



Champions Pointe Architectural Control Guidelines

I. Purpose and Philosophy of Champions Pointe Architectural Control Guidelines:

These guidelines are designed to encourage architectural design and quality construction and to promote an attractive, harmonious, and pleasant living environment in Champions Pointe. For the protection of property values and to assure quality construction by responsible and professional builders and their subcontractors, the Architectural Control Committee (ARC), as appointed by the Board of Managers, implements the following Architectural Control Guidelines.

II. ARC Authority, Review and Approval Process

- a. ARC Authority - The Declaration of Covenants, Conditions and Restrictions (DCCR) for Champions Pointe, a Planned Unit Development, delegate the architectural control of Champions Pointe development to the ARC.
 - i. The relevant DCCR provisions read as follows:
 1. Section 4.08 – “The Architectural Review Committee shall have the duty, power and authority to receive, review, comment on, request changes to, and approve or disapprove plans presented to it for the construction of residences on Lots, as contemplated by Section 6.01(c) and other provision of the Declaration.”
 2. Section 6.01(c) – “Approval of Plans - No building of any kind or description, fence, or other structure shall be erected without prior written approval of the ARC, which must also approve the proposed site location.”
 - ii. These guidelines are intended to assist property owners during the design, construction, or improvement of their residence while protecting the property values of all owners.
 - iii. In reviewing any proposed structure, the ARC shall have the right to take into consideration the suitability of the structure to the site, the harmony thereof with the surroundings, and the effect of the structure on the view from adjacent or neighboring Lots and/or the Golf Course.
 - iv. The ARC, in its sole discretion, shall have the right to accept or reject construction plans and building specifications solely based on aesthetics.
 - v. The Architectural Control Committee may, without notice, periodically amend these ARC guidelines.
- b. Builder Approval Process – The ARC reserves the right to approve all builders in Champions Pointe. The ARC prefers that all builders be active and full time in the Southern Indiana and/or the Louisville home builder industry and be a registered member of the Builder Developer Association of Southern Indiana (BDASI) and/or the Greater Louisville Building Industry Association (BIA Louisville). However, approval may be granted to others that can provide criteria, demonstrate experience, and prove qualifications to build within Champions Pointe. The ARC reserves the right to deny, at the ARC’s discretion, any entity or individual that

is deemed unqualified to build within the Champions Pointe development. To apply to be an approved Champions Pointe builder, each builder must provide the following to the ARC:

- i. A written letter requesting approval, which should include stated associations with organizations in the home building industry, years in business, addresses of homes built in the last 12 months, and any other information that would assist the ARC in the approval process
 - ii. Referral letters from subcontractors and vendors
 - iii. Referral letters from past clients
 - iv. A printed copy of the most current credit report
- c. Soil and Erosion Control Agreement – The Master Developer of Champions Pointe has a strict soil and erosion control policy. Adherence is strictly enforced to minimize entry of soils and pollutants into the Champions Pointe storm sewers, lakes and surrounding streams. Upon ARC builder approval, each approved builder is required to execute the Champions Pointe Soil and Erosion Control Agreement, which details the expectations of the Master Developer regarding soil and erosion control during the construction of all homes. Failure to strictly adhere to the policy will result in possible fines and permanently revoking the approved builder status.
- d. Home Plans Review Process – To submit plans for approval, an Owner or builder shall present the ARC with a completed Champions Pointe Architectural Control Guidelines Building Approval Application Form, along with the construction plans, building specifications and a site plan consisting of:
- i. A survey of the Lot prepared by a land surveyor, licensed in the State of Indiana. The site plan shall include:
 1. Property boundary line descriptions
 2. North arrow
 3. Location of house on the Lot, including the setback measurements to the front, back and sides of the Lot
 4. Drainage direction arrows and location of silt control fencing and all other erosion control measures
 5. Location of all decks and porches
 6. Location of any proposed fences and/or retaining walls
 7. Location of driveways and walkways (which shall be concrete and/or brick pavers and the driveway apron, which shall be concrete)
 8. Location of areas proposed to be used for storage and refuse collection – which must be visually screened from adjacent streets and properties with trees and shrubs
 9. Location of any proposed swimming pool, including all plans for landscaping and safety to protect the residents of the Subdivision
 10. Location of any proposed other structure of any nature, which includes, but not limited to, antennas, satellite dishes, all outdoor recreational apparatuses, play equipment, gazebos, etc.
 11. All existing easements and right-of-way
 - ii. Architectural Plans – an electronic version of the full set of drawings, including foundation plan, floor plans, building sections, front/rear/side elevations and views, total square footage of finished 1st and 2nd story, and square footage of any finished area of basement
 - iii. The grade elevations relative to the curb – including rear, front and side elevations
 - iv. Specifications for the type and color of exterior materials (including, but not limited to brick, wood siding, trim, cornice, roofing, stucco, gutters, etc.). The ARC reserves the right to request samples thereof
 - v. Any other data as the ARC may request
- e. Approval Process – Within five (5) business days of receipt of all required documents, the ARC will begin their review. ARC will either grant approval or state reasons for the disapproval of the project in writing within five (5) days of receipt of all required documents. Final approval will be in the form of a signed Building Approval Application Form. If the ARC requests changes to the submittal, the builder must

resubmit for review before proceeding. Final approval is valid for twelve (12) months. If construction is not completed within twelve months and in compliance, the ARC may take legal action to insure compliance.

III. Design Guidelines

- a. Site – The design process should begin by considering the constraints and opportunities of the site, including the existing topography, vegetation, views, drainage, easements, setbacks, adjacent structures and neighborhood environment.
- b. Setbacks – No structure shall be located on any Lot nearer to the front Lot line or the street side Lot line than the minimum building setback lines shown on the recorded plat of any Section of the Subdivision and as shown on the Site Plan, except steps may project into said areas, and open porches may project into said areas not more than six (6) feet. Front setbacks are to be set at minimums to line up front elevations. Developer may vary the established building lines, in its sole discretion, where not in conflict with the applicable zoning regulations. These setback requirements are in addition to any setbacks required by applicable setback or building limit lines imposed by any recorded plat creating a Lot, or by applicable regulation of the Clark County Planning Commission, and where there is any variation, the most restrictive shall apply.
- c. Easements – The Covenants reserve certain easements. Construction is normally not allowed in these easements. The easements are as per the recorded plat of each Section of the Development; builders are not allowed to change any drainage easement by adding or removing pipe, altering the direction of the approved drainage flow plan, or shedding any surface runoff onto the golf course.
- d. Architectural Design – It is necessary during the design process to consider roof form, window and door articulation, materials, finishes and colors in addition to site constraints. As Champions Pointe grows, the relationship of each residence to its neighbor will become increasingly important and should play an integral role in the design process. The Architectural Design principals are as follows:
 - i. Size of Structure, Roof Pitch, Exterior Construction Materials and Garage Requirements by Section:
 1. Size of Structure - The Developer may establish different minimum floor areas for residential structures in the various Sections of the Development, which may and will vary from Section to Section depending on the nature of PUD designs in those Sections. This Architectural Control Guidelines will be amended as each new Section is developed to include the adopted minimum size structures of each added Section.
 2. Roof Pitch – Roof pitches shall be dictated by the stated minimum stated per Section. The roof pitch on porches may be less than the home’s minimum roof pitch, but must be complementary to the style and architecture of the house.
 3. Exterior Construction Materials – Exterior wall materials shall be brick, stone, or horizontal siding. The use of vinyl siding will be approved on a case-by-case basis. The ratio of masonry material to siding shall be dictated by the stated minimum per Section.
 4. Garages – All garages must be a minimum of two cars attached with overhead door location to be as indicated by the requirements of each section. In Sections that do not allow for a front load garage, the ARC retains the right to approve, on a case-by-case basis, a front-load garage on lots that are not adequate size for a courtyard, side or rear load garage. The ARC retains the right to approve a third, front entry garage door on home plans that are suitable for an additional garage, but these second, tandem styled garages, must be attached to the home and entered from the same driveway as the standard two car side entry garage. In addition, the third garage must have a front set back at a minimum of 30’ behind the front façade of the home and the garage door must add architectural and aesthetic interest to the façade of the home.
 5. Fences – All fences must be approved in writing by the ARC Committee before construction. Privacy fences will not be approved in any Section of Champions Pointe. All other fences must be underground, 4’ black aluminum or wrought iron, and design must be approved. All fences installed on golf course lots must be placed 5’ inside the rear property boundaries and the property owner must maintain the 5’ between the fence and the golf course. There

are some sections in Champions Pointe that underground fences will be the only type of fence approved. See III (3) e-Architectural Requirements for fence approval detail in each section.

e. Architectural Requirements - As of the adoption of this initial Architectural Control Guidelines, the following Sections have been, or are ready to be, developed and will have the following minimum floor areas, roof pitch, exterior construction materials, and garage requirements:

1. **The Masters Sections** (87 Lots - on Recorded sheets 2, 3 & 4) – aka Section 1 in the development sequence and Section I on the PUD site plan –
 1. Non-Golf Course Lots
 - a. Ranch = 1600 Square Feet
 - b. 1 ½ Story = 1800 Square Feet
 - c. 2 Story = 2000 Square Feet
 - i. Minimum Square Footage on 1st floor for 2 stories = 1000
 - ii. Minimum Roof Pitch Minimum – 8/12
 - iii. Minimum Exterior Ratio – 75% Masonry/25% Siding
 - iv. Garage Entry – Courtyard side, Side, Rear only
 - v. Fences – 4' black fences allowed, must be inset 5' from rear property line on golf course lots or lots that back up to common areas
 2. Golf Course Lots
 1. Ranch = 1800 Square Feet
 2. 1 ½ Story = 2000 Square Feet
 3. 2 Stories = 2200 Total Square Feet
 - i. Minimum Square Footage on 1st floor for 2 stories = 1200
 - ii. Minimum Roof Pitch Minimum – 8/12
 - iii. Minimum Exterior Ratio – 75% Masonry/25% Siding
 - iv. Garage Entry – Courtyard side, Side, Rear only
 - v. Fences - 4' black fences allowed, must be inset 5' from rear property line on golf course lots or lots that back up to common areas
2. **Bay Hill Golf Villas** (46 Lots) – aka Section 2 in the development sequence and Section A on the PUD site plan –
 1. Ranch = 1400 Square Feet
 2. 1 ½ Story = 1600 Square Feet
 3. 2 Stories = 1600 Total Square Feet
 4. Minimum Square Footage on 1st floor for 2 stories = 800
 5. Minimum Roof Pitch Minimum – 7/12
 6. Minimum Exterior Ratio – Predominant Masonry with Siding Accents
 7. Garage Entry – Courtyard side entry with some front load garages, depending on the lot limitations
 8. Fences – underground fences only (no vertical fences will be approved)
3. **Pine Valley Golf Villas** (40 Lots) – aka Section 3 in the development sequence and Section C on the PUD site plan –
 1. Ranch = 1400 Square Feet
 2. 1 ½ Story = 1600 Square Feet
 3. 2 Stories = 1600 Total Square Feet
 4. Minimum Square Footage on 1st floor for 2 stories = 800
 5. Minimum Roof Pitch Minimum – 7/12
 6. Minimum Exterior Ratio – No required ratio, but must have a combination of both masonry brick or stone and hardy plank siding (or similar); The architectural style must be 'cottage' or 'craftsman' style
 7. Garage Entry – Front load garages
 8. Fences – underground fences only (no vertical fences will be approved)

4. **The Fairways Section 4A (3 Lots) and 5A (20 Lots)** – aka Sections 4 and 5 in the development sequence and Section G on the PUD site plan –
 1. Ranch = 1600 Square Feet
 2. 1 ½ Story = 1800 Square Feet
 3. 2 Stories = 2000 Total Square Feet
 4. Minimum Square Footage on 1st floor for 2 stories = 1000
 5. Minimum Roof Pitch Minimum – 8/12
 6. Minimum Exterior Ratio – 50% Masonry/50% Siding
 7. Garage Entry – Courtyard side, Side, Rear only
 8. Fences - 4' black fences allowed, must be inset 5' from rear property line on golf course lots or lots that back up to common areas
5. **The Augusta Estates Section 4B (10 Lots)** – aka Section 4 in the development sequence and Section J on the PUD site plan –
 1. Ranch = 2000 Square Feet
 2. 1 ½ Story = 2200 Square Feet
 3. 2 Stories = 2400 Total Square Feet
 4. Minimum Square Footage on 1st floor for 2 stories = 1200
 5. Minimum Roof Pitch Minimum – 8/12
 6. Minimum Exterior Ratio – 75% Masonry/25% Siding
 7. Garage Entry – Courtyard side, Side, Rear only
 8. Fences - 4' black fences allowed, must be inset 5' from rear property line on golf course lots or lots that back up to common areas
6. **Augusta Estates Section 6A (30 Lots)** – aka Section 6 in the development sequence and Section L on the PUD site plan –
 1. Ranch = 2000 Square Feet
 2. 1 ½ Story = 2200 Square Feet
 3. 2 Stories = 2400 Total Square Feet
 4. Minimum Square Footage on 1st floor for 2 stories = 1200
 5. Minimum Roof Pitch Minimum – 8/12
 6. Minimum Exterior Ratio –75% Masonry/25% Siding
 7. Garage Entry – Courtyard side, Side, Rear only
 8. Fences - 4' black fences allowed, must be inset 5' from rear property line on golf course lots or lots that back up to common areas
- ii. **Augusta Two Section 7 (20 Lots)** – aka Section 7 in the development sequence and Section J on the PUD site plan –
 1. Ranch = 1800 Square Feet
 2. 1 ½ Story = 2000 Square Feet
 3. 2 Stories = 2200 Total Square Feet
 4. Minimum Square Footage on 1st floor for 2 stories = 1000
 5. Minimum Roof Pitch Minimum – 8/12
 6. Minimum Exterior Ratio –75% Masonry/25% Siding
 2. Garage Entry – Courtyard side, Side, Rear only
 3. Fences - 4' black aluminum or wrought iron fences allowed, must be inset 5' from rear property line on golf course lots or lots that back up to common areas
- iii. **Champions Commons Golf Villas Section 8 (47 Lots)** – aka Section 8 in the development sequence and Section B on the PUD site plan –
 1. Ranch = 1500 Square Feet
 2. 1 ½ Story = 1700 Square Feet
 3. 2 Stories = 1900 Total Square Feet
 4. Minimum Square Footage on 1st floor for 2 stories = 800
 5. Minimum Roof Pitch Minimum – 8/12

- 6. Minimum Exterior Ratio – 75% Masonry/25% Siding
- 7. Garage Entry – Front load, Courtyard load
- 8. Fences – underground fences only (no vertical fences will be approved)

End of Document

Accepted by: _____

Buyer(s) and/or Builder:

Date: _____

Seller:

Accepted by: _____

Title: _____

Date: _____

CCGC Investors, LLC