



Carrington Woods

Architectural Guidelines

Square Footage Requirement

All Lots Except Wooded

- Ranch Style Homes – 1800 Sq. Ft.
- Two Story Homes – 2200 Sq. Ft.

Wooded Lots

- Ranch Style Homes – 2200 Sq. Ft.
- Two Story Homes – 2600 Sq. Ft.

Building Set Back Requirements

- 25 Ft. Front Yard
- 30 Ft. Rear Yard

Landscape Requirements

- Landscape design required with Architectural Committee approval.
- Landscape completion requirement is one hundred–eighty (180) days of the earlier occupancy or completion of dwelling.
- A minimum of two (2) trees in the front yard lot planting area, all to be a minimum of 3½ in diameter

Miscellaneous Requirements

- Fences, mini-barns, and in-ground pools by written approval of Architectural Committee.
- Sidewalks required on all lots.
- Uniform mailboxes are required and shall be approved by Architectural Committee. Installation cost is Owner's responsibility. Please call Bookout Builders office four weeks prior to move-in to have the mailbox installed, 765-289-9976.
- Uniform yard lights are required and shall be approved by Architectural Committee prior to installation. Owner shall install light prior to completion of construction at Owner's expense.
- Dumpster or trash bin required on site beginning at the framing stage.

Homeowners Association Miscellaneous Requirements

- All new home designs, placement, landscaping shall be approved by the AC.
- Commercial vehicles, boats, trailers, campers, etc...are not permitted on the property except within enclosed garages.
- Satellite dishes must be approved for location and no larger than 24 inches.
- Property owners' association fee of \$190 per year has been assessed to each lot. This fee will cover repair and maintenance of common areas and will be collected (pro-rated to the day or the closing) at closing.