

# Lost Run Farm

## ARCHITECTURAL REVIEW BOARD REGISTER OF REGULATIONS

Revised June 10, 2010

For the benefit of all property owners in Lost Run Farm, the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lost Run Farm recorded September 28, 2006 as Instrument No. 200600010582 in the Office of the Recorder of Boone County, Indiana, as the same may be amended or supplemented from time to time, (the "Declaration") establishes an Architectural Review Board to review Site development plans for improvements and landscaping constructed and installed in Lost Run Farm. The Architectural Review Board serves to protect the value of all homes by providing site and building standards and requirements. Pursuant to the Declaration, the Architectural Review Board has adopted the following general rules and regulations to implement the purposes set forth in the Declaration. These rules and regulations supplement the provisions of the Declaration to which reference is made for a complete understanding of the applicable requirements of building in Lost Run Farm.

BUILDING PLAN APPROVAL. Before applying for a building permit or starting any construction on site, at least three (3) complete sets of the materials described on the attached Checklist of Compliance shall be submitted for review. The site plan shall be prepared by and stamped by a Registered Professional Engineer or Surveyor. Building plans will be considered incomplete and final approval will be withheld if not accompanied by a site plan and a landscaping plan. Please see the attached Checklist of Compliance for a complete list of items that must be submitted. Upon request, the Architectural Review Board will review preliminary house plans, and provide comments. The Architectural Review Board will review all aspects of the project and will pay particular attention to architectural style and execution, scale, proportion, rhythm, balance, hierarchy and detailing.

EXTERIOR COLORS AND MATERIALS. Exterior finishes, materials and colors shall be submitted and approved before masonry work, painting and/or roofing begin. Natural and durable materials for the cladding of walls and roofs are encouraged. Exterior wall materials and brick ledge elevations shall be coordinated with finished grades so that concrete or concrete masonry foundations are not visible above grade. Chimneys shall be finished with masonry, stucco or synthetic stucco.

The following materials are prohibited:

- Aluminum Siding
- Vinyl Siding
- Masonite siding
- Plywood Siding
- Plain, textured, or split-faced concrete masonry units

WINDOWS AND DOORS. Windows and doors are an important design element and therefore require significant attention in the design process and will receive careful review. Vinyl windows (windows that consist predominantly of vinyl extrusions) are prohibited. Wood windows are acceptable if appropriately finished, painted and maintained. Wood windows clad with extruded aluminum, vinyl and fiberglass are acceptable. Subject to the review of the Architectural Review Board, aluminum or steel windows may be considered appropriate depending on the style of the proposed residence. If the design of the windows includes a muntin pattern, the windows shall be either actual divided light or simulated divided light with applied muntins on the interior and exterior faces of the glass. Windows where the muntins/dividers are only sandwiched between the panes of insulated glass are not permissible.

Main entry doors and other doors visible from the street right of way or adjacent properties shall be consistent in design and quality with the rest of the residence. Overhead garage doors shall be selected to contribute to the design of the residence. This could include windows, raised panels, trim profiles, decorative hardware, etc.

BUILDING STANDARDS. In accordance with zoning standards and/or the Declaration, minimum standards are as follows:

Minimum front yard.....	As per plat
Minimum side yard .....	10 feet
Minimum Side yard aggregate.....	20 feet
Minimum rear yard .....	20 feet
Minimum size of one story residence in finished square feet .....	4,000
Minimum size of a two story residence in finished square feet .....	4,000
Main floor minimum.....	3,000
Driveway width at property line .....	20' maximum 12' minimum

SIDEWALKS. Sidewalks along the streets are not required or permitted in Lost Run Farm.

LANDSCAPING PLANS. A landscaping plan must be prepared by a qualified landscape architect or designer must be submitted for approval to the Architectural Review Board with the complete set of plans referred to in the Building Plan Approval section of this document. The Board has the right to specify a minimum expenditure by the Owner for landscaping, to require minimum planting on the Site and to specify particular types and species of plantings which must be installed and the location thereof. All landscaping specified on the landscaping plan as approved by the Board shall be installed on the Site strictly in accordance with such approved plan within thirty (30) days following substantial completion of the home if such completion occurs between March 15 and October 15; otherwise prior to May 1 of the following year. Landscaping plans shall include both shade trees and flowering trees. **Trees must be at least a**

**two (2) inch caliper.** At least thirty (30) days are required to review landscaping plans. Sizes, names, and quantities of all plant materials shall be specified.

**DRIVEWAYS.** All driveways must conform to Town of Zionsville permit regulations. Recreational vehicles, boats, mobile homes and inoperable vehicles are not permitted to be parked or stored on any Site or driveway in open public view. Driveway requirements include the following:

1. A temporary stone driveway shall be installed or constructed on the Site prior to development or improvement of the Site. The driveway must comply with the Lost Run Farm uniform, swale crossing, driveway design, with a 12 inch reinforced concrete pipe to be installed with the inside bottom edge of the pipe flush with the pre-construction bottom of the swale at the point of installation. Such driveway shall consist of fabric and all #53 stone or a combination of #2 stone and #53 stone. The purpose of the temporary entrance is to prevent the tracking of mud and debris onto the community streets.
2. Upon completion of construction, the temporary stone driveway shall be surfaced with a dust-free surface of asphalt, concrete, brick, unit pavers or approved aggregate mix to a depth of at least four (4) inches.
3. The width of the finished driveway shall be no less than twelve feet (12') at the property line abutting the street.
4. Under no circumstances shall a driveway's entrance, including stone, concrete, asphalt or other material, be constructed or placed behind or over a street inlet casting or manhole.
5. Driveways should generally be located no closer than ten feet (10') to the property line of any adjoining Site. For turnaround areas, it is suggested that a curb or bumper be installed to prevent tires from damaging the lawn, as well as to direct the run-off of storm water and prevent it from draining to the adjoining Site. Elevated turnaround areas built above or below the prevalent adjacent grade must be located an additional five foot (5') away from the property line for each vertical foot (1') above or below grade; i.e., a five to one slope.

**SITE MAINTENANCE DURING CONSTRUCTION.** During any construction or installation:

1. Adequate physical barriers such as erosion silt fencing, straw bales, etc. shall be installed along the entire street frontage of a Site to prevent mud and debris from washing from the Site onto the community and eventually into the storm sewer system. Similar methods shall be used to prevent silt from entering and clogging drainage ways. The root systems of existing trees shall be protected during construction by the use of wood snow fence or plastic construction fence. These measures shall be put in place prior to the start of earthmoving or excavation activities on the site. If these measures have not been put in place within ten (10) days after the start of construction on the Site, Highgrove Development, Inc. or the Lost Run Farm Community Association has the right to install required erosion measures and bill the property owner for the full cost of these measures.

Temporary seeding of all disturbed areas of a Site is strongly recommended to preserve topsoil prior to final grading and seeding.

2. When the basement and/or foundation of the residence is constructed, stone shall be installed over the path of the driveway as shown on the approved building plans, and shall be four inches above the edge of pavement at the property line to avoid asphalt damage.
3. The surface and sub-surface drainage system shall not be altered in any way from the conditions specified in the development plan for Lost Run Farm and in the approved building plans for the Site.
4. The Site shall be maintained as a clean and orderly construction site. Sites must be kept trash free and mowed. Construction materials, debris, or trash shall not be placed on other Sites within Lost Run Farm. An on-site trash dumpster must be maintained on the Site during construction. All trash generated on the Site shall be hauled away from the community on a regular (not less than weekly) basis and the construction site shall be kept neat and orderly at all times.
5. Water service excavations shall not undercut the streets or swales or alter the sub-surface drainage system.
6. Vehicles shall not be driven across or parked on other Sites. Mud tracked onto the streets shall be removed at the end of each work shift. Streets in front of the construction sites shall be pressure washed weekly if any dirt has been tracked onto the street as a result of the construction activity on the Site. All vehicles not entirely contained within the construction site, but not on the swales or drainage areas, must be parked in the construction parking lot (identified on the plat as Block A) to ensure that traffic can flow through the area smoothly. No on-street parking will be permitted under any circumstances.

FENCING. All fencing proposed in Lost Run Farm shall be submitted to and approved by the Architectural Review Board. Various types of fencing, including but not limited to masonry walls or wrought iron may be permitted, when deemed appropriate by the Architectural Review Board. Absolutely no chain link, stockade, shadow box or split rail fencing is permitted. For approval please include:

- dimensioned site plan showing proposed fence configuration
- dimensions and placement of structure
- sample photograph or brochure picture
- color/material samples

ACCESSORY STRUCTURES. All accessory structures and other improvements made to a home site (including, but not limited to, pools, pool houses, hot tubs/spas, swing sets, play structures, tree houses, decks, gazebos, pergolas, arbors, satellite dishes, basketball or soccer goals that would be visible from a public right-of-way adjoining the Site., etc.) must receive prior

approval by the Architectural Review Board. In general, the quality of proposed accessory structures shall be consistent with the design and quality of the primary residence on the site. The exterior materials of accessory structures shall be the same materials as the primary residence or otherwise compatible with the primary residence, subject to the review of the Architectural Review Board.

Concrete pads for basketball goals shall not be placed within platted drainage, utility, or pipeline easements located on any Site. Absolutely **no** mini barns, satellite dishes greater than thirty-six (36) inches in diameter, above ground pools, or storage sheds will be permitted or approved. For an approval request please include:

- dimensioned site plan
- dimensions and placement of structure
- sample photograph or brochure picture
- color

EXTERIOR LIGHTS, MAILBOXES. The following yard lights shall be installed and maintained in an operable condition:

1. A lighted address marker of an approved design and manufacturer located five feet from the edge of pavement of both the street and the driveway. Provide electrical power for lighting.
2. The homeowners may install carriage lights on the front and garage entrance sides of the Residence of a type, style and manufacturer approved by the Architectural Review Board prior to the installation thereof. Each such light fixture shall also have a bulb of a wattage approved by Architectural Review Board and shall be equipped with a photo electric cell, timer or similar device.
3. There shall be no mailboxes. Mail delivery is provided at the central mail delivery building at the entrance of the community.

OTHER CONCERNS. Any other concerns regarding the design review process or the policies and procedures of the Architectural Review Board should be directed to the Lost Run Farm Community Association, Inc.

SOIL CONDITIONS. Sites in Lost Run Farm may contain compacted fill materials. This soil, although it has been assumed to be properly compacted, may not contain similar engineering properties of undisturbed soils for the purpose of foundation construction. It is suggested that an Owner consult the construction plans or the development plans on any Site in Lost Run Farm prior to commencement of construction. Engineering reports may be available for certain Sites that have been filled.

RESPONSIBILITY. The Owner of each property is ultimately responsible for ensuring that these standards are met – before, during, and following the completion of construction. If the Lost Run Farm Community Association, Inc. is forced to take corrective action, the property owner will be billed for the full cost of the corrective measure. If the property owner fails to pay the full cost of the corrective measure, the Lost Run Farm Community Association, Inc. may place a lien on the property to recover the amount of funds expended to perform the work.

SUBMITTING PLANS. Plans should be submitted to Lost Run Farm Community Association, Inc., c/o Highgrove Development, Inc., Attn. R. Michael Henderson, 10333 North Meridian Street, Suite 250, Indianapolis, IN 46290. Please allow thirty (30) days for approval. Please read the conditions for approval written on your plans; you will be held responsible for making any requested changes. If the Architectural Review Board fails to approve, modify or disapprove in writing an application for approval of site development or building plans within thirty (30) days after receipt of such plan and such further information as the Architectural Review Board may require, then approval will be deemed denied.

## CHECKLIST OF COMPLIANCE FOR LOST RUN FARM

### INSTRUCTIONS:

The applicant for approval of any construction upon or improvement of a Site (that is, the owner or owners of such Site) must complete this Checklist by supplying all information required under Items 1, 2, 3 and 4 hereof. The applicant must then submit a minimum of three (3) copies of this checklist together with a minimum of three (3) copies of all plans and drawings referred to herein, to the Architectural Review Board for its actions.

#### 1. General Information

- (A) Site No.: \_\_\_\_\_
- (B) Complete name(s) of owner(s) of record: \_\_\_\_\_
- (C) Name, Address and Telephone Number of Builder, Engineer and/or Architect: \_\_\_\_\_
- (D) Size of House to be constructed on Site:
  - (1) Number of Stories: \_\_\_\_\_
  - (2) (a) 1<sup>st</sup> Floor Square Footage: \_\_\_\_\_ Square Feet: \_\_\_\_\_
  - (b) 2<sup>nd</sup> Floor Square Footage: \_\_\_\_\_ Square Feet: \_\_\_\_\_
  - (c) Other (Specify): \_\_\_\_\_ Square Feet: \_\_\_\_\_
  - (d) Total Square Footage: \_\_\_\_\_ Square Feet: \_\_\_\_\_

#### 2. Site Plan

- (A) Prepared by: \_\_\_\_\_
- (B) Latest revision date: \_\_\_\_\_
- (C) Required information:
  - (1) Topography
  - (2) Trees Shown
  - (3) House Location
  - (4) Utilities
  - (5) Storm Drainage
  - (6) Landscaping
  - (7) Driveway and Sidewalk Plan
  - (8) Fences
  - (9) Pool Design and Location \_\_\_\_\_
  - (10) Tennis Court Design and Location (including lighting) \_\_\_\_\_
  - (11) Miscellaneous (Other) \_\_\_\_\_

**3. Construction (Working) Drawings**

<b>(A) Type of Plan/Drawing</b>	<b>(B) Prepared By</b>	<b>(C) Latest Revision Date</b>
1. Foundation Plan		
2. Floor Plan		
3. Cross Sections		
4. Exterior Elevations		
5. Specifications		
6. Roof Plan		
7. Drainage Plan		
8. Materials Shown		
9. Exterior Trim Details		
10. Pool Design and Location, including equipment and drainage plans		
11. Tennis Court Design and Location (including lighting)		
12. Miscellaneous (Other)		

4. **Owner's Request For Approval.** The undersigned, owner or owners of the Site in Lost Run Farm (collectively, "Owner"), as an inducement to Architectural Review Board to consider the approvals herein requested, hereby states and certifies (A) that he is the sole owner of said Site, (B) that the information set forth in Items 1, 2, and 3 above is true and correct, and (C) that the plans and drawings identified above and submitted herewith to the Architectural Review Board are the only plans and drawings being considered for approval by the Architectural Review Board. The undersigned represents, warrants and agrees that the undersigned have reviewed the Architectural Review Board Register of Regulations for Lost Run Farm and that all construction upon and improvement of the subject Site will be performed in accordance with such plans and drawings as approved by the Architectural Review Board. The undersigned acknowledges and understands that any changes in plans and drawings, after the approval of those submitted to the Architectural Review Board, must be re- submitted to the Architectural Review Board for its consideration and approval. The undersigned further agrees to abide by all of the terms, provisions and requirements of the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of Lost Run Farm, recorded September 28, 2006 as Instrument No. 200600010582 in the Office of the Recorder of Boone County, Indiana, as the same may be amended or supplemented from time to time, and the plat of Lost Run Farm, recorded on July 26, 2004 as Instrument No. 0409452, in Plat Book 15, Page 8, in the Office of the Recorder of Boone County, Indiana, the Architectural Review Board's Register of Regulations and the terms and conditions or any approval of the Architectural Review Board pursuant thereto. The undersigned hereby requests approval by the Architectural Review Board of the plans and drawings identified above and submitted herewith.

Dated: \_\_\_\_\_, 20\_\_\_\_.

OWNER(S): \_\_\_\_\_

WITNESS: \_\_\_\_\_

**(Note: All owners of record must sign the Request for Approval.)**

*For more information, please contact:*

Lost Run Farm Community Association, Inc.  
Attention: R. Michael Henderson  
10333 North Meridian Street, Suite 250  
Indianapolis, Indiana 46290  
(317) 573-4848

**ACTION BY ARCHITECTURAL REVIEW BOARD:**

(1) Date this Checklist and all plans and drawings referred to herein were received by Architectural Review Board: \_\_\_\_\_, 20\_\_\_\_.

(2) Plans and drawings are:

\_\_\_\_\_(A) Disapproved since they are incomplete in the following respects:

\_\_\_\_\_(B) Disapproved for the following reasons:

\_\_\_\_\_(C) Approved subject to the following conditions:

**(Plans must be resubmitted for approval.)**

\_\_\_\_\_(D) Approved as submitted and the Architectural Review Board hereby affixes the “Approved” stamp of Lost Run Farm Community Association, Inc. to each page of all plans and drawings submitted to it:

(3) Date of action by Architectural Review Board, \_\_\_\_\_, 20\_\_\_\_.

(4) The foregoing action by the Architectural Review Board is valid only when this Checklist is executed by the Architectural Review Board and all plans and drawings listed herein have been stamped “Approved”.

**LOST RUN FARM HOMEOWNERS  
ASSOCIATION, INC.**

By: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)