



Sienna Reserve - Architectural Control Guidelines

Fences

All fences require approval and should not extend forward of the back line of the home, and are therefore limited to backyards, except for an extension needed to encompass a garage service door. Fences should be maintained in a high state of repair with no loose, missing, rotting, rusting or deteriorating boards, poles, posts, gates, or panels. Fences should not be leaning from vertical plane and should be perpendicular to the ground and have all working hardware properly adjusted and functioning. Fence posts should either be integral with the fence or face the interior of the fenced yard; external fence posts are prohibited. Fences on pond lots shall not exceed 4' in height.

Prohibited materials: Chain link, wood

Approved materials: Solid white vinyl and black/bronze ornamental

In- ground pools, hot tubs, pergolas, gazebos, decks

Approval needed with exact location on lot and full description of project including details about concrete, if applicable. Pools must be enclosed within an approved 6' fence.

Room additions, Patios & Patio extensions

Approval needed with plot plan, color, dimensions, materials, contractor information

Firepits

Approval needed only if retaining wall is constructed or concrete is poured to support fire pit. Resident responsible to adhere to any city, county and township open fire ordinances on own property. Fire pits should be a minimum 10' from all property lines.

Trampolines

Approval not needed, but resident responsible to secure trampoline to ground. Owner can be held liable for any damage caused to person or property if trampoline is blown by wind off owner's property.

Basketball Goals

Approval needed. Owner is expected to keep portable basketball goals in good condition and upright at all times. Owner should be aware that any damage caused if goal falls or is blown over could be their responsibility. Basketball goals are not permitted to be placed on sidewalks or on the streets in the Right-of-Way.

Flagpoles

Approval needed for all permanent flag poles installed in ground and must include exact location and distance from home. Preferred flags: American flag or state of Indiana flag

Playsets

Approval needed with dimensions and location on lot and must be constructed of wood

Landscaping

Approval not needed if vegetation is planted in existing landscaping beds. Approval needed if landscaping project involves adding a new landscaping bed, retaining wall or similar permanent structure. Minimum landscaping requires per the restrictive covenants: twelve (12) well developed shrubs and one (1) tree at a 1 inch caliper on the lot within 120 days of the completion of the Dwelling

Vinyl Siding/Roof/Attached solar panels

Approval needed with color & type

Structures to conceal trash/recycling receptacles

Approval needed with location, color, materials

Retaining walls and similar structures

Approval needed with dimensions, style, color, materials and location on lot

Garbage/Recycle Bin Enclosures

Approval needed. Placement limited to back of home or if stored on side of home, must be no closer than 10' from front on home. Must be set level on concrete, pavers, or crushed stone. Doors must be kept always closed. Acceptable colors: White, cream, tan, light gray. Maximum Dimensions: 72" Wide, 40" deep, 50" high

Additional Information

- Garbage and recycle containers shall be placed outside at the curb no earlier than the evening before the day of collection, and shall be returned to the garage or other approved storage area no later than the evening of the day of collection.
- Sheds, tents, shacks, barns, etc. are prohibited
- No boats, boat trailers, recreational vehicles, motor homes, campers of any kind shall be parked outside of a garage on a Lot in excess of 8 days per calendar year
- No animals, livestock, or poultry of any kind shall be kept on a Lot at any time
- Above ground pools are prohibited
- Residents or their contractor are responsible to call 811 to locate utilities before ground is broken on any project and to apply for any permits that may be required
- Any additions or changes to the exterior of home or property without prior approval in writing is considered in violation until an Architectural Control application has been submitted and approved.
- The Board of Directors has the Power to Assess fines for violations of the Restrictive Covenants under Section 3.7 of the Sienna Reserve By-Laws
- Please reference the Restrictive Covenants for your section before considering any project. The covenants can be found on the Appfolio portal or on our website at www.sunrisepropmgt.com