

LEGENDS WEST DESIGN GUIDELINES

The Design Review Committee (DRC) and the Board of Directors of Legends West Homeowners Association, Inc., have adopted as of this ___th day of December, 2013, the following guidelines and approval process for the construction, improvement and maintenance of the structures and lots in Legends West, Franklin, Indiana:

- A. All windows shall be white exterior in color (either a vinyl window or aluminum clad) with a strong preference given to "divided light" windows.
- B. A brick, exposed aggregate or stamped concrete insert shall be installed in each driveway according to a specific plan to be approved by the Design Review Committee ("DRC").
- C. Exterior colors shall be white, cream or gray with the specific color (s) to be submitted to DRC for final approval. Shutter colors must first be submitted to DRC for approval in consideration of the other colors and exterior materials used.
- D. The overall design theme for Legends West is southern cottage style. The goal is to avoid masonry materials or design or window design that seek to make a contemporary or modern architectural statement.
- E. All foundations of residences shall be faced in either brick or stone. No cement block or cement walls may be exposed to view.
- F. All pillars or posts for porches or other exterior elements shall be wood or possess the appearance of wood. Such pillars or posts shall be of such dimension and size as to be in scale and proportion to the exterior feature to which they are being incorporated. Please avoid skinny or undersized columns, posts or trim. The corner and main support posts shall be a minimum of 6" x 6" in dimension.
- G. Garage doors must include panels and are to be submitted to the DRC for specific review and approval.
- H. The following wood siding styles are approved: board on band; cedar shake; 8" tongue and groove; lap siding; and board on batten. Wood siding may be actual cedar, redwood or other real wood siding or a Hardie-plank or material equal in quality and design to Hardie-plank.
- I. The railing or posts for rear decking must match the trim color of the residence.
- J. The following exterior materials are approved: brick, stone, wood siding or stucco. Stone or stucco must be gray/cream or white in color. A brick selection must be a traditional color and size and must be submitted for final approval by the DRC. A list of approved brick styles or names by manufacturers may be updated from time to time by the DRC. The facades of the residence must have a minimum of brick or stone as determined by the DRC.

- K. All roofs shall be dimensional shingle and of the same color and design effect as now exists on the homes in Legends West. The color is generally known as "weathered gray" or "pewter gray."
- L. Front doors should be of traditional design and may be painted or stained a color which is compatible with the other approved colors of the exterior materials of the home. Sidelights should be finished in the same trim color as the other windows of the residence.
- M. For new construction, a landscape plan for the front, rear and side yards must first be submitted to and approved by the DRC. For existing homes making major/significant landscaping changes, such changes must first be submitted to and approved by the DRC.
- N. New flower or vegetable gardens or extensive beds extending more than four (4) feet from an exterior wall of the existing residence must all be shown on a plan and approved by the DRC. Such added flower, vegetable or other extensive beds shall be maintained by the homeowner consistent with the same level of care as is provided to the standard landscaped areas of homes in Legends West. Once new landscaping is installed, the Association will do maintenance as it does for flower beds, such as new mulch yearly, trimming of bushes twice a year, etc. The homeowner is responsible for general maintenance of beds such as weeding, general care of plants and flowers, etc.
- O. Street trees planted between the curb and sidewalk are no longer encouraged. However, the front and rear yard landscape plan, as taken together, must contain at least one tree as part of such plan.
- P. The mailbox must be a large, black box with a white post and include a newspaper holder of a standard design approved by the DRC, which holder shall also be painted white. Currently, Otto's Streetscape Solutions of Greenwood (phone: 317-886-4400) provides the Legends West approved mailbox, post and newspaper holder.
- Q. Landscape lighting must be concealed or recessed. Non-recessed flood lights are not approved.
- R. For new construction or for major/significant irrigation revisions to existing homes, the irrigation system must also be shown on a plan and submitted for DRC approval. Such irrigation plan must be adequate to serve the entire turf area and also the landscaped beds. The Owner/Builder must advise the Design Review Committee before any construction or irrigation digging occurs, so the LWHOA irrigation service provider may review and stake any irrigation lines already in existence on a lot. A representative of the Legend West HOA must be allowed the opportunity to inspect the irrigation when it first becomes operational and can reasonably be tested to make sure that it is fully functioning prior to acceptance by the HOA. The chairman of the DRC will provide a copy of the homeowner's irrigation plan to the Secretary of the LWHOA for archival.
- Homeowners should use caution when digging near irrigation pipes and sprinkler heads. Homeowners will be responsible for repair costs for such damages.

- S. Any color or exterior material changes, additions to a residence or any construction or changes as described in Article 4, Section 4.2 of the plat covenants for Legends West shall be first submitted to and approved by the DRC.

Approval Process Steps

Buyers of Legends West lots will be provided with copies of the Homeowners Association covenants, by-laws and design review guidelines. The buyer is responsible for assuring the following process steps are followed and that their home builder has access to these same documents as they develop their new home construction or improvement plans.

1. House or improvement plans are submitted by owner to DRC for review and approval. The plans are reviewed to assure compliance with the design guidelines and covenants. The house design plans should delineate all materials and colors to avoid plan recycles and also include the plot plan for the lot to show the house placement and lot clearance dimensions. Once approved by the DRC the owner may authorize the builder to start construction.
2. Landscaping plans shall be submitted to DRC for approval upon completion of the house construction but prior to the start of the landscaping work. The DRC will advise the owner of plan acceptance within 5 working days of landscaping plan submission.
3. Irrigation system inspection shall be conducted by the DRC and the Legends West irrigation system maintenance contractor prior to connection to the Legends West irrigation water supply. Inspection shall assess adequacy of lawn sprinkler head coverage and proper connection to the irrigation water supply.
4. A copy of all information submitted to the DRC will be forwarded by the Chairman of the DRC to the Secretary of the LWHOA Board for archival.

June 6, 2012 – Original Release

April 4, 2013 – Revision for addition of approval process steps

December 2013 – Revision to provide clarification to M, N, R, and 4.