

CAMBRIDGE P.O.A.

DEVELOPMENT CONTROL COMMITTEE GUIDELINES FOR ARCHITECTURAL CONTROL

INTRODUCTION:

Pursuant to the Declaration of Restrictions of Cambridge, The Springs of Cambridge Development Control Committee ("Committee") is charged with the responsibility of preserving and enhancing the integrity of the development within the legal limits set out in these Restrictions. The Restrictions generally, provide that the Committee has the right to promulgate and enforce reasonable rules to regulate the external design, appearance, use, location and maintenance of the lots and improvements subject to the Restrictions in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures. In order to satisfy this responsibility, the Committee shall:

- a. Approve or disapprove plans and specifications for all new construction.
- b. Approve or disapprove plans and specifications for all exterior improvements on the subject lots. This includes but is not limited to fences, outbuildings, additions, and swimming pools.

PLANS AND SPECIFICATIONS TO BE SUBMITTED

In order to properly review proposed improvements, the Committee has established the following to be the minimum materials to be submitted in triplicate:

- a. All plans, drawings, or blueprints will be of professional quality and drawn to scale. Plans must include all exterior elevations, floor plans and foundation plan.
- b. Plans for any improvement must include information noting major building materials, i.e. brick, stone, siding, and proposed colors.
- c. A plot plan which identifies the following: location of house and driveway, finish floor elevation, location of any easements, location of proposed improvement, and location of any relevant factors such as neighboring homes, significant landscape barriers (existing or proposed). Plot plan shall include the distance of all improvements from property lines.

ARCHITECTURAL GUIDELINES

Any new building or improvement or any addition to an existing building must have prior written approval of the Committee before any work is undertaken. The Committee has established the following guidelines for specific types of construction and improvements on lots in Cambridge. Any addition, exterior alteration or change to an existing building shall be compatible with the design and character of the original structures.

FENCES

Fences will be approved in back yards only, Backyard is described as not forward of the rear foundation line of a home. An exception to this is if the fence is to serve a service door into the house or garage and specifically if that fence is of an open material (wrought iron or split rail with black mesh).

Forty-eight inches is the maximum height for property fencing. Fencing the entire backyard is discouraged to preserve a more spacious feeling. Consequently, fences of an open nature will be more readily approved, such as wrought iron and split rail with black mesh fencing with a landscape plan.

LANDSCAPING AND PLANTINGS

Landscaping work and plantings in general do not require the approval of the Committee. However, trees, hedges and shrubs which restrict sight lines for vehicular traffic shall be cut back or removed. Special landscaping beyond that normally associated with a single family resident must be approved. All retaining and landscape walls must be approved. All front yards must be sodded unless an in-ground sprinkler system is installed. If you are uncertain about these requirements, please contact the Committee.

SWIMMING POOLS

Permanent in-ground pools must have the approval of the Committee before any work is undertaken. The Committee will not approve aboveground pools. Temporary pools having a depth of two feet or less require no approval.

An application for the construction of a swimming pool will not be considered unless the application is accompanied by an acceptable fence designs or evidence that the agency issuing the building permit will accept an automatic cover and that the subject pool plans include an automatic cover. The design shall conform to county or municipal regulations. Minimum side yard and rear yard requirements will be the same as those required for the home. Use of plantings in the vicinity of the pool is recommended to soften the effect of noise and activity on adjacent properties.

PLAY EQUIPMENT

The placement of play equipment shall be behind the rear line of the main dwelling of the lot. All play equipment is subject to the side and rear set back requirements outlined in section B of the governing documents:

Side Yards. The side yard set-back lines shall not be less than nine (9) feet from either side line of the lot.

Rear yards. The rear set-back line shall be at least twenty (20) feet from the rear line. IN the case of lots which abut Geist Reservoir, a twenty (20) foot easement and/or in favor of the Indianapolis Water Company must be observed in addition to any special considerations required by governmental authority with regard to wetlands and/or flood protection grade elevation.

MISCELLANEOUS

Exterior lighting shall not be directed in such a manner as to create annoyance to adjacent properties.

Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection.

Homeowners shall make a reasonable effort to keep garage doors closed except during times of actual use of the garage facility.

Permanent clotheslines are prohibited.

Acceptable Wrought Iron Fence



THE SPRINGS OF CAMBRIDGE

SCHOOLS

Geist Elementary School (K-4)	317-915-4260
Hamilton Southeastern Intermediate / Junior High (5-6)	317-594-4120
Hamilton Southeastern Intermediate / Junior High (7-8)	317-594-4120
Hamilton Southeastern High School (9-12)	317-594-4190

UTILITIES

Nine Star Connect (Electric)	317-462-4417
Citizens Energy Group (Water)	317-631-1431
Vectren (Gas)	800-227-1376
Hamilton Southeastern Utilities (Sewer)	317-577-2300
Comcast (Phone, Cable, Internet)	877-237-0576
Republic Sanitation (Trash)	317-926-5492
Neighborhood Patrol, Inc.	317-842-8082
Kirkpatrick Management Company, Inc.	317-570-4358

- ❖ Community Web site www.springsofcambridge.com
- ❖ All improvements require approval from the Homeowners Association. Architectural Approval Forms are available on the web site.
- ❖ Uniform yard lights are required and can be ordered and installed by **Ferguson Lighting at 317-705-0794**.
- ❖ Uniform mailboxes are required and can be ordered & installed by **Mailbox Solutions at 317-460-1010**.
- ❖ Sod is required in the front yard. If an irrigation system is installed when the lot is landscaped, then Hydro-seeding will be permitted.
- ❖ Property Owners' Association Assessment is paid semi annually on January 1st and July 1st and will be invoiced by the Property Owner's Association:
Annual Dues with House \$700
Annual Dues Lot Only \$455
Annual Common Area Dock Owners \$300
- ❖ Homeowners have access to the Geist Harbour Boat Club. Pontoon Boats can be chartered to residents of The Marina Limited Partnership developments. Call the **Geist Lake Marina at 317 849-8455** for additional information and/or reservations.

The above information is believed to be correct, but is not guaranteed and is subject to change.