

## **Legendary Hills Property Modification Guidelines**

**The Legendary Hills Homeowners Association is committed to ensuring that the value of the property in our community is not diminished by new construction that fails to meet guidelines as described in the Declaration of Covenants, Conditions and Restrictions. In order to regulate and enforce the guidelines as specified in this document, the Board of Directors of the Legendary Hills Homeowners Association has created an Architectural Control Committee.**

**Any current or potential homeowner in Legendary Hills must meet the conditions as set forth in Articles V and Article VI, Section 2, of the Declarations of Covenants, Conditions and Restrictions before proceeding with any building or modification to property within the Legendary Hills community. The specific guidelines are provided below for your information. A complete copy of the Declaration of Covenants, Conditions and Restriction can be obtained by contacting the Board of Directors.**

### **ARTICLE V**

#### **ARCHITECTURAL CONTROL**

**No building, fence, wall or other structure shall be commenced, erected or maintained upon Properties, nor shall any exterior addition to or change or alteration be made until the plans and specifications showing the nature, color, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural control committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.**

### **ARTICLE VI**

#### **SECTION 2**

**All building plans and type of material must be approved by the Architectural Control Committee and must comply with any existing local building codes in force at the time of construction.**

**Additional covenants, conditions and restrictions may be determined to have relevance by the Architectural Control Committee in rendering a decision to the request by the homeowner.**

**Homeowners wishing to request consideration for new construction or remodeling must begin the process by completing the attached request form and submitting this to the Board of Directors of Legendary Hills Homeowners Association, P.O. Box 1044, Martinsville, Indiana 46151.**

**REQUEST FOR REVIEW BY THE  
ARCHITECTURAL CONTROL COMMITTEE**

**Name of property owner:** \_\_\_\_\_

**Address of Project:** \_\_\_\_\_

**Description of Project:** \_\_\_\_\_

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**In order for the Architectural Control Committee you must submit the following documentation with your request.**

\_\_\_\_\_ blueprints of project

\_\_\_\_\_ location of project on property

\_\_\_\_\_ description of materials to be utilized in the exterior construction of project

**The Architectural Control Committee may desire to make an on site inspection of the proposed property and/or existing structure. As specified in Article V, the committee must render a decision within 30 days of your submission of your request. A homeowner may appear before the Architectural Control Committee to present additional information to assist in the decision process. Additional questions regarding the process of approving this request should be directed to the Board of Directors of Legendary Hills Homeowners Association.**

**Date of Submission:** \_\_\_\_\_

**Signature of Homeowner/Property owner:** \_\_\_\_\_

**Current address:** \_\_\_\_\_

**Telephone number(s):** \_\_\_\_\_

**REPORT OF THE ARCHITECTURAL CONTROL COMMITTEE**

**Name of property owner:** \_\_\_\_\_

**Address of Project:** \_\_\_\_\_

**Description of Project:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Date of Submission of Project:** \_\_\_\_\_

**Issues or concerns regarding project:** \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**In order to complete the review of your request, the Architectural Control Committee will require the following additional information which has NOT already been submitted:**

\_\_\_\_\_ blueprints of the project

\_\_\_\_\_ location of project on property

\_\_\_\_\_ description of materials to be utilized in the exterior construction of project

**Committee decision:**    **APPROVED**

**DISAPPROVED**

**Committee signatures:**

\_\_\_\_\_

\_\_\_\_\_

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**Date of decision:** \_\_\_\_\_