

“COVENANT & RULES HIGHLIGHTS “

September, 2020

Article X. Section 10.2 Architectural Committee.

1. Any change or update to the exterior of your property, including landscaping, must be approved by the Architectural Committee in writing. An Architectural Request Form is available on the website or on request.
2. Any fence being erected or replaced must be approved in writing. There are also Carmel ordinance requirements. An Architectural Request Form is available on the website or on request.
3. A written request to have a POD or dumpster on the property should be provided to this committee giving the beginning and end date of its use. An Architectural Request Form is available on the website or on request.
4. Mailboxes repaired, replaced, or painted must be black, constructed of a wood post and metal mailbox. Streetlights must be metal, black in color and in working order. No plastic mailboxes or lamp posts are permitted.

Article IX, Section 9.1 Restrictions

The Architectural Committee and the Board of Directors have agreed to clarify the definition of a “structure” as that word is used in the last sentence of Section 9.1 of the Second Amended & Restated Amendment to the Plat Covenants. “Structure” shall not apply to and shall not be deemed to prohibit items such as pergolas, sports equipment, and recreational equipment. Erection or installation of any such kind of improvement will be permitted so long as the Owner submits an application to the Architectural Committee and the Committee approves it in writing. The Architectural Committee shall review each application on a case by case basis, taking into consideration those factors the Committee deems appropriate.

Article IX, Section 9.7 Storage

5. Trash receptacles can be put out the night before but must be returned to garage trash day evening.
6. City Ordinance prohibits parking on curbs and sidewalks.

Article IX, Section 9.2 Vehicles

7. No junk or derelict vehicles or those with expired registration are allowed.

Article IX, Section 9.5 Animals

8. All pets are to be kept on leashes. All “messes” must be cleaned up by the OWNER.

Article XIV, Section 14.2, Rental Restrictions

10. As of February 14, 2018, Brookshire Village has a rental ban. All properties purchased must be owner occupied.

Article VIII, Section 8.1, Exterior Maintenance

11. Wood enclosure fences that are erected on the property lines shall be maintained at cost of the Owner or both adjacent Owners.