

The Indian Run Meadows subdivision has certain restrictions which have been legally recorded and established in order to maintain an attractive and desirable subdivision. Listed below are a few of the restrictions which may assist you in settling questions concerning your property. If you have any questions regarding proposed changes to your house or property, please contact an Association member.

Please note, these are condensed restrictions. The full restrictions are available in the Residents Section, or the Franklin County Recorder's website.

The Deed Restrictions for Indian Run Meadows, Section 1, Part 1, were recorded July 8, 1984 in Official Records Volume 4488, Page H-20. For more information, owners should refer to copies of the recorded deed restrictions.

1. Approval needed for changes: No building, swimming pool, fence, wall, tennis court, hedge or other enclosure or structure of any sort shall be placed on any lot, nor shall any change affecting the outward appearance be made unless in accordance with detailed plans and specifications first approved in writing by the Architectural Control Committee.

2. Vehicle storage: Any truck, motorcycle, boat, bus, tent, house, car, camper, trailer or other similar housing or recreational vehicle, if store on any said lot, shall be housed within a garage building.

3. Transient housing: No temporary housing device (i.e. trailer, shack, garage) shall be used as a residence, temporarily or permanently, in the subdivision. No dwelling erected in the subdivision shall be lived in until the exterior has been completed in accordance with approved plans.

4. New structure: No structure is permitted on any lot nearer to the front of street line(s) than the building setback line (minimum of 30 feet) shown on the recorded plat. Also, no structure is permitted on any lot nearer to any side or rear lot line than is required by the zoning and building requirement of the City of Dublin.

5. TV antenna: No television antennas are allowed on the exterior of any residence nor towers, such as microwave towers or dish-type antennas, shall be allowed in the subdivision. **Note:** This restriction was written in 1984, and was aimed at large "earth station" type satellite dishes. The Federal Telecommunications Act of 1996 trumps most Homeowner Association rules in this matter, so long as the dish is less than one meter (39.37") in diameter

6. Business activity: No portion of any residential lot shall be used for business purposes. Also no noxious, offensive or unreasonably disturbing activity is allowed on any part of the subdivision.

7. Timeline: All improvements must be completed by an owner within one year from the date of the beginning of the construction thereof. No sod, dirt or gravel, other than incidental to the construction of approved improvements, shall be removed from said lots without the written approval of the Architectural Control committee and its successors and assigns.

8. Gardens: No vegetables or grains may be grown on the portion of any lot between the street and the building setback line.

9. Invasive plants: Weeds, underbrush or other unsightly growths must be removed. No trashburner, outdoor fireplace, etc. shall be placed within twenty feet of any adjoining lot line.

10. Storage tanks: Any tanks for the storage of propane gas or fuel oil shall be located and buried beneath the ground level; provided, however, propane tanks for service to the entire subdivision may be located above ground.

11. Pets: Household pets are allowed as long as they are not kept or bred for commercial purposes, are limited in number, and are not permitted to run loose. No livestock or poultry of any kind allowed. No dog houses.

12. Lawn signs: The only signs or billboards allowed on any lot are those used to advertise lots and residences for sale during the construction and initial sales period.

13. Grades & slopes: The Architectural Control Committee shall have the exclusive right to establish grades and slopes on all lots in said subdivision. All such grades and slopes shall be established on the engineering plans submitted to and approved by the Architectural Control Committee.

14. Storage of trash and debris: All rubbish and debris and all garbage shall be stored in underground containers or in containers entirely within the garage or basement. However, rubbish, debris, combustible and non-combustible, and garbage may be stored in outside containers if approved by the Architectural Control Committee. Additional regulations for the storage and disposal of rubbish debris, leaves, and garbage may from time-to-time be established by the Architectural Control Committee or their successors. Firewood may be stored in the build zone only.

15. Drilling on lot: No well for the production of gas, water, oil or otherwise, whether for temporary or permanent use, shall be drilled or maintained on any lot.

16. Violations: Any violations to the restrictions shall be unlawful. Any other person owning any lot in said subdivision may prosecute any proceedings at law against the person violating any such restrictions.

17. Fencing: There is no property line fencing permitted. Only split rail fencing with black wire meshing is permitted inside the build zone, and only after the Architectural Control Committee or their successors approve of submitted plan in writing.