VALUE BUILT HOMES

FARMINGTON RIDGE

Homeowner's Guide to the Covenants

What to know before you buy a lot and build • Poseyville, Indiana

Welcome to Farmington Ridge. Like most planned neighborhoods, it has a set of recorded covenants that keep the community attractive and protect everyone's investment. This guide puts the essentials up front, then fills in the detail by topic. The recorded covenants remain the official document (see the note at the end).

At a Glance

APPROVAL FIRST
Home plans, materials, and your builder must be approved in writing before construction begins.

HOME SIZE
Minimums run **1,250 to 1,650 sq ft** depending on your lot and style. Full table inside.

BUILD TIMELINE
Start within **2 years** of purchase, finish within **1 year** of starting.

ANNUAL DUES
$200 per lot per year for common areas, beginning July 1, 2030.

YOUR COSTS
You cover utility **tap-in fees**, grading, and the drainage swale on your lot.

GOOD TO KNOW
Single-family homes only. Pets, parking, fencing, and lakes all have simple rules, all inside.

1. Building Your Home

- **Single-family homes only:** Each lot holds one newly built single-family home. No subdividing, and no commercial use. A quiet home office with no employees, customer traffic, or signage is fine.
- **Get plans approved first:** Before you start, the Building Committee approves your plans, materials, site placement, grading, and your builder or general contractor. It reviews how your home fits with others nearby and can inspect during construction.
- **Minimum home size:** Depends on your lot and whether the home is one story or more. See the table below.

Home Style	Lots	Minimum Living Area
One-story	48-53, 56-61, 64-69, 72-77, 80-84	1,250 sq ft
One-story	1-7, 85-86	1,500 sq ft
One-story	8-47, 54, 55, 62, 63, 70, 71, 78, 79	1,650 sq ft
1.5 or 2-story	All lots	1,650 sq ft total (1,250 on first floor)

Living area excludes porches, basements, and garages. Homes may be up to two stories, and each needs at least a 21’ x 23’ garage.

- **Exterior look:** Fronts use brick, stone, or fiber cement board (at least wainscot height or 25% of the front), with a 5:12 roof pitch and dimensional shingles. Driveways are concrete from curb to garage, with a matching walkway to the front door. Utilities run underground, and meters and AC units stay out of view from the street.
- **Placement and setbacks:** Homes follow Posey County setbacks and the recorded plat. Your home’s front must face the lot side marked with the 20’ setback line, so confirm orientation early when choosing a plan.
- **Timeline:** Begin construction within two years of your purchase and finish within one year of starting. You cannot move in until the Committee considers the home substantially complete. During the build, materials and soil stay on your lot with proper erosion control.

2. Your Yard and Outdoors

- **Landscaping:** Finish front-yard landscaping and lawn within 120 days of moving in or completing the home, then keep it healthy. No Bermuda or Zoysia grass. Keep your lot tidy and weed-free even before you build, or the association may maintain it and bill you.
- **Fencing:** Ornamental aluminum or wrought iron only, up to 6’ tall, with Committee approval. No wood or chain link. Fences cannot sit closer to the street than the rear of the home.
- **Pools:** Permanent in-ground pools only. No above-ground pools.
- **Outdoor storage and structures:** Keep toys, trampolines, firewood, and similar items behind the home and out of street view. A pool house may be approved if it matches the home. Pole barns and sheds are not allowed.
- **Drainage:** Proper drainage is the owner’s responsibility. Water drains to the street or rear easements, never to side yards. A drainage swale between lots is built as part of your construction and maintained afterward. Changes within a drainage easement need Drainage Board approval.

3. Living in the Neighborhood

- **Pets:** Up to three household pets, leashed or kept on your lot and inside at night. No livestock or poultry.

- **Parking:** Personal vehicles on lots. Campers, RVs, boats, and trailers park in the driveway, never overnight on the street. Visitor street parking is limited to 24 hours.
- **Trash:** The neighborhood uses one trash provider at a community rate with weekly pickup. Keep containers concealed from the street, and no outdoor burning.
- **Signs and antennas:** Small lot or for-sale signs only, no business signage. One satellite dish or antenna up to 24″, kept out of view from the front and subject to approval.
- **Quiet enjoyment:** No discharging firearms or hunting in the neighborhood, and nothing that creates a nuisance for neighbors.

4. Costs and the Neighborhood Association

Owning a lot makes you a member of the homeowner cooperative (similar to an HOA), with one vote per lot.

- **Utility tap-in fees:** You pay the tap-in and installation fees for water, sewer, electric, gas, and cable.
- **Annual dues:** $200 per lot per year, beginning July 1, 2030, prorated quarterly from your purchase date. Dues cover common-area upkeep, landscaping, the entrance, and common-area insurance and taxes.
- **Dues increases:** No more than once a year, and no more than 10% at a time.
- **Transition:** The developer maintains streets and common areas until they transfer to the cooperative, after at least 80% of lots are sold.
- **Unpaid amounts:** Overdue dues or maintenance charges can become a lien on the lot, with interest, though secondary to a recorded mortgage.

5. If Your Lot Is on a Lake

Some lots adjoin private lakes shared among the adjoining owners. They are not part of the common areas.

- **Use:** Boating, fishing, and swimming for owners and their accompanied guests.
- **Watercraft:** No motorized watercraft using gas or oil (no jet skis), and up to two non-motorized boats per owner at a time. No permanent docks.
- **Shared upkeep and insurance:** Lakefront owners split lake maintenance, taxes, and insurance, each mowing to the waterline. Each carries at least $1,000,000 in liability and property damage coverage. Lake use is at the owners' own risk.

6. Good to Know

- **Accepting your deed:** Buying a lot means agreeing to these covenants, whether or not they appear in your deed.
- **How long they last:** They run with the land for 25 years, then renew automatically in 10-year periods unless a majority of owners record a change.

- **Enforcement and amendments:** Any owner, the developer, the committee, or the cooperative can enforce the covenants. The developer keeps limited amendment rights, and if one provision is struck down, the rest stay in force.

Please note: This guide summarizes selected highlights of the Farmington Ridge covenants in plain language and is not a complete or exhaustive list. It is for general information only and is not legal advice. The full recorded Restrictions, Reservations, Conditions, and Protective Covenants are the official, binding document, and some details depend on your specific lot. Please review the complete covenants and consult your builder or attorney before purchasing a lot or beginning construction.