

COLUMN 1:

Playground:	The playground and equipment is to be for family use be constructed of cedar, Trex, or other long lasting material, and be of reasonable size for the development with a minimum of two (2) swing, one slide, and other piece of appropriate equipment.
Bike Racks:	Bike racks will need to be of reasonable size for each building and at least one individual bike rack placed at each individual building.
Garden Area:	A designated garden area will need to be of reasonable size for the development and available for all tenant use.
Shuffle Board Court:	The shuffle board court is to be available for all tenants to use.
Community Room:	Includes a gathering space open to all tenants of reasonable size for the Development.
Community TV:	The community TV is to have cable hooked up at all times.
Walking/Jogging Path:	A designated walking/jogging path will be a separate path from required sidewalks and required ADA accessible routes.
Billiards Table:	The billiards table will need to include cue sticks, pool balls, cue ball, chalk, a rack, and be placed in a room compatible in size to play without obstructions.
Basketball Court:	Permanent half or full court with goal, net, and open to all tenants.
Swimming Pool:	In-Ground Pool open to all tenants of reasonable size for the Development.
Tennis Court:	A fenced-in tennis court open to all tenants.
Gazebo:	Open to all tenants.
Picnic Area w/Grill:	An area with a picnic table and a permanently installed grill.
Volleyball Court:	A sand based volleyball court with net open to all tenants.
Hot Tub/Jacuzzi:	A permanent hot tub/Jacuzzi open to all tenants
Computer Center:	A computer center with high speed Internet and printer.
Exercise Room:	A designated room with exercise equipment appropriate for the tenants.
Parking Spot:	At least one parking spot per apartment unit (Not Street or Metered Parking).
Car Wash Facility:	A designated car washing facility with a water hose and vacuum.



Garage:	A garage suitable for vehicle storage for each apartment unit.
Car Port:	A covered parking facility for each apartment unit.
Bus Stop Shelter:	An enclosed bus stop shelter of reasonable size for the development.
Comfort Conditioned Common Areas:	Climate controlled common areas (Including common hallways in each building).
Daycare Center:	An on-site day care facility of reasonable size for the Development.
Beauty Salon/Barber Shop:	An on-site hair care facility - for elderly or special needs housing only.
Laundry Facilities:	Common laundry facilities in each building of reasonable size for each building.
Manager:	An on-site (full or part-time) property manager available during normal business hours.
Recycling Service:	An on-site recycling service available to all tenants at no charge and of reasonable size for the Development.
Multiple Building Designs:	More than one architectural design for buildings at the development.
Multiple Floor Plans:	More than one floor plan per unit size (Excludes stacked units).
Steel Frame:	Buildings constructed of steel frame.
Architectural Shingles:	Three-dimensional architectural roofing shingles.
Brick, Stone Exterior, or Cement Boards	Brick, stone exterior, or cement boards covering at least 50% of the buildings' exterior perimeter walls.
Metal Roof Covering:	Metal roof-covering material or other long lasting roof material with a minimum 40 year warranty.
Slate Roof Covering:	Slate roof-covering materials with proper roofing support system.
Sound Proof Units:	Soundproofing of demising floors, ceilings, and walls.

COLUMN 2:

Wall to Wall Carpeting:	Carpeting in the living areas (bedrooms, halls, and general living rooms) of each unit.
Window Blinds/Curtains:	For all windows and sliding glass doors in each unit.
Hardwood Floors:	At a minimum must include the living room for each unit.
Individual Porch:	Individual porch, patio, or balcony for each unit.
Walk-In Closet(s):	A minimum of one walk-in clothes closets in each unit with a clear floor space of 6-square feet excluding storage space (Storage space being defined as a vertical plane parallel with the walls, measured 12” out horizontally from the face of the clothes hanging rod(s), and extending to the floor).
Attached Storage:	External individual attached storage room for each unit.
Fire Place:	Gas or wood burning fireplace in each unit.
Kitchen Pantry:	Kitchen pantry of reasonable size for the apartment unit.
Raised Panel Doors:	Interior raised panel doors to all rooms and closets.
Garbage Disposal:	Garbage disposal for each unit’s kitchen sink.
Door Bell:	Door bell for each unit’s main entry.
Cable Hook-Up:	CATV cable hook-up in each unit.
Motion Detector Lights:	Exterior motion detector lights (Single family & duplex dwellings only).
Microwave:	Microwave in each unit.
Washer/Dryer:	Clothes washer and dryer in each unit.
Washer/Dryer Hook-Up:	Clothes washer and dryer hook-ups in each unit.
Dishwasher:	Built-in dishwashing machine in each unit.
Whirlpool Tub:	Whirlpool bathtub in each unit.
Ceiling Fan:	A minimum of one ceiling fan in each unit.
Access to High Speed Internet:	Extra cable outlets in each unit for access to High Speed Internet (Excludes cable outlet for TV).



COLUMN 3:

Gated Community:	Restricted access to property/gated community.
Security Camera(s) Site:	Monitored Security cameras at all entrances of the development or all building entrances.
Site Lighting:	Exterior site and parking lot security lighting (Must be bright enough to deter criminal activity).
Security Camera(s) Bus Stops:	Monitored Security Camera(s) at all school bus stop locations at the development (Must be designated to specifically monitor bus stop activities and in addition to other security camera options).
Intercom System:	Intercom system for each building with installed call system in all units.
Peep Hole:	Peep holes on each unit's exterior entry door(s).
Bump-Proof Locks:	Bump-proof entry locks on each unit's exterior entry door(s).
Steel Door(s):	Steel entry door(s) with steel frames for each unit's exterior entry door(s).
Security Alarm System	Hard-wired security alarm system, with off-site monitoring capability, for all exterior doors to a unit. Doors:
Security Alarm System	Hard-wired security alarm system, with off-site monitoring capability, for all windows to apartment units that are less than 45-feet to grade. Windows:
CO Detector(s):	Carbon Monoxide detector(s) hard wired in each unit (Must be installed per Manufacturers' installation instructions).
Emergency Pull Cords:	Emergency pull cords/call buttons in each unit (Elderly and/or Special Needs Only).
Fire Extinguishers:	Fire extinguisher(s) in each unit (Must be located in close proximity to the kitchen, easily accessible, and away from the range-top).
Fire Suppressors:	Fire suppressors above all stove/ranges.
Fire Sprinkler System:	Fire sprinkler system installed according to the latest NFPA requirements adopted by the State of Indiana.
Combo. Smoke Detectors:	Must be the combination Photo-Electric/Ionization type, hard wired, and battery back-up; and installed in all of the locations required by the most recently adopted Indiana Building Codes.



Clothes Dryer Vent Boxes:	Clothes dryer flex connector boxes recessed into the stud wall cavity to eliminate flex connector kinks/restrictions.
Kitchen Fire Blankets:	Kitchen Fire Blankets (In each unit, location must be quickly accessible near the kitchen and located away from the range top).
Emerg. Escape Ladders:	Emergency escape ladders, compliant with ASTM F2175-07, located in all sleeping rooms above the 1 st story and below the 7 th story.
Fire Safety Education:	Fire Safety training, for tenants, that incorporates all types of residential fire safety and emergency escape plans which could be encountered at the development, and the use of all fire fighting and safety equipment available at the development and inside the apartment unit (the plan will need to include kitchen fire prevention, electrical safety [including power strips & extension cords], clothes dryer fire prevention, candles, space heaters, etc...). Additionally, the fire safety plan will need to be written and a copy must be provided to the tenant in addition to the training.
Speed Limit Signs:	Speed limit signs <u>and</u> “ Caution Children Playing ” signs posted throughout the development (speed limit signs must reflect a safe driving speed, which will elevate the safety level for children).
Fenced-In Ponds:	Fenced in retaining ponds with danger signs.
Emergency Lighting:	Interior emergency lighting installed in the hallways and corridors. Points awarded only if installed when not required by Indiana Building Code.