

**SEIFERT CREEK COMMUNITY  
BUILDERS PACKAGE CONTENTS**

1. Cover letter
2. Seifert Creek Architectural Control Committee guidelines
3. Seifert Creek Covenant Clarification sheet
4. Picture of mailbox, dusk to dawn lamppost and entrance lampposts  
(Specifications on the installation of these will be sent by the developer  
Also specifications on the installation of the sidewalks)
5. Plat and prices of Seifert Creek
6. Complete set of Covenants
7. Complete set of Homeowners Association Bylaws
8. Copy of Accepted Builder Approval Letter

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# Seifert Creek

— CORPORATION —

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GREENFIELD, IN 46140  
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It's difficult to define excellence in architectural design. But it is not difficult to see the beauty of nature. Seifert Creek Community offers the unique opportunity for area builders to combine the finest in architectural mastery with the natural beauty of the land.

The vision that inspired Seifert Creek Community is based on creating an environment of harmony -- harmony of distinctive living incorporated with natural beauty.

The people who will call Seifert Creek home were drawn to this location because of its extraordinary offering. The builders who will transform the rolling terrain, the wooded ravines and the creekside locations into an exceptional community are attracted by the same innate qualities of Seifert Creek.

As a builder, you have a unique opportunity to create your finest showpiece homes in Seifert Creek with the assurance that each and every other home in the community also will conform to the same elements of excellent design and unparalleled craftsmanship.

In keeping with these ideals, Seifert Creek has adopted its covenants along with its architectural guidelines to assure builders and homeowners of this commitment to quality.

We would like to take this opportunity to welcome you as an approved builder to the Seifert Creek Community, and offer the enclosed builder information package to aid you in your efforts to begin construction.

Again, welcome to Seifert Creek Community, and if you have any questions please don't hesitate to give us a call.

Sandie Wood  
Donald A. Reed  
Seifert Creek Corp.

Seifert Creek Architectural Control Committee  
6171 W. 400 N.  
Greenfield, In 46140

*We have outlined the responsibilities of each builder to meet the requirements of the Seifert Creek Architectural Control Committee (ACC). We hope these general guidelines will help make the process go smooth with the end result being a high quality community with architecturally pleasing homes.*

1. Each builder must submit a completed Builder Information sheet and must be approved by the Architectural Control Committee.
2. After approval builders will receive this builder package designed to aid you with the Seifert Creek Architectural Control Committee guidelines.
3. Each builder must add into his bid package a cost for the dusk to dawn street light and mailbox required for each residence. The cost to the builder for these two items is \$400.00 Seifert Creek is picking up the additional cost for the items. Pictures of these are included in your package. It is the builders cost and responsibility to have these installed. Specification sheets showing the installation of these will be furnished by the developer.
4. Sidewalks are also required on the sides of each lot bordering a Subdivision street. (these are not required along Bittner or on the north side of lot 1 or the south side of lot 77) these are also a builder cost both material and labor. Sidewalk specification sheets will be furnished by the developer.
5. All building plans must be approved before building permits will be issued. Three (3) complete set of building plans are to be submitted. These must include Front, back and all side elevations, all floor plans, cross section, foundation or basement plans, specification sheet, and exterior paint color samples. If there is to be any outbuildings, such as extra garages or storage buildings they must be similar in style and exterior finish as the main house. Three (3) complete sets of plans and specifications for these must also be submitted to the Architectural Control Committee.

6. Two (2) complete sets of landscape plans must be submitted to the Architectural Control Committee with the building plans. These should be prepared by a landscape architect or qualified landscape firm. These landscape or site plans must include a scaled drawing of the lot showing all buildings, porches, decks, driveways and sidewalks. It must show the required landscaping (Covenant #36) as well as existing trees. When these are approved the ACC will stamp them and will also locate the proper placement of the dusk to dawn street light and mailbox required on each lot.

7. The ACC will meet every Thursday and will have stamped or rejected plans ready to be picked up at their office on Friday morning. One completed set of all plans will be returned to the builder the other will be kept by the ACC. All plans must be submitted by Wednesday of each week to be approved on that Thursday. Both building plans and landscape plans must be stamped by the ACC for a building permit to be issued.

8. Building permits are \$120.00 and are issued at the Town Hall in New Palestine. Because we are going over all the plans prior to them being submitted to the Town Hall the process there should be simple. You must submit the two extra sets of plans that we have approved and stamped. They will keep one set and return the other to you.

9. As per covenant #5 all trees larger than 8" in diameter shall not be cut without the permission of the ACC. After the lot is staked for building all trees that must be cut should be flagged by a yellow ribbon or yellow spray paint and the ACC notified. The site will be looked at within 48 hours and approved or rejected. Remember to flag any trees in the driveway or sidewalk areas that are to be cut. Our objection is to maintain as many of the substantial trees in the wooded areas as possible. We hope that each resident and builder will try to do this by designing and positioning the home to miss as many trees as possible.

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## **Seifert Creek Covenant Clarification**

*We felt these covenants might need further clarification. If you are not sure about any others please give us a call.*

**#5. No tree shall be cut that is larger than 8 inches in diameter. Flag any trees larger than 8 inches that are to be cut with either yellow ribbon or yellow paint then notify the ACC that these need to be approved to be cut. The sight will be looked at within 48 hours.**

### **#9 Driveways.**

Turnarounds and extra parking within the main driveway is permitted. Area of driveway from sidewalk to curb must be in concrete.

### **#16 Colors and exterior finish**

We want to maintain a harmonious look to the community. We specifically want to see paint chips of all exterior colors. Most brick and masonry colors and most shingle colors are OK. If you have some doubts about brick or shingle colors submit color samples.

Roof pitches: All roof pitches shall be a minimum of 8/12

### **#27 Mailbox**

Enclosed in the information packet is a picture of the mailboxes to be used. These are available at a cost of \$150 from the developer. These will be located on the site plan by the developer. The pad for each mailbox is to be built by the builder as specified in attached drawing.

### **#28 Lampposts**

Enclosed in the information packet is a picture of the lampposts to be used. These are available at a cost of \$250.00 from the developer. These will be located on the site plan by the developer. The pad for each lamppost to be built by the builder as specified in attached drawing. The builder will need to install the electric lines to each lamppost from that residence.

### **#29 Sidewalks.**

Enclosed in the information packet is a sidewalk specification sheet.

#31 Building Plans (include)

Foundation or basement plans

floor plans all levels

all elevations

cross section

Specification sheet

Same for any exterior buildings

#36 Site plans (landscape plans)

scaled drawing of lot showing

driveways

porches, decks

exterior buildings

sidewalks

required landscaping

existing trees

#37 Homeowners association

Dues set at \$150 per year for 1994. Paid in one installment

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