

4 RESIDENTIAL ARCHITECTURAL GUIDELINES

The architectural character of existing buildings, streetscape, and landscape establishes a frame of reference for Fall Creek Place. To create harmony between the existing urban fabric and new elements, new residential construction should be compatible with the existing architectural character. Compatible designs should not seek to imitate the historic architecture of existing homes, but reflect their surrounding in terms of scale, orientation, and materials.

It is desirable for the homes of the neighborhood community to exhibit the individuality of their owners, as well as, adhere to the guidelines for their selected architectural style. However, it is equally important that they observe basic design principles inherent in good architecture.

The Builder's Guide for New Construction (Exhibit A) presents a very comprehensive architectural guide for five different styles of new homes suitable for Fall Creek Place (see pages 16-40). This Guide should be referenced to understand the primary visual elements for each architectural type.

This section of the Design Guidelines presents some general design considerations that should be adhered to for new residential construction.

4.1 GENERAL DESIGN FEATURES

The main entrance should have a sense of prominence that is reflected in the design. The entry should be sheltered on the exterior under a porch structure and include a front door with no sidelights. A transom window above should be considered. Deep front porches which create outdoor living spaces are encouraged on the front elevation.

Consistency of detailing on all elevations should be maintained. Windows and doors should be consistent in the number of types, locations, styles, and sizes. All openings should be articulated with the use of wide window trim and flat projecting sill or surrounds.

Within a specific block, the DRC may determine that no two homes with similar elevations or mirrored elevations and colors are located within five (5) houses of each other from the street frontage. Adjacent home should possess significant differences in their design and colors.

4.2 ROOF

Roof forms should be well organized and demonstrate the same character on all sides of the residence. Roof pitch should reflect the architectural character of the home, and may be either gable, hipped, or a combination. Eave lines should align wherever possible. Eaves and rakes should be articulated by multiple fascia boards, cove and crown molds, or gutters. Eave overhang should be minimum sixteen inches (16") from exterior face of structural framing. Gutters and downspouts shall be used at all eave lines unless deemed inappropriate. Overhang of gable shall be a minimum of twelve inches (12").

4.3 FOUNDATIONS

Foundation wall should have minimum sixteen inch (16") exposure. Exposed foundation wall above grade shall be brick veneer, split-face block (rough side exposed), or stone. No house slabs on grade will be permitted. Homes constructed on slab must maintain minimum sixteen inch (16") exposure. Skirt boards should be installed to maintain these foundation exposures. Floor elevations should be adjusted to meet these minimum exposures.

4.4 FRONT AND SIDE PORCHES

Well-executed, prominent porches are preferred features. Porches are preferred to have a minimum depth of seven feet (7') to create outdoor living area. Front porches should have decorative railings and/or walls consistent with architecture of home. Attention to the porch details will be extremely important and a focus of the DRC. Porch floor decking material selection is contractor's choice. Pressure treated or unpainted pressure treated lumber will not be permitted. Stained porch materials are to be finished in a heavy body pigmented stain. Lattice porch foundations should be built with solid curtain wall blocking and lattice securely fastened to curtain wall. Generally, lattice foundations and the use of untreated pressure treated lumber is discouraged.

Downspouts should not be mounted along the front of any porch columns.

Front porch flooring shall be brick, concrete, or tongue and groove smooth wood only.

Front porch railings shall have pickets which butt into and terminate at the top and bottom rails. Pickets should not extend past or be face-mounted to the top and bottom rails.

4.5 WINDOWS

All windows must be double-hung in appearance (except transoms). Single hung windows with a lower operable sash and fixed, non-operable windows are acceptable provided they have a double hung appearance. No casement windows are allowed. Preferred window types include all wood, vinyl-clad wood, or aluminum-clad wood window. All-vinyl windows may be utilized, provided they have an acceptable profile. Window types should be called out on plans, and DRC may request examples of all-vinyl window type for approval. Under no circumstances will snap in grids or grids sandwiched between two panes of glass be allowed.

If all-vinyl windows are used, windows must have painted wood trim, consistent with the architectural style of the home.

Generally, window trim should have a header at a minimum width of five and one-half inches (5 1/2"), side trim with a minimum width of three and one-half inches (3 1/2"), and bottom trim with a minimum of one and one-half inches (1 1/2"). Using a 1" x 4" trim along the bottom in lieu of a sloped sill is an acceptable substitute. Trim detailing will be reviewed on a case by case basis, as the trim style and dimensions should reflect the style of the home.

Bay windows must be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a two-story condition, the blank panel between all facets should be articulated.

Window sizes must be of correct proportion, which typically means a 3'-0" x 5'-6" (or taller) first floor window and a 3'-0" x 5'-0" (or taller) upper floor window. Shorter windows are allowable on the first floor, but should be narrower to keep the correct proportion (such as a 2'-6" x 5'-0" window). Special exceptions to window sizes include kitchens, bathrooms, utility rooms, and closets. In addition, smaller fixed windows are allowed on non-primary facades if they are consistent with the architectural style of the home. All plans must call out window dimensions.

Glass block windows are acceptable on side elevations in limited quantities, provided they are closer to the rear of the home. More glass block would be acceptable on the rear elevation of the home.

No semi-circle or similar arched top windows shall be allowed to "float" or stand alone on any façade. Such windows would only be acceptable when combined with other windows and doors in a historically appropriate arrangement. Photographs showing historical precedence are encouraged with such a submittal.

Transoms windows over the front door are required, unless DRC provides a special exception. The top of the transom over the front door should align with the top of all first floor windows, or their respective transoms, on the front elevation of the home. Hardships or design exceptions can be made by DRC on a case-by-case basis.

4.6 EXTERIOR DOORS AND TRIM

Exterior doors should have deadbolts. Doors should be called out on all plans submitted to DRC. Front doors should maintain an architectural character consistent with the home design. Flush doors without lights will not be permitted. Decorative sidelights will not be permitted. Transoms with the address etched in glass above the front door are encouraged. Door trim should match exterior window trim treatment. Wood trim around doors is required when wood trim is used on windows.

All exterior doors shall be appropriate to the style of home. All front doors other than a standard six-panel steel door must be reviewed and approved by DRC. Photographs and/or product specification sheets are encouraged for submittal. Storm doors are acceptable provided that they are full-light doors with clear glass so the primary door is visible and all trim on the storm door is painted to match the home colors.

Sliding glass doors are not acceptable along a primary façade of the home.

4.7 SIDING AND DECORATIVE TRIM

Brick, wood, or cement-fiber are preferred exterior materials. Vinyl siding may be utilized, provided it is a smooth surface with no wood grain stamping or texture, and is a flat color, not shiny. Wood grain stamped vinyl siding will not be permitted. Examples of suitable vinyl siding include Wolverine, Royal Architectural, and CertainTeed Main Street. No dutch lap vinyl siding will be permitted, as all vinyl siding shall be either double-four or triple-three type. Vinyl siding with a brush-stroke finish in lieu of a wood grained texture is acceptable, but should be called out on plans submitted to the DRC. Contractors may submit alternative siding and materials for DRC consideration.

Generally, horizontal siding should have a maximum six-inch (6") reveal. Mixing of material types should be restricted to fishscale or shake decorative siding at second floor transition and in gables in conjunction with horizontal siding. Emphasis by the DRC will be placed on transitions between materials. Trim boards, corner and frieze boards should be built out with filler boards to allow

siding to be tuck behind trim board. Corner trim boards should be minimum of three and one-half inches (3 1/2") in width. Bandboards separating the first and second floor, and separating the first floor with the foundation wall are encouraged. Bandboards must be wood when wood trim is required on windows and doors. Bandboard width should be consistent with architectural character of the home, generally a minimum width of nine and one-quarter inches (9 1/4") is preferred. Siding latticework, spindles, brackets and other decorative trim is encouraged. Whenever present, emphasis on scale, size, and thickness of decorative trim will be scrutinized. Undersized, under-scale and inappropriate size decorative trim will not be approved. All trim must be smooth surface trim. No rough-saw trim will be accepted.

T-1-11 or similar product styles and types will not be approved. Limited use of board and batten will be reviewed on case by case basis but generally will be restricted to small accent areas.

4.8 BRICK

The use of brick is encouraged, but should be provided on all four sides of the home. Brick on only the front elevation (other than porches) or first floor levels only will not be permitted. In some instances, the use of brick along the front, wrapping to a logical termination point on the side elevations may be considered, and will be reviewed and approved on a case by case basis by the DRC. All masonry materials should have color and type identified on plans for approval by the DRC. Brick front porches are desirable and encouraged.

4.9 GARAGES

A detached garage is highly preferred for all single family detached homes. Garages are required on all corner lots. Corner lots may have attached garages with potential access from the side street. As discussed in Section 3.3, a parking pad may be substituted in lieu of a garage if the DRC determines that having a garage would restrict affordability for the homebuyer. The DRC will restrict the location of where homes can be located that do not have a garage.

In general, the following criteria apply for the construction of the garage:

1. Two-car garages should have a minimum 20'-0" x 20'-0" exterior dimension. A smaller one-car garage will also be acceptable, but DRC may restrict location of such homes.
2. Roof slope must be minimum 4:12 roof slope. Roof slope is preferred to match primary dwelling.
3. Gable or hip roofs are acceptable on garage.

4. Roof shingles must match those on primary dwelling.
5. Attic/roof should be vented by soffit vents and roof vents (ridge, attic, gable vents acceptable).
6. Aluminum gutters and downspouts must match those on primary dwelling.
7. Garage should have minimum eave overhang as required for roof venting. Same overhang depth and finish as primary dwelling is preferred.
8. Garage must be wood framed wall and roof construction. Minimum structural member spacing should be twenty-four inches (24") on center.
9. Garage should have minimum eight foot (8'-0") tall exterior walls.
10. Horizontal siding and trim must match those on primary dwelling. Decorative siding in gables is preferred, but not required.
11. Overhead and passage doors must be finished to match house.
12. Concrete or block foundation wall on footing should be minimum thirty inches (30") below grade.
13. An exposed foundation wall is preferred with split-face concrete block to match primary dwelling, but is not required.

4.10. BUMP-OUTS

Any bumpouts should extend to the foundation and should not "float" when they are deeper than sixteen inches (1'-4"), are significant features in the home, or are approximately eight feet (8') or wider. Fireplace and chimney bumpouts are reviewed on a case by case basis, the preference being to keep the fireplace bumpout to less than sixteen inches and/or locate the fireplace bumpout far enough back on the elevation so it is not as visible from the street.

4.11. CHIMNEYS

Any exterior chimneys which extend past the soffit of roof shall be brick or other approved masonry material. Wood or vinyl siding on such chimneys are not acceptable. However, chimneys or bumpouts for direct vent fireplaces that do not extend for more than one story may be of similar material to the base siding of the home.

4.12. SHUTTERS

Shutters will be permitted on homes only if they are appropriate to the architectural style of the home, and will be considered on a case by case basis by the DRC. Shutters must be wood, as vinyl or plastic shutters are not permitted.

4.13. ACCESSORY STRUCTURES

Accessory structures such as tool sheds and other storage sheds must be constructed in a manner to be permanently attached to the primary dwelling or garage and should not be visible from the street. Structure should have similar siding and trim details as primary dwelling and garage. Freestanding accessory structures will generally not be permitted.

APPENDIX A

DEFINITIONS

APPLICANT - The owner or owner's representative who is responsible for the development of property or parcels within Fall Creek Place.

DESIGN REVIEW COMMITTEE (DRC) - as defined in the Declaration of Covenants Conditions & Restrictions.

COMMUNITY DEVELOPMENT PLAN - The overall plan for Fall Creek Place as approved and as may be amended.

DECLARATION - The Documents of the Fall Creek Place Homeowners Association and Exhibits for Fall Creek Place recorded or to be recorded in the Marion County Recorders Office.

DESIGN REVIEW - Process for evaluation of development plans to determine compliance with the Design Guidelines.

DESIGN GUIDELINES - Description of the planning areas shown on the Land Use Master Plan. The Development Guidelines establish density and land use for each planning area and represent the approved zoning.

DEVELOPER - Developer as identified in Declarations of Covenants, Conditions and Restrictions, Bylaws and Design Guidelines.

MODIFICATIONS COMMITTEE (MC) - as defined in these Design Guidelines and Fall Creek Homeowners Association documents.

FALL CREEK PLACE HOMEOWNERS ASSOCIATION - The association for owners of property in Fall Creek Place as defined in the Declaration of Covenants, Conditions & Restrictions.

OPEN SPACE - Public or private land and aquatic areas which are managed to protect the natural environment; provide recreational opportunities; shape the pattern of development; or any combination thereof, including yards, common areas and elements, but excluding therefrom buildings.

PHASE AREA - Refers to the phases identified on a Phase Plan that periodically is updated by Master Developer.

APPENDIX B

APPROVAL

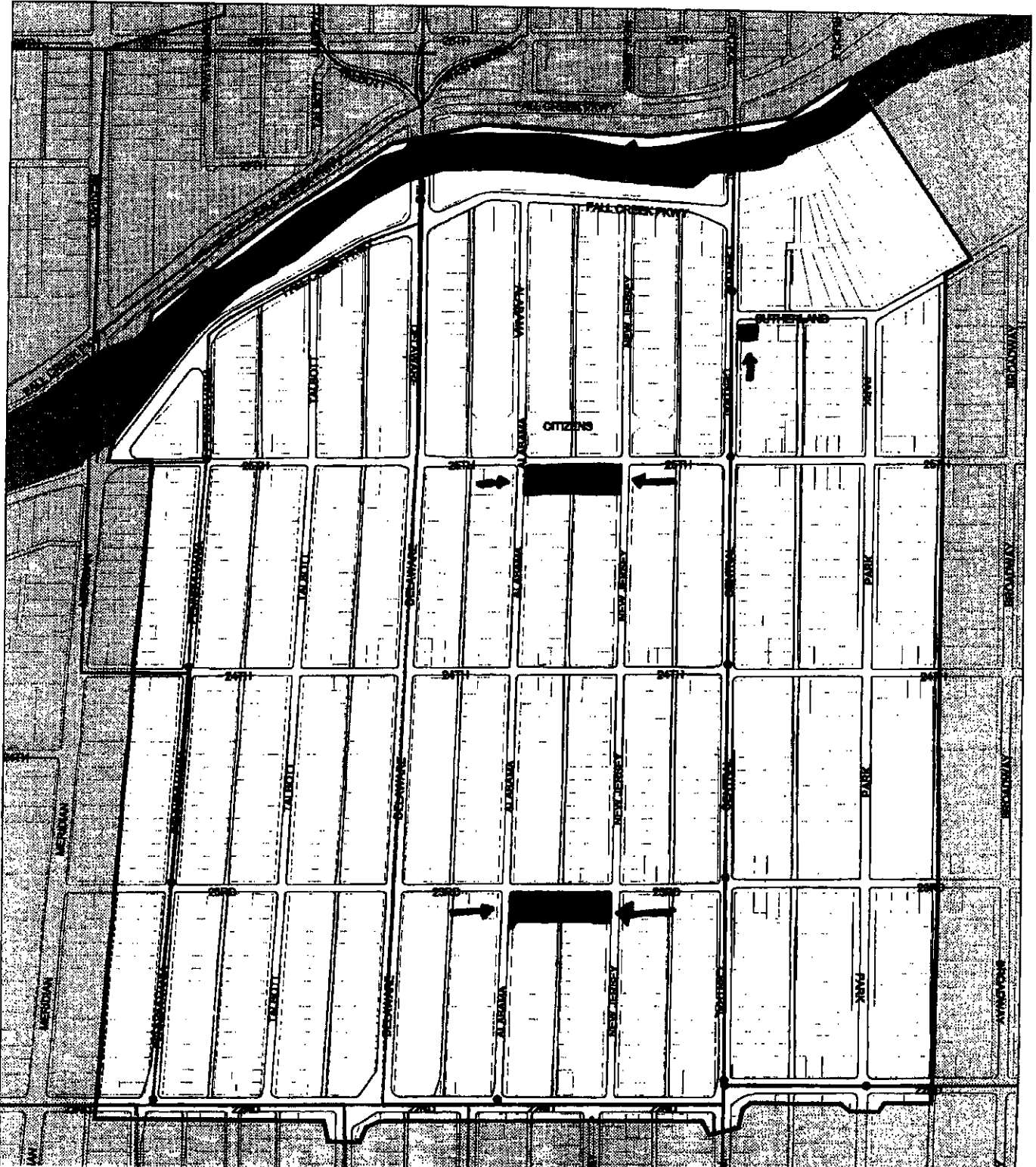
DESIGN REVIEW COMMITTEE (DRC) OF THE
FALL CREEK PLACE HOMEOWNERS ASSOCIATION

- By: 
Chris Palladino, Mansur Real Estate Services Inc.
- By: 
Todd Rottmann, Rottmann Architects
- By: 
Robert Frazier, King Park Area Development Corporation
- By: 
Jennifer Green, City of Indianapolis, Member
- By: 
Sean Murray, City of Indianapolis, Member
- By: 
Todd Dorcas, City of Indianapolis, Member
- By: 
Emily Elling, Resident, Member

Common Areas indicated at the arrows



Fall Creek Place



1

**FOURTH AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS OF THE
FALL CREEK PLACE DEVELOPMENT**

This 4TH Amendment to Declaration (hereinafter referred to as the "Amendment"), made this 10th day of November, 2003 by the Consolidated City of Indianapolis, Indiana by and through its Department of Metropolitan Development, on behalf of the Metropolitan Development Commission of Marion County, Indiana, acting in its capacity as the Redevelopment Commission of Marion County (hereinafter referred to as the "Declarant"), as joined in by the Additional Declarants (See Exhibit A attached hereto) ("Additional Declarants").

WHEREAS, a Declaration of Covenants and Restrictions of the Fall Creek Place Development was prepared under date of January 14, 2002 and was recorded in the Office of the Marion County Recorder on January 17, 2002 as Instrument #2002-0011112 and has been amended from time to time (the "Declaration");

WHEREAS, a First Amendment To Declaration of Covenants and Restrictions of the Fall Creek Place Development was prepared under date of August 9, 2002 and was recorded in the Office of the Marion County Recorder on August 9, 2002 as Instrument # 2002-0150156, a Second Amendment To Declaration of Covenants and Restrictions of the Fall Creek Place Development was prepared under date of September 16, 2002 and was recorded in the Office of the Marion County Recorder on September 19, 2002 as Instrument #2002-0178316, a Third Amendment to Declaration of Covenants and Restrictions of the Fall Creek Place Development was prepared under date of October 28, 2003 and was recorded in the Office of the Marion County Recorder on October 31, 2003 as Instrument #2003-0236152 (the Declaration and all amendments shall be referred to herein as the "Declaration"); and

WHEREAS, the Additional Declarants, being the owners of the properties listed on Exhibit B attached hereto (the "Additional Real Estate"), desire to amend the Declaration to subject the Additional Real Estate to the Declaration;

THEREFORE, the parties hereby agree as follows:

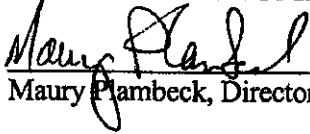
1. That the Additional Real Estate listed on Exhibit B attached hereto and made a part hereof shall hereby be subject to the Declaration and the parties listed above as Additional Declarants join in this Amendment for such purpose.

IN WITNESS WHEREOF, the above noted Declarant and Additional Declarants hereby make this Amendment to Declaration as set forth above.

Inst # 2003-0266281
12/15/03 03:07PM WANDA MARTIN MARION CTY RECORDER
JES 22:00 PAGES: 7

MARTHA A. WOMACKS
MARION COUNTY CLERK
503547 DEC 15 03
NOT RECORDED FOR TAXATION
SUBJECT TO FINAL ACCOUNTANCE
FOR TRANSFER

**CONSOLIDATED CITY OF INDIANAPOLIS,
Acting by and through its DEPARTMENT OF
METROPOLITAN DEVELOPMENT, on behalf of the
METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, acting in its capacity as the
REDEVELOPMENT COMMISSION**

By: 

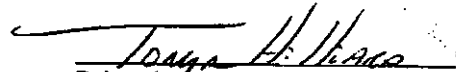
Maury Plambeck, Director

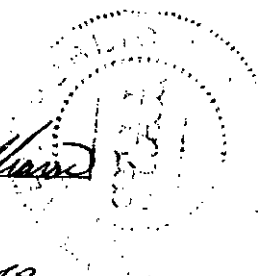
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Maury Plambeck, Director of the Department of Metropolitan Development, who acknowledged execution of the foregoing Amendment to Declaration for and on behalf of said Department and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 10th day of Nov., 2003


Notary Public


Printed

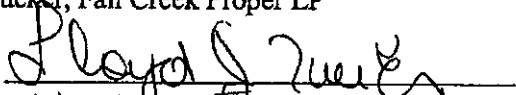


9-29-2009
Commission Expiration Date
Marion
County of Residence

ADDITIONAL DECLARANT

Lloyd J. Tucker, Fall Creek Proper LP

Signature:


LLOYD J. TUCKER, MANAGING GEN. PARTNER

2519 Delaware, 2525 Delaware, 2531 Delaware,
2510, 2516, 2522, 2528, 2534 & 2616 Central
ADDRESSES

This Instrument prepared by Kyle A. Schmutzler Esq., Bingham McHale LLP, 10 W. Market Street,
2700 Market Tower, Indianapolis, IN 46204, (317) 635-8900

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Lloyd J. Tucker, who acknowledged execution of the foregoing Amendment to Declaration, and who having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 4th day of November 2003.

Karen L. Keyler
Notary Public

Karen L. Keyler
Printed

June 14, 2008
Commission Expiration Date
Marion
County of Residence

EXHIBIT A

ADDITIONAL DECLARANTS

Lloyd Tucker, Fall Creek Proper, L P

EXHIBIT B

ADDITIONAL REAL ESTATE

Parcel #1102273 2519 N. Delaware Fall Creek Proper L8 (street Address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102272 2525 N. Delaware Fall Creek Proper L7 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102271 2531 N. Delaware Fall Creek Proper L6 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102313 2510 N. Central Fall Creek Proper L49 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102314 2516 N. Central Fall Creek Proper L50 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102315 2522 N. Central Fall Creek Proper L51 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102316 2528 N. Central Fall Creek Proper L52 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102317 2534 N. Central Fall Creek Proper L53 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.

Parcel #1102319 2616 N. Central Fall Creek Proper L55 (street address), being more specifically described by Instrument Number(s) _____ recorded in the office of the Recorder of Marion County, Indiana.