



General Checklist of items required for Falling Waters HOA, Schedule "A"

(Revision 12, May 19, 2017)

1.) House Plans:

- a. Including, but not limited to, foundation plan, floor plans, all exterior elevations, wall section and specify type & color of building materials to be used. House plans shall be submitted in paper and pdf format.
- b. Each two-story residence shall be a minimum of 2,600 square feet, not including basement and garage space.
- c. Each ranch home shall be a minimum of 2,200 square feet, not including basement and garage space. If a ranch home is constructed of all masonry the minimum size of the habitable area may be 2,000 square feet.
- d. When calculating square footage requirements to build in Falling Waters, only the dimensions of the "finished floor area", excluding basements and garages, shall be counted toward a house's square footage requirement as stated in b. & c. above.
- e. The net "finished floor area" of the house shall be stated on the architectural drawings.

2.) Site Plan Showing:

- a. Show location of house with dimensions to lot lines.
- b. Note: Ten foot minimum side yard or 10% of lot width, whichever is greater.
- c. Note: Do not remove living trees with a trunk diameter of 6" or larger, measured 4' above the ground, without prior written consent.
- d. Show location and dimensions of driveway.
- e. Show driveway grades, (should not exceed 10%).
- f. Show sufficient existing topography onsite and extended beyond boundary to determine preconstruction drainage.
- g. Show current spot elevations along the top of the curb adjoining the lot.
- h. Show existing elevations at grade of buildings on adjoining lots.
- i. Establish elevation for top of Foundation or Finished Floor.
- j. Show existing & proposed elevations at building corners.
- k. Show sufficient, proposed elevations to determine post construction drainage.
- l. Show benchmark used. (NAVD 88)
- m. Show planned retaining walls and type of construction.
- n. Show swales and flow directions with arrows.
- o. Note: Lawn grades should not exceed 25% if possible.
- p. Show proposed mailbox location and type. Provide drawing if necessary.
- q. Show location of sanitary sewer service tap.
- r. Show areas to be sodded and seeded, (sod front and side yards minimum).



- s. Show location and species of the required minimum of two trees, measuring 2" in Diameter, measured 4 feet above the ground. Trees should be species approved by Porter County. The list of approved and prohibited trees can be found on our website Resources page.
- t. Show proposed erosion control around disturbed soil areas.
- u. Show how sump for footing tile will discharge and roof drainage will be handled.
- v. Evidence of tap-in fee to FWCD. Contact Karen Giesler by email: kareng2565@yahoo.com

3.) Building Product Samples:

- a. Providing proposed colors of brick, siding, trim, shingles, gutters and downspouts is required. Providing product samples would be appreciated.

4.) Landscape Plan:

- a. This can be a plan drawn by a Landscape Architect or it can be hand sketched on a copy of the site plan. It needs to show general intentions for walkways, landscape walls, trees, etc. It needs to show obstacles that may affect drainage. This Landscape Plan is required and must be submitted prior to occupancy being granted.

5.) Construction Deposit:

- a. A \$1,000 deposit is required by the HOA to help cover any damage that may be incurred to the Common Property during construction. The deposit is refundable up to one year, (twelve months), after start of construction and only after satisfactory completion of construction including all the required items of landscaping. Any unpaid fines that may have been imposed by the FWHOA during the construction may be deducted from the deposit. The failure to complete construction within one year resulting in forfeiture of the deposit does not relieve the homeowner or contractor from its requirements for completion within an agreed time frame. (See Construction Deposit Policy)

6.) Insurance:

- a. All contractors and builders will be required to have contractors/builder's insurance, naming Falling Waters HOA, Inc. as an additional insured.

7.) Misc. Restrictions & Requirements:

- a. All contractors and builders will be required to Porter County Indiana, Chapter 10.024-Vehicle Weight Restrictions 10.024.010-Gross weight of vehicles on roadways.
- b. For building sites where no restrooms are available the contractor shall provide a portable restroom.
- c. An adequately sized dumpster shall be provided for all new home construction sites.



- d. Wherever the ground is disturbed to the point the vegetation is removed within the road right-of-way, on an adjoining vacant lot or on any common ground during construction, the contractor/builder/owner shall grade and seed the disturbed areas with an appropriate grass and or ground cover to minimize soil erosion. Compliance with this Item is required prior to release of Construction Deposit.
- e. Upon completion of house, driveway, walks and yard grading builder shall provide an "As-Built Survey" showing both horizontal and vertical information. This is required prior to occupancy being granted.