

**CENTENNIAL VILLAGE**

**“ARCHITECTURAL BUILDING GUIDELINES”**

**TO: Centennial Village Builders/Lot Purchasers**

**FROM: Green Creek Realty, LLC**

The following Architectural Building Guidelines (ABG) is an outline of the steps to be followed prior to construction, along with the landscaping, lighting, mailbox, and building and architectural requirements for homes constructed in Centennial Village. Please contact Doug Wagner at (317) 710-7011 with any questions.

- I. **New Home Construction Approval Process:** Approval process for house plans, plot plans and other pertinent information required for approval by the Declarant (or his assignee).
  - A. All new home plans and plot plans must be submitted to and approved by the Declarant prior to obtaining a building permit. A construction deposit of \$500 payable to the Green Creek Realty, LLC must be submitted along with the plans to be reviewed. If the plans are denied, this deposit shall be immediately refunded. If the plans are approved this deposit shall be held until the home is 100% completed. These funds may be used by the Declarant to install, repair, replace, and/or clean up any issues related to the construction of the home. The Declarant shall provide an owner and/or builder with two weeks notice prior to expending any of these funds. This construction deposit does not relieve the owner/builder from their obligations under the lot purchase agreement. Any expenses in excess of \$500 shall be the responsibility of the owner/builder. Upon 100% completion of the home the owner may request a refund of any unused construction deposit, by submitting the attached Construction Deposit Release form. Upon a final inspection and all items determined to be satisfactory, any remaining deposit would be refunded within two weeks.
  - B. Submit three sets of plans (architectural drawing and plot plans) along with the attached **New Home Approval** form to Green Creek Realty, LLC c/o Doug Wagner, 14930 Trotter Court, Carmel, IN 46032 or email at [dougwagner79@gmail.com](mailto:dougwagner79@gmail.com). The plans will be approved or denied within 21 days from the date the plans are submitted. Once approved or denied, two sets of plans will be returned to the builder/lot purchaser.
  - C. A landscaping plan identifying areas where natural vegetation will be disturbed and all proposed plantings with size, type and species. This can be approved at a later date but **must be submitted prior to installation**. Subject to weather, landscaping should be installed within sixty (60) days following substantial completion of residence.
  - D. Exterior colors and materials can be approved at a later date, but in all cases **these items must be approved before masonry work, painting or roofing begins**. For your convenience, a **New Home Exterior Color & Material Approval** form has been attached which must be submitted for approval.
  - E. For additional pertinent information, please refer to the Master Declaration of Covenants, Conditions and Restrictions for the Centennial community, the Architectural Standards, Guidelines and Procedures, and the plat for each section when preparing house and plot plans.
  - F. Each owner, at his/her expense will be required to install a uniform dusk to dawn light, a uniform mailbox, and sidewalks as set forth in this document.

## II. Architectural Building Requirements

### A. Square Footage Minimum Requirement

One Story - 1800 Sq. Ft.

Two Story - 2000 Sq. Ft.

\*Basements are not included in square footage calculation.

### B. Setback Requirements

- 7.5 ft. side yards

- 10 ft. rear yards

- 35 ft. front bldg setback

### C. Masonry Requirements

- Masonry shall be defined as brick, stone, cultured stone, stucco or EFIS materials

- Ranch- 85% brick required excepting windows, doors, garage doors, gables, and areas above the first roof.

- 2-Story – 50% brick required excepting windows, doors, garage doors, gables and areas above the first roof.

\* May be modified by Declarant on a case by case basis (i.e. Indiana Farm Style and Colonials)

\* The exterior chase of fireplaces shall be masonry material. Direct vent fireplaces must be placed on either the side or rear of the residence and must be of masonry material.

### D. Siding/Window Requirement

- All siding to be Wood, LP or Cemplank/Hardiplank type material

- All windows to be Wood or a Vinyl Clad or Aluminum Clad type material

- Double hung windows shall have grids included in the design

- No Vinyl or Aluminum Siding is allowed

### E. Roof Pitch Requirements

- Front to back 8/12 minimum

- Front gables or hips 10/12 minimum

- All homes shall have a minimum 9" overhang

### F. Landscaping Requirements

- A minimum of twelve (12) shrubs, 18" minimum height in front of home (one of these shrubs must be a minimum of 24" height).

- A minimum of two, 2" caliper trees located in the front yard

- Shade trees shall be a minimum of 2 ¼" caliper and ornamental or evergreens shall be a minimum of 6' height.

### G. Sidewalk Requirement

- Public sidewalks required on all lots. Builder is required to contact the local building authority to determine the exact sidewalk specifications required. The sidewalk width; distance from curb and right of way line; maximum slope requirements and handicap accessibility specifications vary per municipality. Contact the Hancock County Highway Department at (317) 477-1130 for specifications prior to installation.

### H. Miscellaneous Requirements

- The affairs of the neighborhood shall be governed by the Centennial Community Association, Inc. and related Declaration of Covenants, Conditions and Restrictions

- All new home plans must be approved by the Declarant prior to construction

- All improvements after completion of a home require approval of the Centennial Development Control Committee.

- All homes to have a minimum 2 car attached garage

- All driveways to be concrete. Any modifications i.e. color changes, stamping, etc. must be approved.

- Uniform dusk to dawn yard lights as determined by Developer (detailed page 3)

- Uniform mailboxes as determined by Developer (detailed page 3)
- All exterior colors (including roof and masonry) must be approved by the NCC
- Crawl space or basement foundation required (NO SLABS PERMITTED)
- No equipment vents permitted on the front of homes
- No outbuildings or storage sheds permitted
- There shall be no homes with like elevations adjoining or across the street from each other.

**I. Homeowner's Association**

- Mandatory annual homeowner's association dues are to be \$300 for 2010, covering maintenance of ponds, entry ways, lighting, landscaping, mowing of all common areas and snow removal, etc. (Subject to change without notice)

**J. Capital Contribution**

- At the closing of the purchase of a lot for occupation from Builder or Developer, and upon all subsequent sales and conveyances of a lot and residence, each such Purchaser shall contribute to the capital of the Association in an amount equal to \$150.00 (a "Capital Contribution"). This amount shall be dispersed at the Closing to the Association for capital purposes. (Subject to change without notice)

For purposes of this Declaration, Developer, its assignee or assigns and any Builder shall not be considered a purchaser and subject to this Capital Contribution. The Capital Contribution may be adjusted by the Association and included within and distributed with the applicable budget and notices of assessments as provided herein.

**III. Mailboxes (uniform)**

Supplier: Otto's Streetscape Solutions  
2449 East Main Street, Greenwood, IN 46143.

Phone: (317) 882-8933

Fax: (317) 888-7628

Style: Large custom box painted Raisin with chancery lettering on a 6"x6" painted clover-top post.

Ordering Instructions: Contact Otto's at least two weeks prior to desired installation. Payment may be required by Otto's prior to installation.

**IV. Post lights on photocell (uniform)**

Must be installed and operational by Builder or Lot Owner upon home completion.

\*\* Manufacturer: Maxim

Specifications: Maxim model 1023 in Rust Patina with Maxim post number 1093 in Rust Patina (crossbars optional)

**V. Lot Owner/Builder Responsibilities During Construction**

- A. **Prior to clearing any lot, all trees to be cut must be marked with ribbon or paint and approved by the Declarant prior to cutting of trees.**
- B. When basement and/or foundation of residence is constructed, stone shall be installed over the path of driveway and shall be level with curb at the lot line to avoid curb break-up.
- C. No track vehicles or heavy equipment vehicles shall be operated or unloaded on any street.
- D. No construction vehicles, shacks or outhouses shall be erected or situated on any lot without the prior approval of Declarant.
- E. During the construction period, the lot shall be maintained in a clean and orderly manner at all times. All loose shingles, lumber, brick, block, drywall, insulation or other building materials, which can blow onto adjacent lots, shall not be left lying around. Construction trash shall be

contained in a trash fence or enclosed area and shall be removed from the lot once per week or contained in a dumpster on site provided by a trash disposal service which will empty container as needed.

- F. The lot owner shall be responsible for removal of dirt, mud, debris or other foreign material of any kind, which may be deposited upon the road or easements from construction on the lot. If such deposits occur, then the lot owner shall make provisions to remove such deposits within twenty-four (24) hours or the Committee or Developer may remove such deposits and charge the lot owner for these services.
  
- G. All utility services, including but not limited to water, power, sanitary sewers, telephone or cable, to the lot shall be shown on the plot plan and said services shall not undermine the curbs or alter the subsurface or surface drainage systems.
  
- H. Drainage on all lots has been set up and approved by Hancock County. Once construction starts, it is the responsibility of each owner or builder to provide drainage off and around his property to the appropriate drainage easements.

Note: If there are any discrepancies between this document and the recorded Plat or Covenants, the Plat and Covenants will prevail.

If there are any questions regarding the Centennial Village Architectural Building Guidelines please contact Wagner Real Estate Services, LLC, Doug Wagner at (317) 710-7011 or [dougwagner79@gmail.com](mailto:dougwagner79@gmail.com).

# CENTENNIAL VILLAGE

## Construction Deposit Release

Lot # \_\_\_\_\_

Builder \_\_\_\_\_ Phone # \_\_\_\_\_

Owner (if other than builder) \_\_\_\_\_ Phone # \_\_\_\_\_

Address to Return Deposit \_\_\_\_\_

Builder/Owner shall review the checklist below and ascertain that all items are completed prior to submitting this form.

### Checklist

- \_\_\_\_\_ Home construction complete
- \_\_\_\_\_ Sidewalk installed properly including handicap ramps
- \_\_\_\_\_ Landscaping installed per Architectural Building Guidelines (ABG)
- \_\_\_\_\_ Required Yard light as specified in the ABG is installed and in proper location
- \_\_\_\_\_ Mailbox as specified in the ABG is installed
- \_\_\_\_\_ Existing storm and sanitary manholes are to grade and not buried
- \_\_\_\_\_ Debris on neighboring lots removed and disturbed areas re-seeded
- \_\_\_\_\_ Address block installed
- \_\_\_\_\_ No damage to curb
- \_\_\_\_\_ No damage to street
- \_\_\_\_\_ Established lawn with all erosion control measures removed from lot and manholes

Upon 100% completion of the home and the above noted items, the owner may request a refund of any unused construction deposit, which will be refunded within two weeks.

\_\_\_\_\_  
Builder/Owner Signature

\_\_\_\_\_  
Submittal Date

To be completed by Declarant/Inspector:

\_\_\_\_\_  
Inspected by:

\_\_\_\_\_  
Inspection Date:

Approved

Denied

**CENTENNIAL VILLAGE**  
**NEW HOME APPROVAL**

Lot # \_\_\_\_\_

Builder \_\_\_\_\_ Phone # \_\_\_\_\_

Owner (if other than builder) \_\_\_\_\_ Phone # \_\_\_\_\_

If spec house: Approximate price \_\_\_\_\_

Proposed start date \_\_\_\_\_

Square footage (excluding garage, basement, porch, decks)

Main level \_\_\_\_\_

Upper level \_\_\_\_\_

Total square footage \_\_\_\_\_

Specify exterior materials (i.e. brick, stone, EFIS, siding type, window type and roofing type):

\_\_\_\_\_  
\_\_\_\_\_

Additional comments or helpful information: \_\_\_\_\_

\_\_\_\_\_

**Requirements for Plan Approval**

**Builder/Owner hereby acknowledges that this New Home Approval form and a \$500 construction deposit payable to Green Creek Realty, LLC must be submitted along with home plans and plot plan in order for plans to be reviewed. Builder/Owner also agrees to submit for approval the New Home Exterior Color & Material Approval form and landscaping plan/drawing prior to installation.**

Date \_\_\_\_\_ Signature \_\_\_\_\_

Phone # \_\_\_\_\_ (in case we have questions)

**\* By signing this form the Builder and or Owner agree to abide by Centennial Village Architectural Building Guidelines (ABG).**

**NCC Architectural Approval**

\_\_\_\_ New Home Plans/Plot Plan are Hereby Approved \_\_\_\_\_  
Signature – Centennial Village NCC Date

\_\_\_\_ New Home Plans/Plot Plan are Hereby Denied \_\_\_\_\_  
Signature – Centennial Village NCC Date

**CENTENNIAL VILLAGE**

**NEW HOME EXTERIOR COLOR & MATERIAL APPROVAL**

**PROVIDE COLOR SAMPLES OR LIST THE GENERAL COLOR FAMILY OF EACH BUILDING MATERIAL (I.e. tan, dark red, white, etc)**

Lot # \_\_\_\_\_

Builder \_\_\_\_\_ Phone # \_\_\_\_\_

Owner (if other than builder) \_\_\_\_\_ Phone # \_\_\_\_\_

Brick Color (Manufacturer and Color) \_\_\_\_\_

Stone Color (Manufacturer and Color) \_\_\_\_\_

Siding Color (Type and Color) \_\_\_\_\_

Exterior Trim Color (Type and Color) \_\_\_\_\_

Roof Color (Shingle Type and Color) \_\_\_\_\_

Shutter Color (Type and Color) \_\_\_\_\_

Additional comments or helpful information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE:**

**The NCC reserves the right to require the builder/owner to submit samples of any of the above prior to giving any final approvals.**

**NCC Architectural Approval**

\_\_\_ New Home Materials/Colors Approved

\_\_\_\_\_  
Signature – Centennial Village NCC    Date

\_\_\_ New Home Materials/Colors Denied

\_\_\_\_\_  
Signature – Centennial Village NCC    Date