

Magnolia Meadows

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 required 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. Wood fences* should be finished with a clear or semi-transparent stain sealant in a natural wood color that prevents weathering, greying, and deterioration. 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 are prohibited. Wood fences prohibited in Sections 3 & 4.

*Please check the Restrictive Covenants for your section for more information about fences.

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

Approval required with exact location on lot and full description of project including details about concrete, if applicable

Patio Extension, room additions, retaining walls

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

Landscaping

Approval required with location on lot unless added to existing landscaping beds. Minimum landscaping according to the Magnolia Meadows covenants: twelve (12) well developed shrubs and one (1) tree at a minimum two inch caliper should be planted on the lot within 120 days of the completion of the dwelling

Firepits

Approval required 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 required, but resident should 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 required if basketball goal is in-ground. Approval not required for portable basketball goals, but owner should keep portable basketball goals in good condition and upright at all times. Owner can be held responsible for any damage caused if goal falls or is blown over. Portable goals are not to be placed on sidewalks, streets or right-of-way

Playsets

Approval required with materials used, color, size & location for permanent playsets

Flagpoles

Approval required 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

Vinyl Siding/Roof

Approval required with color & type

Structures to conceal trash/recycling receptacles

Approval required with materials, size, color, location

Additional Information

-Chain link fences & sheds are 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 Magnolia Meadows 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