



Building Requirements

- ✧ 4,000 square feet minimum for single-story residence.
- ✧ 4,500 square feet minimum for multi-story residence.
- ✧ 45' minimum front building setback.
- ✧ 30' minimum aggregate side yard with 10' minimum on one side, or as otherwise approved.
- ✧ 30' minimum rear yard or as otherwise noted on the Secondary Plat.
- ✧ All plans must be submitted to Shannon Springs Development Control Committee (DCC) for approval. All proposed house plans must be accompanied by a New Construction Submittal Form.
- ✧ Each lot shall maintain a minimum of forty percent (40%) open green space in accordance with the Boone County Zoning and Subdivision Control Ordinances.

Landscaping

- ✧ Minimum requirements are detailed in the Architectural Guidelines for Shannon Springs.

Tree Preservation

- ✧ All efforts must be made to preserve existing trees. For details, please refer to the Architectural Guidelines.

Sidewalks & Mailboxes

- ✧ Sidewalks are required on all lots.
- ✧ Mailboxes are uniform and can be purchased as detailed in the Covenants and Restrictions.

Utilities

- ✧ Vectren, REMC, SBC, Brightpoint CATV, Indianapolis water, Zionsville sewer.

Homeowners Association

- ✧ 2006 Homeowners Association dues are \$2,500. This is subject to change annually.
- ✧ One-time \$500 fee paid at closing goes into Community Reserve Fund.

Builder Deposit

- ✧ A \$1,000 refundable Builder Deposit is due at the time of plan submittal.

Legal Drain

- ✧ The Shannon Springs Legal Drain has been established by Boone County in order to maintain storm sewers and drainage facilities in the community. Each lot Owner is subject to a yearly drainage fee not to exceed \$100. The fee is billed by the Boone County Treasurer and is payable at the time of property tax assessment.

For more information and details, please refer to the Covenants and Restrictions for Shannon Springs and the Record Plat.

SHANNON SPRINGS
For Lot Information Please Call:
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