



Important Info & Phone Numbers

Mailing Address:

Historic Southwood Park
c/o Above & Beyond Community Management
507 Airport North Office Park
Fort Wayne, Indiana 46825

Pay your annual dues online by going to: <https://www.abcmmanagement.org/historic-southwood-park>

For billing, realtor and HOA letter inquiries, contact Above & Beyond Community Management. Email: office@abcmmanagement.org. Phone: 260.490.2226.

Emergencies: 911

Including nuisance fires

FWPD Desk Sergeant: 260.427.1222

Nuisances & Safety Concerns

City-related questions: 311


Code violations, trash and recycling problems, street lights out, potholes, etc.

APS Security Patrol for home vacation checks, which are provided as a service to residents as part of their yearly maintenance fee: 260.747.7700

If these phone numbers or our website can't solve your issue, please send us an e-mail at:

hello@historicsouthwoodpark.com .

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.**



HISTORIC SOUTHWOOD PARK




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.**
- 

HISTORIC SOUTHWOOD PARK



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?**
- 

HISTORIC SOUTHWOOD PARK



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**

