



## Indian Lakes Association Architectural Guidelines

*The following architectural guidelines are taken directly from the Indian Lakes Association documents verbatim:*

### B. Architectural Guidelines

1. An architectural request must be submitted to the Association in writing and must be sent by certified mail with return receipt requested, or submitted by hand delivery to the association management office during normal business hours. Architectural approval forms may be obtained at the association office.
2. Any addition to an existing building, exterior alteration, modification or change to an existing building, present grades, or any new detached structure must have the approval of the Architectural Committee before any work is undertaken. Examples of such projects include, but are not limited to: swimming pool, deck, greenhouse, storage shed, roofed addition, color change, driveway, or hot tub.
  - a. Any addition, exterior alteration, modification or change to an existing building shall be compatible with the design character of the original building. Any new detached structure shall be compatible with the parent structure.
  - b. Only the exterior materials existing on the parent structure or compatible with the architectural design character of the community will be approved.
  - c. Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the community or if the color is similar to the colors presently employed in the community.
  - d. Only those areas which are painted may be repainted; only those areas that are stained may be restained; unpainted surfaces and unstained areas such as brick shall remain unpainted and unstained, unless justification is given for maintaining an attractive façade and said justification is accepted by the Architectural Committee.
3. The committee will not approve a project for any property with outstanding violations of these guidelines. The owner will be responsible for ensuring that his/her property is properly maintained prior to submitting a request for addition, exterior alterations, or modifications or changes to an existing building or detached structure, with the exception of projects to correct existing violations.

4. Approval of a project by the Committee does not waive the necessity of obtaining the required city building permits. Likewise, obtaining a city building permit does not waive the need for Committee approval.
5. The committee will not knowingly approve a project which is in violation of the city building or zoning codes.
6. In the even the Board or its designated committee fails to approve or disapprove such design or location within thirty (30) days, said plans will be approved by default. This does not waive the requirement for compliance with these architectural guidelines and the Declaration of Covenants, Conditions, Restrictions and Easements.
7. The homeowner has the responsibility for removal, in a timely matter, of any debris resulting from construction.
8. Interior improvements are left entirely to the discretion of the owner.
9. Any wall, fence, or privacy screen must have the approval of the committee before installation is undertaken.
  - a. A description of the fence and the proposed location must be submitted on a physical survey to the committee, even if a particular type of fencing has already been approved in the community.
  - b. All fencing will comply with the ordinance of the City of Virginia Beach. For details concerning these ordinances, please refer to the comprehensive ordinances of the City of Virginia Beach.
  - c. No fence or screen will be approved if its installation will obstruct sight lines for vehicular traffic.
  - d. Fences will not be installed past the front wall of the residence.
  - e. Every effort will be made by the committee to keep all fencing or screening as harmonious as possible with the architectural character of the community. Examples of materials include, but are not limited to: wood or brown vinyl fencing.
  - f. Fencing or screening will be approved if the design is in general conformity with the architectural character of the community.

- g. All fencing or screening should preferably have finished materials on both sides. If only one side has finished materials, that side must face the public side of the individual lot.
- h. The committee will not approve applications for the installation of a chain link, chicken wire, or other galvanized or plastic-coated metal fence.
- i. Landscaping and planting, in general, does not require the approval of the committee. However, any trees, hedges, or shrubs which restrict sight lines for vehicular traffic shall be cut back or removed.
- j. Exterior lighting shall not be directed in such a manner as to create annoyance to neighbors.
- k. Awnings must be limited to the patio. Materials used in the manufacture of awnings must be submitted to and approved by the committee.
- l. Antennas will be permitted only under FCC regulations and the owner shall notify the Association of the time and place of installation.
- m. Sheds are permitted if they are the same material or compatible with the parent structure. The design, materials, and location must first be approved by the committee before installation.
- n. Artificial plantings of any form used for landscaping purposes will be no more than (24) inches in height.