Kingsborough Community Association, Inc.
Architectural Standards

These *Architectural Standards* ("Architectural Standards") are made effective _February 18th_, 2025, by the Board of Directors ("the Board") of Kingsborough Community Association, Inc. ("the Association"), an Indiana nonprofit corporation; and

WITNESSETH:

WHEREAS, the *Amended and Restated Declaration of Covenants, Conditions, Restrictions, Liens and Reservations of Easements for Kingsborough* was recorded on February 5, 1998, in the Office of the Recorder of Hamilton County, Indiana as Instrument Number 9809805625, which has been amended from time to time ("the Declaration"); and

WHEREAS, Paragraphs 2.4, 4.3(H), 4.3(L), 4.3(M), 4.3(Q), 4.4, 8.1 of the Declaration empower the Board to adopt rules and regulations governing the architectural design of Lots and their improvements thereon; and

WHEREAS, pursuant to the foregoing authority, the Board desires to establish the following architectural standards;

NOW, THEREFORE, pursuant to the foregoing, the Board establishes the following architectural standards:

1. Recitals. The foregoing recitals are incorporated herein by this reference.

2. Jurisdictional Statement. As stated in Paragraph 8.1 of the Declaration, the Board shall have exclusive jurisdiction over any "building, fence, wall or other structure or improvement of any kind . . . commenced, erected or maintained upon the Property" and "any exterior addition or change (including any change in color) or alteration thereof[.]" All Kingsborough Lot Owners must obtain prior written approval from the Board before performing any such work.

3. Mission Statement. As stated in Paragraph 8.1 of the Declaration, the Board's architectural mission and purpose includes: (a) maintaining Kingsborough as a residential community of high aesthetic quality; (b) promoting the health, safety and welfare of all Owners; preserving, beautifying and maintaining the Property and all structure thereof; and (c) preserving and promoting environmental quality.

4. Obtaining Board Approval. A complete Architectural Approval form (Exhibit A), with an attached plot plan, showing the location and dimensions of the proposed improvements, additions, alterations, together with all other information requested by the Board, must be submitted to be considered for approval by the Board. A drawing or brochure of the proposed change may also be attached to each plot plan. Please submit required information to:

Kingsborough Community Association, Inc.
c/o Kirkpatrick Management
5702 Kirkpatrick Way

Indianapolis, IN 46220

Approval or denial of your plans and specifications shall be made by the Board within 30 days after the Board has received a complete and proper submission. In accordance with Paragraph 8.1 of the Declaration, "[i]n the event the Board fails to approve or disapprove such design and location within thirty (30) days after plans and specifications have been submitted to it, approval will not be required[.]"

In order to prevent delays, please remember to submit all required forms and plot plans. It cannot be understated that a complete and proper submission refers to the receipt of all information and documentation required by the Board. By way of example, if a Lot Owner proposes a "change in grade," the Board may require the Lot Owner to provide a drainage study that details the impact of the proposed grade change upon surrounding Lots and other areas. Failure by a Lot Owner to obtain Board approval could result in the removal of the proposed change, the expense of which shall be the sole responsibility of the Lot Owner.

The types of architectural changes set forth in Exhibit "B" to these Architectural Standards are either explicitly noted in the Declaration or fall within the Board's discretion per Article 8 of the Declaration.

5. Conflict with the Declaration. In the event of a conflict between the interpretation of any provision of these Architectural Standards and any provision of the Declaration, the provision of the Declaration shall control.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Kingsborough Community Association, Inc.

Architectural Standards

The undersigned members of the Board of Directors of Kingsborough Community Association, Inc. hereby certify that each of them approve of these Architectural Standards and further certify that any and all other conditions precedent to the adoption of the same have been duly fulfilled and satisfied.

Signed: _____

Printed: President

Title: Director

Signed: _____

Printed: VICE PRESIDENT

Title: Director

Signed: _____

Printed: Secretary

Title: Director

Signed: _____

Printed: _____

Title: Director

Signed: _____

Printed: ACC

Title: Director

Exhibit A

[INSERT EXHIBIT A]

EXHIBIT A

Kingsborough Homeowners Association
ARCHITECTURAL CONTROL COMMITTEE
HOMEOWNERS REQUEST FOR CHANGE (June 2024)

Please know it is the goal of the review committee to respond to submissions in a timely manner. The process may take up to 30 days depending on the individual request and the extent of changes being requested. **The 30 days begin once the application is complete, including requests for additional information.**

Note: No work is to be initiated by homeowners until the Architectural Board has approved. If works starts, before approved and it's denied, homeowner agrees to return to original condition at their cost

1. Name_____ Phone_____

Address_____

Lot #_____ Email_____

Estimated start date _____

Estimated completion date _____

In accordance with all Association governing documents, covenants, easements, charges, liens and the Associations rules and regulations, I request consent to make the following changes, alterations, renovations, additions and/or removals to my property.

2. Briefly describe the proposed change:

_____

_____

_____

_____

3. Type of work to be done

- ☐ Exterior Paint
- ☐ Roof
- ☐ Landscape / Hardscape
- ☐ Construction
- ☐ Other

EXTERIOR PAINT please provide the following information

* max of 3 total colors on a home in Kingsborough

What are you painting?

If you are refreshing existing paint and not changing color then list Color as ‘Same’

If changing color provide Color Name & Brand, for each item selected: Bonus if you attach sample

- ☐ Trim (Windows) Color: _____ Brand _____
- ☐ Front Door Color: _____ Brand _____
- ☐ Cement Board Color: _____ Brand _____
- ☐ Garage Door Color: _____ Brand _____
- ☐ Gutters Color: _____ Brand _____
- ☐ Fence Color: _____ Brand _____
- ☐ Other Describe Other _____

Painter name & phone number _____

Company name _____

ROOF

Are you changing the color of your shingles

- ☐ No - no further info required from you
- ☐ Yes - Please provide shingle manufacturer and color

Name of roofing contractor _____

LANDSCAPE / HARDSCAPE

- ☐ Adding
- ☐ Removing
- ☐ Modifying

Describe Landscape / Hardscape Request: _____

_____

_____

_____

_____

_____

_____

_____

Will this work by done by homeowner, contractor, combination

- ☐ Contractor
  - Contractor Name: _____
  - Phone #_____
- ☐ Homeowner

☐ Combination

Contractor/Company Name: _____

Phone # _____

Materials to be used:

If adding or modifying please attach rendering along with materials to be used and location on property.
IE - If adding a retaining wall list materials, height, length and location on property in proportion to your house.

CONSTRUCTION

Construction includes but is not limited to: covered patios / pergolas, enclosed or any addition to your house any outside structure including privacy panels, firepits.
Include rendering, on plat, of project including location and relationship to house. Include measurements.

Type of project for Board consideration: _____

_____

_____

_____

_____

_____

If the proposed project is an addition or alteration that would change the structural appearance of your
lot, please attach the following information.

A. Plot plan indicating the location and dimensions of the project.
B. Blue prints or working drawings indicating all necessary dimensions and elevations.
C. If available, a photograph or drawing of a similar completed project.

Project schedule:

Estimated Start Date: _____

Estimated Completion Date: _____

Materials to be used

☐ Stone
☐ Brick
☐ Concrete
☐ Trex

- ☐ Cedar
- ☐ Other

Please list below the major construction materials that will be used in this project. Be as specific as
possible. (Exterior materials must conform to those used on the original building or be sufficiently
Compatible. If equipment is being used, please list dates and where it will be placed.

_____

_____

_____

_____

Will this work by done by homeowner, contractor, combination

- ☐ Contractor
  Contractor Name: _____
- ☐ Homeowner
- ☐ Combination
  Contractor Name: _____

OTHER

Example: Driveway extension, swing sets, trampolines, playhouses, basketball poles, permanent sporting equipment, hot tubs or other work not related to other categories noted above. Requires plot diagram with location indicated.

Description::

_____

_____

_____

_____

_____

GENERAL INFORMATION

Will there be changes or modifications in basic utility services or existing structures to accommodate
the proposed change(s)? Please indicate.

- ☐ Electric
- ☐ Gas

- ☐ Water
- ☐ Cable
- ☐ Exterior Walls
- ☐ Patio Slab
- ☐ Patio Fencing
- ☐ Sidewalks
- ☐ Pavement
- ☐ Sewage
- ☐ Other

Will the proposed project extend beyond your property line?

- ☐ Yes
- ☐ No

If yes, please provide the name and address of the affected homeowner or state if common area
Please complete all pages and return them to:

D. Are there any building permits required? _____ If yes, please include them with your submission.

NOTE: All submitted materials shall remain the property of the association. You may wish to make a
copy for your personal records.

I hereby acknowledge that I have read and understand the Architectural Control Standards set forth by the by-laws and the Architectural Control Committee (A.C.C.) Guidelines. Furthermore, I understand and agree that any additions, improvements, repairs, or alterations to my property are the sole responsibility of the homeowner and homeowner shall be fully responsible for maintenance, repairs, upkeep on same and completion of stated project by the time line projected or within 6 months of the
ACC approval.

Homeowners Signature _____ Date _____

******* FOR COMMITTEE USE ONLY *******
Date Submission Received _____ Rec'd By _____ Submission Packet Complete: Yes or No If No, action taken: _____ _____ **Committee Decision: Approved _____ Denied _____** If Denied, reasons for denial: _____ Approved/Denied by Community Architectural Committee: Signature: _____ Date: _____ Approval/Denial Notification sent to homeowner via Mail _____ or Email _____

Please complete all pages, as applicable, and return to the ACC form via email to sfrazierl@ekirkpatrick.com, additionally mail them to:
Kingsborough H.O.A., 5702 Kirkpatrick Way, Indianapolis, IN 46220, or fax it to 317-594-5717.
You may contact Ann or Suzie with Kirkpatrick Management Company at 317-558-5390 with any questions you may have.

Exhibit B

Exterior Dwelling Unit Appearance
The exterior of all Dwelling Units shall be kept in a neat and orderly manner. The exterior design and color must conform with surrounding Dwelling Units. All exterior paint color changes, including color scheme changes to exterior doors, shutters, and siding must approved by the Board. Garage door color must match the Dwelling Unit's siding, trim or shutters. The Board may require repainting – at the Lot Owner's cost – if the Lot Owner proceeds with an exterior color scheme change without Board approval.

Exterior Yard Appearance
All yards shall be kept in a neat and orderly manner. Lawns should be cut and well-maintained and should not exceed a height of 6 inches. Yards must be free of weeds. Gardens and landscaping beds must be kept in a clean and maintained condition throughout the entire calendar year, free of weeds and other items not intended for landscaping beds and yards, as determined in the Board's sole discretion. Additional landscaping may not negatively impact another Lot Owner's view of a pond or common area, or obstruct traffic sight lines. No artificial landscaping is permitted. The total square footage among all vegetable gardens on a lot may not exceed three hundred (300) square feet.

Exterior Storage of Equipment & Construction Materials Lawn mowers, wheelbarrows, utility carts and other lawn equipment, dollies, buckets and/or any type of storage containers, ladders, coolers, any unused materials such as bricks, landscape stones, mulch and fertilizer bags, fence components and other construction materials, and recreational instruments (*e.g.*, bicycles, basketballs, trampolines) shall be stored indoors. Garden hoses may be neatly stored in an outdoor hose holder or rack. Grills shall be maintained in good appearance and repair, and stored so that they are not visible from the street.

Fencing/Screening
As stated in Paragraph 4.3(N) of the Declaration:

(i) No fence or any portion thereof may be installed on that part of any Lot which is closer to the street than the primary rear wall of the Dwelling Unit on the Lot. The "primary rear wall" shall be determined by lineal feet of wall area at the rear of the Dwelling Unit, and garage walls shall not be included in the calculation of the primary rear wall if the garage extends further to the rear of the Dwelling Unit than does the living area of the Dwelling Unit.

(ii) No fence may be installed on any Lot in the rear yards of any Dwelling Unit unless approved by the Board. Only the following fence styles are authorized:

(1) "Post and Board" or "Post and Rail" design. Three or four horizontal boards may be used and construction must be of wood or vinyl materials. Approved

colors are cedar, natural and white, and protective finishes must be applied to maintain the look of the fence.

(2) "Split Rail" design. Approved color is natural finish, a split rail fence must be constructed of wood, and protective finishes must be applied to maintain the look of the fence

(3) "Picket' style or "Decorative Vertical Slat" design. Wood, vinyl, iron, or aluminum may be used in the construction of these fences. Approved colors are:

(a) Wood Fences: Natural, cedar, and white, and protective finishes must be applied to maintain the look of the fence.

(b) Vinyl, Iron or Aluminum Fences: White or black.

(4) Fences enclosing swimming pools must be constructed within thirty (30) feet of such pool and may be of a design and construction as is from time to time required by applicable government authorities for enclosure of swimming pools. The maximum height shall be 6 feet, and final approval shall not be granted until construction of the pool has begun.

(iii) The maximum height of any fence shall be 48" with a minimum height of 42". Post height including caps or finials may not exceed 9" from the top height of the fence. In order to maintain an open design, the boards or slats on any fence may not exceed 50% of the frontal view of the fence.

(iv) No fence or part thereof may be erected which may change, obstruct or retard direction of any drainage channel. It is recommended that no fence be erected in a Landscape Easement or Drainage Easement. In the event that any portion of a fence is erected on such easements, the Developer and Association shall not be liable for any changes, destruction, repair or restoration of any fence, which is damaged, destroyed or remodeled by Developer or Association, or their agents or employees as a result of any construction, reconstruction, landscaping or other improvements in or use of such easements.

(v) Any fencing along 141st Street or Ditch Road shall be constructed of the same material, and be substantially the same height, the same color, the same design and the same appearance as the Entry Way fencing and shall be constructed only with the advance approval of the Board

Privacy screening is defined as a visual barrier – other than fencing – between an Owner's Lot and adjacent property. Privacy screening may not exceed 6 feet in height. No privacy screening may be installed on that part of any Lot which is closer to the street than the primary rear wall of the Dwelling Unit on the Lot. Privacy screening is subject to Board approval.

Maintenance – Fencing/privacy screens shall require regular maintenance and are not permitted to deteriorate. Any bowing or leaning is not permitted. If your fence or privacy screening is stained, such stain color and consistency must be regularly maintained by the Lot Owner.

Trash and Garbage Containers
As stated in Paragraph 4.3(E) of the Declaration, "[t]rash and garbage containers shall not be permitted to remain in public view except on days of trash collection."

Screening for trash and garbage containers must follow the same guidelines as stated in the above section pertaining to Fencing/Screening.

Yard Lights
All homes must maintain exterior lighting in working order. Light posts must be kept vertical (not tilting), and all owners must replace burned out bulbs immediately.

Exterior Lighting
All exterior light fixtures including spot lights must be approved by the Board.

Satellite Dishes
To comply with the Federal Telecommunications Act of 1996, and the Federal Communications Commission rules governing Over-the-Air Reception Devices (OTARD), Lot Owners may install satellite dishes that are one meter or less in diameter. One meter is equal to 39.37 inches, and "diameter" is the distance measured across the widest part of the dish. Only one (1) dish may be installed on each Dwelling Unit, unless additional dishes are required to receive additional or unique transmissions that cannot be received by a previously installed dish. The Board reserves the right to require written verification for the installation of additional dishes upon a .

The OTARD Rule allows associations to designate a preferential order of placement for dishes in their community. To that end, the Board requires satellite dishes be mounted in a location on the Lot that is the least visible from the street directly in front of the Lot, but which will not hinder or prevent signal reception. This specific order of location priority is:

1) To the rear of a Lot's Dwelling Unit;
2) To the side of a Lot's Dwelling Unit; and
3) The front of a Lot's Dwelling Unit.

Therefore, an Owner must install a satellite dish on the rear portion of the Lot's Dwelling Unit if acceptable reception can be received from that location. If acceptable reception cannot be obtained from the rear of a Lot's Dwelling Unit, then the dish may be located on the side of the Lot's Dwelling Unit if adequate reception can be received from that location. If adequate reception cannot be received from a location on the side of the Lot's Dwelling Unit, then a dish may be located on the front of a Lot's Dwelling Unit. However, if a dish is located on the front of a Lot's Dwelling Unit, the Board has the right to ask the Owner to provide written proof from a

reputable dish installation company or expert that the Owner's dish had to be placed on front of the Dwelling Unit to receive signal reception.
The Owner must follow this preferential placement guideline when such Owner installs a satellite dish on such Owner's Dwelling Unit. If the Board determines that the Owner did not properly follow the preferred placement order when installing the satellite dish, the Board has the right to require the Owner to move the dish to another location that is less visible from the street, so long as the relocation of the dish does not substantially impact or degrade the reception of the device. An Owner is responsible for properly repairing any damage resulting from the installation or mounting of a satellite dish.

Unless authorized by law, all other antennae, aerials or devices, towers or radio antennae that are not covered by the OTARD rule are prohibited on any Dwelling Unit without prior written approval from the Board. Satellite dishes, antennae, aerials or devices or radio antennae existing as of the effective date of these Architectural Standards are grandfathered and do not have to be moved according to this provision.

Pools
As stated in Paragraph 4.3(K) of the Declaration, "[n]o above-ground swimming pools shall be permitted on any lot." The only pools permitted by the Board are one piece "tot pools" of less than 1.5' high.

Play Equipment
Play equipment, with the exception of basketball goals, may not be installed on that part of the Lot which is closer to the street than the primary rear wall of the Dwelling Unit on the Lot. The "primary rear wall" shall be determined by lineal feet of wall area at the rear of the Dwelling Unit, and garage walls shall not be included in the calculation of the primary rear wall if the garage extends further to the rear of the Dwelling Unit than does the living area of the Dwelling Unit.

Play equipment includes but is not limited to:

Portable Play Equipment (only requires Board approval on placement and should reasonably be removed from public view when not in use)
Examples: sandboxes, children's picnic tables, soccer & lacrosse Nets, baseball backstops, toddler ride-ons, etc.

Non Portable Play Equipment (requires Board approval regarding but not limited to construction, design, size and placement on the Lot)
Examples: swing-sets, trampolines, and playhouses

Basketball Goals
All basketball backboards must be made of transparent materials. Basketball goals may not be attached to either the home or the garage. The Board must approve the location of the goals. Portable goals are allowed, but shall never be placed in a location that encourages play in a public right-of-way (*e.g.*, sidewalks, streets, or common areas)

Driveways
Shall be constructed of concrete material or brick pavers; no asphalt is allowed. All driveway extensions must be approved by the Board prior to installation.

Mailboxes
As stated in Paragraph 4.3(M) of the Declaration:

Mailboxes shall be black galvanized steel, rural mailbox, medium model 1 - 1 ½, mounted on a 4x4 rough sawn cedar post or such other uniform design as approved by the Board. Mailboxes may be located within the signage, entrance way and landscaping easement.

Repairs or Replacement of Mailboxes or posts must go through Otto's Mailbox Solutions 1-800-888-7996

Dog Houses or Dog Runs
Dogs are not permitted to live in, be chained or penned within a doghouse or dog run in the community. No dog runs or kennels are permitted.

Storage Sheds/Outbuildings
Not allowed within the community.

Firewood
No Owner shall be allowed to store more than two cords of firewood on any Lot. Firewood must be neatly stacked and free of unsightly debris.

Room Additions
All room additions, including without limitation screened or covered porches, must have prior approval from the Board. The roof shingles, siding, and windows must be of identical materials of the existing Dwelling Unit. Dimensions (including roof pitch) and timetable for construction must be submitted to the Board, together with all other information requested by the Board.

Decks and Pergolas

- Decks must be attached to the exterior of the Dwelling Unit in accordance to local zoning and construction laws. Wood or "Trex" types of material are the only permitted materials for construction. Decks must be stained/sealed to preserve both value and aesthetic appeal.

- Pergolas must be constructed of treated wood, Trex or powder coated aluminum. Must reside and anchored on a concrete patio deck. May not be installed on that part of the Lot which is closer to the street than the primary rear wall of the Dwelling Unit.

Clotheslines
Exterior clotheslines are not permitted in the community.

Window Air Conditioning Units
Window air conditioning units will not be approved by the Board.

Fans
Fans of any kind are not permitted to be in windows.