

COUNTRY WALK HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE

HOMEOWNER REQUEST FOR CHANGE

Please complete Items 1 - 7 only.

Date _____

1. Name _____ Phone _____

Address _____

Model or unit type _____

2. Briefly describe the proposed change:

3. Will there be changes or modifications in basic utility services or existing structures to accommodate the proposed change? Please indicate.

	Yes	No		Yes	No
Electric	_____	_____	Exterior Walls	_____	_____
Telephone	_____	_____	Patio Fencing	_____	_____
Gas	_____	_____	Patio Slab	_____	_____
Water	_____	_____	Sidewalks	_____	_____
Sewage	_____	_____	Pavements	_____	_____
TV cable	_____	_____	Other	_____	_____

4. Please list below the major construction materials which 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).

5. Will the proposed project extend beyond your property line? _____ yes _____ no.
If yes, please provide the name and address of the effected homeowner below.

Name _____ Address _____

Please complete both pages and return to:

Country Walk Homeowners Association
Kirkpatrick Management Co., Inc., Agent
P.O. Box 20630
Indianapolis, IN 46220

6. If the proposed project is an addition or alteration that would change the structural appearance of your residence, please attach the following information.
- A. Plot plan indicating the location and dimensions of the project.
 - B. Blueprints or working drawings indicating all necessary dimensions & elevations.
 - C. If available, a photograph or drawing of a similar, completed project.

7. Project Schedule:

A. The project will be done by: Homeowner _____
 Contractor (Name) _____
 Both _____

B. Please indicate the approximate time needed to complete the project, subsequent to the committee approval _____.

C. Please indicate any building permits that will be required.

Note: All submitted materials shall remain the property of the Association. You may wish to make a copy for your personal records.

I hereby acknowledge that I have read and understand the Architectural Control Standards set forth by the committee.

Homeowners Signature _____

DO NOT WRITE BELOW

%%%%%%%%%

Committee Action:

- () Approved as submitted
- () Deferred

() Additional information required:

() Other: _____

() Denied

Comments:

Signed _____ Date _____

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
COUNTRY WALK
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
IN THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA

The undersigned, COUNTRY WALK PARTNERS, (sometimes referred to herein as "Owner" or "Developer"), as Owner and Developer of the land described in Exhibit A attached, to be known as COUNTRY WALK - Section 1 ("Country Walk"), and for the benefit of all present and future owners of any lot or lots in, or occupants of, Country Walk - Section 1, does hereby impose the within described Covenants, Conditions and Restrictions on the land described in said Exhibit A.

Article I. Use Restrictions

All lots in this development and all present and future owners or occupants thereof shall be subject to the following use restrictions, which shall run with the land:

1.01. The common areas and any other open space lying within the plat of Section 1 of Country Walk, exclusive of the numbered lots, are reserved for enhancement of the appearance of Country Walk or such other use as may be indicated on the plat or as may be determined from time to time by the Architectural Control Committee established pursuant to Article 3 hereof (hereinafter referred to as the "Architectural Control Committee") or by a majority of the lot owners in Country Walk. No lot owner or any other person shall use or modify the appearance of such common areas or other open space in any manner other than that shown on the plat or as approved in writing by the Architectural Control Committee, or as approved by a majority of the lot owners.

1.02. The numbered lots located within said Country Walk, Section 1, shall be used for detached single-family dwellings in accordance with the present zoning of Country Walk by the Town of Brownsburg, Hendricks County, Indiana. No lot shall be used for any purpose not presently permitted by the zoning of Brownsburg without approval of the Architectural Control Committee; this provision is intended to, and shall prohibit, a change of presently permitted use by change of zoning without approval of the Architectural Control Committee.

1.03. Single-family dwellings shall have a minimum of 1,200 square feet of living area with a minimum of 600 square feet on the first floor of a two-story dwelling, exclusive of basements, garages, open porches, and other unheated areas. Each dwelling shall have an attached garage with space for not less than two (2) automobiles. All driveways and vehicle parking areas shall be hard-surfaced with concrete, asphalt or brick. No gravel or stone driveways shall be permitted on any lot.

1.04. No building, basement, swimming pool, tennis court, fence, wall, hedge, or other enclosure, or any utility meter, mailbox, or other structure of any sort shall be erected, placed or maintained on any lot in said development, nor shall any change, addition to or alteration thereof affecting the outward appearance thereof be made unless the same shall be in accordance with detailed plans and specifications therefor showing the size, location, type, architectural design, quality, use and material of construction thereof, the color scheme therefor, the grading plan of the lot, and the finished grade elevation thereof, which detailed plans and specifications have first been approved in writing by the Architectural Control Committee.

GUIDELINES FOR ARCHITECTURAL APPROVAL

1. Any fence, deck, structure, driveway, swimming pool, tennis court, mailbox, light pole or fixture, landscaping or exterior modification to the original construction on any lot must receive written approval from the Architectural Control Committee ("ACC") prior to construction. This includes changes in color.
2. All requests for approval shall be made in writing and shall include:
 - Plot plan of lot showing location of improvement
 - Elevation - side view or picture of proposed improvement
 - Materials list
 - Finished color plan of improvement
3. Fences are to extend from the back corners of the home, unless specifically excepted by the ACC:
 - Examples of acceptable fence styles are split rail and picket.
 - Split rail and picket fences are not to exceed 48" in height. Spacing between pickets to be no less than one-half the width of the face of the pickets.
 - 6' shadow box fences may be approved if installed immediately around an in-ground pool or deck near the house. Privacy fences are not to be used for perimeter fencing.
 - Fences must be built of decay resistant wood materials. No chain link fences are allowed.
 - Fences must be maintained at all times.
 - All fences require written ACC approval prior to construction.
4. No stand alone mini-barns or storage sheds are permitted.
5. Outside antennas and satellite dishes in excess of 24" in diameter are not permitted unless specifically approved by the ACC. Satellite dishes of less than 24" in diameter require ACC approval as to location, color and other aesthetic considerations.
6. Outdoor storage of recreational vehicles, boats, jet skis, trucks, cars, motorcycles, etc. is prohibited.
7. No metal or fiberglass awnings or patio covers are permitted.
8. No above ground swimming pools in place for more than forty-eight (48) consecutive hours are permitted.