

Pine Bluff Overlook Homeowners Association Architectural Review Committee Request for Change

Please complete form and return to: *Pine Bluff Overlook Association, P.O. Box 231, Fishers, IN 46038*
or **Email to: pboboard@googlegroups.com**

Date: _____

Name _____ Phone _____

Address _____

Briefly describe the proposed change: _____

Will there be changes or modifications in basic utility services or existing structures to accommodate the proposed change? (Check All)

Electric _____ Exterior Walls _____ Patio Slab _____ Patio Fencing _____ Gas _____ Sidewalks _____

Water _____ Pavements _____ Sewage _____ Other _____

Please list below the major construction materials that will be used in this project. Be as specific as possible. (Exterior materials must conform to those used on the original building or be sufficiently compatible.)

Will the proposed project extend to or beyond your property line? (yes or no) _____

If yes, please provide the name and address of effected homeowner or state if common area.

Name: _____ Address: _____ Common Area: _____

If the proposed project is an addition or alteration that would change the structural appearance of your lot, please attach the following information: 1) Plot plan indicating the location and dimensions of the project. 2) Blue prints or working drawings indicating all necessary dimensions and elevations, 3) If available, a photograph or drawing of a similar completed project.

Pine Bluff Overlook Guidelines For A.R.C. Approval

Any fence, deck, structure, driveway, swimming pool, mailbox, antenna, light pole or fixture, landscaping or exterior modification to the original construction on any lot must receive written approval from the Architectural Review Committee ("ARC") prior to construction. This includes changes in color.

This is our interpretation of the Covenants and By Laws.

- No Exterior Construction such as Storage Shed, Barn, Large Animal Shelter
- Fence size – No higher than 6 Foot. Location cannot proceed in front of home – normally aligned with back of home. Material – Wood or Vinyl
- If stained, semi-transparent stain must be used and color needs to blends with community and house.
- Only Standard Mailbox/Post Style and Color are approved
- Front yard must contain at least 2 trees.
- Siding must be wood, wood by product or fiber cement. Aluminum, vinyl or masonite siding are prohibited.
- Driveway must be concrete.
- Swing Sets should be primarily wood construction
- Shingles must be color Weatherwood or its equal
- Paint – Main Color and Brick should be neutral that blends with community
- Paint – Trim and Shutters needs to be visually appealing
- Gutters should match trim or main color
- No above ground pools
- In ground pools must be approved and not infringe on neighbors use of their yards
- No concrete slab larger than 250 Square Feet and slab must be adjacent to the house
- Portable Gorilla-style basketball goals are allowed but may not be permanently placed in common areas, over streets, sidewalks, or on cul-de-sacs.
- Landscaping cannot be placed on corner lots within a 12'6" X 12'6" X 25' triangle – this prevents creating blind spots for motorists.
- Building Height cannot exceed 35 feet
- All outside antennas and satellite dishes are not permitted unless specifically approved by the ARC. Satellite dishes of 18" in diameter and less will be approved but ARC consideration will be given as to location, color, and other aesthetic considerations.
- Structures including fences must be at least 26 inches apart from each other. With neighbor permission a new fence may be tied to an existing one.