

**Seven Springs Lot Owners Association Inc.
P.O. Box 244
Elizabeth, IN 47117**



ARCHITECTURAL GUIDELINES

Any buildings, structure, dock or a substantial change on any lot requires Architectural committee approval.

1. Site Plan including driveways, house, garage and out buildings with the dimensions of all structures and location on lot of each along with all setback and easement dimensions.
2. Single Family Residence with a minimum of 1200 Sq. Ft. first floor living space, exclusive of garage, basement, porch, and decks.
3. Construction must qualify as a stick built house of traditional style suitable for Lake Environment. This is not to exclude new technology, such as concrete wall-construction as long as the finish product conforms to the intent of these guidelines. No modular housing, mobile home or travel trailers will be permitted as a permanent residence. As a courtesy, it is recommended that you review your plans with a neighbor from each side of your lot prior to submitting your plans for review.
4. Colors – Exterior color chart and selections to be submitted with plans.
5. Siding – Brick, stone, stucco, wood or vinyl samples or literature submitted with plans.
6. Roofing – Any type may be used with a sample or literature submitted with plans.
7. Attached garages when possible should not have doors facing the road.
8. One driveway entrance to existing road, one per lot (No two or more lots may share driveways)
9. No temporary structures will be allowed.
10. Time limit to complete building is 12 months.
11. Fences are discouraged, but any fencing must be approved by the Association. Exception would be in section 7 where fencing to contain horses on the 5+ acre subdivided lots.
12. Portable toilets: Must have site plan for placement and approval by the architectural committee. A “privacy” fence must be installed to shield it from view. Exception is that port-a-potty units may be used during construction.
13. Except for clearing building site, trees should be preserved, except for thinning and landscaping. The intent is that the natural environment is to be maintained.
14. Dock plans must be submitted to the architectural committee and may not encroach more than 25’ from the shoreline at summer pool. Consideration will be given to the curvature and extension of the lot into the lake. For further information on Dock Construction please see Private Boat Dock Construction Requirements form.
15. Any existing building that does not meet these requirements will be grandfathered to the extent that renovations are made and at that time they must comply with architectural guidelines.

16. Any drilling of wells, blasting or hoe ram work is to be reviewed by the Seven Springs Lake Lot Owners Association, Inc. Board of Directors for approval. The work must meet Geological Guidelines of June 9, 2010 Geologic Bedrock Conditions Report to be considered for approval.
17. No one, at any time, will be allowed and it shall be considered a violation of the Architectural Guidelines, to: (1) alter any lake shore line, (2) dredge the lake, and (3) place any item, including but not limited to, any object or any liquid into the lake, onto the lake bed whether the lake bed is covered by water or not, or upon any property belonging to the Seven Springs Lake Lot Owners Association without express written approval from the Seven Springs Lake Lot Owners Association Board of Directors. Violators of the Guidelines shall be responsible, as determined by the Board of Directors, for the cost of repair and/or remediation of a violation of this paragraph.