

WILDCAT RUN HOMEOWNERS ASSOCIATION

Architectural Approval Guidelines

The Declaration of Covenants, Conditions and Restrictions covering your subdivision requires that you request approval from the Board of Directors prior to doing any exterior modifications and/or additions to your home or property. The following are the guidelines set forth by the Board of Directors. Please read the guidelines before submitting your architectural request. Refer to your Covenants and Restrictions and Zoning Commitments of your subdivision for specific requirements.

Some examples of modifications needing approve are: room additions, decks, porches, fences, changes of exterior colors of your home, storm doors, mini-barns, playground equipment, basketball goals, satellite dishes and major landscaping, etc. If you have questions concerning whether you need approval or questions in general, you may call the Homeowners Association at 317-541-0000.

1. No structure will be approved if it violates building setback lines or it encroaches on any easement shown on the plat.
2. Offensive structures or landscaping that does not maintain the harmonious appearance of the subdivision or does not project the appropriate image commensurate with the neighborhood will not be approved.
3. Lots adjoining the common areas are subject to more restrictive rules and guidelines regarding improvements and changes such as fences, out-buildings, etc. Approvals will be made on an individual basis.
4. Pools – Above ground pools are not permitted. In-ground swimming pools must have a five (5) foot fence around the back yard.
5. Satellite Dishes – The Board of Directors must approve the placement of satellite dishes. Approved locations will be along the roof line of our house. Satellite dishes cannot exceed 24” in diameter.
6. Playground Equipment - all playground equipment must be approved by the Board of Directors. Trampolines will not be approved unless enclosed by a privacy fence. Portable basketball goals must be stored when not in use. Basketball goals must not obstruct the right of way or sidewalks (permanent or portable).
7. Dog Kennels/Dog Houses – Galvanized animal kennels or quarters are not permitted. Dog kennels must be connected to your home. Dog houses must be primarily made of wood and must match the existing home. Metal and plastic dog houses are not acceptable. Dog houses must be located at a maximum of 3 feet from the rear of your home.
8. Fencing – Chain-link fencing must be black or green vinyl-coated; galvanized fencing will not permitted. Privacy fencing will not be permitted on lake lots. Fencing cannot exceed 6 feet in height. Stockade fencing will not be permitted. Dog-ear, flat-top, shadowbox style is the preferred style. No fencing shall be located any closer than 6’ behind the front foundation line. No exceptions.
9. Fencing / Decks – Fencing and Decks may be made of wood, composite or PVC material. The material may be wood-grain finish or smooth finish. Acceptable colors are white, tan or clay. All fencing types must follow the picket and privacy guidelines.
10. Out-buildings – Out-buildings cannot exceed 120 square feet (10 x 12), and cannot exceed 10 feet in height. The siding and roof color must match your existing home. All out-buildings must be primarily made of wood. Metal or plastic out-buildings must follow side yard set back requirements and be at least 5’ from side and rear lot lines. Out-buildings on lake lots must be 3 feet from your home as not to obstruct the view of your neighbors. Carports are not acceptable.
11. Driveways – Driveways may be sealed with a clear, white or tan sealant.