



Mapleton at Countryside

Condo Owners Association

ARCHITECTURAL CONTROL ISSUES AND SPECIFICATIONS

(Reference: Article III, Section 3.2 (e) Visible Areas – page 5 & (o) Architectural Control – page 8 of the Amended and Restated Declaration and By-Laws)

Prior approval is required before you make any changes that relate to the exterior of your home. Examples include, but are not limited to: windows; sliding, French and/or door inserts; garage doors; mailboxes; flag poles; lighting (other than carriage lights;) storm doors, satellite dishes; and fencing.

WARNING: SHOULD YOU CHOOSE NOT TO OBTAIN PRIOR AUTHORIZATION OR TO FOLLOW THE ESTABLISHED STANDARDS DETAILED IN THIS DOCUMENT, CORRECTIONS WILL BE AT THE HOMEOWNER'S EXPENSE.

Also, if you have purchased a property, including items initially installed by the builder, homeowners are responsible for assuring that items are brought up to the established standards at the current homeowner(s) expense.

With the required form, please include photographs and drawings that illustrate what you are planning and send it to our Property Manager. FAX: 317-784-5987 or email: mapletonhoa@mgroupmanagement.com

The Board of Directors Team will review your request and make a determination regarding your request, usually within 2 weeks. Options include, but are not limited to the following responses:

- 1) Additional information is needed to consider your request
- 2) Denied, with an explanation.
- 3) Approved with modifications required
- 4) Approved

Renters need to have their landlords, or deeded property owner(s) complete and submit the required paperwork.

Please keep these documents in your important papers and records. Should the property owner elect to sell their property, please pass on all documentation to the new property owner(s.) Replacement windows, sliding, French and/or door inserts as well as garage doors **MUST** match the existing item(s.) Should they not, it will be the homeowner(s) responsibility, financially and otherwise, to bring them into compliance.

Below you will find the established specifications for commonly requested items:

LANDSCAPING

Prior approval is required for the removal of any bushes, shrubbery, trees and/or ornamental grasses. If you would like to use stone instead of mulch, there are three stones from which you may choose:

- 🍃 White marble or white stone that looks like marble
- 🍃 River Rock
- 🍃 Mountain Blend

Note: Stones need to be retained to prevent them from creeping onto areas where lawnmowers are used.

STORM DOORS

The specifications for Storm Doors are as follows:

- 🍃 White Vinyl Frame
- 🍃 Vented
- 🍃 Hardware: Board will approve reasonable hardware
- 🍃 Full View Glass - Storm Doors that have two glass panels which move up and down will be approved.

SATELLITE DISH

- 🍃 Satellite Dishes may not be attached to the building in any fashion.
- 🍃 If your unit has a deck, the satellite dish may be placed upon an unattached tripod.
- 🍃 Dishes may be placed in the ground, to the rear of your unit in the limited common area.

FENCING

The specifications for FENCING are as follows:

- 🍃 Color: White
- 🍃 Material: Vinyl
- 🍃 Height: No more than 6 feet tall
- 🍃 Extends out 12 feet from the most predominate portion of the building
- 🍃 A rear gate is required and is to remain unlocked at all times.
- 🍃 All fencing proposals must contain a detailed drawing, including measurements, indicating the proposed placement of the fencing in relationship to your unit and building.



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ARCHITECTURAL MODIFICATION REQUEST FORM

Name(s): _____

Date: _____

Phone: _____ E-mail: _____

Property Address: _____

Describe, in as much detail as possible, the modifications that you would like to make:

I acknowledge that:

A) Entering easements is not advised and if I choose to do so, I do so at my own risk and expense – as the Board of Directors approval of my project is solely on factors such as, and not limited to: materials, construction, aesthetics, and harmony with the surroundings.

B) In case of an application for modifications which will enter an easement, it is my responsibility to determine the need and provide copies of any and all permits or variances required by any local or county municipalities with my application.

C) ALL required documents listed above shall be submitted before the review and application process can begin and that without written approval, no work or construction shall begin prior to the end of the 90 day approval period, which commences upon the receipt of all required documents.

BOARD OF DIRECTORS RESPONSE TO REQUEST:

A) Additional information is needed to consider your request.

B) Denied, including an explanation.

C) Approved, with required modifications:

D) Approved.

SUBMIT THIS REQUEST FORM AND SUPPORTING MATERIALS TO:

Mapleton's Property Manager

M Group Management

FAX: 317-784-5987

Email: mapletonhoa@mgroupmanagement.com