

THE LEGENDS AT GEIST

DESIGN GUIDELINES

Land Innovators Company and its agent reserve the right to make any modifications to the design guidelines that it deems necessary without notice. For more information, contact Precision Management at (317) 598-1928 or write C/O P.O. Box 84, Fishers, IN 46038.

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THE LEGENDS AT GEIST: DESIGN GUIDELINES

The Legends at Geist is a unique 671 acre Master Planned community located in Fishers, IN. This community consists of 300 acres of open space. This open space contains lakes, wetlands, an 18 hole championship Golf Course and recreational facilities which are available to the residents of The Legends at Geist for a yearly membership fee. This community contains several planned land uses including residential, open space, recreational and public facilities. The residential community is subdivided into several independent housing communities. The purpose of the Architectural Guidelines is to recognize the differences within communities and to mold all of these communities under consistent guidelines which will be enforced at The Legends at Geist.

The presence of Mud Creek, several wetland areas, mature wooded lots and existing fence rows are part of the establishment of the unique characteristics which make up The Legends at Geist. The intent of these guidelines is to establish the standards of design for the communities within The Legends at Geist. These requirements are intended to assist builders and homeowners in the construction of site improvements on residential platted lots within The Legends at Geist. These guidelines apply to all properties within The Legends at Geist and are in addition to the requirements of Governmental jurisdictions.

All improvements must be approved by the Architectural Control Committee of The Legends at Geist prior to construction. These guidelines are intended to serve for the life of the project and accordingly may be amended by the Architectural Control Committee from time to time. The Architectural Control Committee reserves the right to waive or vary any of the procedures or standards set forth in this document, at its discretion. The following is information which is required as part of the submittal for Architectural Approval of any improvement at The Legends at Geist:

SCHEDULE: The Architectural Control Committee "ACC" will render a decision within 30 days of receipt of a complete and accurate submittal. No incomplete submittals will be reviewed. Any submittal which is contrary to established guidelines will be denied automatically and no written denial is required by the ACC. The ACC will give the applicant written notice of approval or disapproval for all complete submittals. This approval must be received prior to the commencement of construction.

DESIGN REVIEW FEES: The ACC reserves the right to establish and collect fees for the review of applications. Fee, if any, will be provided through notice to the applicants.

1. FENCING REQUIREMENTS: The following types of fences will generally be approved by the Architectural Control Committee:

- A.) Board on Board
- B.) Cape Cod
- C.) Picket
- D.) Wrought Iron
- E.) Vinyl Clad Chain Link, up to 4'
- F.) Split Rail

The following will generally not be approved by the Architectural Control Committee:

- A.) Plain chain link fence
- B.) Vinyl clad chain link above 4'
- C.) Stockade style fence

ALL fence types must be approved by the Architectural Control Committees prior to the fence installation. The ACC reserves the right to inspect the fence anytime before, during or after construction to insure compliance with the approved fencing plan.

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:

A.) No fencing will be allowed in the front set back line of the house. For corner lots, this includes the side yard facing the side street of the residence.

B.) Fencing of rear yard and side yard set back easements will be discouraged by the Architectural control Committee. Any fencing in such easements shall be the sole responsibility of the lot owner.

C.) Maximum fencing on lots which are adjacent to the Golf Course is as follows except where a pool is involved:

1. Wrought Iron up to 4'
2. Picket Fence up to 4'
3. Cape Cod up to 4'
4. Vinyl Clad Chain Link up to 4'

FENCING, APPROVED CONSTRUCTION TECHNIQUES: All fencing shall be constructed of quality materials such as vinyl clad fence, and treated lumber. All fencing shall be properly braced with all posts either concreted into ground or placed at a depth whereby the fence will be secure and will not move.

FENCING, MAINTENANCE: All fences must be maintained in a reasonable fashion. Any warped boards shall be replaced on a timely basis. Any painted fences shall be maintained whereby the fence always has a reasonable appearance. The architectural Control Committee shall provide notice of any maintenance violation. Such violations shall be corrected within 15 days of receipt of said notice. If the violation is not corrected, The ACC 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 reasonable costs of collection.

FENCING, BRACING: All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the ACC.

2. DOG; KENNELS AND HOUSES: All kennels and dog houses must be approved by the ACC prior to construction in terms of both location and materials. Chain link (vinyl or painted) will be allowed as long as the final location and screening as required by the ACC is approved prior to the commencement of construction. Dog kennels and houses should be placed in a location whereby they are not eyesores or nuisances to surrounding homeowner's. Each kennel must be screened with either fencing or trees as approved by the ACC depending on the individual request. All dog houses must be constructed of quality materials with neutral roof colors, siding and trim painted to match the primary colors of the residence of the applicant.

3. MINIBARNS AND ACCESSORY STRUCTURES: Requests for the approval of minibarns and accessory structures (except for dog kennels) generally will be denied. Any other accessory structure must be approved by the ACC prior to construction and must be appropriately screened from view.

4. ANTENNAS; TV, RADIO AND SATELLITES: Generally, requests for the attachment of a TV or radio antenna to the exterior of the home or the placement of satellite dishes over 30 inches in diameter on a given lot will be denied. TV antennas will be allowed inside the attics of residences. Small satellite dishes, under 30 inches in diameter, will be approved, but placement must be approved before installation.

5. DECKS: Generally, requests for decks will be approved subject to the following requirements:

- A. The deck shall be constructed with quality materials.
- B. Railing on the deck shall not exceed 4'.
- C. Final configuration of the deck must be approved prior to the commencement of construction.

6. PORCHES, SCREENED IN PORCHES, ROOM AND GARAGE ADDITIONS:

Generally, requests for screened in porches and room additions will be approved subject to the following guidelines:

- A. The additions shall be constructed with quality materials.
- B. The roofline shall follow the natural roofline of the home, or be approved by the ACC.
- C. The roof, siding and trim shall match the colors of the primary residence.
- D. All detailed construction plans must be approved prior to the commencement of construction.

7. GAZEBOS: Generally, requests for the installation of Gazebos will be approved subject to the following guidelines:

- A. Structure shall be built with quality materials.
- B. Final placement of the structure must be approved by the ACC.
- C. Height of structure shall not exceed 15'.

8. POOLS: Only requests for in Ground type pools will be approved by the ACC. A detailed development plan must be provided to the Developer prior to the commencement of construction. No alteration to the existing grade may be done without the approval of the ACC. Any proposed grade changes must be shown on proposed plans.

POOL FENCING: Generally, the following types of fencing will be acceptable around a pool area. Where a Golf Course lot is involved, the listed special requirements are applicable:

- A. Board on Board
- B. Cape Cod
- C. Picket
- D. Wrought Iron

ONLY Wrought Iron fencing will be allowed where a Golf Course view is involved.

POOL HOUSES: Generally, requests for pool houses with changing areas and storage sheds/mini barns will be rejected. Pool equipment storage areas generally will be approved as long as the structure is solely used for the storage of chemicals, pumps, heaters and other pool related maintenance supplies. This structure shall not exceed 12' to the top of the roofline and shall be located directly behind the primary residence. All structures are subject to the following guideline:

- A. The structure shall be constructed with quality materials.
- B. The roof colors shall match the color of the primary residence.
- C. No metal structures will be approved.
- D. All detailed construction plans must be approved prior to the commencement of construction. Size shall not exceed 10' X 10' without ACC approval.

9. BASKETBALL GOALS/COURTS: Generally, requests for the installation of Basketball Courts will be approved subject to the following guidelines:

BASKETBALL COURTS:

- A. The final location of the courts shall be approved by the ACC.
- B. Generally, Courts will not be approved in excess of 25'X 25'
- C. The court may consist of concrete or asphalt materials.
- D. Generally, no lighting will be permitted.

BASKETBALL GOALS:

- A. Type; The backboard shall be made from one of the following types of materials:
 - 1. Clear plexiglass
 - 2. Acrylic
 - 3. Graphite
- B. No wooden back boards will be approved.
- C. LOCATION: No basketball rim/board shall be attached to the primary residence. Final location of the goal/board shall be approved by the ACC prior to installation. Generally, basketball goals will be approved if they are located adjacent to driveways. All basketball gold logo's shall be approve as part of the initial submittal. Logo's shall not cover greater than 80% of the back board area as determined by ACC.

10. INVISIBLE FENCING: Generally, requests for invisible fencing will be approved subject to ACC approval of proposed fence location prior to installation. All controller boxes, etc. shall be hidden from view.

11. LAWN ORNAMENTS: All lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the ACC.

Generally, ornamental bird baths will be approved as long as they do not exceed three (3) feet in height. Generally, concrete lawn ornaments which exceed 24 inches in height, such as deer, etc. will not be approved by the ACC.

12. LANDSCAPE DESIGNS & PLANTING BEDS: All landscape designs and planting beds are subject to review by the ACC. The ACC reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the neighborhood. At least 50% of the front yard shall consist of grass.

13. SIGNAGE: All signage is subject to local and state regulations. The Declarant and its' builders reserve certain sign rights as outlined in the Covenants & Restrictions and the Declaration. All signage, except as follows, is subject to the approval of the ACC. The Declarant and its' builders are hereby exempted from this requirement.

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 ACC.

Generally, requests for flashing or blinking signs will be denied.

TEMPORARY SIGNAGE: All signage is subject to ACC approval, one "For Sale" sign shall be allowed in the front yard of a primary residence after the initial sale of the residence by a builder. Up until this point a builder and realtor sign will be allowed subject to ACC approval of placement, size and colors utilized.

PROHIBITED SIGNAGE: The following signage generally will not be approved by the ACC:

- A. Sign advertising goods, services or home occupations.
- B. Pennants, banners and portable signage.

- C. Any signage directed at the Golf Course without ACC and Golf Course approval.
- D. During development no entranceway signage shall be allowed except by the declarant and its designated builders. This specifically addresses yard or garage sales and for sale by owners.

14. SODDING & TREES: Generally, all front and side yards to back edge of house must be sodded, unless specifically approved by the ACC. Generally, hydro seeding of yards will be approved during certain times of the year as established by the ACC. On all corner lots, both areas adjacent to roadway shall be treated as front yards and shall be subject to sodding requirements and fencing limitations.

TREES: Minimum tree and planting bed requirements shall be established by the ACC on a housing pod by housing pod basis.

15. LIGHTS & MAILBOXES: The Declarant shall dictate a standard mailbox and yard or coach light for each housing pod. The cost of each shall be the responsibility of the purchaser or builder of the home. The title owner shall be responsible to keep each in good repair and shall not alter either w/o ACC approval. The title owner at all times shall keep the dusk to dawn lighting in good repair with working light bulbs.

All additional lighting is subject to ACC approval prior to installation.

16. PLAYGROUNDS: All requests for playground structures must be approved by the ACC prior to installation. Generally, requests for playgrounds will be approved subject to the following guidelines:

- A. Approved location
- B. Constructed with quality materials. Generally, requests for the installation of non commercial metal playgrounds will be denied.
- C. Height not to exceed 15' unless specifically approved by the ACC.

17. EXTERIOR PAINTING: No change to any exterior color (base or trim) shall be made without the consent of the ACC. The ACC reserves the right to restrict the colors which are utilized in repainting any exterior.

18. BUG ZAPPERS: Generally, requests for electric Bug Zappers will be approved subject to the owner requesting the device representing that it will be turned off not later than 10 p.m.

19. FLAG POLES: Generally, requests for flag poles will be approved subject to the pole being made of quality materials firmly secured into the ground and not exceeding twenty feet in height.

19. BIRD HOUSES: Generally, requests for bird houses will be approved subject to the following criteria:

1. All pole mounted bird houses shall be located in the rear yard of a residence secured firmly into the ground in an approved location.
2. Quality materials shall be utilized in the construction of the bird house.
3. All colors shall be approved by the ACC.

21. OTHER: Any alteration or improvement made to a lot within the community is subject to ACC approval prior to its commencement. All questions should be directed in writing to the ACC committee at the previously stated address.

22. NON INVALIDITY OF ACC GUIDELINES: No Declaration of a court of competent jurisdiction of the invalidity of any regulation or part of a regulation contained in these guidelines shall invalidate any other portion of these guidelines.

23. CONFLICT: Any conflict or ambiguity arising from the application of the requirements of these guidelines and the requirements of the Declaration of Covenants conditions and Restrictions shall be resolved in favor of the application of the Declaration of Covenants Conditions and Restrictions.

ARCHITECTURAL CONTROL GUIDELINES

FOR

QUAKER RIDGE

The following are the Architectural Guidelines established for the Quaker Ridge community in The Legends at Geist. All submittals must conform the following Architectural Control Guidelines as established by the Architectural Control Committee (ACC):

Minimum Square Footage Requirements:

Golf Course lots 7-19 Ranch, 2200 sq. ft. minimum
2-story, 1st floor 1400 sq. ft.
2nd floor 2800 sq. ft.

Lots 1-6, 20-38 Ranch, 2000 sq. ft.
2-story, 1st floor 1300 sq. ft.
2nd floor 2600 sq. ft.

Brick Wrap Requirement: 1st floor 1-19 and 29-38 unless approved by the developer, 20-28 to be entirely brick wrapped including the 2nd floor.

Minimum Roof Pitch: 8/12 front to back, 10/12 front Gables and Hips.

Fireplace Restrictions: Exterior: chase, brick or other masonry material.

Concrete Driveways and Walks: All homes must have paved driveways.

Exterior Materials: Brick wrap as previously noted. All other materials wood, T-111 can be used with brick wrap otherwise approved for select Gable treatments, screen porches, etc.

Dusk to Dawn Light on Photo Cell: As selected by the Developer will be provided by the Builder.

Custom Mailboxes: Selected by the Developer and provided by the Builder.

Wood Windows: Required on all homes.

Colors: All exterior primary and secondary colors as well as brick must be approved by the Developer prior to commencement of construction.

Side Load Garages: Required on lot#'s 7-19 or as approved by the Developer.

Minimum Landscaping Requirements: Sod Front and Side yards: hydro seeding of front yard may be approved if sprinkler system is installed within the front yard area. Trees: Three 3 inch caliber trees will be required in the front yard of residence. Species as follows: 1 flowering, 1 pine, 1 tree selected by Purchaser.

Planning Bed Requirements: A minimum 600 feet of planning bed area is required in the front of each home with the following bushes and shrubs required:

20 plants 12" to 18" tall

20 plants 18" to 24" tall

20 plants 24" to 36" tall

60 total minimum number of plants

For any additional restrictions, please review the ACC Guidelines and the restrictive covenants for Quaker Ridge and The Legends at Geist community.

dc/lm