

Architectural Standards (REV.) JUNE 2001

The following standards are a general guideline for the standards of architectural improvements in Fishers Farm. Please read the Guidelines for specific details on what the FFHOA Board and AC will approve.

INTRODUCTION

As provided in the Declaration of Covenants, Conditions and Restrictions (CC&Rs), an Architectural Review Committee (ARC) has been formed with the right and duty to promulgate reasonable standards by which to examine any request made pursuant to Article IV of the CC&Rs. Article IV charges the Committee with the obligation to consider and act upon any and all plans and specifications submitted for its approval under the terms of the CC&Rs and perform other duties, including inspection of construction in progress to assure its conformance with plans approved by the ARC. The CC&Rs give the ARC thirty (30) days from date of receipt to review and respond to a complete architectural review request. Please take into consideration this time frame, when planning your improvements.

The Fishers Farm Architectural Standards and guidelines have been created to assure the preservation of the architectural style, to ensure that proposed plans conform to the exterior design and existing materials of the buildings established by the builder in the construction of the homes in the Fishers Farm community and to assist property owners in the architectural review process.

These guidelines are intended as a supplement to the requirements of Article IV of the CC&Rs. They do not embody the CC&Rs in its entirety, **YOU ARE ADVISED TO READ THE FISHERS FARM CC&Rs before developing and submitting your package to the ARC for review.**

PURPOSE:

The ARC must review all plans for exterior improvement contemplated For homes in the Fishers Farm community. "Improvement" would include, but not be limited to, paint or stain colors to residential dwellings, fences, patio slabs, patio covers, decks, above ground spas, play and sports equipment, as well as landscape planting, sidewalks and other concrete work.

The ARC meets on an "as-needed" basis to review requests. Architectural Review Request Forms must be completed and submitted to the committee with improvement plans. ALL required documentation must be attached. A copy of the application forms are enclosed and additional forms may be obtained from FFHOA at PO Box 6043, Fishers Indiana 46038 or at www.fishersfarmhoa.com.

1. CC&Rs – VIOLATION & ENFORCEMENT

- a. Failure to submit complete plans to the ARC for review and approval prior to beginning construction, or failure to complete improvements according to approved plans and in compliance with governing codes are violations of the Homeowners' Association. Work may not commence until the ARC has granted written approval of the improvements. The installation or construction of improvements which have not been approved is a violation of the CC&Rs.

2. GENERAL GUIDELINES

- a. Any condition or material not specifically defined herein shall become a matter for the consideration and determination of the ARC.
- b. Approval by the ARC does not constitute waiver of any requirements by applicable governmental agencies.
- c. ARC approval does not constitute acceptance of any technical or engineering specifications, structural safety, conformance with building codes or other City or County codes or governmental requirements. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&Rs. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's.
- d. An oversight by the ARC regarding CC&Rs or the Standards and Guidelines does not constitute a waiver.
- e. All work must be performed in a manner consistent with the standards of the original residence construction and appearance. Any work performed that is of substandard quality to the established community of Fishers Farm will be reworked to an acceptable appearance at the owner's expense.
- f. Submittals of color samples of any paint or stain are required when they deviate from the original colors of the residence.

3. FENCING

- a. Ornamental fences or continuous shrub plantings which would in any way serve the purpose of a fence shall not be erected until approved by the Committee.

4. ARCHITECTURAL DESIGN AND MATERIAL STANDARDS

- a. Proposed improvements must be designed in general conformance with the original architectural style of the residence and the community at large. The ARC will evaluate plans based on the overall benefit or detriment which would result to the immediate vicinity and the community generally.

- b. This section further defines appropriate materials for use in modifications and other improvements which are considered typical and may be "pre-approved" by the ARC. Plans for items that meet the following Criteria **EXACTLY** need not be submitted to the ARC. However, any deviation from these items requires written ARC approval.

i. **LANDSCAPING**

1. Your landscaping should be done in a manner that insures proper drainage so that your property, as well as your neighbors, is protected from surface waters. Maintain drainage from the rear yard through the side yard to the street, utilizing drainage pipes, rock, ground covers or grasses to prevent erosion along the side yard.
2. Swales which have been graded around your home should not be blocked. These shallow ditches have been put there for the purpose of quickly removing water toward the driveway, street or other positive outlet.
3. Do not let water gather against the foundation Or retaining walls. These walls are built to withstand the ordinary moisture in the ground. If water is permitted to pond against them, it may cause structural damage due to erosion or expansion.
4. Do not create depressed planter boxers or areas next to foundations such that irrigation or rainwater collects in them.
5. Avoid planting shrubbery too close to foundations. Three feet (3') is a good minimum. When preparing flowerbeds or planting areas adjacent to foundations, make sure that the ground surface slopes away from the foundation.
6. Never water toward the foundation of your house or water more than is necessary for the growth and maintenance of your landscaping improvements. Remember, less water is more desirable than too much.

- ii. **PATIO SLABS, CONCRETE SLABS, PATIO COVER** – All plans and specifications for patio and concrete slabs, patio covers and gazebos must be submitted to the ARC for review and approval.

1. **PATIO AND CONCRETE SLABS**: Sometimes it is desirable to install concrete patios at the rear or sides of the house. In order that such installations do not have a detrimental effect on your house, the following guidelines should be observed:
 - a. Patio slabs should be poured up to house foundations, wherever possible, and a planting strip between the patio slab and foundation should not be left unless proper under slab drainage away from the foundation is provided.

- b. Since patio slabs are usually much larger than sidewalks, there is more chance that drainage patterns will be obstructed, particularly at the rear of the residence. It is therefore emphasized that positive drainage be restored around the perimeter of the slab by constructing drainage swales or other means.

iii. PATIO COVERS

1. Preferred material for patio covers is wood. All natural wood surfaces must be finished with stain or paint.
2. Design, surface colors and finish materials must match or harmonize with the architectural design, existing colors and materials of the original residence.
3. Materials prohibited by the ARC are as follows.
 - a. Plastic or fiberglass
 - b. Plastic webbing, bamboo, reed woven bender board
4. The minimum size for a wood support post is 4" x 6" unless otherwise approved by the ARC.

iv. SPAS AND RELATED EQUIPMENT

1. Submittal of a complete construction plan show placement of the above ground spa and equipment on the property is required.
2. Waterfalls and other features may not exceed the lowest point of the property line fence and may not be built against a property line fence.
3. Standard setback requirements established by the governing municipality must be met.

v. OTHER MODIFICATIONS

1. **EXTERIOR LIGHTING**: the ARC must approve Landscape accent lighting. Changes to lighting installed by Developer may be modified, enhanced, or removed subject to approval by the ARC. All lighting must remain in harmony with the home and the community at large. No colored lights will be approved. Holiday lighting that does not create an annoyance to neighbors is permitted without ARC approval but must be removed at the close of the holidays.
2. **SCREENDOORS**: Installations colored to match the exterior residence color or window frames, do not require approval of the ARC.
3. **WINDOW TINTING AND STAINED GLASS**: All window tinting requires the approval of the ARC and must be properly installed and maintained

so as not to become damaged, scratched, discolored, or otherwise unsightly. Mirror or reflective finishes are prohibited.

4. **SKYLIGHTS**: The installation of any roof-modification system to accommodate skylight, or any other equipment must be approved by the ARC. Any modification to the roof shingle color, Or any utility equipment must match the surface on which it is mounted. Concerns of the committee will include the color of the materials being used in relation to the roof and residence color, and visibility from streets, neighboring properties, and common area.
5. **WINDOW AWNINGS**: all window awnings require the approval of the ARC. The design, material and color must be harmonious with the existing architecture. Metal awnings are prohibited.
6. **AIR CONDITIONING UNITS OR EQUIPMENT**: Any exterior air conditioning equipment other than the equipment installed as part of the original Residence must be approved by the ARC, Proposed evaporative coolers and window-mounted air conditioning units may not be visible from the street view or extend above the height of the property line fence.
7. **ANTENNA / SATELLITE DISHES**
 - a. **Roof-mounted equipment**: Article 8.8 of the CC&Rs prohibit roof mounted Antenna and Satellite dishes unless approved by the ARC.
 - b. **Ground-mounted equipment**: Ground-mounted equipment may only be installed in the rear yard and may not extend above the property wall.
 - c. **Colors**: Mounted equipment must be painted to match the residence. Owners should review Article 8.5 of the CC&Rs prior to purchasing such equipment. Written approval from the ARC is required on all requests for antenna/satellite dish installation.

vi. **DRAINAGE**

1. Each owner is responsible for providing proper drainage on their lot if the grade established by the developer during the original construction is altered during the construction of improvements. Approval of plans granted by the ARC will be based upon the assumption that the owner has provided for proper drainage.
2. It is imperative that you maintain the integrity of the drainage system installed for your lot. Improper drainage or standing water next to your home can cause serious damage to the foundation or structure.

THE ARC WILL ASSUME NO RESPONSIBILITY THEREFORE.

5. AMMENDMENTS TO ARCHITECTURAL STANDARDS AND GUIDELINES

- a. Generally, except as otherwise provided in the Declaration, amendments- to the Architectural Standards and Guidelines shall be proposed and adopted in the following manner:
 - i. Notice: Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.
 - ii. Resolution: A resolution to adopt a proposed amendment may be proposed by the Board of Directors or Owners having in the aggregate at least a majority of the votes of all Owners.
 - iii. Meeting. The resolution concerning a proposed amendment must be adopted by the designated vote at a meeting duly called and held in accordance with the provisions of the By-Laws off the Association
 - iv. Adoption: Any proposed amendment to the Architectural Standards and Guidelines must be approved by a vote of not less than seventy-five percent (75%) in the aggregate of the votes of all Owners; provided, however, that during the Development Period, any amendment to the Architectural Standards and Guidelines shall require the prior written approval of Developer. In the event any Lot is subject to a first mortgage, the mortgagee there under shall be notified of the meeting and the proposed amendment in the same manner as an Owner if the mortgagee has given prior written notice of its mortgage interest to the Association.

6. NON-LIABILITY FOR APPROVAL OF PLANS

- a. ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall approval of any plan or design, be deemed approval from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the members thereof, the Fishers Farm Homeowners' Association, any member thereof, their Board of Directors, any member thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. As provided in the CC&Rs, neither the ARC, the Fishers Farm Homeowners' Association, any member thereof, the Association, the Board of Directors of the Association, nor the Declarant or Developer shall be liable to any member, owner, occupant, or other person entity for any damage, loss or prejudice suffered or claimed on account of (i) the approval or disapproval of any 'plans, drawings, or specifications, whether or not defective, or (ii) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, or specifications.

7. ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL CHECKLIST

- a. Pursuant to the provisions of Article IV of the CC&Rs detailed drawings, site plans, specifications, topography, elevations, drainage plans and requests for approval must be submitted to the ARC for approval.
- b. **AN INCOMPLETE SUBMITTAL PACKAGE WILL DELAY THE REVIEW PROCESS**
- c. The following is provided to assist a property owner in preparing the submittal package:
 - i. **ORIGINALS PLUS ONE COPY OF ITEMS 1-4 ARE REQUIRED**
 1. ARCHITECTURAL REVIEW REQUEST FORM: This form must be complete in its entirety.
 2. PLANS: Plans include elevation drawings of the improvement, size and types of materials to be used, a site plan depicting the improvement on the lot and in conjunction with property lines, the residence, and any other existing pertinent improvements. Accurate dimensions (height, length, width) must be shown. Exterior colors and finishes must be specified.
 3. LANDSCAPE PLANS: Landscape plans must be drawn to depict the lot, residence, property lines, and existing fences. Landscape materials, such as sod, tree and shrub types and sizes (installation size and maturity size) must be specified, as well as their location. Irrigation and lighting must be shown. Samples of decorative rock or the size and color of the rock must be included. Proposed hardscape are, (patio, concrete slabs, and sidewalks/walkways) must be shown.
 4. MATERIAL SAMPLES: Color paint chips, type of rock to be used, pictures of patio covers and above ground spas should accompany the detailed drawings when available.

Architectural Design Guidelines

Welcome to Fishers Farm. The following design guidelines will assist homeowners in the construction of site improvements on residential platted lots in the community of Fishers Farm. These requirements are in addition to any permits required by the City Of Fishers or Hamilton County.

1. **FENCING**

- a. The Architectural Control Committee has the right to approve the design, materials and location of all fences prior to the installation thereof. The Architectural Control Committee reserves the right to inspect the fence at any time before, during or after construction to insure compliance with the approved fencing plan.
- b. The Architectural Control Committee retains the sole and absolute right to dictate the use of a single fence design for installation along landscape easements and lots adjacent to the lake.

- i. **FENCING REQUIREMENTS:** The Architectural Control Committee will generally approve the following types of fences:
 1. Non-stockade style wood fences are generally approved, provided such fences do not exceed 6 feet in height, provided, however, in no event shall any wood fence which abuts the retention facility exceed 48-inches in height. Stockade style wood fences are prohibited.
 2. Wrought iron fences are generally approved provided such fences do not exceed 6 feet in height.
 3. Chain link vinyl coated fences are allowed as long as they are black or dark in color.
- ii. **FENCING LOCATIONS:** All fencing must be approved prior to the installation of a given fence. The following are guidelines regarding fencing locations, which generally will be approved by the Architectural Control Committee:
 1. No fencing will be allowed in the front setback lines of the house.
 2. With respect to corner lots and the side of the house that faces the street, a fence can be placed no closer than 20 ft. from the backside of the curb.
 3. The fencing of drainage, utility and landscape easements is subject to special review of the fence location.
- iii. **FENCING – APPROVED CONSTRUCTION TECHNIQUES:** All fencing shall be constructed of quality materials. All fencing shall be property braced and all

posts shall be placed into the ground with concrete or placed at such a depth so as to insure the fence will be secure and will not move. All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the Architectural Control Committee.

- iv. **FENCING MAINTENANCE**: All fences must be maintained and repaired in a reasonable fashion. Any warped fence boards shall be replaced as needed. All wood fences shall be repainted or treated with a wood preservative at least every three years to maintain the appearance of the fence. The Architectural Control Committee shall provide notice of any maintenance violation. Such violations shall be corrected within 30 days of receipt of said notice. If the violation is not corrected, the Architectural Control Committee, through the Homeowners' Association, retains the right to correct the violation and bill the homeowner for all applicable costs including but not limited to: lien rights, attorneys fees, cost of repairs, interest at the maximum rate allowable by law, and all other reasonable costs of collection.
- v. **FENCING - INVISIBLE**: Generally, requests for invisible fencing will be approved subject to the Architectural Control Committee's approval of the proposed fence location prior to installation. All controller boxes and other equipment shall be hidden from view.

2. LIVESTOCK AND POULTRY

- a. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. The owners of such permitted pets shall confine them to their respective lots in such a manner so as to prevent such permitted pets from being a nuisance. The homeowner is responsible for the removal of any waste created by permitted pets on their property or any area in the community.

3. DOG KENNELS AND HOUSES

- a. The Architectural Control Committee has the right to approve the materials, design and location of all kennels and doghouses prior to construction thereof. Dog kennels and houses shall be placed in a location where they are not eyesores or nuisances to surrounding homeowners. Each kennel must be screened with either fencing or trees as approved by the Architectural Control Committee, depending on the individual request. ALL doghouses must be constructed of quality material with neutral roof colors, siding and trim painted to match the primary colors of the residence of the applicant.

4. MINI-BARN AND ACCESSORY STRUCTURES

- a. Requests for mini-barns and accessory structures will be denied.

5. ANTENNAS – TELEVISION, RADIO AND SATELLITE

- a. Generally, request for the attachment of a TV or radio antenna to the exterior of the home will be denied. Generally, requests for the installation of satellite dishes less than or equal to 24 inches will be approved, if such is not visible from the street. Homes known to have no southern exposure excepting for the front area of the residence shall be given consideration by the ARC. Provided, however, that prior to the installation of any such satellite dish, plans detailing the size, proposed location and manner of installation shall be submitted to the Architectural Control Committee for its review and approval.

6. DECKS

- a. Generally, requests for decks will be approved subject to the following requirements:
 - i. The deck shall be constructed out of treated lumber or cedar.
 - ii. Railing on deck shall not exceed four feet (4') in height
 - iii. The Architectural Control Committee prior to the commencement of construction must approve final configuration of the deck and any stain or color treatment.

7. PORCHES, SCREENED-IN PORCHES, ROOM AND GARAGE ADDITIONS

- a. Generally, requests for screened-in porches and garage and room additions will be approved subject to the following guidelines:
 - i. The additions shall be constructed of quality materials.
 - ii. The roofline shall follow the natural roof line of the home, or be approved by the Architectural Control Committee.
 - iii. The roof, siding and trim shall match the colors of the primary residence.
 - iv. All detailed construction plans must be approved prior to the commencement of construction.
 - v. Room and garage additions must be substantially similar to the outside of the primary residence.
 - vi. Room and garage additions must be permitted through the city building department.

8. GAZEBOS

- a. Generally, requests for the installation of gazebos will be approved subject to the following guidelines:
 - i. The gazebo shall be constructed of quality materials and shall be firmly anchored into the ground.
 - ii. The gazebo shall not exceed fifteen feet (15') in height.
 - iii. The Architectural Control Committee has the right to approve the design and location of the gazebo prior to construction.

9. POOLS

- a. The Architectural Control Committee prohibits the installation of aboveground pools. Children's wading pools will be addressed on a case-by-case basis. A detailed development plan must be provided to the Architectural Control Committee for its review and approval prior to the commencement of construction of any in ground pool. No alteration to the existing grade of any lot may be done without the prior approval of the Architectural Control Committee. Any proposed grade changes must be shown on the proposed plans.
 - i. **POOL FENCING**: Any application for construction of an in-ground pool will not be considered unless the application is accompanied by an application for an acceptable fence design. The design shall conform to county or municipal regulations for such fencing.
 - ii. **POOL HOUSES**: Generally, requests for pool houses with changing areas and storage sheds or mini-barns will be denied.

10. BASKETBALL COURTS

- a. Generally, requests for the installation of basketball courts will be denied.

11. BASKETBALL GOALS

- a. Generally, requests for the installation of basketball goals will be approved, subject to the following:
 - i. Only basketball goals constructed with clear Plexiglas backboards will be approved for installation.
 - ii. No backboard shall be attached to the primary residence. Generally, goals will be approved if they are located adjacent to driveways.
 - iii. All permanent posts must be installed in concrete.
 - iv. Temporary goals will generally be approved by the ARC subject-to location and style.

- v. All temporary goals must be removed from the street sides every evening unless residence is in a cal-de-sac.
- vi. The Architectural Control Committee shall have the right to approve the final location of the goal and backboard prior to installation.

12. LAWN ORNAMENTS

- a. All permanent lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the Architectural Control Committee. No lawn ornament shall be installed without first being approved whether permanent or non-permanent and shall not exceed twenty-four inches (24") in height or as approved by the Architectural Control Committee. Arbors generally will be approved if constructed of quality material and located at least $\frac{3}{4}$ way back from front set back of residence. Benches generally will be approved for porches and in the rear of homes. All repair and maintenance of such items is the responsibility of the homeowner. If the homeowner fails to make required repairs and maintenance, the Homeowner's Association has the right to make such repairs and maintenance and to invoice the homeowner for such costs. The homeowner shall pay such costs within thirty (30) days after receipt of the invoice.

13. VEGETATION

- a. All homeowners will be required to grow and maintain a reasonable lawn. A homeowner shall not permit the growth of weeds and volunteer trees and bushes on their lot and shall keep their lot reasonably clear from such unsightly growth at all times. If a homeowner fails to comply with this restriction, the Homeowners' Association shall cause the weeds to be cut and the lot cleared of such growth at the expense of the homeowner and the Homeowners' Association shall have a lien against the cleared lot for the expense thereof.

14. SIGNAGE

- a. All signage is subject to local and state regulations. The Declarant and its builders reserve certain sign rights as outlined in the Declaration of Covenants, Conditions, and Restrictions. All signage, except as follows, is subject to the approval of the Architectural Control Committee. The Declarant and its' builders are hereby exempted from this requirement.
- b. No signage shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage will be allowed within the right-of-way of a dedicated public street, nor in any area not specifically approved by the Architectural Control Committee.

- i. **PROHIBITED SIGNAGE**: The Architectural Control Committee will not approve any signs advertising goods, services or home occupations and/or portable signage.

15. PLAYGROUNDS

- a. The Architectural Control Committee has the right to approve all requests for playground structures prior to their installation. Generally, requests for playground structures will be approved subject to the following guidelines:
 - i. The Architectural Control Committee has the right to approve the design and location of the structure prior to its installation.
 - ii. The structure shall be constructed of quality materials.
 - iii. Requests for the installation of metal playgrounds will be denied.
 - iv. The playground structure shall not exceed fifteen feet (15) in height.

16. BUG ZAPPERS

- a. Generally, requests for "Bug Zappers" Will be approved if the homeowner agrees in writing that it will be turned off no later than 10 p.m.

17. FLAG POLES

- a. Requests for in ground flagpoles will be denied. Attachment flagpoles to the front or rear of the primary residence shall be allowed subject to Architectural Control Committee approval of location and method of installation. All flags will be patriotic, seasonal, decorative or sports related in manor. No flags considered to be offensive will be allowed. No flags larger than 5ft will be allowed. Repair, maintenance and operation of any approved flagpole are the responsibility of the homeowner.

18. BIRDHOUSES

- a. Generally, requests for birdhouses win be approved subject to the following criteria:
 - i. All pole-mounted birdhouses shall be located in the rear yard of the residence Secured firmly into the ground in a location approved by the Architectural Control Committee prior to installation. The height of the pole-mounted birdhouses is subject to Architectural Control Committee approval prior to installation.
 - ii. Quality materials shall be utilized in the construction of the birdhouse.
 - iii. The Architectural Control Committee shall approve all colors.

19. OUTSIDE LIGHTING

- a. Generally, requests for the installation of outside security lighting will be approved subject to the following conditions being met:
 - i. Outside lights shall not exceed two standard double floodlights with light bulbs not to exceed 150 watt and 90 watt Halogen bulbs.
 - ii. The following lights are not approved for outside security lighting - High Intensity Discharge (H.I.D.) lighting or Halogen lights 'in excess of 90 watts.
 - iii. No more than two double floodlights will be approved without specific approval from the Architectural Control Committee.
 - iv. Landscape lighting shall be low-voltage type lighting and must be directed down. "Up" directed lighting and fixtures must be specifically approved by the Architectural Control Committee. A total landscape lighting design must be presented and approved by the Architectural Control Committee.
 - v. All exterior lighting (i.e. landscape, security, etc.) must fall within property limits. Lighting that is directed off site shall be prohibited.

20. RETAINING WALLS

- a. Any proposed retaining wall must be materially (i.e. stone, brick, etc.) and architecturally compatible with the exterior finishes of the residence and shall be approved by the Architectural Control Committee prior to installation. Retaining walls, which divert ground water onto adjoining properties or which otherwise substantially change the existing drainage pattern, will not be approved.

21. VEHICLE PARKING

- a. No recreational vehicle, motor home, truck which exceeds 1 ton in weight, trailer, boat or disabled vehicle may be parked or stored longer than temporarily overnight on any lot in open public view. Parking on the street will be limited to the occasions in which a guest stays over. No homeowner shall park their vehicle overnight on any of the community's streets.

22. NUISANCES

- a. Noxious or offensive activity shall not be carried on upon any lot nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Barking dogs shall constitute a nuisance.

23. PONDS

- a. Decorative ponds generally will be approved by the ARC
 - i. Must remain in harmony with the residence and community.
 - ii. All ponds must have surrounding landscaping to differentiate it from the rest of lot.
 - iii. If pond is deeper than 3ft it must be in a fenced in lot.
 - iv. Personal waterfall or sprinkler not to exceed 4-ft in height.

24. GARDENS

- a. the ARC generally will approve vegetable gardens:
 - i. Not to be larger than 15' x 15' or 1/10th of the rear lot of the residence, whatever is smaller.
 - ii. Must be located only in the rear lot of the residence.
 - iii. Must be cleared of the season's growth.
 - iv. Compost bins are recommended and will be allowed as long as constructed of quality material and enclosed.

25. TRASHCANS

- a. Should be kept in the garage at all times with the exception of the following:
 - i. Trashcans should be placed curbside no earlier than 8:00 P.M. the night before trash pickup.
 - ii. Trashcans must be moved from curbside and put back in garage by 10:00 P.M. day of pickup.

26. OTHER

- a. Any alteration or improvement made to a lot within the Community is subject to Architectural Control Committee approval prior to its commencement. All questions should be directed in writing to the Architectural Control Committee at the previously stated address.

27. CONFLICT

- a. Any conflict or ambiguity arising from the application of the requirements of these and the requirement of the Declaration of Covenants, Conditions and Restrictions for the Fishers Farm Community shall be resolved in favor of the application on the Declaration of Covenants, Conditions, and Restrictions.

