

Wedgewood Place Community Association Architectural Guidelines and Resident Information

Preamble: It is the policy of the Wedgewood Board of Directors (BOD) and the Wedgewood Architectural Control Committee (ACC) to enforce the Restrictive Covenants, Bylaws and Architectural Guidelines of Wedgewood Community Association (WCA). As a property owner/member of WCA you are legally bound by the aforementioned documents. Compliance is mandatory under the Restrictive Covenants of both Sections I and II in Wedgewood Place. The Board seeks to enforce the Covenants in a realistic and neighborly way. Your cooperation is appreciated.

Included in these Guidelines are contact information for common neighborhood problems such as noise, illegally parked vehicles or stray/barking animals. It is the policy of the WCA to encourage neighbor to neighbor discussions. Please consider exhausting all opportunities to "work out" the situation with your neighbor before soliciting the involvement of a third party such as the Association Board of Directors or the City of Fort Wayne.

The following are guidelines developed by the ACC. They have been reviewed (3/25) and approved by the current Board of Directors of WCA. The ACC, which is required by the Restrictive Covenants, allow penalties including, but not limited to, loss of voting privilege, loss of use of common areas, fines, and legal action for failure to adhere to these Guidelines.

If there is anything that you would like to know regarding architectural control subjects or submittal for approval of your project, please contact the chair of the ACC. To find out who the chairperson is, please consult the association web page: wedgewoodplacefw.com.

The Approval Process: Submit your written proposal to the chairperson at least 30 days in advance of your project. Your proposal should contain an accurate sketch or narrative description of your project, and should include dimensions, location relative to the house, and material to be used. The ACC will reply to your written request in thirty days or less from the submittal date. Once your plans are approved you will be issued a WCA Improvement certificate which may be made visible from the street until your improvements are complete. Notwithstanding current Covenants or Guidelines, it is your personal responsibility to check with city codes in maintaining or improving your property.

Guidelines: *The Guidelines are to be used by the homeowners in Wedgewood as a guide as to what will be approved for any additions, alterations, structures, etc. upon their lot. These guidelines are reviewed and updated periodically by the ACC. It is the policy of the Board of Directors to enforce the Restrictive Covenants while recognizing that they can and should be amended to suit changing community needs.*

1. Fences: Wood fences are preferred. Brick, stone, masonry, or vinyl picket/split rail fences are acceptable. Maximum height is seven feet, in accordance with city code. Fences must be properly maintained. Finish of fences is to be in a color harmonious with the exterior of your home. Vinyl coated mesh on the inside of split rail fences is permitted. No fence shall extend beyond the front line of the house. Front yard fences are permitted, but only at your lot corners, with ten feet maximum extension from the corner, of open construction only, and not more than three feet high. The posts on the fence in the front yard must be facing in toward the owner's house, meaning on the inside of the fence rails. All fence construction, style, materials, etc. must be submitted in writing with necessary sketches, and approved in advance by the architectural control committee.

2. Swimming pool and spas: Pools and spas in excess of two feet deep must be enclosed by a secure fence. The fence must be six feet in height and be of approved construction. Pump houses are permitted inside the fence when used to house pump equipment.

3. Structures: No structure of any kind shall be constructed, erected, located or used on any lot for any reason. This includes use-as-a residence, either temporary or permanent. *This specifically excludes detached sheds until or unless the Wedgewood Community Association supports a change in this provision of the Restrictive Covenants.*

4. Decks and gazebos: Gazebos (a pavilion-open shelter or a belvedere-open-sided, roofed gallery situated as to command a fine view) are allowed, but only in the backyard of a dwelling. They also must be attached, or anchored, to a deck structure. Finish of decks and gazebos is to be in natural, earth tone color. Patios and wooden decks also require approval of design, materials and dimensions. *Plans for all of the above require written submittal to the ACC prior to construction.*

5. House Exterior: Exterior additions, changes or alterations to the house cannot be made until plans with specifications and materials have been submitted in writing (sketches) to, and approved by, the architectural control committee. Alterations should be harmonious with the current architectural scheme. *You do not need prior Board approval to re-stain or re-paint or to landscape your yard in a manner that is otherwise consistent with City codes.* Solar panels are permitted on roofs only. Fireplace wood must be stored on the side or in the back of the house.

6. Recreation equipment: Children's play-sets are permitted in the backyard only, and have a maximum height restriction of 12 feet. Any permanently anchored play equipment must be pre-approved by the ACC.

7. Communication equipment: Radio or television antenna are permitted so long as they are attached, and do not exceed thirty square feet of grid area, or attain a height in excess of six feet above the highest point of the roof.

8. Free standing poles: Free standing poles, other than flagpoles and the aforementioned basketball poles, are not permitted. Basketball posts are permitted no less than fifteen feet from the street.

9. Vacant houses or lots: Association property owners ask that when your home is vacant for an extended time, please keep the lawn neat, the grass mowed, and/or the sidewalks kept free of snow until the house is sold. All lots must be maintained and kept free of weeds and debris. Bare areas are to be seeded with grass to control erosion and weeds.

10. Garbage and recycling containers: Garbage (including yard waste) and recycling may not be placed at the curb before noon the day prior to, and must be removed by 9 pm the day of garbage collection in accordance with City code. All refuse should be in a sanitary container and this container should not be visible from the street other than the day of collection.

11. Boat, recreational vehicle and truck parking: The current Restrictive Covenants limit the amount of time that a boat, boat trailer, truck or recreational vehicle may be in Wedgewood not garaged. The current restriction is no more than a 48 consecutive hour period up to a cumulative of eight calendar days per year. No boat or recreational may be placed in a yard, or left in the street at anytime. Truck is defined as any vehicle rated over one ton.

12. Miscellaneous: If in doubt, contact the Board President, the ACC chairperson or any board member. If you wish to see any of the Restrictive Covenants changed, the Board welcomes your input. The Covenants may currently be changed with a 75% majority vote of Association homeowners.

**Wedgewood Place
P.O. Box 15521
Fort Wayne, IN 46885**

wedgewoodcommunityassociation@gmail.com