



# **DAVID BRENTON'S TEAM**

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## **RE/MAX Select, REALTORS**

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The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

**The information is deemed reliable, but not guaranteed.**

**WOODLAND TRACE**  
**COMMON INTEREST AND COMMUNITY INFORMATION DISCLOSURE**

**PURPOSE OF THIS DOCUMENT:** The Common Interest and Community Information Disclosure document is provided to each home buyer at the time of contract to make you aware of a variety of information regarding the community. This document summarizes key information from the recorded plat covenants and the recorded declaration of covenants, conditions and restrictions. If there is any inconsistency between this document and these recorded documents, it is the recorded document that governs the subdivision.

**PROJECT SUMMARY:** Woodland Trace has been platted as a subdivision in the City of Indianapolis, Franklin Township, and Marion County with 198 lots in D2 cluster zoning.

**FUTURE CONSTRUCTION:** In order to meet changes in market demand, C.P. Morgan Communities L.P. reserves the right to change price range, size and design of future homes in the subdivision, subject to zoning restrictions. In addition, C.P. Morgan Communities L.P. may elect to sell lots to other builders subject to the Plat Covenants, Conditions and Restrictions.

**ZONING OF ADJACENT PROPERTY:** The property to the north, south and west is zoned for residential use. The property to the east is zoned for residential and is proposed as a future C.P. Morgan community.

**FIRE & POLICE PROTECTION:** Fire protection and emergency service will be provided by the Franklin Township Fire Department. Police protection will be provided by the Indianapolis Police Department and/or the Marion County Sheriff.

**PUBLIC SCHOOLS:** Based upon information provided to C.P. Morgan by Franklin Township Schools, the following schools will serve Woodland Trace:

Elementary: Arlington Elementary  
Middle School: Franklin Township Middle School  
High School: Franklin Central High School

**POSTAL ADDRESS:** Woodland Trace is in the City of Indianapolis; the postal address is Indianapolis, 46237.

**INSURANCE:** Insurance coverage will be up to each homeowner.

**WASTE COLLECTION:** Waste collection will be up to each homeowner to arrange with a private waste disposal company.

**SNOW REMOVAL:** Snow removal is provided within Woodland Trace through the Homeowners' Association. Snow will tend to pile up at the end of driveways and possibly around mailboxes. It is the homeowners responsibility to clear the snow in these areas.

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**UTILITIES:** The main water lines and fire hydrants are owned and maintained by Indianapolis Water Company. Electric service is provided by Indianapolis Power and Light and natural gas is provided by Citizens Gas. Telephone service is provided by Ameritech and cable is provided by Comcast. All streets, except driveways, are planned to be dedicated to The City of Indianapolis. Likewise, the sewer lines and storm sewers, excluding laterals from each house to the main, are planned to be dedicated to The City of Indianapolis.

**EASEMENTS:** Various easements exist within Woodland Trace which have been granted to The City of Indianapolis and utility companies. These easements have been recorded and will be listed on your owner's title insurance commitment which you will receive at closing.

**MAINTENANCE:** The owner of any lot shall at all times maintain his/her lot and his/her home so that it is attractive. This means grass and weeds shall be mowed, all debris removed, and anything else that would make the improvements appear unsightly. The developer has the right to perform certain maintenance as described in the plat covenants.

**DITCHES OR SWALES:** Each homeowner who has any part of an open storm drainage ditch or swale on his lot has the responsibility to keep such continuously unobstructed and in good repair, including regular mowing. These swales are planted with grass seed for erosion control during land development and will not be graded as part of home construction. Homeowners will need to overseed these areas with lawn grass seed to establish residential standard grass cover. Any soil erosion that occurs from a homeowners lot into a drainage swale will be the responsibility of that homeowner to have the swale restored to ensure proper drainage.

**EXISTING TREES AND VEGETATION:** C.P. Morgan Communities L.P. does not guarantee the number of trees or amount of vegetation that will exist on any lot after land development and house construction. Furthermore, C.P. Morgan Communities L.P. does not guarantee the continued life of any trees or vegetation after said development and construction.

**FENCE ROWS AND PERIMETER LOTS:** Wooded areas and fence rows that include trees, shrubs and brush will not be cleaned out, graded or seeded; they will be left natural or in "as-is" condition.

**STREET TREES:** There shall be street trees planted in the front of the homes. C.P. Morgan shall determine the size and variety. All street trees shall have a 90-day warranty period after planting. No street tree will be replaced beyond this warranty period. The street trees will be installed by land development upon substantial completion of all homes in each section. Street trees will be planted in the spring and/or fall season.

**SIDEWALKS:** Sidewalks will be constructed along both sides of the street.

**HANDICAP RAMPS:** C.P. Morgan makes every attempt to avoid handicap ramps from falling within driveways. The municipalities determine the location of the ramps. However, there are some instances in which the ramp in the driveway cannot be avoided, such as at T-intersections. These lots are described on the Land Development Rollout Analysis.

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**ASSOCIATION & DECLARATION:** Purchase of your home automatically includes you in the governing body of Woodland Trace, legally known as the Woodland Trace Homeowners' Association, Inc. ( Association ). This Association will, at some point in the future, own the common areas and maintain the ponds, amenity areas, and entryways. The Association will collect an annual fee from all homeowners and disburse funds related to the maintenance and ownership of these areas. The Board of Directors of the Association will consist of 3 to 5 members. Your rights and remedies as a member of the Association are fully described in the Declaration, By-Laws, and Articles of Incorporation, a copy of which are available at the Sales Office. Any amendments will be forwarded to all homeowners at time of acceptance.

**ARCHITECTURAL REVIEW:** Any proposed exterior change or improvement to your home (except landscaping) must receive prior approval of the Building Control Committee (BCC) of the Woodland Trace Homeowners Association. The application for architectural approval is known as the "Homeowner Request For Change" and is included in the Homeowner's Manual.

**OBTAINING APPROVAL FROM THE BCC:** Fully complete and submit the Homeowner Request for Change form along with plot plan which shows the exact location and dimensions of any improvements, additions or alterations proposed. A drawing or brochure of the proposed improvement shall also be attached to each plot plan. Submit all required information to:

C.P. Morgan Communities  
301 E. Carmel Drive, Suite E-300  
Carmel, IN 46032  
Attn: Building Control Committee

Please contact Michelle Cooper at 580-6557 with any questions or items not specifically addressed in the Declaration or this Common Interest and Community Information Disclosure.

**COMMON AREAS:** There are areas of ground designated on the plat as Common Areas. These areas will be dedicated to the Association for maintenance and repair of the common areas, amenity areas and ponds. C.P. Morgan Communities Land Development will not stock fish in the lakes located within Woodland Trace. The developer will install fountains in two of the ponds within Woodland Trace.

**LAKE BANKS:** Lake banks that exist within common areas will be mowed by the Association. However some lake banks exist within the boundaries of the Lot and mowing/maintenance is the responsibility of the Lot owner. Please review your plot plan to determine the boundaries of your lot and its relationship to the Lake. The lake water elevation is subject to seasonal variation.

**STREET LIGHTS:** There will be neighborhood street lights installed in Woodland Trace. These will be maintained and paid for by the Woodland Trace Homeowners Association.

## ARCHITECTURAL STANDARDS AND GUIDELINES

**VEHICLE PARKING:** All motor vehicles utilized by any owner of any lot shall be kept and parked only in such lot's garage or driveway. No motor vehicle, whether or not utilized by an owner, shall be parked on any street or public right-of-way, except on a temporary and non-recurring basis. No disabled vehicles shall be openly stored on any lot. Additionally, no boat, trailer, camper, motor-home, recreational vehicle, semi-tractor or trailer, or other similar vehicle, shall be kept or parked upon said lot, except within the garage constructed for such lot.

**SEEDING OF REAR YARDS:** Within thirty (30) days of initial occupancy of a residence located upon a lot within the Subdivision, the owner thereof shall cause the rear yard of such lot to be seeded with grass of a type generally used in the Subdivision. The initial seeding of the rear yard may be delayed if the initial occupancy occurs between November 1 and the succeeding March 31, or if, as of the date of initial occupancy, the final grading of the rear yard has not been completed on or before (a) the following May 1, or (b) thirty (30) days after the completion of the final grading of the rear yard, which ever is later..

**YARD AND LANDSCAPING MAINTENANCE:** All lawns and other landscaping materials located on any lot within the Subdivision shall be maintained on a regular basis in a neat and orderly fashion. In no event shall the grass on any lot exceed a length of six (6) inches.

**HOMEOWNER LANDSCAPING RESPONSIBILITY:** Within (six) 6 months of closing, the homeowner is responsible for installing one additional tree in the front yard which may be either a one (1) inch caliper ornamental, one and a half (1 ½) inch caliper shade or four (4) foot high evergreen. Also, within six (6) months of closing, the homeowner is responsible for installing at least eight (8) shrubs with a mixture of flowering and evergreen and with an eighteen (18) inch spread or height in the front yard.

**FENCING:** No fencing shall be installed on any lot without the prior review and approval of the Building Control Committee of the Homeowners Association. No fence shall be higher than five (5) feet unless such fence is proposed for the rear yard of a Lot which abuts or is adjacent to a common area, lake or detention pond, in which event such fence shall not be higher than three and one-half (3.5) feet; provided, however, that in the discretion of the Committee, the portion of such fence closest to the rear side of the residence may be five (5) feet in height but may not, at the five (5) foot height, extend more than ten (10) feet from the rear corner(s) of the residence. In exercising its discretion, the Committee shall take into account the affect such proposed fence would have on the use and enjoyment of the lake or pond areas and common areas by other owners within the Subdivision. Notwithstanding the foregoing, no fence may be constructed within twenty-five (25) feet of the shoreline of any Lake or detention pond. No fencing shall extend forward of a point which is ten (10) feet back from the front corner of the residence. The material and style used for rear yard or side yard fences or screening structures on Lots abutting or adjoining a common area shall be limited to a see-through material (i.e., vinyl coated chain link [green, brown or black color] including rails and posts, split rail, ornamental iron or aluminum [black color], or "Cape Cod" or vertical spaced wood picket).

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The material and style used for rear yard or side yard fences or screening structures on all other Lots, shall be limited to: vinyl coated chain link (all chainlink fencing shall have a green, brown or black finish and cannot exceed four (4) feet in height), "Cape Cod" or vertical spaced wood picket, vertical wood shadow box, and vertical wood picket. Hidden electronic fencing will be allowed on any Lot. No stockade, ox-bow, basket weave, horizontal wood, galvanized chain link, wire, solid aluminum fences or screening structures will be allowed on any Lot.

No fences, except those fences installed initially by the Developer, shall be erected without the prior written consent of the Development Control Committee. The Developer encourages homeowners to wait until the "final grade" has been established before installing any fencing or landscaping improvements.

No enclosures, structures or "runs" which are designed primarily for the outside keeping of pets or other animals and which are made in whole or part from chain link fencing material, including but not limited to dog runs, kennels, or other similar enclosures, shall be permitted; provided, however, the Committee shall have the discretion to approve such an enclosure or structure if such is surrounded by a wooden privacy fence which minimizes the visibility of such structure by adjoining property owners.

**TEMPORARY STRUCTURES:** No temporary house, trailer, tent, garage, storage barn, or other outbuilding shall be placed or erected on any Lot, except during the permitted construction period, nor shall any overnight camping be permitted on any Lot.

**AWNINGS AND PATIO COVERS:** No metal, fiberglass or similar type material awnings or patio covers shall be permitted in the community.

**SWIMMING POOLS:** No above-ground swimming pools shall be permitted.

**BASKETBALL GOALS:** No basketball goals shall be permitted on any lot without the prior review and approval of the Building Control Committee of the Homeowners Association. No portable basketball goals are permitted in the Community.

**PLAYGROUND EQUIPMENT:** No playground equipment shall be installed on any lot without the prior review and approval of the Building Control Committee of the Homeowners Association. All such equipment shall be located at least ten (10) feet from any adjacent property lines and in the rear yard of a lot (being the portion of such lot behind the rear corners of the residence on such lot). Notwithstanding the foregoing, in the event such lot is located on a corner in the Community, the Architectural Control Committee may, in its discretion, approve a location for such equipment other than a rear yard provided such is not closer than ten (10) feet from any public sidewalk.

**ANIMALS:** No farm animals, fowls or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in the Subdivision. No noxious, unlawful or otherwise offensive activity shall be carried out on any lot in the Subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. All pets shall remain under the control and supervision of an adult owner, and shall not be permitted off of such owner's respective lot unless on a leash or other restraint. The owner of any pet shall be responsible to clean up or repair any waste or damage caused by such pet, and assure that such pet does not create any unreasonable disturbance.

**SIGNS:** No sign shall be displayed in public view on any lot except real estate signs advertising the property for sale or rent.

**ANTENNAS AND SATELLITE DISHES:** No exterior antennas, aerials, satellite dishes, or other apparatus larger than eighteen (18) inches in diameter and intended for the reception of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of any Lot. Any such antennas, aerials, satellite dishes or other such apparatus that do not exceed 3 feet in diameter shall be permitted on a Lot only if such will be aesthetically concealed by landscaping or otherwise and shall be installed so as not to be visible from front elevation street view or constitute a nuisance or offensive effect on other Lot Owners. Under no circumstances shall any such antennas, aerials, satellite dishes, or other such apparatus be installed without the approval of the Committee. No radio or television signals, nor electromagnetic radiation, shall be permitted to originate from any Lot which may unreasonably interfere with the reception of television or radio signals within the Development, provided however that the Developer and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus or master antenna or cable system for the benefit of all or a portion of the Real Estate, should any such master system or systems be utilized by the Association and require any such exterior apparatus.

**SOLAR HEAT PANELS:** No solar heat panels shall be permitted on the roofs of any structures in the subdivision and any solar heat panels must be concealed from the view of neighboring lots and the streets.

**CLOTHES LINES:** No clothes, sheets, blankets, rugs, laundry, or other things shall be hung out or exposed on, or so as to be visible from, any part of the common areas. The common areas shall be kept free and clear of rubbish, debris, and other unsightly materials.

**EXTERIOR MATERIALS:** The colors of exterior materials may be limited by the Committee to a certain color range or palette. Loud or garish colors of brick, trim, siding or roofing are prohibited.

**DECORATIVE STRUCTURES:** No decorative structures, statues or ornaments shall be permitted on any Lots.

**OUTSIDE STORAGE:** Except for construction materials and equipment used by the builder during the construction of the residence on the Lot, all construction materials and equipment, lawn equipment and similar items shall be stored at all times when not in use in enclosed storage areas.

**CORNER LOTS:** No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 5 feet above roadways shall be placed or permitted on any corner Lot within the triangular area formed by the street property line and a line connecting them at points 25 feet from the intersection of the street lines or in the case of a rounded property corner, from the intersections of the street lines extended. The same sight line limitations shall apply on any Lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.

**ENTRYWAY AND AMENITIES:** There is an entry sign and landscaping at the entrance of Woodland Trace. There will also be a swimming pool, baby pool and pool house located in the common area between Lots 47 and 48.

**WOODED AREA:** There is an existing undisturbed wooded area located in the northeast portion of the subdivision that will include a nature path to be utilized by Woodland Trace residents.