

Greyson Heights Architectural Control Application

c/o Sunrise Property Management Group

P. O. Box 402 / Huntertown, IN 46748

260-625-6605

info@sunrisepropmgt.com

Name(s) _____ Date _____ Lot _____

Address _____

Email Address _____ Phone # _____

Projected Start Date of Project _____ Projected End Date of Project _____

Please be aware of the following:

- Residents or their contractors are responsible to call 811 for utility locates
- Most projects require permits. Please call the Allen County Department of Planning at 260-449-7607 first and then call the Allen County Building Department at 260-449-7131. Residents or their contractors are responsible to call these departments and obtain permits
- Please read the Architectural Control section of your Restrictive Covenants before planning your project. Copies can be found on our website at www.sunrisepropmgt.com or on the Appfolio portal
- All fences must be max 4' height and must be ornamental aluminum
- All projects should be completed within 60 days of start date
- All playsets must be wooden -no metal
- All residents must have a minimum 12 well developed shrubs and 1 tree with minimum 2" caliber with 120 days of closing

Projects that don't require approval from the Architectural Control Committee:

- **Firepits**- Unless being set on newly added concrete. If so, please fill out and return application and plot plan
- **Trampolines** -Resident responsible to secure to trampoline to ground to prevent being blown away in high winds. Resident can be held responsible for any damage caused to person or property if blown off their lot
- **Portable basketball goal**- Must be placed in driveway only-NOT in Right-of-Way (street or sidewalk). Resident can be held responsible for any damage caused to person or property if blown over. Must be kept upright at all times- not permitted to be laid on ground or driveway

Projects that require approval from the Architectural Control Committee:

Please indicate the proposed project type by placing an "x" next to description(s) below and provide a brief description of the project

☐ Fence	☐ Deck	☐ In Ground Pool	☐ Hot tub
☐ Pergola	☐ Gazebo	☐ Playset	☐ Patio or patio extension
☐ Roof replacement*	☐ Room addition	☐ Screened in patio/3 season room	☐ In-Ground Basketball goal
☐ Flagpole	☐ Retaining wall	☐ Attached Solar Panels*	☐ Landscaping
☐ Enclosure for trash cans*	☐ Other (please describe below)		

* Does not require plot plan

Description of Project: _____

Required information about your project

Fences

All fences must be 4' ornamental

Color: _____

Decks:

Material: ___ Wood ___ Composite ___ Other _____

Color: _____

Dimensions: Length _____ Width _____

Dimensions for all proposed improvements must be written on your plot plan - See page 3 for example

All other projects (if applicable)

Color: _____ Materials: _____ Height: _____

Contractor name (if applicable) _____

Before submitting this application, did you:

1. Fill out all required info including your Lot number
2. **Read the Architectural Control section of your Restrictive Covenants & Architectural Control Guidelines**
3. Contact the Allen Co Department of Planning & Allen Co Building Dept for permits (if applicable)
4. Include plot plan of your home with all required info (if applicable)
5. Include contractors plans (if applicable) and any pictures or examples of your project
6. Allow enough time for the committee to render a decision before starting your project, hiring a contractor or ordering any materials

Options to submit the application and supporting documents:

1. Upload all documents on the Appfolio portal
2. By mail: Send to Sunrise Property Management Group, PO Box 402 Huntertown, IN 46748
3. By email: Send to info@sunrisepropmgt.com . PLEASE SUBMIT APPLICATION AND ALL OTHER PAPERWORK AS ONE ATTACHMENT

Approval process:

1. Once application & supporting documents (if applicable) are received in our office they are reviewed and sent to the Architectural Control Committee for consideration
2. When decision rendered by the committee, you will be contacted by our office with decision. This process usually takes 1-2 weeks but can take up to 60 days

Action taken by Architectural Control Committee

Date application received _____ Date of decision _____

___ Project approved ___ Project requires more information _____

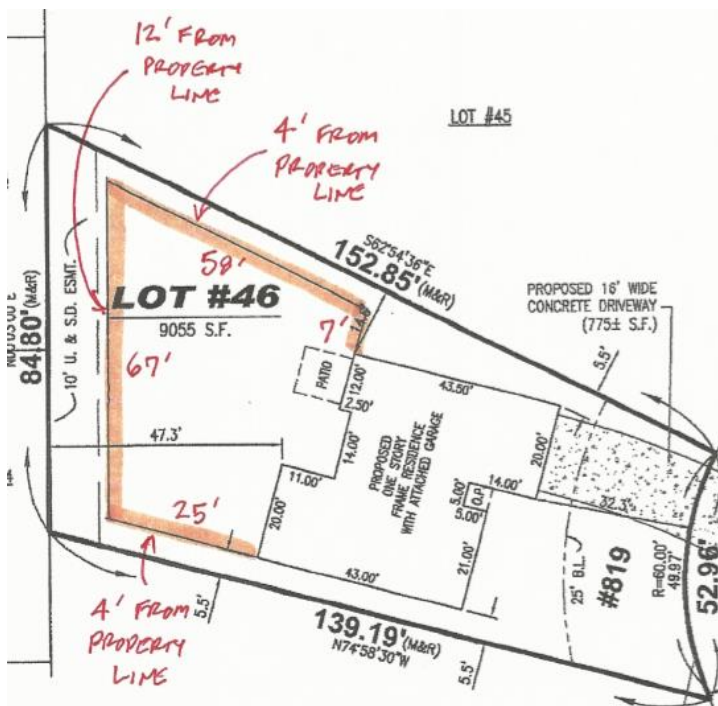
___ Project not approved _____

Approved by _____

These are examples only. You will need to attach a plot plan of your home with your dimensions and other required info with your application.

If you can't find a copy of your plot plan, please create a sketch of your property with your proposed project and indicate distances from your project to all property lines (does not need to be to scale but measurements must be accurate)

EXAMPLE OF REQUIRED PLOT PLANS FOR FENCES



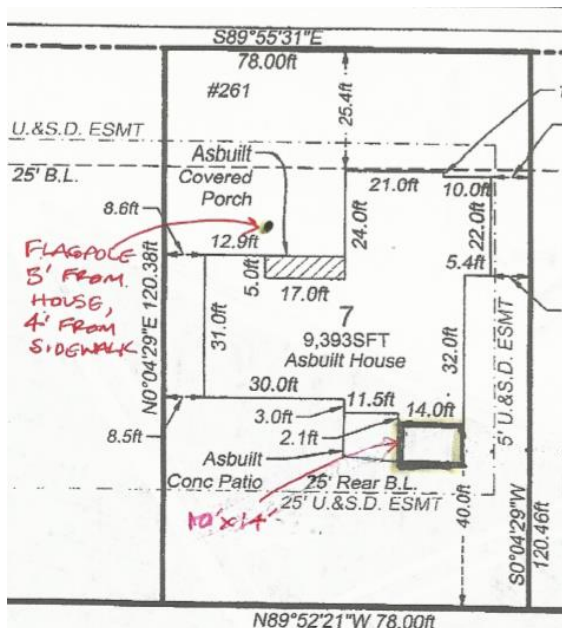
FENCE REQUIREMENTS

1. Plot plan of lot with location of fence
2. Sketch of proposed location and dimensions of home on lot fence
3. Exact dimensions of fence
4. Exact distances from all property lines
5. Location of gate(s) if applicable

RESTRICTIONS

- No fences within 2' of any property line
- No fences forward of the back of the home
- Fences on utility easements permitted with the understanding the homeowner is responsible for all expenses incurred to remove, repair or replace the fence if damaged by utility company

EXAMPLE FOR OTHER STRUCTURES



DECK, PATIO, GAZEBOS, PERGOLAS, IN-GROUND POOLS, HOT TUBS, IN-GROUND BASKETBALL GOALS & FLAGPOLE REQUIREMENTS

1. Plot plan of lot with location and dimensions of home on lot
2. Sketch of proposed project
3. Exact location of project
4. Exact dimensions of project
5. Exact dimension of project relative to home and property lines