


HISTORIC SOUTHWOOD PARK



RENTING

◆ Our covenants state “no dwellings, house or other building in the subdivision shall be used as a rental property”

◆ “All lots in the subdivision shall be used exclusively for single family dwelling houses. No new or existing dwelling house shall be constructed or altered to accommodate multi-family occupancy.”

◆ This means that you may not use any portion of your home as a rental unit. This includes short-term rentals such as VRBO and Air B&B.


◆ There are very few exceptions to this policy which can be read on **page 6 in our covenants.**



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NEW CONSTRUCTION

- ◆ Our covenants state “No out buildings except private garages for the use of the residents of that lot, shall be constructed on any lot, unless the Association otherwise consents.”
 - ◆ Only one dwelling house may be constructed on any lot.
 - ◆ “No trees in good condition shall be cut down, destroyed or mutilated, except as necessary for the construction of approved buildings, unless the Association otherwise consents.”
 - ◆ All sheds must be approved by the Association. Sheds of more than 200sf, and/or ones with a concrete foundation also require a construction permit.
 - ◆ All lots have easements and setbacks. **Consult the covenants for details for your lot.**
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FENCES

◆ Our covenants state “No fences shall be constructed nearer to the front line than the building lines established on the said original recorded plats of the subdivision.”

◆ New fence installation, repair or replacement requires a permit. You can obtain this permit by contacting the **Allen County Planning Department**.

◆ “All other issues regarding fences, permitted signage, minimum side yards, minimum rear yards and all other construction issues will be guided by the then existing ordinances of the City of Fort Wayne.”

◆ **Does my residential project require a permit?**



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MAINTENANCE RECOMMENDATIONS

Our covenants do not explicitly state how we expect our historic homes to be maintained, neither does our national registration, but we hope that residents do so with the integrity of their historic features in mind.

◆ **ARCH - Architecture and Community Heritage**

◆ **City of Fort Wayne's Historic Preservation Commission is a department of Community Development**

◆ **U.S. Department of the Interior Standards for the Treatment of Historic Properties**

