

Blackhawk Forest Homeowners Association
Architectural Review FAQ's

- **What is subject to architectural review?**

Read the bylaws and covenants for specific details. Article I , Section 12 (building plans), Section 13 (Fences, Excavation), Section 15 (Lot Maintenance, D) all specify approval by the Freeman Road Development Company or its designee (which became Blackhawk Forest HOA).

Examples include but are not limited to: garages, patios, landscaping, tree removal, exterior remodeling, including paint color if different from existing.

- **How is the approval process initiated?**

Send a message through the blackhawkforest.org website or contact the HOA President directly.

- **What is necessary to present to the board?**

The Board ensures that the governing expectations are met for all members and that changes do not impact negatively on neighbors or the community. The applicant needs to contact Genoa Township Zoning and Delaware County for the necessary permits and applications. Upon obtaining these documents, the Board will review the application.

When attending the Board meeting or visit, please bring a drawing of the planned changes, the granted permits and plat map/property line indications. Also, bring paint chips for proposed color, garage door or structural images and landscaping plans. It is also helpful to contact your neighbors, so the board knows that there is support for the project.

- **How can we expedite this process so a contractor can be hired?**

The Board makes every effort to meet the needs of the members. The Board will make reasonable efforts to make site visits and schedule meetings to facilitate approval to support construction and homeowner requests. Plan and reach out to seek approval before the last minute.

- **What is the big deal about trees?**

We were drawn to this neighborhood—Blackhawk Forest—because of its rare collection of mature trees. They are a critical element of the home values in this neighborhood. Covenant Section 15, D states that “cutting any tree measuring three inches in diameter or larger measuring at a point two feet above ground level; cutting clumps of trees which enhance the wooded character of the community” shall require written approval. Contact us about dead or diseased trees; the Board respects the need for safety. If it is necessary to remove trees for a project, it may be requested to replace the trees elsewhere on the lot.