

Hearthstone Village Community Association

Architectural Guidelines and Process

Prior to any construction the following 3 procedures are required to occur:

1. Any and all plans, permits, sketches, drawings or designs along with an outline of building materials must be submitted with the **ACC Submission Form** to the **HVCA Architectural Control Committee (ACC)** in writing or via **Hearthstone Village website** @ <http://hvca-fortwayne.org>
2. Hearthstone ACC will confirm with property owner(s) receipt of submitted Architectural Control Form and all supporting project documentation. The ACC may request as needed further documentation and or details about submitted project.
3. Hearthstone ACC will provide in writing to property owner and HVCA Board of Directors an approval or denial within 30 days.

Fences:

Only commercial grade materials are permitted. Permitted fence material shall consist of: vinyl fences, powder coated or aluminum (wrought iron style), traditional wood in a natural finish i.e., stained in a natural wood tone or painted in a similar wood tone. Fences colors shall be approved by the Hearthstone ACC. Colors to be coordinated with the house.

- Maximum height shall be 6 feet
- Fences shall not extend beyond back line of house; except with garage utility access door; a fence may extend to enclose the door to immediate the point next to utility door and is to be no higher than 4ft., set back 3ft. from side yard property line with an open construction style of fencing.
- Front yard fences permitted only on corner lots with a 10 foot maximum extension from the corner and must be open construction (split rail style – no more than 3 rails) / (picket style 2-3 in. picket space) with a maximum height of 3 feet
- All fence posts to be installed inside of fence – Fencing to face outside
- All fencing is to be maintained in a high state of repair – Painting/staining/power washing are suggested regularly
- Property owners responsible for knowledge of all easements and fence placement near property lines as may be dictated by the City of Fort Wayne.

All fence construction specifications, material lists, drawings etc. shall be submitted in writing according to Hearthstone Village Community ACC guidelines and must be approved in ADVANCE of fence construction.

Swimming Pools and Spas:

In ground pools, spas and inflatable, above ground, soft sided (non-rigid) pools up to 48" in height only. Any in ground pool or above ground pool over 24" in height must be in a yard with a HVCA ACC approved 6' privacy fence. Said inflatable above ground pools must be stored out of sight from October 1st to May 1st. All pools and spas are to be maintained in a high state of repair.

All pool and spa construction specifications, material lists, drawings etc. shall be submitted in writing according to Hearthstone Village Community ACC guidelines and must be approved in ADVANCE of pool construction. Homeowner is to abide by municipal zoning and building guidelines, codes and ordinances.

Structures:

No unattached structure (Tool Shed, Yard Shed, Shack, Barn, Trailer, Mobile Home, Boat, Boat Trailer, Camper, Camping Trailer, Tent, Tree House, Dog House, Dog Run, Burn Barrel, Work Equipment or any other out building of any style, type or size) shall be located or used on any lot at any time nor used as a residence either temporary or permanently. Exception to be made for gazebos and pergolas as approved by the HVCA ACC.

House Exterior:

No exterior additions, concrete foundations, decks, sidewalks, paths, high intensity (quartz, mercury vapor, etc. "dusk-to-dawn" lighting or alterations of permanent or temporary nature to the house exterior may occur without submitting project to the Hearthstone ACC for approval following the Hearthstone ACC guidelines. Metal roofs are permitted as approved by the HVCA ACC.

Children's Playset (Playground sets):

Playground sets are permitted with prior approval following Hearthstone Village ACC guidelines. Playset structure shall not exceed 12 feet in height and must be constructed of heavy materials and maintained in a high state of repair – Painting/staining/power washing are suggested regularly.

Basketball Posts/Goals:

Basketball posts/goals must be free standing unless placed next to the driveway on the side away from the front of the house and fifteen feet from the front street curb. Goal posts must be of commercial grade, properly maintained in a high state of repair – Painting/staining/power washing are suggested regularly and approved by the Hearthstone Village ACC.

Vacant House:

Homeowner is responsible for keeping the lawn cut and shall keep sidewalk clear of snow and ice until the house is occupied.

The Hearthstone Village Community Covenants as recorded within Allen County are applicable in support of documented above HVCA ACC guidelines. As such the HVCA ACC is authorized by the Hearthstone Village Covenants to have authority and responsibility of Architectural control.