

Arbors on Bluff Homeowners Association, Inc.

Architectural Review Committee Standards and Specifications

Version 6.1

July 21, 2007

Revised ~~May 23, 2022~~

Dec 8, 2025

READ FIRST - IMPORTANT INFORMATION

Purpose

This document was developed by the Arbors on Bluff Homeowners Association, Inc. (AOB HOA), Architectural Review Committee (ARC) to establish and use standards and specifications by which all homes and properties are to be inspected, and change approvals to be made in accordance with HOA Covenants.

The ARC reserves the right to make revisions to this document at any time to ensure information is the most current or as necessary for new circumstances.

Refer to AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND REGULATIONS, ARTICLE VI, ARCHITECTURAL REVIEW COMMITTEE, 6.2 (iii) RULES AND REGULATIONS, "The Architectural Review Committee, from time to time, may promulgate, amend, or modify ADDITIONAL rules and regulations or building policies or procedures as it may deem necessary or desirable to guide Owners as to the requirements of the Architectural Review committee for the submission and approval of Requested Changes."

Although this document is being provided to homeowners, an Architectural Review Request form submittal is required before any change to home or property is made, as noted in the Covenants. Failure to do so will result in attorney action.

Inspections

The ARC shall perform community-wide and individual inspections of properties throughout each year in order to ensure the Covenants and ARC Standards are being followed.

The ARC will submit to the AOB HOA Board of Directors (BOD) a copy of the inspection form for distribution to homeowners prior to each annual inspection. This form may be used as a guide by homeowners to correct any outstanding issues before inspections occur, and also to stay in ongoing compliance.

Architectural Review Standards and Specifications

Introduction

The Architectural Review Standards and Specifications were prepared to ensure that homeowners and the ARC know what colors and specifications are to be used for the purchase, construction, replacement, or painting of:

- Roofing
- Trim
- Garage Doors
- Guttering
- Dormer Area
- Drainage
- Driveways
- Sheds
- Siding
- Windows
- Brick
- Shutters
- Fencing
- Mailboxes and Posts
- Exterior front lighting
- Landscaping
- Patios/Decks
- Other

Note: Provided suppliers and manufacturers are merely suggestions, and may no longer be available. Color titles may also have changed from those noted, and by the ARC.

Roofing

Style and Color:

- Timberline HDZ Weathered Wood
- 20-30 year asphalt, 2 tabbed, Weathered gray
- IKO, Architectural 30+ year, Weatherwood
- Owens- Corning, Architectural 30+ year, color that matches adjoining neighbor

Notes:

1. Sample shingle must be reviewed by ARC prior to approval.
2. Ensure adjoining home has same color/style.
3. Two homes w/brown roofs on Lattice Dr. have been excused; roofing color changed by manufacturer unbeknownst to ARC. No others will be approved with brown roofing.

Siding

Style: Double 4" Dutchlap, Certenteed Hamilton Park or Norandex Woodsman Select

Color: White, Off-White, Sandstone, Almond, Vintage Cream, Ivory, Wicker, Mocha, Heather
(see Individual Home Specifications)

Supplier: Lansing Building Products
2832 Rand Rd., Indianapolis, (317) 241-4328

Add'l Style: Double 5" Dutchlap, 1 1/2" thick, Prodigy, insulated siding
(must cover entire home and adjoining home)

Add'l Color: Coastal Sage (must match adjoining home)

Trim

Style: Wood or wood-wrapped aluminum.

Color: Sherwin Williams, Off-White, Semi-Gloss Exterior

Supplier: ABC Supply Co., Inc., 5750 Kopetskey Dr., Ste. B, Indianapolis, IN 46217, (317) 783-3488

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Architectural Review Standards and Specifications, Continued

Windows	Style:	Grand Horizons, Jeldwyn Vinyl, or other Windows, Skylights, and Patio Doors
	Color:	White vinyl clad, double-hung or single-hung (with the exception of enclosed patios, where horizontal sliding windows may be approved due to earlier precedent.
	Manufacturer:	Amcraft Building Products, Co, Inc.
	Supplier:	ABC Supply Co., Inc., Bryan Eads, 5750 Kopetskey Dr., Ste. B, Indianapolis, IN 46217, 783-3488
Garage Doors	Style:	Same as current paneled doors.
	Color:	(see Individual Home specifications) Installed white, then painted to be conducive to siding color
	Manufacturer:	
	Supplier:	Overhead Door, 8811 Bash St, Greenwood, IN 46142, 882-7066, <i>overheaddoor.com</i>
	Note:	Adjoining homes shall have same style/color.
Brick	Color:	(see Individual Home specifications)
	Manufacturer:	
	Supplier:	Edgewood Building Supply/Indiana Brick Company, 1580 E Epler Ave., Indianapolis, IN 46227, 786-9208, <i>edgewoodbuildingsupply.com</i>
Guttering	Style:	4" or 6" aluminum
	Color:	White
	Manufacturer:	
	Supplier:	Home Depot, 7781 US Highway 31 S, Indianapolis, IN 46227, (317) 882-9532, <i>hhdepot.com</i>
Shutters	Style:	12"W x original L, Williamsburg Raised Panel, or Louvered
	Color:	(see Individual Home specifications)
	Manufacturer:	Mid-America Building Products
	Supplier:	ABC Supply Co., Inc., Bryan Eads, 5750 Kopetskey Dr., Ste. B, Indianapolis, IN 46217, 783-3488
	Paint color:	(see Individual Home specifications)
	Supplier:	Home Depot, 7781 US Highway 31 S, Indianapolis, IN 46227, (317) 882-9532, <i>hhdepot.com</i>
	Note:	Adjoining homes shall have same style/appearance/color.

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Architectural Review Standards and Specifications, Continued

Fencing

Privacy

- Installation: Only two (2) panels maximum between adjoined homes at property line in backyard only.
- Style: 6'x8' panels (with lattice at top of solid panels, or only solid panels)
- Color/materials: White vinyl

Perimeter

- Style: 4'x 6' or 4'x8' picket-style panels/lengths, with min. one (1) 5' gate for mowing access.
- Color: White vinyl picket or black vinyl chain link
- Installation: Beginning between adjoined homes to back of property line if on exterior of AOB properties (not freestanding across back of property), or perimeter around backyard only. Gate to be at exterior side of property, or on Common Area side for lawn mowing access. Caution shall be made in regards to drainage and easements.

Note: The original developer, Urbahns Development, granted the original owners of 7320 Oak Knoll Drive and 7318 Oak Knoll Drive, permission to install three (3) white privacy panels on the exterior sides of the homes, although they are in direct conflict with our 1999 Plat Covenants. These are considered to be “grandfathered,” and shall not extend to future requests of same. Davis Homes installed two (2) white panels on the exterior side of 7339 Lattice Drive when the home was a “model.” This too shall be grandfathered.

Mailboxes, Posts, & Lettering

Mailbox Components



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Architectural Review Standards and Specifications, Continued

Mailboxes, Posts, & Lettering (continued)

The AOB HOA has exclusive agreement with:
Otto's Streetscape Solutions, 2449 E Main Street, Greenwood, IN 46143
(317) 882-8933
Sagebrush paint sold by Otto's by the quart; Sherwin Williams only sells by gallon (color mix is noted on AOB HOA website, "Resident Reminders" tab), no other vendor.
Note: All posts must have min. 6" aluminum weed-eater guard at bottom, regardless if landscaped around post.
Note: Otto's provides preferred pricing and a week of "special" pricing annually; requires the AOB HOA BOD to sign an annual contract at no cost.

Exterior (Front) Lighting

Style: Carriage (similar to original style as much as possible)
Color: Black, Dark Rust
Note: Carriage lights do not have to match adjoining home's lighting.

Front Doors

Front door colors do not have to match adjoining home's front door, nor screen/storm door color or style.

Driveways

Style: Concrete, w/expansion joints; no asphalt
Color: Natural concrete gray only, no color stain or stamps
Suppliers: Pro Concrete Leveling 812-678-1234
Rod's Quality Concrete 317-908-1229

Sheds

Note: *AOB HOA Shed Specifications - BOARD APPROVED 03/29/2014.*
Tuff Shed only, or Gable roof style may only be installed on specific exterior lots only, depending on property size and location. Property to be reviewed by the ARC for location before approval.
Style: Tuff Shed Wood Keystone Tier B, SKU 903-500, max. 64 sq. ft. floor space (8'x8')
Color: Match home siding.
Design: Single door in front; may add side window(s), 1 per side, skylight.
Roof: Must match style/color as home roof.

Retractable Awnings

According to the AOB Covenants, awnings of any kind are not allowed. However, retractable awnings may be approved if accompanied by a doctor's letter on physician's letterhead stating that the awning is necessary for patient due to potential skin damage by UV rays.

Manufacturer recommendation: Sunsetter

Color shall be coordinating with home, as approved by the ARC.

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**Trash Can and
Trash Can
Fencing**

Trash cans are to be pulled inside the garage within 24 hours of trash pick-up.

No outside trash can fencing is permitted. Trash cans must be stored in the garage when not set out for trash pickup.

Signs

Per the Amended and Restated Plat Restrictions and Covenants, No sign of any kind shall be displayed to the public view on any Lot, except that one sign of not more than six (6) square feet may be displayed at any time for the purpose of advertising a property for sale.

Exceptions:

1. A vendor who is performing a repair on a property that requires a sign be displayed in order for the homeowner to receive a discounted price. The sign must be removed within 24 hours after the work is completed.
2. Celebratory signs (birthday, anniversary, etc.) must be removed following the actual event.
3. One political sign of no larger than six (6) square feet may be displayed in accordance with IC 32-21-13 Chapter 13, Display of Political Signs on Property Subject to Restrictive Covenants or Homeowners Association Rules – 30 days before and 5 days following the election date of said candidate.

**Holiday
Decorations**

Christmas decorations must be removed and put away by February 1 of the following year, as weather permits.

All other holiday decorations must be removed within 7 days after holiday.

**Landscaping
and Lawns**

Landscaping is at the discretion of the homeowner, but must be kept neat, trimmed, and free of weeds. No landscape items are to be placed in such a manner that may obstruct views of drivers entering and leaving streets and driveways or pond views. Mowing ability shall be considered for all landscape items.

Lawns (including driveways and sidewalks) are to be kept weed-free in accordance with Covenants and Restrictions.

**Patios and
Decks**

Patios, patio extensions, and decks are acceptable, but must first be approved by the ARC.
