

The Forest Carriage Home Association, Inc.
Policy

Title: **Concrete Driveways**

Effective Date: 06/22/2026

Approved by: Board of Directors

Date Approved: 06/22/2026

Date(s) of Review: _____

Date(s) of Revision: _____

Scope: Homeowners, Board of Directors

Purpose: To establish standards for replacement concrete driveways that are consistent across the Association, preserve curb appeal, protect drainage patterns, maintain architectural harmony, and preserve the overall appearance and long-term property values within the community.

Background:

Relevant Documents:

- The Amended and Restated Declaration of Protective Covenants and Restrictions for The Forest at Edison Lakes P.U.D. recorded October 6, 2006, and further amended by the First Amendment to Restated Declaration of Protective Covenants and Restrictions for The Forest at Edison Lakes P.U.D. recorded May 7, 2007 (the Declaration”);
- The Amended and Restated Code of By-Laws of The Forest Carriage Home Association, Inc. as revised October 2017 (“the By-Laws”); and
- The Mission Statement as published on the Association website (forestcarriagehomes.com).

Driveways are a highly visible architectural and streetscape feature within the community, and the Association and its members all expect such a prominent feature to be visually harmonious and within the overall architectural character of the community.

The following are concerns that could arise in the absence of an established policy: Substandard construction; inconsistent driveway colors or finishes; alteration of street drainage patterns; excessively decorative or visually disruptive treatments; overall appearance that is inconsistent with the neighborhood.

1. Approval Process

- a. Prior written approval from the Board of Directors shall be required before commencement of any driveway replacement work.

- b. Applications for approval shall include contractor information and a statement that the contractor has received a copy of this policy and has agreed to comply herewith, and any additional information reasonably requested by the Board or the Architectural Control Committee.
- c. For all purposes in this policy, “approval”, “approved”, and the like, means approved in a writing signed by the Board President.
- d. The Association reserves the right to require complete submissions and may decline to review piecemeal or incomplete applications.
- e. Verbal statements, contractor representations, prior informal discussions, or prior approvals granted to other properties shall not constitute binding approval or establish precedent for future applications.

2. Specifications

- Unless otherwise approved in writing, the replacement driveway shall maintain substantially the same footprint as the driveway being replaced.
- Crushed stone base required.
- Minimum 4-inch concrete thickness.
- Concrete must be granular integral colored (thru-and-thru) C-34 Dark Gray SikaColor-120G (kuert.com).
- Control joints such that no individual section exceeds 100 square feet.
- Rebar (3/8 inch or larger) installed in grid pattern not exceeding 6 feet.
- Mono fibers required.
- All concrete shall be sloped away from the house and shall not adversely affect neighboring lots, common areas, or existing drainage patterns.
- Concrete finish shall be a standard broom finish unless otherwise specifically approved in writing by the Board.
- No border designs or treatments.
- Prior to commencement of any work, all underground utilities and services shall be properly identified and marked in accordance with Indiana 811 or other applicable utility-location requirements. The homeowner shall bear sole responsibility for ensuring compliance with all utility-location procedures prior to construction.
- Decorative or customized treatments including stamped concrete, exposed aggregate, decorative scoring, paver inlays, additional or differently colored concrete, tinted sealers, reflective finishes, decorative bands, or other visually disruptive treatments shall be prohibited unless expressly approved in writing by the Board.

3. Street Curb

- Existing curbs may either be cut down to reduce entrance bump or replaced.
- Replacement curbs shall utilize standard concrete color consistent with existing curb appearance.
- Replacement curbs shall not function as decorative extensions of the driveway.
- Curbs must maintain at least a one-inch lip at the street for drainage purposes.

4. Sealing and Maintenance

- All concrete shall receive cure-and-seal treatment at installation.
- It is recommended that the sealer be reapplied no less frequently than every three years.
- The Association reserves the right to require resealing, corrective maintenance, cleaning, or similar maintenance measures when a driveway becomes materially faded, stained, discolored, deteriorated, or visually inconsistent due to weathering, snow removal, salt exposure, deferred maintenance, or similar conditions.

5. Worksite Requirements

- Driveway replacement projects shall be substantially completed within ten (10) days following commencement of demolition or construction activities unless otherwise approved in writing by the Board due to weather conditions or other circumstances reasonably deemed appropriate by the Board.
- Contractors may not park on Association streets within ten (10) feet of any driveway entrance on Fridays, which are trash collection days within the community.
- Contractors may not park in front of or within ten (10) feet of any mailbox and may not block or obstruct any fire hydrant at any time.
- Any dumpster or refuse container placed on-site should be removed within fourteen (14) days of placement unless otherwise approved by the Association.
- No contractor signage, advertising materials, promotional banners, or similar vendor advertising may be placed anywhere upon the property or within the community.

6. Architectural Authority and Enforcement

- Approval under this policy constitutes architectural approval only and shall not be interpreted as approval of engineering, workmanship, code compliance, contractor quality, or structural adequacy.
- The Association reserves the right to enforce this policy uniformly and consistently and may require correction or removal of non-compliant work in accordance with the governing documents.