

Verona Lakes Community Association, Inc.
Architectural Control Committee (ACC) Addendum & Property Standards

Authority: Established under *Article V (Architectural Control)* and *Article VI (General Provisions)* of the recorded **Verona Lakes Covenants** (Allen County Recorder Doc. #2020076335). These standards expand and clarify existing regulations to promote safety, harmony, property value, and compliance within Verona Lakes.

1. Architectural Review & Submission Requirements (Ref: Article V §§1–3)

No building, fence, wall, or structure shall be commenced, erected, or maintained on any Lot, nor shall any exterior addition, change, or alteration be made without written approval from the **Architectural Control Committee (ACC)**.

Submission Requirements:

- Complete the *ACC Request Form* and submit it to the Committee Chair or Management Company.
- Include: Per CCR Article V, must include two (2) sets of plans and specs showing (a) location of improvements on the lot (site plan); (b) the location of the driveway on the site plan; (c) front, rear and side elevations.
 - Plat of Survey map showing lot dimensions and proposed structure location.
 - Sketch or design layout with dimensions.
 - Material type and color samples.
 - Height and construction details.
 - Required City/County permits (if applicable).
- Homeowners are responsible for obtaining and displaying any required local permits.

Timeline:

- A written response will be provided within **60 days** of submission.
- Failure to respond within 60 days constitutes automatic approval.

2. General Construction & Exterior Modifications (Ref: Article V; Article VI §§9, 11, 27)

Any modification affecting the home’s exterior appearance (paint, siding, roofing, doors, lighting, or landscaping layout) requires **prior written ACC approval**. Unapproved work may result in fines and mandatory correction.

All improvements must be maintained in good repair and appearance consistent with neighborhood standards, as determined by the Board.

3. Accessory Structures (Ref: Article VI §§1, 9, 11, 27)

Accessory Storage Structures:

Use of Other Structures and Vehicles. No structure of a temporary character, trailer, recreational vehicle (RV), camper shell, all-terrain vehicle (ATV), camper or camping trailer, detached basement, tent, shack, detached garage, dog house, barn or other outbuilding shall be either used or located on any Lot, or adjacent to any Lot, public street or right-of-way within the Subdivision at any time, or used as a residence either temporarily or permanently. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any Lot (except in the garage) or on any street in the Subdivision. No trailer, boat, truck, or other vehicle, except an automobile, shall be parked on any street in the Subdivision or left outside the garage of any Dwelling Unit for a period of time greater than seventy-two (72) hours in any calendar month.

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Cupolas/Decorative Roof Features:

- Must complement home design and materials.
- Max height: 4 ft above roof peak.
- Require ACC review and approval

Pergolas & Similar Structures

- Allowed with ACC review for design, materials, and placement.
- Must use neutral or natural finishes consistent with the dwelling.
- Lighting (if installed) must comply with Section 10

4. Pools & Water Safety (Ref: Article VI §15)

Permanent or In-ground Pools:

- Must be landscaped or deck-integrated with durable, earth-tone materials.
- Must be fully fenced per **Indiana State Law** and *Covenants §14 (Fencing)*.
- Must be kept clean and safe.

Temporary Pools:

- Permitted only May–September; must be removed by **September 30**.
- Maximum size: 6 ft diameter × 18 in deep.
- Filters/pumps are not allowed
- Pool water must not drain toward neighboring lots or foundations.
- Please review CCRs for hot tub guidelines
- Fencing recommended for safety, and review hot tub standards in CCRs
- Upon Installation Homeowners automatically assume full liability for accidents or damages.

5. Landscaping, Trees & Lot Maintenance (Ref: Article VI §§9, 11, 27)

- Each property must include at least **6 shrubs** and **1 tree** visible from the street.
- Yards must be mowed, edged, weeded, and free of clutter.
- Initial and Major landscaping changes (layout, material, design) require ACC approval.
- Dead or diseased trees/shrubs must be replaced promptly.

New Construction:

- Within **9 months** of occupancy (weather permitting), lawns must be seeded or sodded and landscaped per CCR Article VI, Section 4.

Vacant Homes or Lots:

- Owners must maintain lawns and landscaping, with grass not exceeding **6 inches** in height.
- Construction materials must be secured to prevent debris.

6. Fencing (Ref: Article VI §14)

- Only **wood, wood composite, vinyl, or metal** fences permitted.
- **No chain link** fences allowed.
- Maximum height: **6 feet** (Excluding pond-facing lots).
- Wood fences must be finished in natural earth tones.
- All fence plans require prior **ACC approval**.

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- All fences must be professionally installed.
- Fence line must start from the rear or mid-point of the dwelling.
- Posts must face inward; finished side outward.
- Must be kept clean and maintained.

7. Flags, Signs & Holiday Decorations (Ref: Article VI §31)

Flags:

- One (1) flagpole and flag per lot allowed.
- Pole height: Maximum 25 ft or less than home height.
- Must be illuminated at night if flown after dark.
- Yard flags are at the discretion of the Board

Signs:

- Real estate “For Sale” or “Builder” signs during active listing.
- Temporary political signs during election season.
- Student/school activity and church signs.
- Security/warning signs.
- All other signs require ACC approval.

Holiday Decorations:

- Encouraged if tasteful and in good repair.
- May remain up to **30 days post-holiday**.
- Seasonal transitions allowed if maintained.

8. Play Equipment, Trampolines & Outdoor Items (Ref: Article VI §19)

- All play structures, trampolines, or swing sets require **ACC approval**.
- Must be placed in rear yards only, not visible from the street.
- Must be securely anchored and kept safe, clean, and well-maintained.
- Only neutral/earth-tone colors permitted
- No treehouses permitted.
- Must not encroach on easements or property lines.
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9. Noise & Nuisance (Ref: Article VI §17; Allen County Code §3-4-1)

- No loud, noxious, or offensive activities permitted.
- This includes excessive dog barking, loud music, or construction outside reasonable hours.
- Comply with Allen County Quiet Hours: **10 p.m. – 7 a.m.**
- Violations subject to HOA enforcement and county penalties.

10. Lighting & Electrical Standards (Ref: Article VI §§18–21)

- No lighting can be higher than roofline.
- Exterior fixtures must not exceed 7 ft unless attached to the dwelling.
- Mercury vapor lights are prohibited.
- All lighting must prevent glare or light trespass to neighboring properties.
- Underground utilities required; no overhead electrical or telephone service permitted except for primary service lines.

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11. Antennas & Communications Devices (Ref: Article VI §17)

- No freestanding antennas.
- Satellite dishes up to **18 inches** are allowed, not visible from the street.
- Larger systems require written ACC approval.

12. Easements & Geological Activity (Ref: Article VI §§18–21)

- No obstruction or alteration of **drainage or service easements**.
- No drilling, mining, or excavation.
- No private water supply or sewage systems permitted.
- Owners must maintain any drainage swales or easements on their property.

13. Vehicles, Parking & Traffic (Ref: Article VI §27)

- No boats, trailers, RVs, campers, or inoperable vehicles visible or parked outdoors for more than **72 hours per month**.
- All other vehicles must be parked on paved driveways or inside garages. Vehicles must not block sidewalks or driveways, and may not block or restrict access to mailboxes, fire hydrants, or 30 feet from stop signs.
- No parking in a manner that obstructs emergency vehicle access.
- No recreational or motorized vehicles (ATVs, scooters, go-carts) on common grounds.
- Must comply with **Allen County traffic ordinances** and posted speed limits.

14. Trash Storage & Screening (Ref: Article VI §32)

- Bins must be screened from public view except on collection day.
- Approved screening includes:
 - Shrubs consistent with landscaping.
 - Must not obstruct sidewalks or easements.
 - **Architectural enclosures Maximum 4 ft high × 6 ft wide × 4 ft deep** and requires approval from ACC
 - Must follow accessory storage guidelines as listed above
 - Must be out of street view (to best of ability)

15. Animals & Household Pets (Ref: Article VI §28)

- Only domestic pets (dogs, cats, etc.) are allowed; no livestock or poultry.
- Pets must be leashed per **Allen County Leash Ordinance**.
- Owners must clean up pet waste immediately.
- Feeding wildlife is discouraged.
- No kennel, breeding, or boarding per CCRs.

16. Environmental Stewardship & Ponds (Ref: Article VI §§21–22)

- No dumping of yard waste, household debris, trash, or chemicals into ponds or common areas.
- Only Association-owned fountains permitted in ponds.
- Rain barrels (Maximum 50 gallons) allowed with ACC approval; neutral color and rear-yard placement.
- Catch-and-release fishing for residents only
- No introduction of non-native species or feeding wildlife; no dumping of bait fish.

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17. Enforcement, Violations & Fines (Ref: Article VI §35)

- **1st Violation:** Courtesy notice. (15 days to resolve, unless board and homeowner come to another agreement)
- **2nd Violation:** \$25 fine. (30 days to resolve, unless board and homeowner come to another agreement)
- **Ongoing Noncompliance:** \$100 per month until resolved. (After 2nd Violation and 30 days have passed without resolution or a resolution agreement between homeowner and board.)
- Continued violations lasting 6 months or more may result in additional legal or lien action as permitted by Association organizational and controlling documents and state laws.

18. Submission & Contact Information

All Architectural Change requests and correspondence should be directed to:

Verona Lakes Community Association, Inc.
Attn: Architectural Control Committee
507 Airport North Office Park
Fort Wayne, IN 46825
✉ Email: stacey@abcmanagement.org

Any changes to policy and guidelines and CCRs would be in accordance with the CCRS and state laws

Established March 2026