

# **Indigo Fields Homeowners Association**

## **Architectural Control Committee Standards and Requirements for New Construction**

---

### **Introduction:**

Thank you for your interest in building a home in Indigo Fields. We look forward to working with you and your builder in the construction of your new home.

As you drive through Indigo Fields you will notice that our neighborhood is one of quality individually designed and built homes, architecturally different, yet complimenting each other to form a cohesive neighborhood. It is the goal of the Indigo Fields Homeowners Association, Inc., through its Architectural Control Committee, to continue this cohesiveness while maintaining and improving the property values and quality of life for our members.

As part of our effort to accomplish this goal, the Architectural Control Committee (also referred to as the "ACC") publishes standards for new construction and updates them from time to time as circumstances warrant. If you are considering building a new home in Indigo Fields, please contact the Association or ACC to be sure you have the current standards. You should also examine the Declaration of Covenants and Conditions, the Declaration of Restrictions and Easements, and the By-Laws including all amendments to insure that your planned project meets the requirements of these documents. You may view, download, and print these documents from the Indigo Fields Homeowners Association, Inc. website at: <http://indigofields.org/>

It is important to understand that the neighborhood commonly known as "Indigo Fields" actually is made up of four separate homeowners associations, each with different requirements and standards. The documents referred to above and the standards and procedures outlined in this document apply only to properties belonging to the Indigo Fields Homeowners Association, Inc. If you have any questions concerning this, please contact one of the officers listed on our website.

It is also important to understand that many years have passed since the first homes were built in Indigo Fields. Available materials and construction methods have changed, styles and preferences have changed, and dozens of members have served on the ACC. Changes have been made to the Declarations through the amendment process and changes have been made, and will continue to be made, to the published ACC standards to reflect changing times. It is possible that you will see something that was approved several years ago that would not be approved today. It is also possible that you will see something that was approved by one of the other three Associations that would not be approved by the Indigo Fields Homeowners Association.

As stated in the first paragraph, we look forward to working with you and your builder in the construction of your new home. Our goal is to make the approval process as easy and painless as possible while balancing your goal of constructing a new home with our goal of maintaining an attractive and cohesive neighborhood. Please do not hesitate to contact a member of the Board of Directors or ACC with any questions or concerns.

# Indigo Fields Homeowners Association

## Architectural Control Committee Standards and Requirements for New Construction

---

### **New Construction Submissions:**

A completed and signed application form.

A complete set of blueprints documenting any proposed exterior changes.

A site plan including walkways, driveways, decks, fences, pools, and any other structures.

Samples of external materials and color schemes.

Landscaping and drainage plans.

A detailed tree survey showing trees to be removed and trees to be retained. Survey shall indicate size and species of trees.

The ACC has up to thirty (30) days from the date of submission of complete plans to approve or deny the request or to suggest changes that would result in approval by the ACC. No construction activities other than surveying and clearing of underbrush may begin until written approval has been granted by the chairman of the ACC.

The chairman of the ACC may, at his/her discretion, wave any individual submission requirements.

### **New Construction Design Requirements:**

#### **General:**

All construction must be in full compliance with applicable Federal, State, and local laws, ordinances and building codes.

All construction must be in full compliance with the Indigo Fields Declaration of Restrictions and Easements dated February 21, 1989 and amended from time to time.

Homes are to be "stick built" on site. Modular homes, "doublewides", trailers, etc. will not be considered or approved.

Homes must be constructed on a crawl space at least 40" high or with the first floor raised above garages.

On elevated homes the first floor will be elevated 8 feet above the garage. The crawl space is to be faced in brick on all sides. A home built on an at grade slab will not be considered or approved.

All homes must have a driveway and garage. The garage must be equipped with an approved garage door.

The front elevation may not duplicate another home in the subdivision.

Aesthetic appearance and harmony with surrounding homes is a major factor in design approval.

#### **Roof:**

Roof must be 12/12 minimum pitch. Exceptions may be made for roof sections over porches or sunrooms. Roof color should be black. Other dark colors may be approved at the discretion of the ACC.

Roofing material must be asphalt or fiberglass shingles or an approved alternative having the appearance from the street of asphalt or fiberglass shingles. "Architectural" style shingles are preferred. All portions of the roof shall be the same color and style shingle. Skylights or other equipment (with the exception of chimneys) may not be installed on the roof where visible from the street.

#### **Exterior:**

Siding may be brick, stone, vinyl, wood plank, cement plank, or an approved alternative having the appearance from the street of one or more of the above. Plank or simulated plank siding must be installed horizontally. Combinations of the above may be approved. All siding materials must be approved as to size, style and color. Plank or simulated plank siding must be white or an approved light color.

Exterior doors must be approved as to style and color. Storm doors must not obscure more than 10% of the primary door and must be approved as to style and color.

Front steps must be faced in brick.

# **Indigo Fields Homeowners Association**

## **Architectural Control Committee Standards and Requirements for New Construction**

---

Front porches must be at least eight (8) feet in depth.

Fascia, soffit, and window frames and trim must be same color as windows.

Garage doors must be approved as to style and color.

Gutters and downspouts must be approved as to style and color.

Shutters must be approved as to style and color. The color of the siding will be a consideration in the approval process.

Any painted surfaces must be primed and painted with one or more finish coats in accordance with standard painting practices.

No bathroom block windows will be allowed on the front of the house.

### **Lot:**

Driveways and sidewalks are to be approved as to style and color. Borders constructed of appropriate materials may be approved.

The street side of any HVAC or other equipment must be permanently screened from the street and neighbor's yards, preferable by brick walls.

Fences may be no higher than six (6) feet and must be approved as to location, height, materials and color by the ACC

Fences must be set back a minimum of 1/2 width of house. Finished side of fences must face the street and neighboring properties. Fences must be stick built, installed plumb and straight and in a workman like manner.

Front yard are to be sodded in a species appropriate for the area. For corner lots, any portion adjacent to a public street is considered a "front yard".

Mailbox and post must be installed as per ACC specifications.

All exterior construction and landscaping must be completed within six months from the start of construction. The ACC may grant an extension upon request and for reasonable cause.

All houses must be set back 35 feet from street or in alignment with houses on either side.

### **Construction Requirements:**

Construction site must be kept clean and tidy

A refuse container and portable restroom facilities must be located on each upon which construction activities are taking place. Construction debris and all other debris such as bottles, cans, paper, etc. must be placed in the refuse container daily and the container emptied when full.

Silt barriers are required if runoff may enter the street or neighboring properties. Any such runoff, dirt, or debris entering the street or neighboring properties must be cleaned up on a daily basis.

No vehicles or trailers may be left on the site or streets overnight

All construction related parking must be in compliance with local laws and ordinances

Construction parking must not block neighboring mailboxes or restrict access to neighboring driveways

Construction parking is not permitted on neighboring lots, common areas or green spaces

All construction activities must be confined to the lot under construction. No encroachment on adjoining lots, buffer areas or common areas is permitted. Construction materials may not be left on the street overnight.

No construction activities may take place between the hours of 9:00 PM and 7:00 AM that could constitute a nuisance or annoyance to occupants of neighboring properties.

The chairman of the ACC and/or his designee is expressly granted access to the construction site for the sole purpose of ensuring compliance with the approved plans and specifications. Every effort will be made to coordinate any such visits with the general contractor or owner and to minimize any inconvenience or disruption caused by these visits.

# Indigo Fields Homeowners Association

## Architectural Control Committee Standards and Requirements for New Construction

---

**Notes:**

In addition to the standards, requirements, and procedures outlined in this document, all construction must meet the requirements of the Indigo Fields Declaration of Restrictions and Easements dated February 21, 1989 and amended from time to time as of the date of written approval.

If any portion of this document is determined to be in conflict with the Declaration of Restrictions and Easements, the Declaration of Restrictions and Easements shall prevail.

If any portion of this document is determined to be in violation of or in conflict with any applicable Federal, State, or local law, ordinance or building code, that portion is stricken and the remaining portions of this document remain valid and in effect.

The Lot owner is responsible for compliance with the requirements of this document, compliance with the approved plans, compliance with all provisions of the Declaration of Restrictions and Easements, and all activities of any contractors, sub-contractors, and/or employees or agents of said contractors or sub contractors while engaged in construction on the Lot.

I have read, understand, and agree to the terms and conditions presented above.

Owner #1:  
(print) \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner #2:  
(print name) \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Builder/Contractor:  
(print name) \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ ST: \_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

**Indigo Fields Homeowners Association**  
**Architectural Control Committee Standards and Requirements for New Construction**

---

ACC Chairman:  
(print name) \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_