

CHART 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) swings, one slide, and another piece of equipment of appropriate type for the type & size of the development.
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.
Bike Storage Lockers:	Secure indoor storage for bicycles.
Garden Area:	A designated garden area, to include an area for the growing of vegetables, will need to be of reasonable size for the development and available for all tenant use.
Fenced Dog Walking Area:	Fenced in area & secured with a feces disposal container.
Community Room:	Includes a gathering space open to all tenants of reasonable size for the Development complete with seating & table(s).
Community TV:	The community TV is to have cable hooked up at all times and to be newly purchased equipment.
Walking/Jogging Path:	A designated walking/jogging path, at least ¼-mile long, will be a separate path from required sidewalks and required ADA accessible routes, and be ADA accessible.
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, on an accessible path with accessible playing surfaces, and open to all tenants.
Swimming Pool:	In-Ground swimming Pool open to all tenants of reasonable size for the Development.
Tennis Court:	A fenced-in tennis court open to all tenants of reasonable size for the development.
Gazebo:	An accessible permanent structure with a weather resistant roof, and seating of reasonable size for the development.

Picnic Area w/Grill:	An area with a picnic table(s), seating, and a permanently installed grill(s) accessible & available for all tenants of reasonable size for the development.
Volleyball Court:	A sand based volleyball court, of regulation size, with net, and open to all tenants.
Computer Center:	A computer center with high speed Internet and printer, with ample equipment in correlation to the size of the development.
Exercise Room:	A designated room, with exercise equipment for more than one type of exercise, appropriate for the tenants, and of reasonable size for the development.
Theater Room:	A designated room, with large screen, reclining chairs, and variable lighting suitable for watching movies and of reasonable size for the development.
Parking Spot:	At least one parking spot per apartment unit (Not Street or Metered Parking). NOTE: Required ADA accessible spaces are to be in as close proximity as possible to the accessible apartment units.
Car Wash Facility:	A designated car washing facility with a water hose and vacuum, and include a parking/washing area away from vehicular traffic.
Garage:	An enclosed garage suitable for vehicle storage for each apartment unit.
Carport:	A covered parking facility for each apartment unit.
Bus Stop Shelter:	An enclosed bus stop shelter, located on the property, of reasonable size for the development and installed in compliance with ADA requirements.
Comfort Conditioned Common Areas:	Climate controlled common areas (Including common hallways in each building). NOTE: Points will not be awarded where the common area includes only the office/clubhouse, and apartment units are accessible only from the exterior of the buildings without common corridors.
Daycare Center:	An on-site day care facility of reasonable size for the Development that includes Indiana Licensed faculty.
Beauty Salon/Barber Shop:	An on-site hair care facility, with at least one beauty bowl & hair care equipment - for elderly or special needs housing only.
Laundry Facilities:	Common laundry facilities in each building of reasonable size for each building. NOTE: Excludes washer/dryer hook-ups in each unit.



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 with a 30-year warranty.
100% Brick, Stone, or Cement Board Exterior:	Exterior of building is made up of or covered with 100% Brick, stone, or cement board products.
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. NOTE: For air borne sound the demising walls & floors are to have no less than a 55 STC in accordance with ASTM E 90, and for structural borne sound no less than a 55 IIC in accordance with ASTM E 492

CHART 2:

Window Blinds/Curtains:	Quality window blinds for all windows and sliding glass doors in each unit (excludes vinyl blinds).
Hardwood or Tile Floors:	At a minimum must include the living room for each unit.
Individual Porch:	Individual porch, patio, or balcony for each unit. NOTE: At a minimum, the areas of individual porches shall be no less than 64 Sq. Feet
Walk-In Closet(s):	A minimum of one walk-in clothes closets in each unit with a clear floor space of 16-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, or a separate secure central location of storage spaces for all units.



Pressure Relief Vents:	Louvered vent covers installed over openings in walls from rooms with doors so that conditioned air can freely flow back to the furnace return vent without restrictions.
Kitchen Pantry:	Kitchen pantry of reasonable size for the apartment unit.
Attached Garage:	Garage is adjacent to living structure and there is a door in the garage that opens directly into the living area or staircase to the living area.
Bedroom Ceiling Lights:	Recessed lighting fixtures are located in each bedroom and are controlled by a light switch located next to the bedroom door.
Coat or Linen Closet:	Closet located near the entryway or bedrooms.
Kitchen Cabinets:	Cabinets contain pull out shelves in lower cabinets or lazy-susans in corner cabinets.
Garbage Disposal:	Garbage disposal for each unit's kitchen sink. NOTE: Cannot be taken for points if garbage disposals are required by local code or ordinance.
Door Bell:	Door bell for each unit's main entry. Must be hard wired.
Cable Hook-Up:	CATV cable hook-up in each unit for the living room and all bedrooms.
Motion Detector Lights:	Exterior motion detector lights (Single family & duplex dwellings only).
LED Lighting	Lights utilize Light-Emitting Diode (LED) technology
Clothes Washer/Dryer:	Clothes washer and dryer in each unit.
Built-in Dishwasher:	Built-in dishwashing machine in each unit.
Ceiling Fan:	A minimum of one ceiling fan in each unit.
Charging Outlets:	Outlets for charging USB's are available in the kitchen, bedroom, or main living areas.
Microhoods or Microwaves:	Microhoods or microwaves provided in each unit.
Sliding Barn Doors:	All doors inside apartment units to be sliding pocket doors.
<u>CHART 3:</u>	
Gated Community:	Restricted access to property/gated community. Includes the boundary of the parking areas and the building(s).

Security Camera(s) at all Entrances:	Monitored Security cameras at all entrances of the development or all building entrances.
Site Parking/Area Lighting:	Exterior site and parking lot security lighting (must be bright enough to deter criminal activity). Lighting must be glare free and around 0.5 watts per square meter of the parking areas and walkways at the development.
Security Camera(s) at 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).
Keyless Door Locks:	Proximity sensor or fingerprint scanner.
Bump-Proof Locks:	Bump-proof entry locks on each unit's exterior entry door(s) and entry doors to the units from common corridors.
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, and windows that are less than 25 feet to grade for all units.
LED Wall Pack Lighting:	All exterior lighting on buildings to be LED wall pack lighting.
Emergency Pull Cords:	Emergency pull cords/call buttons in each unit (Elderly and/or Special Needs Only).
Fire Extinguishers:	ABC or Kitchen type Fire extinguisher(s) in each unit (must be located in close proximity to the kitchen, easily accessible, and away from the range-top).
Fire Sprinkler System:	Fire sprinkler system installed according to the latest NFPA requirements adopted by the State of Indiana (for one & two family dwelling only). Multi-family dwellings are excluded from receiving points for this feature, as this is mandatory by State Building Codes.
Documented Fire Extinguisher Training:	Training on how to properly use fire extinguishers by local fire departments.



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 a verbal and written training 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.
Shower Size:	Showers have a minimum area of 9 square feet