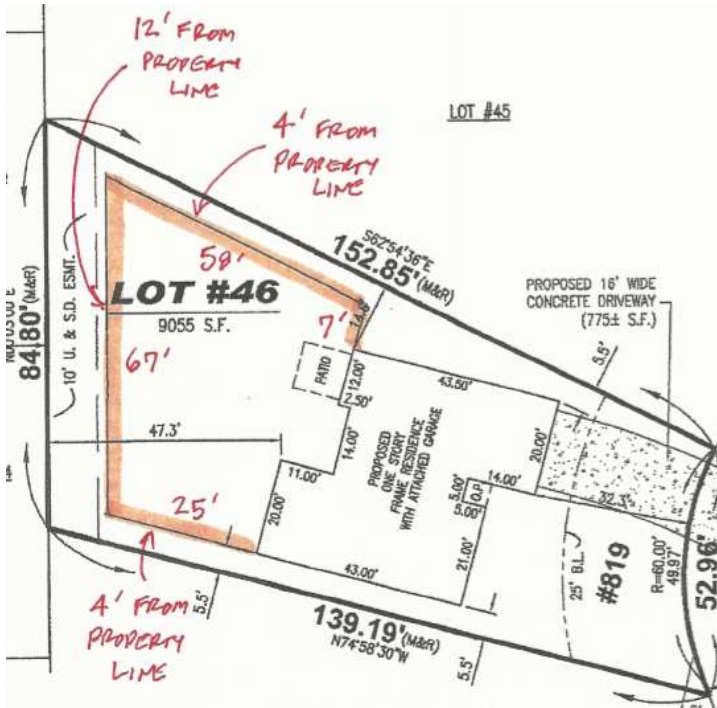
 Project not approved _____

Approved by _____

These are examples only. You will need to attach a plot plan of your home with your dimensions and other required info with your application.

If you can't find a copy of your plot plan, please create a sketch of your property with your proposed project and indicate distances from your project to all property lines (does not need to be to scale but measurements must be accurate)

EXAMPLE OF REQUIRED PLOT PLANS FOR FENCES



FENCE REQUIREMENTS

1. Plot plan of lot with location of fence
2. Sketch of proposed location and dimensions of home on lot fence
3. Exact dimensions of fence
4. Exact distances from all property lines
5. Location of gate(s) if applicable

RESTRICTIONS

- No fences forward of the back of the home
- Fences on utility easements permitted with the understanding the homeowner is responsible for all expenses incurred to remove, repair or replace the fence if damaged by utility company

EXAMPLE FOR OTHER STRUCTURES



DECK, PATIO, GAZEBOS, PERGOLAS,
 IN-GROUND POOLS ,HOT TUBS,
 FLAGPOLES, RETAINING WALLS

1. Plot plan of lot with location and dimensions of home on lot
2. Sketch of proposed project
3. Exact location of project
4. Exact dimensions of project
5. Exact dimension of project relative to home and property lines