

SHOREWALK COMMUNITY, INC.

HOMEOWNERS MANUAL

2006

Shorewalk Community, Inc.

Our community was established in November 1983. We have 158 condominium homes and three three-story buildings containing 36 condominium homes for a total of 194 units.

This manual has been designed to provide information to homeowners for easy access concerning how our Association functions and as a guide to the administrative and day to day operations and regulations established to maximize the pleasure and benefits of our neighborhood. This manual is only a guide and not meant to replace the Declarations and By-laws of Shorewalk Community, Inc., but rather to highlight more commonly needed items.

As it true in any development community, success depends on involvement, cooperation and consideration among owners and residents. Prior to the time of closing, each purchaser should have been provided with a copy of the Declaration and By-laws of Shorewalk Community, Inc.

Each Owner is a member of the Shorewalk Community, Inc. by virtue of home ownership. The purpose of the Association is to provide for the administration and operation of the property. The Shorewalk Community, Inc. is a not-for-profit corporation. For this reason, Federal and State income taxes are paid only on interest earned on any reserve fund investments.

Shorewalk Community, Inc. is governed by a Board of Directors consisting of nine owner-members who are elected at the Annual Meeting held each November. The elected Board selects from its body: a functioning President, Vice President, Treasurer and Secretary. Board members do not receive any remuneration for serving on the Board. Volunteers are always needed to serve on various committees.

At the back of this Manual is a Suggestion Sheet for items you may want included in subsequent editions of this Homeowners Manual. The completed Suggestions Sheet may be turned in to management at any time.

Your Board of Directors and Kirkpatrick Management Company strongly urge each homeowner to take the time to read this Homeowner Manual.

BY- LAWS and BOARD OF DIRECTORS ACTIONS

All owners, tenants, guest or any person who might occupy or use a unit or any part of the property are subject to the rules, restrictions and conditions set forth in the By-Laws and by the Board of Directors of Shorewalk Community, Inc.

BOARD OF DIRECTORS – Shorewalk Community, Inc.

President	Donna Ward	Term	2005-2008
Vice President	Bill Waers	Term	2005-2008
Secretary	Jim Vollnogle	Term	2004-2006
Treasurer	Paula Coffey	Term	2005-2007
Board Member	Ray Sychowski	Term	2004-2007
Board Member	Chic Clark	Term	2004-2007
Board Member	Don Riner	Term	2005-2006
Board Member	Gail Koehler	Term	2005-2008
Board Member	Vacant	Term	2005-2006

BOARD MEETINGS

Board meetings are held on the third Monday of each month at the clubhouse at 6:30P.M. Homeowners should feel free to attend meetings as the first thirty minutes is for homeowners concerns. If you have an item you would like placed on the agenda call Kirkpatrick Management five days before the scheduled meeting.

Our annual meeting is held each November. A notice of the meeting, along with information to be discussed is mailed to every homeowner in advance of the meeting. For example two forms that may be included at this time are: (1) Nominee Questionnaire and (2) Proxy. If you cannot attend the meeting, please make arrangements for your proxy to be sent to the meeting.

As an owner you are a vital part of this community. Your opinion and concerns are needed in order for Shorewalk Community, Inc. to continue to be a friendly and beautiful community, as well as affordable and comfortable.

COMMITTEES

Architectural Control Committee

Chairperson	Tom Wilhoite
Member	Ray Sychowski

PHONE NUMBERS

Emergency.....911

Citizens Gas Co.....924-3311

Comcast Cable Co.....872-2225

Indianapolis Power and Light Co.....261-8111

Indianapolis Water Co.....631-1431

Kirkpatrick Management Co. Inc..... 570-4358

 FAX..... 594-5717

 5702 Kirkpatrick Way

 P.O. Box 20630

 Indianapolis, IN 46220

 Mary Lou Carey, Property Manager-----Direct dial 594-5720 ext.15

 Jennifer Ratliff, Assistant ----- Direct dial 594-5720 ext.55

Marion County Sheriff. 633-5181

Security (Mike Bowers)..... 761-7298

Lawrence Township Fire Dept.911

AIR CONDITIONING UNITS

The maintenance and repair of the air conditioning unit is the responsibility of the homeowner.

Helpful Hint: The air conditioner unit outside your home can get clogged, which results in reduced efficiency. Turn your thermostat switch to “off” and hose out your unit.

CLUBHOUSE.....For Reservations contact Donna Ward – 823-2308

EXTERIOR ALTERATIONS

All exterior alterations and/or changes must be submitted in writing to the Board of Directors for approval. Alterations and/or changes must be in the same architectural style as the rest of the community. An Alteration Request Form is included in this book.

Patio awnings require board approval.

EXTERIOR LIGHTS

Exterior lights are a must for community security lighting and overall charm. Exterior lights that are attached to your garage are to be kept in working order at all times. Use only 40-watt clear bulbs.

Exterior lights at the three-story buildings will be maintained by Kirkpatrick Management Company.

Board approval must be given for any new exterior lights.

EXTERIOR WATER FAUCETS

If you have an outside water faucet please remember to “WINTERIZE” them. Disconnect all hoses and adapters for winter storage. If you have any questions on how to “WINTERIZE” call Kirkpatrick Management Company.

GARAGE/YARD SALES

Garage Sales **are not** permitted in the community without the approval of the Board.

INSURANCE

Shorewalk Community, Inc. provides a master insurance policy that covers fire and extended coverage perils to all dwelling units and common areas of the complex. The master policy also provides public liability insurance coverage. Each individual homeowner is responsible for obtaining insurance to cover loss or damage to the contents of her/his individual unit (including, but not limited to: all floor, ceiling and wall coverings and fixtures, betterments and improvements installed by him/her). Each individual homeowner is responsible for obtaining personal general liability insurance.

For more information, refer to the Declaration of Covenants and By-Laws.

Currently the deductible per occurrence is \$10,000.00. All insurance claims need to be phoned into Kirkpatrick Management Company's office as soon as possible.

Insurance is with American Family Insurance Co. – Tom Hendrix is the agent. His number is 317-577-2722.

LANDSCAPING

Our Landscaping is done by G. T. Services.

Flowers may be planted in with the shrubs. Flowerbeds may be planted around the condo, but may not exceed three feet in depth. If flowers are planted in these areas, it is the condo owner's responsibility to weed and maintain the area.

If flowerbeds are removed, re-sodding is the responsibility of the owner.

No vegetable gardens are permitted.

Planting of trees or bushes in the common area must have approval.

Our landscaping company tends common landscaping beds, trees and shrubs, mow the lawn, spray and fertilize lawns seasonally as required. Leaf removal is also included.

LAWN MAINTENANCE

Homeowners are encouraged to water the lawns.

MAINTENANCE

If you have a maintenance problem call Kirkpatrick Management Co., at 570-4358.

A Shorewalk Community, Inc. Checklist is included in this manual to help clarify maintenance responsibility of various items.

MISCELLANEOUS

- Car Repairs** No car repairs are to take place on the driveways or streets.
- Clothes Lines** No clotheslines or clothes racks are permitted in the yards, patios or screened porches.
- Fire Equipment** Fire equipment in the three-story building is serviced annually.
- Flag Poles** Flag poles are not allowed without approval of board.
- Satellite Dishes** The Board can give specific information regarding the placement of satellite dishes prior to installation. (Do not attach to the roof- it breaks the warranty on the shingles.)
- Commercial Vehicles** No commercial vehicles are allowed on the property. If you drive a commercial vehicle it will need to be parked inside the garage.
- Fireworks** No fireworks are allowed on common property at Shorewalk. This includes the lake walk, boat docks, pool and tennis courts, Clubhouse and decks.

MONTHLY MAINTENANCE FEE

Kirkpatrick Management Company mails maintenance fee coupons annually to all homeowners. Instructions for payments are incorporated in the transmittal letter.

Automatic withdrawal of fees is available. If interested in this service, please contact Jessica Wilcox at 594-5720, ext 22.

Delinquent Assessment Policy- Any monthly assessment not received by the 15th of the current month will result in an additional charge of \$15.00.

PARKING

Homeowners and their guests are expected to observe all parking rules. Failure to comply may result in cars being towed.

Garages are for the homeowners use, and should be utilized for parking of passenger cars. Short-term guest parking is available at the clubhouse as well as various parking pads.

The parking of passenger cars is permitted on the entrance ramp of the homeowner's own garage. Cars must be completely clear of the street and walks where applicable.

No overnight parking on the streets between 1 A.M. and 5 A.M.

Vehicles are not to be parked on the grass at any time.

No oversized vehicles, motor homes or travel trailers are to be parked in the driveways or at the three-story buildings.

Vehicles parked outside should be kept locked at all times. Remove all valuables and electronic devices from your vehicles when parked outdoors.

PETS

Pets must be on a leash at all times when outside and not allowed to roam free per the Marion County Ordinance.

Owners are also responsible to pick up after their pets. (Marion County Ordinance)
Failure to do so will result in a warning letter and penalty charges thereafter.

The pet owner is fully liable for any injury or damage caused by their pet to persons or property including Common Areas.

Invisible Fencing **is not** allowed.

The tethering of pets **is not** allowed.

REAL ESTATE SIGN POLICY

Real estate "For Sale" signs are permitted only in one window of the unit for sale.

RECYCLING

The nearest recycling drop off point is: 1) Marsh Supermarket (Fox Rd.).

RENTALS

"For Rent" signs are NOT allowed.

Shorewalk Community Inc. has a cap on all rentals. This means that at any time the number of condominiums rented equal 30 units of the total units in the community, all rentals will cease until such time as the rentals are below the cap. If you are a new owner, you must live in the unit for one year before being allowed to rent the unit.

The rental cap will be used to insure the viability of Shorewalk Community, Inc. to future mortgage institutions. It is not an effort to restrict the rights of any particular owner.

In order to have your name placed on the list to rent your unit you must complete a "Rental Request Form." This can be obtained from Kirkpatrick Management Co.

SECURITY

If you have a genuine emergency call 911.

For routine non-emergency security calls, please either contact Kirkpatrick Management Co. and they will dispatch our security person Mike Bowers or you can contact Mike direct at 761-7298.

SNOW REMOVAL

G. T. Services does our snow removal. Snow removal starts at two inches.

All sidewalks at the three-story buildings are to be shoveled whenever plowing is done.

SPEED LIMIT

We would ask that you adhere to the posted speed limit of 15 MPH throughout our community. Please make sure you stop at the stop signs.

TRASH PICK UP

Trash containers may be placed outside the evening prior to scheduled trash pick up. (No earlier than 6P.M. the day prior) Please place trash containers on drives and not grassy areas. Trash must be in sealed plastic bags or containers with secured lids for pick-up.

Monday and Friday are trash pick-up days at the three-story buildings. Monday is the pick up day throughout the rest of the community.

DOORS and WINDOWS

Doors and windows are the responsibility of the association. However, all glass surfaces are the responsibility of the owner (seals broken, broken glass). Contact Kirkpatrick Management Co. and an inspector will come out and evaluate the window or door problem. If the door or window cannot be fixed and needs to be replaced it will be on a waiting list schedule (as money permits). If there is no money left in the budget, then it will go on a list and be done at the next available budget period.

DOCKS

Docks are for the exclusive use of Shorewalk residents. There is an annual dock fee.

Copies of boat/wave runner registrations are required April 1, of each year to verify that the watercraft in the slip is legally allowed. There will be weekly patrols of the dock area to ensure there are no illegal boats.

Please see particular rules and regulations for dock licensees.

TENNIS COURTS

Tennis courts by the clubhouse are for the exclusive use of Shorewalk residents and their guests. Please do not allow pets on the courts. The key for the tennis courts is the same as the key to the pool.

POOL

The pool is for the exclusive use of Shorewalk residents and their guests. The key to the pool is the same as the key to the tennis courts. (Please see pool rules for more information.) The pool season is generally Memorial Day through Labor Day.

ARTICLE V

Restrictions on Use

Following are excerpts from your Shorewalk Purchase Agreement and from the Shorewalk Declaration of Covenants, Conditions, Restrictions, and By-Laws, together with Rules and Regulations for boat and dock owners.

IF YOU ARE A SHOREWALK PROPERTY OWNER ... you have an absolute obligation to abide by these regulations.

IF YOU LEASE OR RENT YOUR RESIDENCE FROM THE OWNER ... you have assumed the Owner's obligations. (This does not, however, relieve the Owner from the primary responsibility.)

5.1 The following restrictions on the use and enjoyment of the Units, Common Area, Limited Common Area and the Land and, in addition, to those set forth in the Declaration. These are as follows:

5.1.1 All Units shall be used exclusively for residential purposes and single-family occupancy. Nothing herein contained shall restrict the use of premises during construction and sale period as "Models", office, construction trailer and equipment, and for storage of equipment, materials and supplies.

5.1.2 No additional buildings shall be erected other than the buildings designated in the Declarations and shown on the plans.

5.1.3 Nothing shall be done or kept in any Unit or in the Common Area, Limited Common Area or Recreational Common Area which will cause an increase in the rate of insurance on any building or the contents thereof. No Owner shall permit anything to be done or kept in his Unit or in the Common Area, Limited Common Area or Recreational Common Area which will result in a cancellation of insurance on any building or contents thereof, or which would be in violation of any law or ordinances.

5.1.4 No waste shall be committed in the Units, Common Area, Limited Common Area or Recreational Common Area.

5.1.5 No Owner shall cause or permit anything to be hung or displayed on the outside of the windows or placed on the outside walls of a building, or on or upon any balcony or patio, and no sign, awning, canopy, shutter or radio or television antenna or other attachment or thing shall be affixed to or placed upon the exterior walls or roof or any other part of the building without the prior written consent of the Board.

5.1.6 No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Area, Limited Common Area or Recreational Common Area, except that small pet dogs, cats, birds or customary household pets may be kept in a Unit, provided that such pet is not kept, bred or maintained for any commercial purpose, and does not create a nuisance. Pets shall be taken outdoors only under leash and an Owner shall be fully liable for any damage to the Common Area, Limited Common Area or Recreational Common Area caused by his pet. The Board may adopt such other rules and regulations regarding pets as it may deem necessary, from time to time. Any pet which, in the judgment of the Board, is causing or creating a nuisance or unreasonable disturbance or noise, shall be permanently removed from the Land upon two (2) written notices from the Board to the respective Owner.

- * All animal owners and/or keepers, who walk their animals will be responsible to clean up after said animal immediately.
- * No animal will be chained or tied to any object on ground or open patio area, while unattended.
- * Any animal that becomes a noise nuisance, must be moved in-doors.

5.1.7 Nothing shall be done or permitted in any Unit which will impair the structural integrity of any building or which would structurally change any building, except as otherwise provided in the Declarations and these By-Laws; nor shall the premises be used in any unlawful manner or in any manner to cause injury to the reputation of the building unit or to be a nuisance, annoyance, inconvenience or damage to other Owners of the Units or Land, including, without limiting the generality of the foregoing, noise by use of any musical instruments, radio, TV, loud speakers, electrical equipment, amplifiers or other equipment or machines.

- * Quiet time shall be observed after 11:00 p.m., on week nights, and Midnight on Friday and Saturday.
- * No one shall be allowed on tennis courts during "quiet time".

5.1.8 No clothes, sheets, blankets, rugs, laundry, or other things shall be hung out or exposed on any part of the Common Area, Limited Common Area or Recreational Common Area. The Common Area, Limited Common Area and Recreational Common Area shall be kept free and clear of rubbish, debris, and other unsightly material by the Owner.

5.1.9 No industry, trade or other commercial or religious activity, educational or otherwise, designed for profit, altruism or otherwise, shall be conducted, practiced or permitted on the Land.

5.1.10 No "For Sale", "For Rent", "For Lease" signs or other window advertising display shall be maintained or permitted on any part of the Land or any Unit without the prior consent of the Board; provided, however, that the right is reserved by the Declarant and the Board to place or allow to be placed "For Sale" or "For Lease" signs on any Developer unsold units.

- * Signs will be allowed in front of units during "Open House" hours. Must be removed immediately following stated "Open House" hours.

5.1.11 All Owners and members of their families, their guests or invitees, and all occupants of any Unit or other persons entitled to use the same and to use and enjoy the Common Area, Limited Common Area or Recreational Common Area or any part thereof, shall observe and be governed by such rules and regulations as may, from time to time, be issued by the Board governing the operation, use and enjoyment of the Common Area, Limited Common Area and Recreational Common Area.

POOL AND TENNIS COURTS:

1. Use of the pool and courts is limited to residents of Shorewalk and their guests.
2. Guests may use facilities only when their hosts are present.
3. Pool and court gates are to be kept locked.
4. Keys to gates are not to be loaned to non-residents.
5. No glassware is to be taken into pool or court areas.
6. No parties in pool or court areas except with specific approval of the Board.
7. No children (14) or under unless accompanied by a responsible adult.

- * All homeowners and members of their families are required to have their pool/tennis court identification with them at all times while using these facilities. Homeowners will challenge unfamiliar persons to satisfy themselves that they are qualified to use the facilities.

5.1.12 No boats, campers, trailers of any kind, buses, mobile homes, commercial trucks, motorcycles, mini-bikes or other unconventional vehicles of any description, shall be permitted, parked or stored anywhere upon the Land; provided, however, that nothing herein shall prevent the parking and storage of such vehicles completely enclosed within a garage. The parking of any type or kind of vehicle shall not be permissible upon the streets.

- * No parking in the grass. Do not block driveways or mailboxes.

The Board of Directors and/or Management will have any vehicle, violating these rules and regulations, towed away at the owners expense.

5.1.13 No Owner shall be allowed to plant trees, landscape or do any gardening in any of the Common Area, Limited Common Area or Recreational Common Area except with express permission from the Board.

- * Edging or borders may be used around trees, bushes, or flower beds. Beds around the house may not exceed three (3) feet in depth. If flowers are planted in these areas the Homeowner is responsible to weed and maintain the bed.
- * No vegetable gardens permitted.
- * Trees or bushes may be planted in the Common Area with written approval of the Board but, must not impede the mowing crew.

5.1.14 All trash or refuse shall be stored in appropriate containers inside the Unit (including garage) or designed trash areas and made accessible for the programmed trash collection system established by the Board.

- * Trash Pick-up day is Monday.
- * Trash cans and/or bags may not be set out until the night before or morning of trash pick-up.
- * All trash cans will be re-stored to your garage or residence within 24 hours after trash pick-up.

5.1.15 DECKS

- * Open decks may not be used as a storage area.
- * Keep all B.B.Q. grills at a safe distance from your unit. Also make sure all fires are out when you are done.
- * Combustible materials, such as fire starter fluid, should not be left out on patio or other outside area at any time.
- * Flower pots and planters must be placed on the cement or deck and not in the grass.
- * All residents with extended non-original decks are responsible for maintaining their decks. This includes waterproofing, repairing boards, and deck replacement. If the Board determines the deck has not been maintained adequately the Association will repair and assess the homeowner for all costs.

5.1.16 BOAT DOCKS

Following are excerpts from your Shorewalk Purchase Agreement and from the Shorewalk Declaration of Covenants, Conditions, Restrictions, and By-Laws, together with Rules and Regulations for boat and dock owners.

IF YOU ARE A SHOREWALK DOCK OR PROPERTY OWNER ... you have an absolute obligation to abide by these regulations.

IF YOU LEASE OR RENT YOUR RESIDENCE AND/OR DOCK FROM THE OWNER ... you have assumed the Owner's obligations. (This does not, however, relieve the Owner from the primary responsibility.)

PARKING AND STORING BOATS AND TRAILERS

The By-Laws of Shorewalk Community, Inc., (of which each Shorewalk home-owner is a member) forbid the parking or storage of "... boats, campers, trailers of any kind, buses, mobile homes, trucks, motorcycles, mini-bikes, or other unconventional vehicles ..." [this includes jet-skis] in Shorewalk's parking lots or driveways.

OBLIGATIONS OF DOCK OWNERS

FINANCIAL - If you are a boat dock owner, the Boat Dock Addendum to your Purchase Agreement stipulates that you are liable for an annual license fee, and that failure to pay this fee when due shall be deemed a default, and may result in termination of your privilege of using the dock.

SAFETY - Owners of all boats docking at or operating from Shorewalk are responsible for maneuvering, docking, and securing their craft in such a way as not to damage or injure the docks, boats, property or persons of others. Damage shall be reported immediately to the owner of the property damaged, or if that person is unknown, then to the Agent for Shorewalk Community, Inc., the property management company.

Inasmuch as the main docks as well as the short docks separating the boat slips are all shared, it is the responsibility of all users to avoid putting any obstruction on, or modifying the docks in any manner which would inconvenience or endanger other users.

MAINTENANCE - It is the responsibility of each owner to immediately correct any damage to the docks which he or she may cause.

For the safety of everyone, it is expected that anyone observing any damage to deterioration of, or mis-use of the docks, shall promptly report it to the Agent of Shorewalk Community, Inc., the property management company.

PRIVACY - The boat docks and shoreline of Shorewalk are for the sole and exclusive use of Shorewalk home owners and dock owners, and to a reasonable extent, their guests.

No craft of any nature may be secured to, launched from, or beached at any place on the Shorewalk shoreline.

CONSIDERATION - Due to the proximity of the boat docks to residences, special consideration is necessary...

1. Please avoid loud talking or other noises during hours when it is expected that others may be sleeping - certainly "quiet time" should be observed after 11:00 p.m., on week nights and Midnight on Friday and Saturday.
2. Rowdy, boisterous, or vulgar talk or actions will not be tolerated at ANY time.
3. It is expected that operation of all watercraft shall be in accord with regulations of the Department of Natural Resources and the Army Corps of Engineers. We especially urge adherence by ALL craft - even the smallest - to the "no wake" rule.

FINES AND ASSESSMENTS

When any one of the stated rules and regulations are broken, you will receive a letter from the Management Company (one letter to owner and one to the renter in case of a rental unit resident violation).

The second time a rule or regulation is broken you will receive a fine of \$50.00. For each infraction there after the fine will go up by \$25.00. (This makes third fine cost you \$75.00 and so on). All fines must be paid within 30 days of the infraction. Failure to pay said fine within this time period-will be cause for legal action.

5.2 Right of Entry. An Owner or occupant of a Unit shall grant the right of entry to the managing agent or any person authorized by the board in case of any emergency originating in or threatening his Unit or the building in which it is located, whether the Owner is present at the time or not. Any Owner, shall permit other persons, or their representatives when so required, to enter his Unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, or to make structural repairs, provided that requests for entry are made in advance and that such entry is at a time convenient to the Owner. In case of emergencies, such right of entry shall be immediate.

5.3 Right of Board to Adopt Rules and Regulations. The Board may promulgate such additional rules and regulations regarding the operation of the Land, including but not limited to, the use of the Common Area, Limited Common Area, and Recreational Common Area as it may deem necessary, from time to time, and such rules as are adopted may be amended by a vote of a majority of the Board, and the Board shall cause copies of such rules to be delivered or mailed to all Owners.

**SHOREWALK COMMUNITY, INC.
HOMEOWNER/ASSOCIATION RESPONSIBILITIES**

MAINTENANCE ITEMS	Owner	Association
Air Conditioner	x	
Furnace/Humidifier/Fireplace Logs	x	
Door Locks	x	
Chimney Cap Repair/Replacement		x
Chimney Screen Repair/Replace		x
Chimney Flashing		x
Chimney Flu Cleaning/Repair/Replacement	x	
Chimney Siding/Masonry		x
Crawl Space	x	
Crawl Space Fans (If installed by Developer)		x
Crawl Space Vents (Open/close-Seasonally)		x
Roofing/Underlayment		x
Vent Stacks		x
Roof Vents		x
Gable Vents		x
Gutters		x
Downspouts		x
Exterior Siding		x
Windows		
Glass	x	
Seal	x	
Frame		x
Screens- Clean/Replace	x	
Trim		x
Caulking		x
Washing	x	
Exterior Doors Repair/Replacement		x
Paint		x
Hardware/Locks,Keys	x	
Door Jamb, frame		x
Overhead Garage Doors Repair of Panels/Door		x
Paint		x
Tracks/Rollers/Springs/Cables/Opener	x	
Frame		x
Weatherstripping		x
Patio Doors-Repair/Replacment-Individual Review	x	
Paint		x
Glass	x	
Seal	x	
Sash/Frame/Trim/Caulking		x
Washing	x	
Sliding Door Track		x
Locks,hardware	x	
Threshold		x

	OWNER	ASSOCIATION
Storm Doors	X	
Skylights	X	
Cleaning	X	
Leak around skylight		X
Leak through skylight	X	
Replacement if broken	X	
Patio:		
Divider/Privacy Walls Repair/Replacement		X
Gates Repair/Replace		X
Concrete - Repair/Replace/Maintenance		X
Dryer Vents		X
Vent Caps Repair or Replace		X
Screens on vent caps		X
Vents Repair or Replace		X
Birds Nest Removal		X
Exterior Light Fixtures		
Front Light Maintenance/Repair		X
Bulb Replacement	X	
Electric Eye-Garage lights installed by developer		X
Garden Units		
Light by Stairs		X
Light by door	X	
Decks-Railing		X
Paint/Stain		X
Balconies		
Paint/Stain		X
Maintenance/Repair/Replacement		X
Railing & Deck floors		X
Front Porch Repair/Replacement		X
Sidewalks Repair/Replacement		X
Driveways Repair/Replacement		X
Sewer Stoppage		
Within the unit	X	
outside the unit	X	X
Plumbing Repairs		
Inside the unit	X	
Outside the unit	X	
Water Supply		
Water supply to meter		X
Meter to inside unit	X	
Electrical		
Pest Control Exterior		X
Pest Control Interior	X	
Grounds		X
Foundation Beds, mulch, plants, weeding		X
Plant pruning		X
Turf		X
Damage to grounds or buildings due to resident activities	X	

SHOREWALK COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE

HOMEOWNER'S REQUEST FOR CHANGE

This Request petitions the Board of Directors for the Shorewalk Community Association, Inc. under "Article VII, Maintenance, Decoration, Repair and Replacement" in the Covenants, Conditions and Restrictions of Shorewalk for permission to make the change described below. The Board will review this request for appearance and conformance with surrounding homes and community standards. The cost of construction and the maintenance of the change as well as the structural integrity and suitability for use all remain with the Homeowner. The Homeowner is responsible for obtaining all necessary building permits, and for removing all demolished and unused materials from Shorewalk Communities immediately at the completion of construction.

NAME: _____ DATE: _____

STREET ADDRESS: _____

DAYTIME PHONE: _____ EVENING PHONE: _____

1. BRIEF DESCRIPTION OF THE PROPOSED CHANGE: _____

2. PLEASE LIST THE MAJOR CONSTRUCTION MATERIALS THAT WILL BE USED IN THIS PROJECT. BE SPECIFIC. (Exterior materials must conform to those used on the original building or be sufficiently compatible.) _____

3. WILL THERE BE CHANGES OR MODIFICATIONS TO THE BASIC UTILITY SERVICES?
(Please describe.) _____

4. WILL THERE BE CHANGES TO EXISTING STRUCTURES? (Please describe.)

Please complete both pages, Items 1 – 7 and return to:

Shorewalk Community Association, Inc.
Kirkpatrick Management Co., Inc., Agent
P. O. Box 20630
Indianapolis, IN 46220

5. WILL THE PROPOSED PROJECT EXTEND BEYOND THE EVE LINE OF YOUR UNIT? If YES, have the adjacent Homeowners acknowledge this Request by signing here.

NAME: _____ SIGNATURE: _____

NAME: _____ SIGNATURE: _____

6. IF THE PROPOSED PROJECT IS AN ADDITION OR ALTERATION THAT WOULD CHANGE THE STRUCTURAL APPEARANCE OF YOUR RESIDENCE, PLEASE ATTACH THE FOLLOWING INFORMATION.

A scaled plot plan indicating the location and dimensions of the project.
Blueprints or working drawings indicating all necessary dimensions and elevations.

If available, a photograph, drawing or brochure showing a similar, completed project.

NOTE: All submitted materials shall remain the property of the Association. You may wish to make a copy for your records.

7. PROJECT CONSTRUCTION:

This project will be constructed by the Homeowner, a Contractor (name: _____) or Both.

Approximate time for complete construction: _____

THE HOMEOWNER MUST CALL KIRKPATRICK MANAGEMENT PRIOR TO BEGINNING CONSTRUCTION. The Board of Directors and/or the Architectural Control Committee may observe the project during and after construction to assure that it is in conformance with this request.

WE HEREBY MAKE APPLICATION FOR PERMISSION TO MAKE THE PROPOSED CHANGE. WE ATTEST THAT THIS APPLICATION CONTAINS A FULL AND COMPLETE DESCRIPTION OF THE PROPOSED CHANGE.

Homeowner's Signature: _____ Date: _____
=====

FOR COMMITTEE USE ONLY

Architectural Control Committee action: Recommended NOT Recommended

ACC Signature: _____ Date: _____

Board of Director's action: APPROVED DENIED

Board Signature: _____ Date: _____

Board Comments: _____

SHOREWALK CLUBHOUSE RULES

THE RULES FOR THE USE OF THE SHOREWALK CLUBHOUSE ARE AS FOLLOWS:

1. The resident must reserve the Clubhouse in advance, sign this sheet and include a check in the amount of \$150.00 and a second check in the amount of \$25.00 both made out to Shorewalk Community, Inc. Upon inspection of the premises after the event, \$150.00 will be returned to you providing no damage occurs. The \$25.00 will be retained and credited to a maintenance fund for cleaning and improvements of the clubhouse.
2. The Resident is responsible for maintaining clubhouse while in use and must be present throughout the entire event. This includes locking the facility after use.
3. Reserving resident is responsible to see that acceptable sound levels are maintained so as not to disturb adjoining residences.
4. "Quiet Time" hours are to be observed by reserving resident. Those times are effective at 12:01 A.M. on weekends (Friday and Saturday) and 11:00 P.M. on weeknights (Sunday thru Thursday).
5. Caution should be exercised to insure that overdrinking does not occur.
6. Caution should be exercised to insure that all litter (both in and out of the clubhouse) is placed in proper receptacles.
7. The Resident is responsible for coordinating the pick up/returning of the clubhouse key to Donna Ward at 823-2308.

DATE OF EVENT	NAME	ADDRESS	TELEPHONE
------------------	------	---------	-----------

THE BOARD MEETS THIRD MONDAY EACH MONTH IN CLUBHOUSE

PLEASE HAVE TWO TABLES AND A DOZEN CHAIRS STANDING WHEN YOU LEAVE.
ALL OTHER CHAIRS AND TABLES, ETC. ARE TO BE STACKED AWAY

SHOREWALK COMMUNITY, INC.

POOL RULES

GUESTS --- 2 Guests per resident are permitted in the pool area at one time. *All guests must be accompanied by the inviting resident (age 18 or older) at all times.*

SAFETY -- NO LIFEGUARD ON DUTY -- Children under the age of 14 must have an adult (age 18 or older) with them at all times when in the pool area. Swimming alone is not recommended at any time and No Diving Alone is permitted. No glass containers or food are allowed on the pool deck or in the restrooms - only in the area provided. All children and adults who are not able to swim the length of the pool should wear life vests or water wings while in the water.

CLEANLINESS-- NO PETS ARE ALLOWED IN THE POOL AREA. No street clothes, diapers or cut off jeans are allowed in the pool. *We strongly recommend that toddlers be clad in the new swimming diapers now available.* Bathing suits only are permitted. Please use the trash receptacles and do not take or throw any debris or objects in the pool.

POOL EQUIPMENT-- Cleaning equipment, life buoys or other important life-saving equipment at the pool is only to be used for intended purposes and are **NOT TOYS**. Please keep pool furniture orderly and do not remove from pool area. Do not put furniture in the pool. Chain in the water must remain in the water - do not remove.

HEALTH-- Those persons under the influence of alcohol or medications should not swim and should practice caution in the pool area. **NO SMOKING ALLOWED!**

NOISE-- With due regard to the close proximity of homes to the pool area, please keep noise levels at a minimum. No use of the pool after posted hours is permitted. No running, boisterous or rough play is permitted in the pool on runways or in the restrooms. Please be courteous.

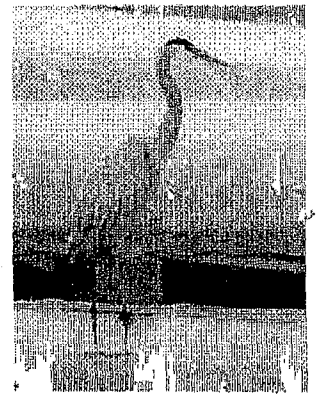
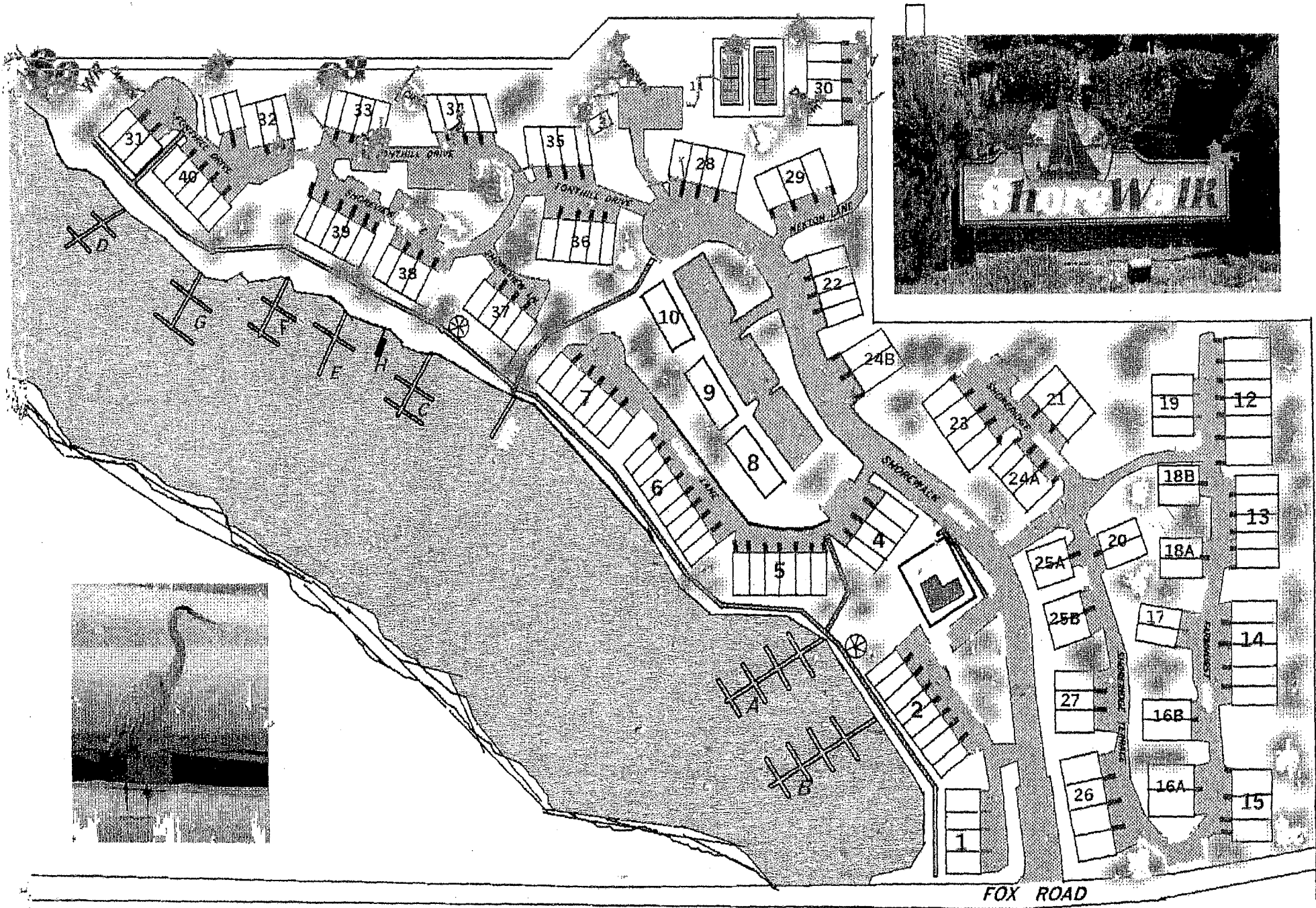
CLUBHOUSE RENTAL -- Clubhouse rental does not include use of the pool facilities. **NO PRIVATE PARTIES IN POOL OR FOOD AREAS**.

POOL HOURS -- The pool may be used from **8:00 A.M. to 10:00 P.M. daily.**

POOL KEYS- One key to each household. Multiple keys will **not** be issued. Replacement keys are **\$50.00**. Resale -key should be turned over at closing.

PLEASE PARK YOUR CAR ON THE PAVEMENT AND NOT IN THE GRASS

Please contact Kirkpatrick Management Co., Inc. at 570-4358 with any questions!



FOX ROAD

SHOREWALK

UNIT	KMC UNIT #S	BUILDING	ADDRESS	UNIT	KMC UNIT #S	BUILDING	ADDRESS
1	1	1	8044 Shorewalk Drive		53	9	8150A Shorewalk Drive
2	2	1	8048 Shorewalk Drive		56	9	8150B Shorewalk Drive
3	3	1	8052 Shorewalk Drive		54	9	8150C Shorewalk Drive
4	4	1	8056 Shorewalk Drive		57	9	8150D Shorewalk Drive
5	5	2	8070 Shorewalk Drive		55	9	8150E Shorewalk Drive
6	6	2	8074 Shorewalk Drive		58	9	8150F Shorewalk Drive
7	7	2	8078 Shorewalk Drive		59	9	8158A Shorewalk Drive
8	8	2	8082 Shorewalk Drive		62	9	8158B Shorewalk Drive
9	9	2	8086 shorewalk Drive		60	9	8158C Shorewalk Drive
10	10	2	8090 Shorewalk Drive		63	9	8158D Shorewalk Drive
11	11	2	8094 Shorewalk Drive		61	9	8158E Shorewalk Drive
12	12	2	8098 Shorewalk Drive		64	9	8158F Shorewalk Drive
		3	8116 Shorewalk Drive Pool House		65	10	8168A Shorewalk Drive
17	17	4	11453 Leander Lane		68	10	8168B Shorewalk Drive
18	18	4	11449 Leander Lane		68	10	8168C Shorewalk Drive
19	19	4	11445 Leander Lane		69	10	8168D Shorewalk Drive
20	20	4	11441 Leander Lane		67	10	8168E Shorewalk Drive
21	21	5	11431 Leander Lane		70	10	8168F Shorewalk Drive
22	22	5	11427 Leander Lane		71	10	8176A Shorewalk Drive
23	23	5	11423 Leander Lane		74	10	8176B Shorewalk Drive
24	24	5	11419 Leander Lane		77	10	8176C Shorewalk Drive
25	25	5	11415 Leander Lane		75	10	8176D Shorewalk Drive
26	26	5	11411 Leander Lane		73	10	8176E Shorewalk Drive
27	27	6	11383 Leander Lane		76	10	8176F Shorewalk Drive
28	28	6	11379 Leander Lane	306	312	12	8127 Farmhurst Lane
29	29	6	11375 Leander Lane	305	310	12	8131 Farmhurst Lane
30	30	6	11371 Leander Lane	304	329	12	8135 Farmhurst Lane
31	31	6	11367 Leander Lane	303	320	12	8139 Farmhurst Lane
32	32	6	11363 Leander Lane	302	317	12	8143 Farmhurst Lane
33	33	6	11359 Leander Lane	301	321	12	8147 Farmhurst Lane
34	34	6	11355 Leander Lane	312	341	13	8101 Farmhurst Lane
35	35	7	11345 Leander Lane	311	340	13	8105 Farmhurst Lane
36	36	7	11341 Leander Lane	310	337	13	8109 Farmhurst Lane
37	37	7	11337 Leander Lane	309	339	13	8113 Farmhurst Lane
38	38	7	11333 Leander Lane	308	338	13	8117 Farmhurst Lane
39	39	7	11329 Leander Lane	307	336	13	8121 Farmhurst Lane
40	40	7	11325 Leander Lane	318	345	14	8075 Farmhurst Lane
	41	8	8132A Shorewalk Drive	317	342	14	8079 Farmhurst Lane
	44	8	8132B Shorewalk Drive	316	344	14	8083 Farmhurst Lane
	42	8	8132C Shorewalk Drive	315	351	14	8087 Farmhurst Lane
	45	8	8132D Shorewalk Drive	314	346	14	8091 Farmhurst Lane
	43	8	8132E Shorewalk Drive	313	343	14	8095 Farmhurst Lane
	46	8	8132F Shorewalk Drive	323	350	15	8051 Farmhurst Lane
	47	8	8140A Shorewalk Drive	322	348	15	8055 Farmhurst Lane
	50	8	8140B Shorewalk Drive	321	349	15	8059 Farmhurst Lane
	48	8	8140C Shorewalk Drive	320	352	15	8063 Farmhurst Lane

SHOREWALK

UNIT	KMC UNIT #S	BUILDING	ADDRESS	UNIT	KMC UNIT #S	BUILDING	ADDRESS
	51	8	8140D Shorewalk Drive	319	347	15	8067 Farmhurst Lane
	49	8	8140E Shorewalk Drive	324	103	16A	8056 Farmhurst Lane
	52	8	8140F Shorewalk Drive	325	318	16A	8060 Farmhurst Lane
		11	8227 Shorewalk Drive Clubhouse	326	161	16B	8072 Farmhurst Lane
				327	162	16B	8076 Farmhurst Lane
328	298	17	8090 Farmhurst Lane	501	295	31	11511 Fonthill Drive
329	172	17	8094 Farmhurst Lane	502	102	31	11215 Fonthill Drive
330	109	18A	8104 Farmhurst Lane	503	296	31	11219 Fonthill Drive
331	322	18A	8108 Farmhurst Lane	504	400	32	11232 Fonthill Drive
332	97	18B	8120 Farmhurst Lane	505	401	32	11236 Fonthill Drive
333	108	18B	8124 Farmhurst Lane	506	402	32	11240 Fonthill Drive
335	353	19	8136 Farmhurst Lane	507	403	32	11244 Fonthill Drive
336	355	19	8140 Farmhurst Lane	508	404	32	11248 Fonthill Drive
337	356	19	8144 Farmhurst Lane	509	405	33	11256 Fonthill Drive
338	354	19	8148 Farmhurst Lane	510	406	33	11260 Fonthill drive
340	87	20	8107 Shoreridge Terrace	511	407	33	11264 Fonthill Drive
339	300	20	8103 Shoreridge Terrace	512	408	33	11268 Fonthill Drive
342	319	21	8129 Shoreridge Terrace	409	409	34	11308 Fonthill Drive
343	334	21	8133 Shoreridge Terrace	410	410	34	11312 Fonthill Drive
344	327	21	8137 Shoreridge Terrace	411	411	34	11316 Fonthill Drive
	221	22	8159 Shorewalk Drive	412	412	34	11320 Fonthill Drive
	222	22	8163 Shorewalk Drive	413	413	35	11328 Fonthill Drive
	223	22	8167 Shorewalk Drive	414	414	35	11332 Fonthill Drive
	224	22	8171 Shorewalk Drive	415	415	35	11336 Fonthill Drive
349	333	23	8140 Shoreridge Terrace	416	416	35	11340 Fonthill Drive
348	324	23	8144 Shoreridge Terrace	417	421	36	11331 Fonthill Drive
347	326	23	8148 Shoreridge Terrace	418	420	36	11335 Fonthill Drive
346	325	23	8152 Shoreridge Terrace	419	436	36	11339 Fonthill Drive
350	328	24A	8134 Shoreridge Terrace	420	418	36	11343 Fonthill Drive
351	323	24A	8130 Shoreridge Terrace	421	417	36	11347 Fonthill Drive
352	311	24A	8126 Shoreridge Terrace	529	305	37	11315 Shoreview Lane
362	358	24B	8145 Shorewalk Drive	528	316	37	11319 Shoreview Lane
363	362	24B	8149 Shorewalk Drive	527	315	37	11323 Shoreview Lane
364	361	24B	8153 Shorewalk Drive	526	306	37	11327 Shoreview Lane
353	225	25A	8110 Shoreridge Terrace	422	422	38	11285 Shoreview Circle
354	297	25A	8106 Shoreridge Terrace	423	423	38	11281 Shoreview Circle
355	299	25B	8098 Shoreridge Terrace	424	424	38	11277 Shoreview Circle
356	301	25B	8094 Shoreridge Terrace	425	425	38	11273 Shoreview Circle
357	335	26	8066 Shoreridge Terrace	426	426	39	11265 Shoreview Lane
358	330	26	8062 Shoreridge Terrace	427	427	39	11261 Shoreview Lane
359	332	26	8058 Shoreridge Terrace	428	428	39	11257 Shoreview Lane
360	331	26	8054 Shoreridge Terrace	429	429	39	11253 Shoreview Lane
201	99	27	8080 Shoreridge Terrace	430	430	39	11249 Shoreview Lane
202	309	27	8076 Shoreridge Terrace	543	435	40	11223 Fonthill Drive
203	98	27	8072 Shoreridge Terrace	542	434	40	11227 Fonthill Drive
116	284	28	8217 Shorewalk Drive	541	433	40	11231 Fonthill Drive
117	283	28	8215 Shorewalk Drive	540	432	40	11235 Fonthill Drive

SHOREWALK

UNIT	KMC UNIT #S	BUILDING	ADDRESS	UNIT	KMC UNIT #S	BUILDING	ADDRESS
118	282	28	8209 Shorewalk Drive	539	421	40	11239 Fonthill Drive
119	281	28	8207 Shorewalk Drive				
120	294	29	8199 Nekton Lane				
121	293	29	8197 Nekton Lane				
122	292	29	8191 Nekton Lane				
123	291	29	8189 Nekton Lane				
127	357	30	8218 Nekton Lane				
126	360	30	8216 Nekton Lane				
125	363	30	8214 Nekton Lane				
124	359	30	8212 Nekton Lane				

SUGGESTION SHEET

(May be turned in to Kirkpatrick Management Co. at any time)

Please Print

Your signature is not required. However, if you wish to discuss your suggestion in more detail, print your name and phone number and a Board member will be in touch with you.

Please print your name

Phone

Date