

As approved by the Town of Fishers and spelled out in the Plat Restrictions and Declaration of Covenants, the following covenants are for the Delaware Pointe subdivision and are the guidelines for the Delaware Pointe Developmental Control Committee. The Delaware Pointe Developmental Control Committee shall generally have the duty to see that your neighborhood remains an attractive community. Any homeowner alterations or improvements of any type or kind after the initial construction such as buildings, fencing, or exterior painting requires Committee approval. However, no approval is required for landscaping and repainting in the same exterior color. The Committee may require a set of plans and specs which set forth the color and type of material to be used. The Committee has an objective that the design or color scheme of a proposed improvement be in harmony with the general surroundings of the lot or with adjacent buildings or structures, including trim, siding, roof, and brick colors. The Committee in its reasonable judgement wants the improvements to be architecturally in the best interest, welfare, or rights of all owners.

The following list is not all inclusive and final approval still rests with the Developmental Control Committee.

1. **SIDING** All changes to siding must be approved by the Committee. The siding must contain wood. No vinyl or aluminum siding is allowed.
2. **PAINT COLORS** Any changes to exterior paint colors must be approved by the Committee. Repainting the same color does not require approval. Houses next to each other can not have the same color combination.
3. **ROOFING** Any changes to the color of your roofing must be approved by the Committee.
4. **GUTTERS AND DOWNSPOUTS** All gutters and downspouts in this subdivision shall be painted or of a colored material other than grey galvanized.
5. **BRICKS** Any changes to the color of the brick on your house must be approved by the Committee.
6. **ROOM ADDITIONS** Any room additions must be approved by the Committee. Building Permits may also be required.
7. **FENCES** No fence shall be higher than (6) feet. No fencing shall extend at a point which is (10) feet behind the furthest back corner of the residence. All fences must be constructed of wood material and be painted or stained in a color compatible with the color of the residences. No chain link or similar material fences will be allowed in the development. No fences except those fences initially installed by the developer shall be erected without prior written consent of the development control committee.

8. **DECKS AND PATIOS** All decks and patios must be approved by the committee. Building permits may also be required.
9. **DOORS** Any changes to existing doors, including the addition of storm doors, must be approved.
10. **WINDOWS** If changing with the same type of window, no approval is needed. If changing to a different type of window, committee approval is required. Windows must be of wood, or a wood clad style window, subject to the discretion of the committee.
11. **DRIVEWAYS** Must be a concrete surface. Any color changes made to driveway must have the committee's approval.
12. **SIDEWALKS** No changes can be made to sidewalk in front of the house and by the street without committee approval.
13. **FRONT DOOR STOOPS** Modifications to the front door stoops must be approved by the committee. Repairs of the same materials do not require approval.
14. **BASKETBALL GOALS** Basketball goals are permitted in the driveway but must be approved by the committee.
15. **LAMP POSTS** Any changes to the lamp posts must be approved by the Committee. Pictures of the new post and fixture will be required prior to approval.
16. **MAILBOXES** The mailboxes initially installed by the developer include a newspaper holder. No additional newspaper boxes or attachments may be added to the mailbox structure.
17. **STORAGE SHEDS** Detached storage sheds are not permitted within Delaware Pointe
18. **SIGNS** No sign shall be displayed in public view on any lot except a real estate sign of not more than 6 square feet advertising the property for sale.
19. **SATELLITE DISHES** No satellite dish greater than 20" is permitted in the community. Location of the dish must be submitted for approval.
20. **ANTENNAS** No antenna shall be allowed to extend higher than 5 feet above the roofline on the exterior of homes in the community.

21. **STORAGE TANKS** Any gas or oil storage tank used in connection with a lot shall be either buried or located in a garage or house such that they are completely concealed from public view.
22. **AWNINGS AND PATIO COVERS** No metal, fiberglass or similar type material awnings or patio covers shall be permitted in the community.
23. **SWIMMING POOLS** No above ground swimming pools shall be permitted.
24. **SOLAR HEAT PANELS** No solar heat panels are permitted on the roofs of any structures and any solar heat panels must be concealed from view of neighboring lots and street.
25. **VEHICLE PARKING** No campers, trailers, large trucks, recreational vehicles, boats, or disabled vehicles shall be parked on any street or lot in Delaware Pointe unless parked in the garage.
26. **TEMPORARY STRUCTURES** No trailers, shacks, outhouses, detached storage or tool sheds of any kind shall be erected or situated on any lot in the community except temporarily by a builder during construction.
27. **USES** All Homes at Delaware Pointe shall be used exclusively for single family residential purposes.
28. **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.
29. **ANIMALS** Usual household pets are permitted but shall be kept reasonably confined so as not to become a nuisance.

October 26, 2005