



Harmony

Residential Architectural and Landscape Design Guidelines

Revised

21 May 2019

General Provisions

1. **Purpose.** The policies stated in this document are guidelines to be used by the Architectural Review Board (the “Board”) in the homeowner request review process. The final decision of the Board will consider these guidelines, each individual homeowner’s site plan, and impact on the overall community.
2. **Overview.** The Declaration of Covenants, Conditions, and Restrictions (CCRs) requires an application to be submitted to the Architectural Review Board prior to beginning of any exterior modifications. To avoid delay, include with the application dimensions, color, location, photographs, and material list. Any homeowner planning an exterior improvement/landscaping must contact the Harmony Owners Association for approval **prior** to beginning the project. To avoid possible conflicts in the event an exterior improvement/landscaping is not in accordance with the CCRs, the Architectural Review Board urges homeowners to follow the application process.
3. **Schedule.** Requests for Architectural Review must be submitted on the approved form with a site layout showing the location of all changes. See Exhibit A for the required Architectural Review Form. While the covenants allow for a long time frame for review, the Architectural Review Board will endeavor to process all reviews within seven days.
4. **Fees.** The Architectural Review Board reserves the right to establish and collect fees for the review of applications. Review fees, if any, will be provided through notice to the applicants.
5. **Conflict.** Any conflict or ambiguity arising from the application of these design guidelines and the requirements of the Declaration of Covenants, Conditions, and Restrictions for Harmony shall be resolved in favor of the application of the Declaration of Covenants, Conditions, and Restrictions.
6. **Separability.** No declaration of a court of competent jurisdiction of the invalidity of any single regulation or part thereof contained in these design guidelines shall invalidate any other portion of these design guidelines.
7. **Visibility at Intersections.** No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between two (2) and six (6) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty (20) feet from the intersection of said lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight-line limitations shall apply to any Lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage lines are maintained at sufficient height to prevent obstruction of such sight line.
8. **Changes That Do Not Require Approval.** The Board of Directors has adopted a policy that some exterior modifications will not require approval:
 - a. Flower boxes
 - b. Portable or inflatable wading pools without filters and up to two feet in height located in back yards
 - c. Repainting with colors identical to the existing colors
 - d. Gutters in materials and colors consistent with the color of the house
 - e. Removal of dead trees and replacement with new trees



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9. **Prohibited Changes.** Some modifications will not be approved. The following are prohibited by the Covenants by HOA policy:
- a. Clotheslines
 - b. Dog runs and pens made of metal or wire
 - c. “Designer” and novelty mailboxes
 - d. Chain-link and other metal fences
 - e. Detached garages
 - f. Violations of setback lines
10. **Guidelines for Typical Architectural Requests.** In dealing with individual requests, the Board considers cohesiveness of design, location, topography, visibility to other units, suitability of materials, workmanship, and effect on property values. This means requests will be considered individually. What is approved for one lot may not be approved for another if those considerations are substantially different. In general, however, the same guidelines will apply to all lots. The following guidelines for typical architectural modifications are the current policy of HOA. All of the following modifications require approval. However, this is not a complete list; the absence of an item does not mean approval is not required.



Architectural and Landscape Design Guidelines

1. Accessory Structures

Requests for mini-barns or other accessory structures will be denied.

2. Antennae – Television, Radio and Satellite Dishes

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Television and radio antennas will not be allowed.
- c. Satellite dishes cannot exceed eighteen (18) inches in diameter.
- d. The system must have an in-line surge protector and must be grounded separately so as not to interfere with the home's ground.
- e. The signal from a satellite dish cannot be shared with other homes.

3. Arbors

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. An arbor should be a continuation or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced.
- c. Color must be solid earth tones, stained or natural.
- d. Overall height is limited to 8 feet.
- e. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the Architectural Review Board. For lake front lots, the structure cannot hinder the peripheral view of adjacent neighbors. Lot is limited the choice of one of the following: gazebo, shed, playhouse, or Architectural Review Board.

4. Awnings

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. In general, exterior awnings will be prohibited unless demonstrated to be clearly compatible with the architectural design and qualities of the home, or screened from the view of adjoining neighbors due to the proposed location of installation.
- c. If approved, awnings must meet the following criteria:
 - i. They should be of a plain design without decorative features, such as scallops, fringes, etc.
 - ii. Colors shall be compatible with the color scheme of the house.
 - iii. Awnings should be consistent with the visual scale of the house to which attached.
 - iv. Pipe frames or structural supports for canvas awnings (or similar material) should be painted to match the trim or dominate color of the house.



5. Basketball Courts

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Generally, requests for the installation of basketball courts will be approved subject to the following criteria being met:
 - i. The Architectural Review Board will not approve courts in excess of 50 feet by 50 feet.
 - ii. The court shall be constructed of concrete or asphalt materials.
 - iii. Generally, no lighting will be permitted.

6. Basketball Goals

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. No backboard shall be attached to the primary residence.
- c. Permanent backboards must be of a translucent material such as Lexan and attached to a black pole or similar type of post. All posts must be installed in concrete.
- d. Portable basketball goals are prohibited.

7. Birdhouses

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Generally, requests for birdhouses will be approved subject to the following criteria:
 - i. All pole-mounted birdhouses shall be located in the rear yard of a residence secured firmly into the ground in a location approved by the Architectural Review Board prior to installation. The height of pole-mounted birdhouses is subject to Architectural Review Board approval.
 - ii. Quality materials shall be utilized in the construction of the birdhouse.
 - iii. The Architectural Review Board shall approve all colors.

8. Bug Zappers

Electric and electronic bug zappers or killers are not allowed.

9. Clothes Lines

Clotheslines or similar apparatus for the exterior drying of clothes will not be permitted.

10. Decks

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board, other than those constructed by the builder. Homeowners are advised to consider the following factors:

- a. Location

Decks will be located in rear yards in all cases except in the case of wrap around porches or decks.



b. Scale and Style

- i. Decks, particularly elevated decks, should be of a scale and style compatible with the home to which it is attached, adjacent homes, and the environmental surroundings.
- ii. Railing on the deck shall not exceed four feet in height.

c. Materials and Color

All decks, including their rails, landings and supporting posts, must be constructed only of cedar, redwood, pressure treated lumber; siding attached to deck must match the siding of the house to which the deck is attached. Wooden portions of the deck may not be painted. They may be stained or otherwise treated only with a transparent stain or preservative that allows the original wood grain to remain visible and that does not change its color to other than that of the types of wood cited.

d. Under Deck Storage

Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse, visual impacts is encouraged and may be required by the Architectural Review Board.

11. Dog Houses

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. A doghouse is limited to four feet in overall height and must be located behind a perimeter fence on the lot in the rear or side yard.
- c. The roof is to be constructed of material similar to main house (e.g. asphalt shingles).

12. Dog Run

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. A dog run is limited to six feet in overall height and must be located behind a perimeter fence on the lot.
- c. The dog run must not be visible from any public street.
- d. A dog house shall be treated only with a transparent stain or preservative that allows the original wood grain to remain visible and does not change the wood's color.

13. Exterior Air Conditioners

- a. Individual air conditioning units extending from windows are prohibited.
- b. Exterior air conditioning units or heat pumps may be relocated or added only after Architectural Review Board approval and if there is no adverse visual impact to adjoining properties.

14. Exterior Decorative Objects

Architectural Review Board approval is required for all exterior decorative objects, whether natural or man-made, that were not part of the original construction design, either as a standard or optional feature. Examples include bird baths, driftwood, weathervanes, sculptures, fountains, free standing poles of all types, house identification numbers, and



items attached to approved structures. These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities and visual impact on the neighborhood and the surrounding area.

15. Exterior Painting

- a. No exterior painting shall be permitted without the prior approval of the Architectural Review Board.
- b. Applications are not required for any repainting or re-staining that does not change a home's original colors. However, owners must obtain approval before changing the color of any externally visible portion of any unit, including siding, doors, shutters, trim, or roofing. The decision whether to approve each application will be based on a judgment as to whether the proposed change would be noticeably inconsistent or visually incompatible with the originally established color scheme of the applicant's property and surrounding neighborhood. Factors considered in this review will include the following:
 - i. Proposed colors must be visually indistinguishable from the original colors; color changes must not reverse or alter the degree of contrast between the unit's original colors. For example, a light color against a dark background must not be replaced with a dark color against a light background.
 - ii. An area originally a single color may not be painted different colors, nor may adjacent, different colored areas be painted the same color.

16. Fences

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board. The Architectural Review Board reserves the right to inspect the fence at any time before, during, or after construction to insure compliance with the approved fencing plan. The Architectural Review Board retains the sole and absolute right to dictate the use of a single fence design for installation. The attached Fence Plan indicates the types of fencing permitted throughout the community (see Exhibit B-1).

a. Approved Fence Types

The Architectural Review Board will generally approve the following types of fences:

- i. Type 1 Fences
 1. Six foot shadowbox fence (w/ standard, convex, or concave top).
 2. Four foot shadowbox fence with convex top (w/ standard, convex, or concave top).
 3. Four foot ornamental iron fence.
 4. Four foot picket fence.
- ii. Type 2 Fences
 1. Four foot ornamental iron fence.
- iii. Privacy Screens
 1. Six foot standard shadowbox fence (w/ standard, convex, or concave top).
 2. Six foot ornamental iron fence.
 3. Lattice is permitted if it is part of a decorative wood or metal privacy screen.



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4. Stockade-type fences are prohibited.
 5. Solid panels may be used on the inside of privacy screens.
 6. Privacy screens shall not exceed 14 feet in length. A minimum separation of seven feet (7') shall be provided between privacy screens.
 7. Privacy screens shall only be located parallel to the rear property line or adjacent to courtyard living areas on the sides of homes (see Exhibit B-5).
 8. Privacy screens shall be free-standing and shall not connect to any building, fence, or structure.

b. Layout Requirements

All fencing must be approved prior to the installation of a given fence. Below are guidelines regarding fencing locations, that generally will be, approved the Architectural Review Board. Examples of fence placement are provided in Exhibits B-2 through B-5.

1. No fencing will be allowed in the front setback line of the house. With respect to corner lots, this includes the side yard facing the side street of the residence.
2. For front- and side-load lots, fencing may not encroach closer than 10 feet to the rear property line within drainage, utility, and landscape easements. Items placed within easements are placed at risk. Should the utilities need to be accessed, removal and replacement of items will occur at the homeowner's expense.
3. Fences shall be set back a minimum of five feet (5') from the corner of the house. When a fence will be placed within a use easement giving the appearance of connecting between two houses, the fence shall be placed a minimum of five feet (5') from the corner of the house furthest from the street (see Exhibit B-2).
4. A minimum of one foot (1') of separation shall be provided between basement window wells and a fence.
5. For alley-load lots, no fence shall be placed within the 20 foot wide utility easement located adjacent to the alley.
6. For alley-load lots, if the rear of the home is more than five feet (5') away from the utility easement adjacent to the alley, the fence may extend toward the alley, but shall not encroach into the utility easement (see Exhibit B-3).
7. Fences being installed on a subject lot shall not encroach into the use easement area granted by the subject lot to the neighboring lot (see Exhibit B-4).

c. Finishes and Colors

1. Wood fences and privacy screens may be left natural or stained with a natural color stain. Painting of wood fences is prohibited.
2. Ornamental iron fences and privacy screens shall be painted black.

d. Approved Construction Techniques

All fencing shall be constructed of quality materials. All fencing shall be properly braced and all posts shall be placed into the ground with concrete or placed at such a depth so as to ensure the fence will be secure and will not move. All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the Architectural Review Board.



e. Invisible Fencing

Generally, requests for invisible fencing will be approved subject to the Architectural Review Board's approval of the proposed fence location prior to installation. All controller boxes and other equipment shall be hidden from view.

f. Maintenance

All fences must be maintained in a reasonable fashion. All warped boards shall be replaced on a timely basis. All stained fences shall be maintained on a regular basis so the fence always has a reasonable appearance. The Architectural Review Board shall provide notice of any maintenance violation. Such violations shall be corrected within 15 days or receipt of said notice. If the violation is not corrected, the Architectural Review Board, through the Home Owners Association, retains the right to correct the violation and bill the homeowner for all applicable costs including but not limited to: lien rights, attorneys fees, cost of repairs, interest at the maximum rate allowable by law, and all other reasonable costs of collection.

g. No fence may be placed on a Lot abutting a lake that exceeds four (4) feet in height beyond a point fifteen (15) feet from the home constructed on said Lot, except by special permission granted by the Board of Directors.

h. With the exception of tubular steel fences, no chain link or metal fences are allowed, except at sports facilities or other common area amenities.

17. Fire pits

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.

18. Flag Poles

- a. Flagpoles are generally approved subject to Architectural Review Board approval of location, materials, and method of installation.
- b. Galvanized poles are not permitted.

19. Fountains

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.

20. Garage Additions

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Generally, requests for garage additions will be approved subject to the following guidelines:
 - i. The addition shall be constructed with quality materials.
 - ii. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Review Board.
 - iii. The roof, siding, and trim shall match the colors of the primary residence.
 - iv. All detailed construction plans must be approved prior to beginning construction.
 - v. Garage additions must be substantially similar to the outside of the primary residence.



21. Garbage and Refuse Disposal

- a. Trash located outside residences will be kept only within covered, rigid metal or plastic containers manufactured specifically for trash purposes, or in tightly closed heavy-duty trash bags manufactured specifically for exterior use, except that recyclable material only may be left for pick-up in a bag or container provided by the collection agency. Containers should be placed at curbside no earlier than sunset before the day of regularly scheduled trash or recyclable pick-up.
- b. No lot shall be used or maintained as a dumping ground for trash. Rubbish, garbage, or other waste shall be kept in sanitary containers out of public view. Rubbish and garbage containers shall not be permitted to remain conspicuous except on days of trash collection.

22. Gazebos

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. A gazebo should be a continuation or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced.
- c. Color must be solid earth tones, stained or natural.
- d. Overall height is limited to eight feet.
- e. Overall area is limited to a maximum of 75 square feet.
- f. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the Architectural Review Board.
- g. For lake front lots, the structure cannot hinder the peripheral view of adjacent neighbors.

23. Hot Tubs and Jacuzzis

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Hot tubs and Jacuzzis are permitted in the rear yards of residences.
- c. Hot tubs and Jacuzzis must be screened from views off of the property by a six-foot tall fence or landscape screen.

24. Landscape Designs and Planting Beds

All landscape designs including planting beds for front and side yards are subject to review by the Architectural Review Board. The Architectural Review Board reserves the right to deny any request based upon a lack of conformity to the established aesthetics of the Community.

25. Lighting, Outdoor

- a. Lighting which is a part of the original structure may not be altered or added to without prior approval of the Architectural Review Board. Such alterations or additions must be to improve footing, navigation or security, rather than being solely or primarily decorative.



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- b. Proposed replacements or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number, style, bulb color, and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.
 - c. Lighting which illuminates either common areas or private property other than that on which it is installed, including reflected "backwash" behind houses, is prohibited.
 - d. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color, or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the Architectural Review Board reserves the power to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.
 - e. The homeowner shall be responsible to keep lights in good repair and shall not alter lights without Architectural Review Board approval.
 - f. The homeowner shall at all times keep dusk to dawn lighting in good repair with working light bulbs.
 - g. Exterior security lighting shall not exceed two standard double floodlights. Light bulbs in such fixtures shall not exceed 150-watt incandescent bulbs or 90-watt halogen bulbs.
 - h. The following lights are not approved for exterior security lighting:
 - i. High Intensity Discharge (HID) lighting
 - ii. Halogen bulbs in excess of 90 watts.
 - i. Landscape lighting shall be low voltage type lighting and should be directed downward. The Architectural Review Board must specifically approve Uplighting and fixtures. A total landscape lighting design must be presented and approved by the Architectural Review Board prior to installation.
 - j. All exterior lighting (i.e. landscape, security, etc.) must fall within the property limits of the lot. Lighting that is directed offsite shall be prohibited.

26. Livestock and Poultry

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, and other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. The owners of such permitted pets shall confine them to their respective lots in such a manner so as to prevent such permitted pets from being a nuisance. Owners of dogs shall so control or confine them to avoid barking that will annoy or disturb adjoining homeowners.

27. Mailboxes and Newspaper Tubes

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Mailboxes may be replaced only with units similar in size and style to those installed by the builder, and may not be altered by applying non-standard letters (such as names) or numbers, may not be painted, finished covered in any color or pattern other than that of original installations.
- c. The addition of tubes or other containers for delivery of newspapers is prohibited.



28. Maintenance of Property

- a. Property ownership includes the responsibility for continued maintenance of all structures and grounds, which are part of the owner's lot. This includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris and unsightly material, and keeping all shrubs, trees, grass and other plantings neatly trimmed, properly cultivated, and free of weeds.
- b. Owners shall not allow trees, shrubs, or plantings of any kind to overhang or otherwise encroach upon any street, pedestrian way, other owner's property, or common area, from ground level to a height of twelve feet, without prior Architectural Review Board approval.
- c. Violations of these maintenance standards are violations of the Covenants and may result in action by the Harmony Owners Association to remedy the situation. Additionally, owners will not alter any common area or easements. Except for permitted encroachments into easements, such alterations include but are not limited to storing personal property, allowing debris to accumulate, establishing gardens, or otherwise adding, removing, or modifying trees or other plantings.

29. Minibarns – See Accessory Structures

30. Nuisances

Noxious or offensive activity shall not be carried on upon any lot nor shall anything be done thereon that may be, or may become, an annoyance or nuisance to the neighborhood. Barking dogs shall constitute a nuisance.

31. Other Elements Not Listed

Any alteration or improvement made to a lot within the Community is subject to Architectural Review Board approval prior to its commencement. All questions should be directed in writing to the Architectural Review Board.

32. Patios

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. A patio must be constructed of concrete, bricks, pavers or stone.

33. Patio Cover

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. A patio cover must be constructed of redwood, cedar, pressure treated lumber or a material approved by the Architectural Review Board. Corrugated fiberglass sheeting is not an approved cover material.
- c. The patio cover finish must be a color similar to the main house, left to finish naturally, clear sealed or sealed/stained to give the appearance of new redwood or cedar.
- d. Height is limited to home's first floor sill plate.

34. Play Equipment

- a. Swing Sets and Play Structures



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- i. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
 - ii. Playground equipment placed on a Lot must not exceed 18 feet in length, 17 feet in width and 12 feet in height.
 - iii. No playground equipment shall be placed in the front or side yards or positioned such that it would be visible from a street in the front of the Lot. Playground equipment on corner lots should be screened by a live barrier (landscaping).
 - iv. The primary structure must be made of weather resistant wood of a color appropriate to the property and maintained for safety.
- b. Toddler Toys
- Toddler toys are defined as movable plastic play structures four feet tall or shorter that are intended for young children. Toddler toys are permitted in the rear yard of residences. They must be stored inside the residence or tucked up against the rear wall of the residence when not in use.
- c. Play Houses
- Playhouses are not permitted.

35. Ponds

No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.

36. Porches, Screened

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Generally, requests for screened porches will be approved subject to the following guidelines:
 - i. The screened porch shall be constructed with quality materials.
 - ii. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Review Board.
 - iii. The roof, siding, and trim shall match the colors of the primary residence.
 - iv. All detailed construction plans must be approved prior to beginning construction.
 - v. Screened porches must be substantially similar to the outside of the primary residence.

37. Room Additions

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. Generally, requests for room additions will be approved subject to the following guidelines:
 - i. The addition shall be constructed with quality materials.
 - ii. The roofline shall follow the natural roofline of the home, or be approved by the Architectural Review Board.
 - iii. The roof, siding, and trim shall match the colors of the primary residence.



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- iv. All detailed construction plans must be approved prior to beginning construction.
 - v. Room additions must be substantially similar to the outside of the primary residence.

38. Screens

Screens intended for windows shall be integral with the window, earth toned in color and complementary with the house.

39. Security Bars

In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties. Homeowners concerned about the security of their homes are advised to consider alternatives, including alarms and sophisticated lock systems.

40. Signage

- a. All signage is subject to local and state regulations. The Declarant and its builders reserve certain sign rights as outlined in the Covenants, Conditions, Easements, and Restrictions. All signage, except as follows, is subject to the approval of the Architectural Review Board. The Declarant and its builders are hereby exempted from this requirement.
- b. No signage shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage shall be allowed within the right-of-way of a dedicated public street, nor in any area not specifically approved by the Architectural Review Board.
- c. Prohibited Signage. The Architectural Review Board generally will not approve the following signage:
 - i. Signs advertising goods, services, or home occupations.
 - ii. Pennants, banners, and portable signage not approved by the Architectural Review Board.
 - iii. During development, no entranceway or common area signage shall be allowed except by the Declarant and its designated builders.
 - iv. No entranceway or common area signage is allowed with the exception of the approval by the Architectural Review Board.
- d. Temporary Signage.
 - i. One "For Sale" or "For Lease" sign may be displayed on a Lot that is being offered for sale or lease provided that it is in such form, style, and location as the Architectural Review Board may require.
 - ii. The Developer shall be permitted to erect and maintain upon the property such signs as it deems appropriate to advertise the development during the construction and sale periods.

41. Solar Panels

Solar panels are prohibited.



42. Storage Sheds

Storage sheds are defined as exterior enclosures capable of hiding or storing equipment, materials or supplies for protection from theft, visibility or weather. Because sheds are not specifically designed or located for consistency with the neighborhood's architectural style and can detract from an otherwise visually harmonious residential environment, the installation of prefabricated or freestanding sheds is prohibited.

43. Storm/Screen Doors

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. The storm/screen door shall be without ornamentation or grillwork and finished in a color complementary of the house. Storm doors shall have transparent glass. Screen doors shall have a mesh screen (dark in color) with an even transparent look.

44. Swimming Pools

- a. No aboveground swimming pools shall be permitted. No installation or construction of any pool shall begin or occur without express written approval by the Architectural Review Board. Approval by the Board does not exempt the homeowner from obtaining all necessary permits.
- b. No alteration of the existing grade of any lot may be done without prior approval of the Architectural Review Board. Any proposed grade changes must be shown on proposed plans.
- c. Pool equipment must be screened from offsite view by solid and/or landscape screening.
- d. Pool Fencing.
 - i. Any application for construction of an in-ground pool will not be considered unless the application is accompanied by an application for an acceptable fence design.
 - ii. Fences surrounding pools must comply with state and local ordinances. Fencing materials must comply with these policies. Generally, only wrought iron type fencing will be approved around a pool.
- e. Pool Houses.

Generally, requests for pool houses with changing areas and storage sheds or mini-barns will be denied.

45. Trampolines

Trampolines are prohibited.

46. Trees

- a. Tree locations shall be approved by the Architectural Review Board prior to installation.
- b. The trunks of trees may not be located any closer than 7½ feet to the property line within drainage, utility, and landscape easements. Items placed within easements are placed at risk. Should the utilities need to be accessed, removal of items will occur at the homeowner's expense.



47. Trellis

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. A trellis should be a continuation or complement of the architectural style of the house both in design, color and materials. Design, color and materials that are not part of or do not complement the house should not be introduced.
- c. Color must be solid earth tones, stained or natural.
- d. Overall height is limited to eight feet.
- e. Locations are limited to within the side or rear yard and located within the building setback lines unless otherwise approved by the Architectural Review Board.
- f. For lake front lots, the structure cannot hinder the peripheral view of adjacent neighbors.

48. Vegetation, Maintenance of

Homeowners shall not permit the growth of weeds and volunteer trees and bushes on their lots and shall keep their lots reasonably clear from such unsightly growth at all times. If a homeowner fails to comply with this restriction, the Harmony Owners Association shall cause the weeds to be cut and the lot cleared of such growth at the expense of the homeowner and the Harmony Owners Association shall have a lien against the cleared lot for the expense.

49. Walls

- a. No installation or construction of the same shall begin or occur without express written approval by the Architectural Review Board.
- b. The architectural style and materials of any proposed wall must be compatible with the exterior finishes of the residence.
- c. Walls that divert water onto adjoining properties or that otherwise substantially change the existing drainage pattern will not be approved.

50. Wires and Cables

Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.

51. Yard Ornaments – See Exterior Decorative Objects.





Exhibit A

Architectural Review Form





HARMONY ARCHITECTURAL REVIEW FORM

How Can We Contact You?

Please Print

Name _____ Phone _____
Address _____ Fax _____
Lot Number _____ Email _____

Tell Us About Your Project

I am requesting architectural approval for the following (check all that apply):

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Basketball Goal | <input type="checkbox"/> Deck/ Patio | <input type="checkbox"/> Fence | <input type="checkbox"/> Flag Pole |
| <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Play Set | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Screened Porch | <input type="checkbox"/> Shade Trellis | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Other (describe): _____ | | | |

Briefly Describe The Proposed Change

Location: _____

Dimensions: _____

Would any part of the proposed change extend into any Utility, Drainage, or Sewer Easement, Landscape Easement, or Use Easement shown on the plot plan for your lot? Yes No

Please List Below The Major Construction Materials That Will Be Used

Be as specific as possible: _____

Please Note:

- Exterior materials must conform to or be sufficiently compatible with the original construction.
- Requests for exterior color/materials changes MUST include samples of color, stain, paint, brick, etc.
- All submitted materials will be retained by the Association. You may wish to make a copy for your personal records prior to submitting this form.

What Is Your Schedule For The Project?

The work will be performed by (check all that apply):

- Homeowner
 Contractor Company Name: _____

After Board approval, please indicate the projected start date: _____

Harmony Architectural Review Form

Please indicate all required permits (building, etc.):

Submittal Checklist

For ALL submissions, the following items are required. In order to provide a quick response to you, please make sure to submit all of items.

- Architectural Review Form. This form.
Plot Plan for your lot. The builder at closing furnished you with a plot plan for your lot. On a copy, please draw the proposed changes in the location where they will be built.
Elevations and blueprints or working drawings indicating all dimensions.
If available, a photograph or drawing of a similar completed project.

Sign Here

I hereby acknowledge that I have read and understand the Design Guidelines set forth by the Board and in the Declaration of Covenants, Conditions, and Restrictions.

Homeowner's Signature: Date:

Send Your Complete Application to:

Harmony Owners Association Architectural Review Board
12965 Old Meridian Street
Carmel, IN 46032

For Office Use Only

Date initial application was received: Complete? Yes No
Date complete application was received:
First request for additional information: Submitted on:
Second request for additional information: Submitted on:

Architectural Review Board Action

- Approved as submitted.
Approved with conditions noted below.
Disapproved. ARB Comments below.

Five horizontal lines for ARB comments.

ARB Signature: Date:



Exhibit B

Fence Plan



Exhibit B-1
Fence Plan for Harmony Sections 1 & 2



- ▲ Indicates Lot where Type 1 fence is permitted.
- Indicates Lot where Type 2 fence is permitted.

Exhibit B-1 Fence Plan for Harmony Sections 3 & 4

- ▲ Indicates Lot where Type 1 fence is permitted.
- Indicates Lot where Type 2 fence is permitted.



Exhibit B-1 Fence Plan for Harmony Section 5



- ▲ Indicates Lot where Type 1 fence is permitted.
- Indicates Lot where Type 2 fence is permitted.

Exhibit B-1 Fence Plan for Harmony Section 6

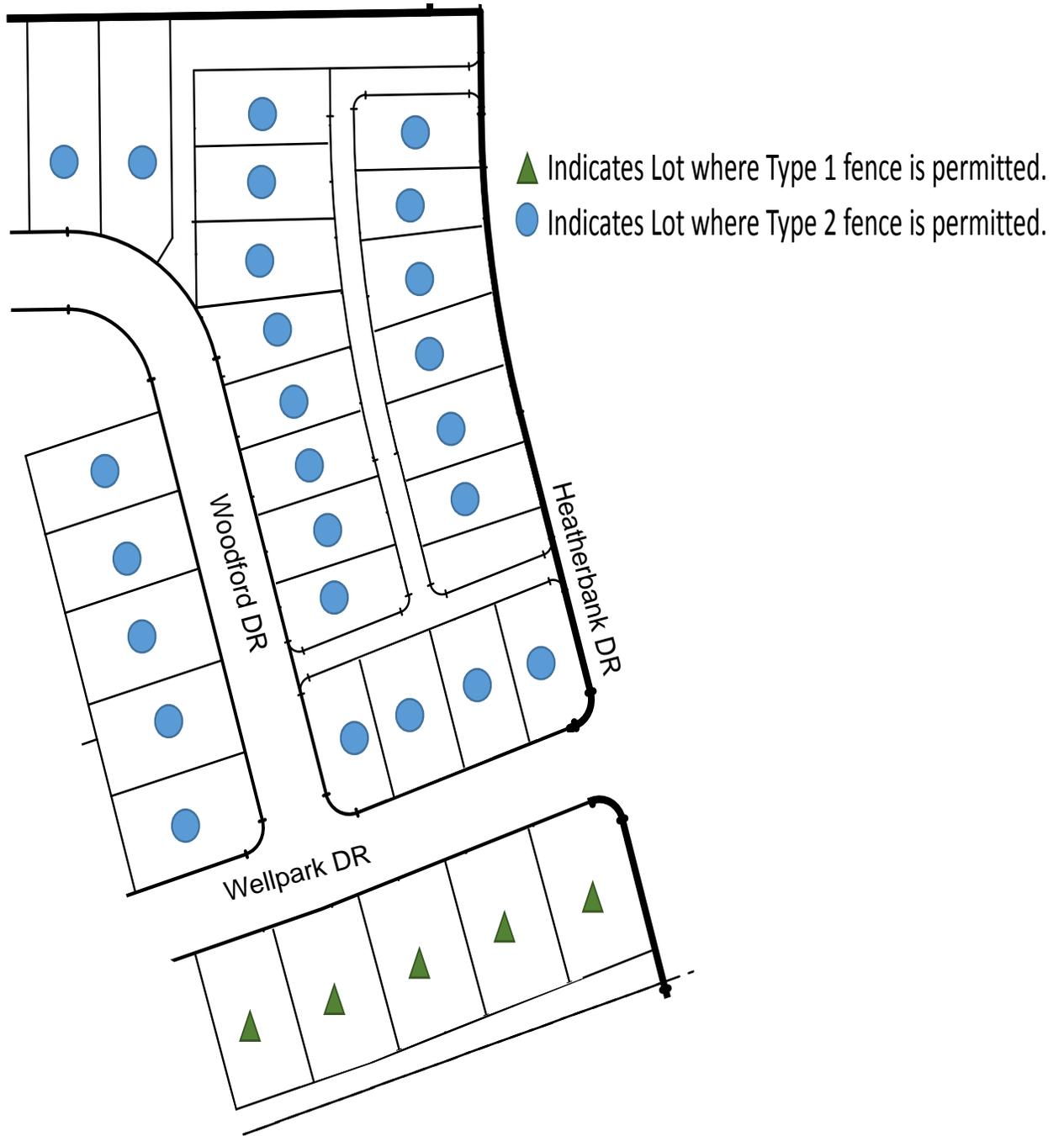
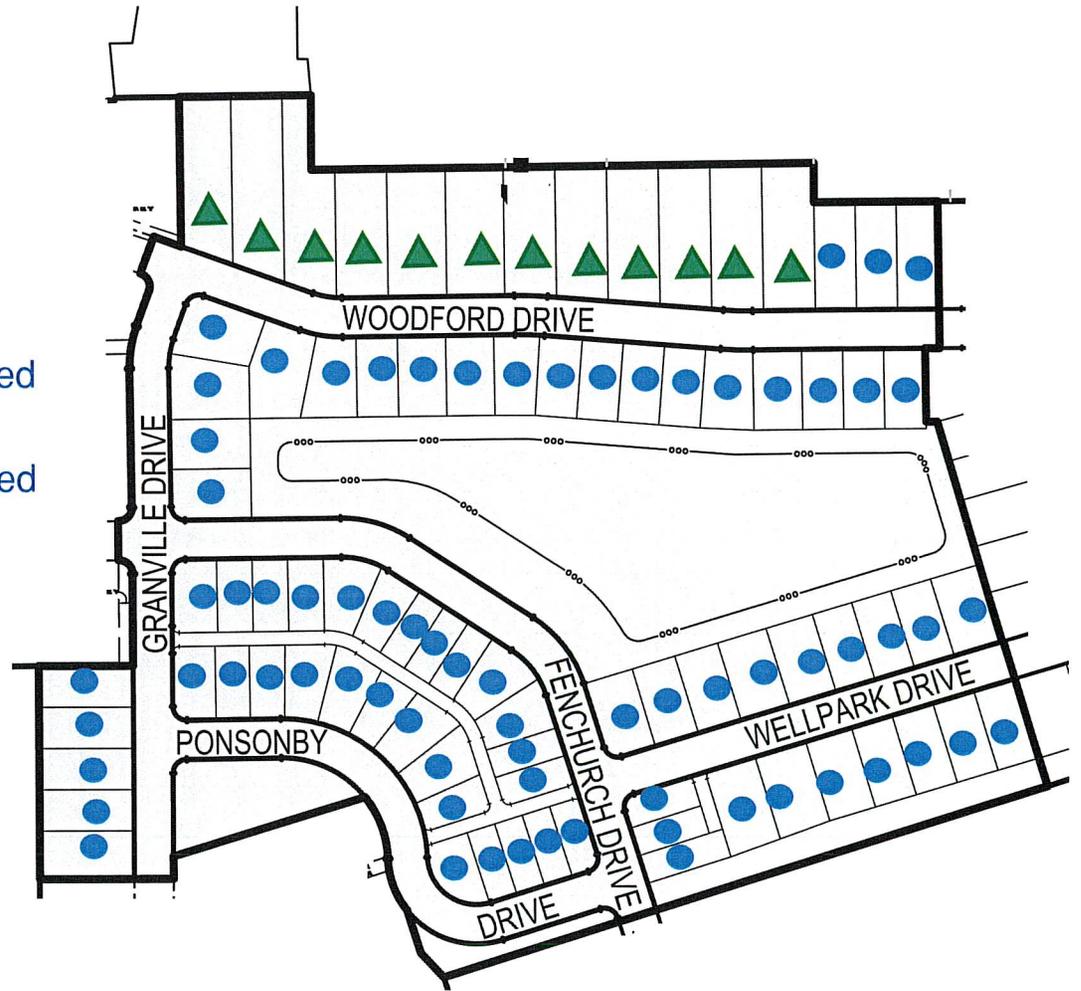


Exhibit B-1
Fence Plan for Harmony Section 7

▲ Indicates Lot where Type 1 fence is permitted

● Indicates Lot where Type 2 fence is permitted



Revised 4/1/2021

Exhibit B-2

Example A - Fence Location for Alley-load Lots

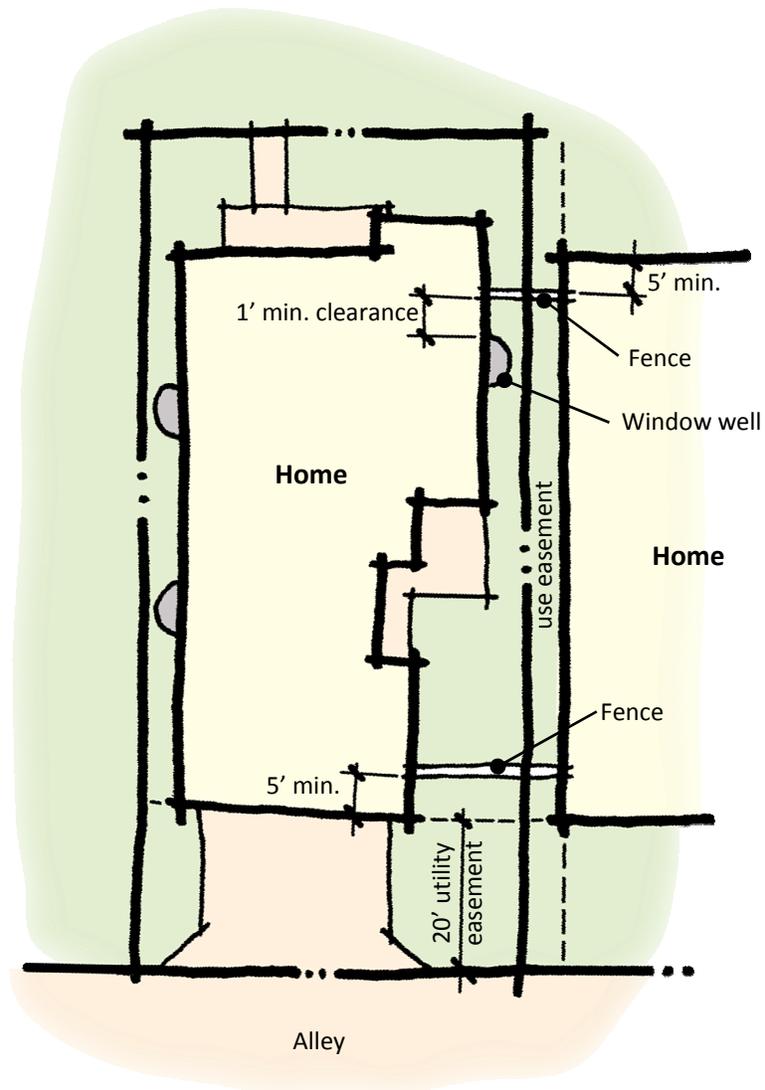


Exhibit B-3
Example B - Fence Location for Alley-load Lots

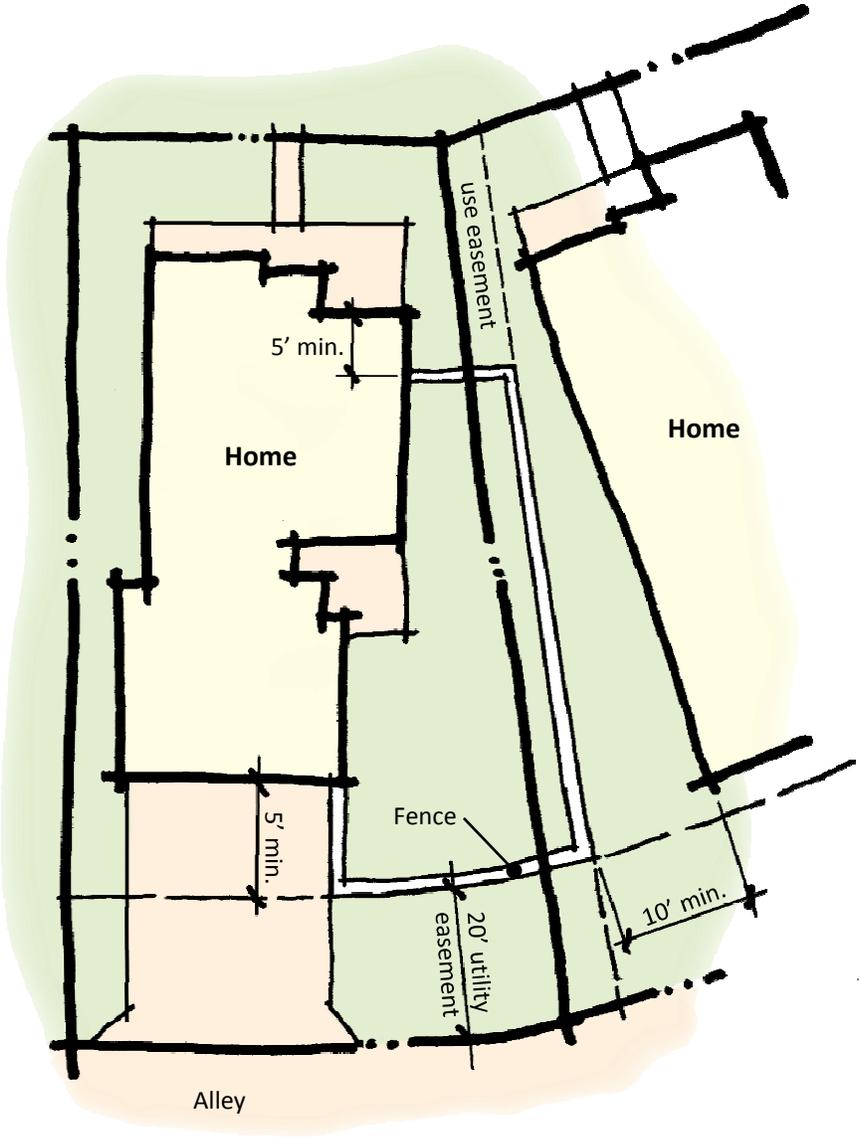


Exhibit B-4 Fence Location Criteria for 60' Wide Lots

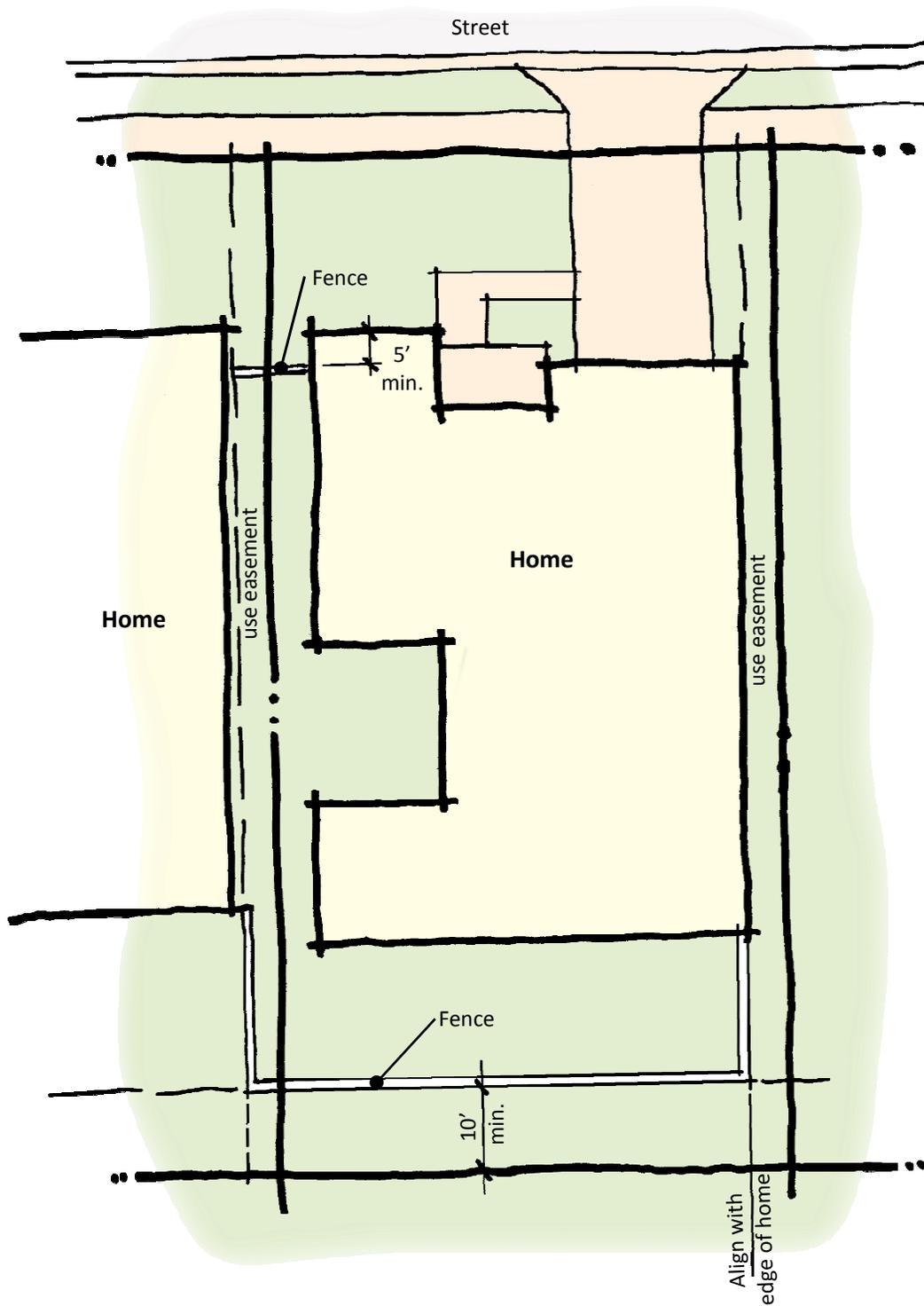
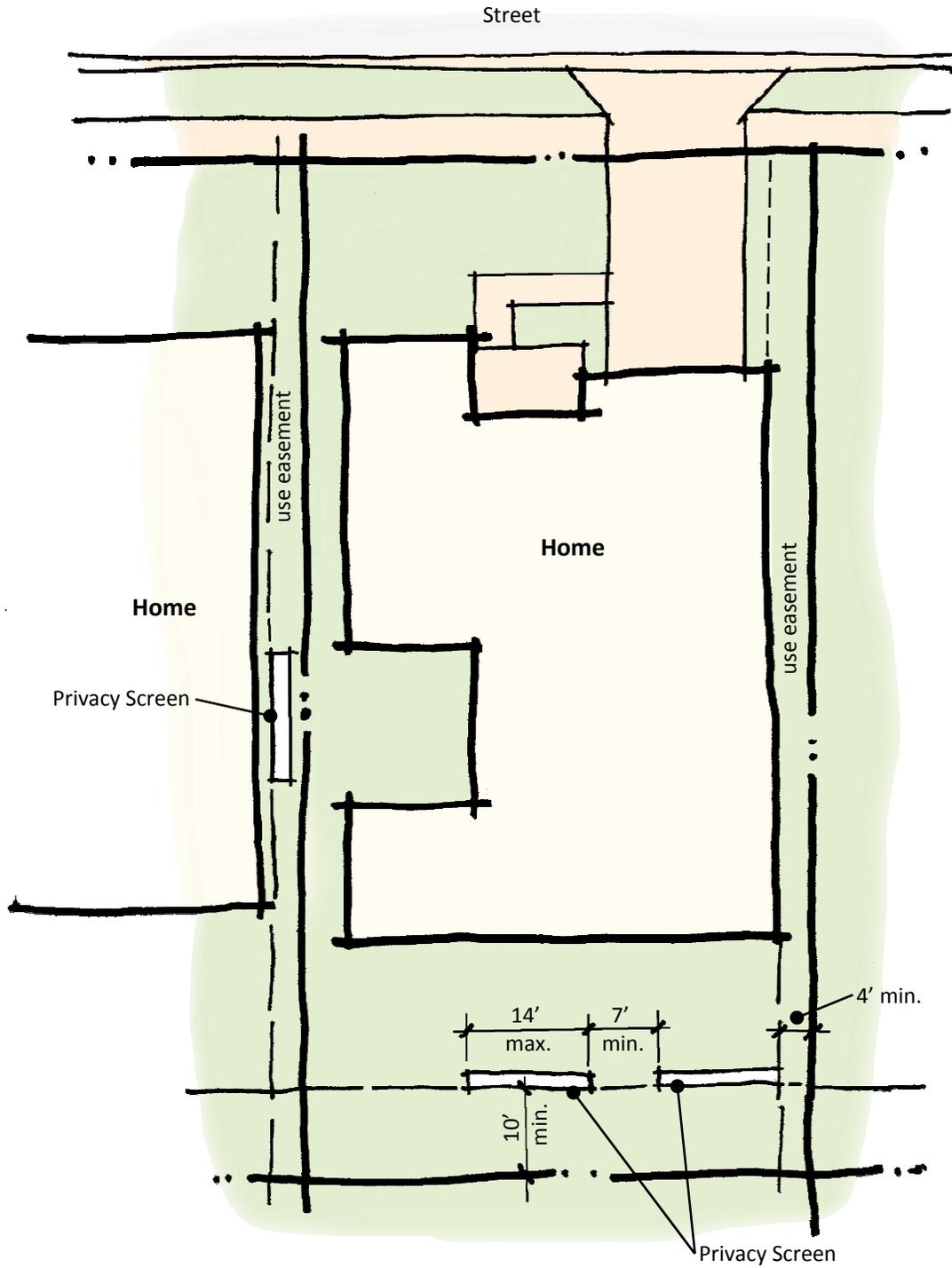


Exhibit B-5 Privacy Screen Location Criteria



Note:
The 75' wide lots do not have use easements. Privacy Screens on 75' wide lots must be located within the lot.