

## Braemore Community Association, Inc.

Thank you for your purchase of a Lennar Home! Attached you will find the Design Guidelines for the Braemore Community Association, Inc. ("Association"). The Association's governing documents require that any modifications to the exterior of your home be approved by the Association.

These Design Guidelines are provided to you to help establish what modifications would generally be approved, however, each modification is reviewed on a case-by-case basis and based on your specific Lot. These guidelines are not intended to provide any preapproval and are subject to change by Lennar and/or the Association.

All approvals are subject to the following conditions:

1. Change/improvement must not impede the flow of water in any drainage easement or swale.
2. For any portion of construction in any easement, owner/applicant must hold the Association harmless for any costs associated with repair/replacement of change/improvement should the Association or local municipality or local utility need to enter such easement.

At the end of this document you will find the Association's Request for Modification Form. This form should be completed for any modification and returned to your Association Manager. The completed form can be sent to:

Fieldstone Association Management  
Ms. Kevon Oliver  
[kevonoliver@fieldstonerp.com](mailto:kevonoliver@fieldstonerp.com)  
2675 Paces Ferry Road SE  
Suite #125  
Atlanta, Georgia 30339  
Fax: 678-819-5366

A completed form must be submitted through the Association for all modifications. THE VERBAL APPROVAL OF ANY SALES AGENT, LENNAR EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. ALL MODIFICATION APPROVALS MUST BE IN WRITING.

When plans are required, they must be submitted with the form. A form is attached to these guidelines. Additional forms are available from the Association.

Again, congratulations on your new home and welcome to Braemore!

# **Braemore Community Association, Inc.**

## **Design Guidelines**

**Updated November 2023**

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**A. DEFINITIONS**

**The Protective Covenants** contain design review authority and broad, general objectives of the community association to protect property values and integrity of the subdivision.

**The Design Guidelines**, which may be modified from time to time, have been developed to supplement and amplify the Covenants. The Design Guidelines serve two purposes:

1. To assist the homeowner, both in designing the proposed improvement and in determining how to apply for Approval;
2. To provide criteria for consistent decisions by The Association.

**OVERALL GOAL**

The overall goal of the Protective Covenants and Design Guidelines is to keep the community an attractive and desirable place in which to live.

**B. APPLICATION INFORMATION**

1. The following exterior additions, improvements or modifications do **not** require a Request for Modification Review Form to be submitted **provided** certain conditions are met:  
Patios (Guideline 1)  
Exterior Lighting and Flag Poles (Guideline 2)  
Garden Plots (Guideline 3)  
Children’s Wading Pools (Guideline 6)  
Repainting with the same color (Guideline 11)  
If you are unsure whether or not a Request for Modification Review Form needs to be turned in, please submit one!
2. A completed form must be submitted to the Association for all other types of modifications. **The verbal approval of any sales agent, developer, Lennar employee, or Association representative is NOT sufficient. All approvals must be in writing.** When plans are required, they must be submitted with the form. A form is attached to these guidelines. Additional forms are available from the Association’ and the Owner’s Portal.
3. The Protective Covenants state, “If the Association fails to approve or to disapprove submitted plans and specifications within thirty (30) days after the plans and specifications have been submitted to it, the foregoing will be deemed approved.” Any homeowner applying this rule must be able to prove in writing that any plans and specifications were received by the Association.

## **ASSOCIATION REVIEW - ENFORCEMENT PROCEDURES**

4. Violation of the Design Guidelines and/or the Protective Covenants may result in the following:
  - a. Suspension of the right to vote;
  - b. Suspension of the right to use the recreational facilities and common areas;
  - c. Recordation of notice of committee violation with the appropriate court;
  - d. Imposition of a fine on a per violation and/or per day basis;
  - e. Correction of the violation by the Association with all costs charged to the violator;
  - f. Filing a lien for all fines, attorney's fees and costs to correct the violation.

### **C. TIMELINESS OF WORK**

All work approved by Lennar/HOA Board of Directors shall be completed within three months of the approval date, unless otherwise approved. If the work is not performed in this timeframe, the work must be resubmitted for approval. Homeowners should submit a time-line of the work scheduled. Homeowners shall inform the Association upon completion of a project so that a final inspection may be performed.

### **ALL REQUIRED PERMITS**

1. All homeowner Modification Request Forms that involve construction or alteration of a structure that requires a building permit from the local municipality(s) having jurisdiction must be submitted and reviewed for compliance with the Design Guidelines by the Association based only on the Design Guidelines, not the permitting requirements of the municipality nor any State or Federal governing agency. All required building permits must be granted by the local municipality having jurisdiction **before** submitting for association approval.
2. It is the responsibility of the homeowner to confirm if a building permit is required the local municipality for the requested structure. Lennar Homes and the Association/Board of Directors do not have the authority or the ability to inform homeowners if municipality requires a building permit.
3. The homeowner is fully responsible for obtaining the necessary permits as required by the governmental agencies having jurisdiction over the proposed improvement. The homeowner is solely responsible for compliance with the codes and ordinances of the governmental agencies having jurisdiction over the construction.
4. Lennar, the Association and the Board of Directors shall not be held responsible for any modification or alteration constructed by or on the behalf of homeowners who do not obtain the proper permits. This is regardless of whether the structure is approved by the HOA, as the Association makes decisions based solely on the Design Guidelines.

5. Keep in mind that in the event a permit is successfully obtained from a local municipality or county, the Modification Request Form must be submitted, reviewed and approved before work can begin. A permit does not guarantee approval by Lennar/the Association/Board of Directors.

**The contents of these guidelines, and any actions of Lennar or the Association, Board of Directors or its agents, are not intended to be, and should not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for intended use of submitted plans, materials, or construction, nor ensuring compliance with building codes, zoning regulations, or other governmental requirements. Neither the Association, the Board, nor member thereof shall be held liable for injury, damages or loss arising out of any approval or disapproval, construction or through such modification to a lot.**

## **GUIDELINE NUMBER 1: PATIOS AND WALKWAYS**

1. Submission of a form for a patio is required. The following guidelines apply:
  - a. The patio does not extend beyond the sidelines of the house and does not extend to within ten (10) feet of the side property lines
  - b. The patio does not exceed six (6) inches above ground level at any point
  - c. The existing drainage patterns are not altered in a manner that adversely impacts any adjacent properties and the drainage of the patio is directed to the homeowner's own property and properly dispersed.
  
2. Submission of a form for a walkway is required. The following guidelines apply:
  - a. Is no closer than ten (10) feet from the side property lines
  - b. The walkway does not exceed four (4) inches above ground level at any point
  - c. If the existing drainage patterns are not altered in a manner that adversely impacts any adjacent properties and the drainage of the sidewalk is directed to the homeowner's own property and properly dispersed
  - d. The width of the walkway shall not exceed 4'-0".
  - e. The form must note finish or texture if other than a natural broom finish in a unaltered concrete color.

**GUIDELINE NUMBER 2: EXTERIOR APPEARANCE, DECORATIVE OBJECTS, FRONT PORCH FLOWER POTS, LIGHTING, HOUSE NUMBERS, ETC.**

**Exterior Appearance - General**

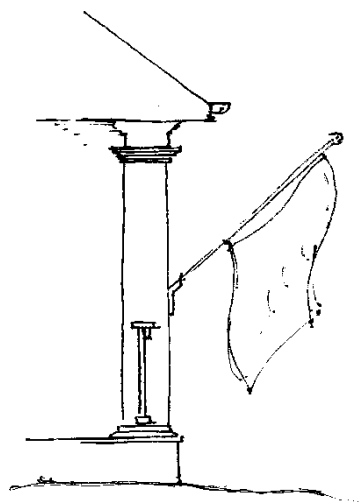
The preservation of the character of the exterior appearance of homeowner property is the primary purpose of the Design Guidelines. In making selections or decisions, homeowners should consider the following:

1. A form must be submitted if you are repainting and considering any color change. Approval is not required to repaint in accordance with an original approved color scheme. Please review the other houses around you and select colors different from the house next door or across the street. See Guideline Number 11.
2. Window treatments that are visible to the street should be made to blend with the exterior by using a white or off-white liner so that the vibrant colors or patterns you select for the interior do not clash with your exterior colors.
3. A form for approval is not required for one (1) decorative object placed in the front or side yards or porch that is a natural color, does not exceed 18" in height and is located within 15' of the boundary of the home.
  - a. A form must be submitted for all other exterior DECORATIVE objects, both natural and manmade. Exterior DECORATIVE objects include items such as bird baths, birdhouses, wagon wheels, sculptures, statues, fountains, pools, antennas, free-standing poles of all types, flag poles, gazing balls and yard art, and items attached to approved structures and visible from any street.
4. Objects will be evaluated on criteria such as location, proportions, color and appropriateness to the surrounding environment.
5. Outdoor storage of clothing, shoes, indoor furniture, cleaning equipment, and boxes or trash is strictly prohibited.
6. Clothes lines are prohibited.
7. A form is not required for landscape lights that meet the following criteria:
  - a. Light fixture does not exceed twelve (12) inches in height; **and**
  - b. The number of light fixtures does not exceed ten (10); **and**
  - c. All lighting does not exceed 20 watts rating (low voltage lighting), should be white or clear, non-glare, and shall be directed towards the homeowner's house and landscaping only.



**GUIDELINE NUMBER 2: EXTERIOR APPEARANCE, DECORATIVE OBJECTS, FRONT PORCH FLOWER POTS, LIGHTING, HOUSE NUMBERS, ETC. - Continued**

- d. Landscape lighting shall be located only along the walkway from the driveway to the front door/porch. No closer than 12' apart so that light "pattern" does not overlap. Landscape lighting will not be permitted along the sides of the driveway or elsewhere in front of the house. Up-lighting of trees and of the house will be considered on a case by case basis.
  
- 8. A form is **not** required to be submitted for a single flag pole staff attached to a portion of the front of the house to display the official state flag of Georgia or the official flag of the United States of America. Such flags may not exceed **3 x 5 FT** in size. These poles may also be used for the temporary display of flags related to schools, colleges, universities, or flags such as might be used for holiday seasons. Temporary flag displays shall be limited to the season. See Figure1.
  
- 9. Front doors and entry area decorations must be in keeping with the style and colors of the house. Live plants and live flowers in pots must always be neat and healthy. Neatly maintained front porch flower pots, containing evergreens/flowers, do **not** require submission of a form.
  
- 10. House numbers shall only be displayed in the original location. House numbers shall only be displayed in the original location.
  
- 11. Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Holiday decorations and lighting may be in use until fifteen (15) days after the Holiday. Holiday decorations must be contained exclusively to your front entry stoop and respective private rear porches and entries



3x5 Flag Mounted to Column

Fig. 1

### **GUIDELINE NUMBER 3: GARDEN PLOTS**

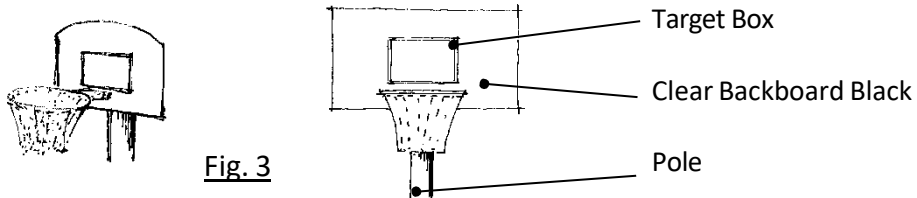
1. A form must be submitted for garden plots. No bean poles will be permitted. The following guidelines apply:
  - a. The plot is located behind the rear line of the house and ten (10) feet from the side property line; **and**
  - b. The plantings are less than 6' in height; **and**
  - c. The plot must be properly maintained per the community standards; **and**
  - d. The plot does not alter the existing drainage patterns in a manner that adversely impacts any adjoining property; **and**
  - e. The maximum area is 10'x10'; **and**
  - f. Garden must be screened from any street view. See Figure 2.
2. All garden plots must be located behind the rear line of the house. All other proposed locations will be considered on an individual basis when a form is submitted.
3. Garden plots are planting areas or beds that contain anything other than ornamental plants, such as vegetables and herbs.
4. Garden plots shall be cleared of dead plants and overgrowth after the growing season.

#### **GUIDELINE NUMBER 4: PLAY EQUIPMENT**

1. A form is required to be submitted for all play equipment. The following guidelines apply:
  - a. In the rear yard; **and**
  - b. Within the extended sidelines of the house, with the placement in the middle 1/3 of rear; **and**
  - c. Within the screened fenced area of the yard, if yard is fenced; **and**
  - d. Such that it will have a minimum visual impact on adjacent properties as determined by the Architectural Review Committee (“ARC”); **and**
  - e. The play equipment or associated landscaping materials do not alter the existing drainage patterns in a manner that adversely impacts any adjoining property; **and**
  - f. Trampolines must be shielded from any street view, by fencing or landscaping, in the rear of the lot. Screening around trampoline needs to be removed in winter or when not in use. When screening is worn it needs to be removed or replaced.
2. Metal play equipment, other than trampolines, is NOT permitted, exclusive of wearingsurfaces (slide poles, climbing rungs, swing seats, etc.). Bright colors in general are not allowed. Play equipment should be constructed of natural materials and colors. All colors should be natural earth tones such as dark green, tans and browns. All play equipment must be properly maintained.
3. A baseball backstop or similar item is **not** play equipment and must comply with the fence guidelines.
4. Playhouses and Treehouses during Declarant control are prohibited. (Please apply for play or treehouse after HOA has transitioned to the Homeowners.)
5. Playhouses will not be permitted in common areas.

## **GUIDELINE NUMBER 5: BASKETBALL GOALS**

1. Basketball goals on individual Lots are discouraged due to the proximity of houses in the community and the potential for disturbing the peaceful enjoyment of neighbors. In-ground basketball goals are permitted on a conditional basis. See Figure 3. A form must be submitted and will be considered if **all** of the following requirements are met:
  - a. The post is painted black;
  - b. A drawing accompanies the form showing the proposed location.
  - c. The backboard is clear.
  - d. Permanent goal is located no further forward than the front line of the house.
2. Owners must maintain the appearance of the pole and goal at all times.
3. Freestanding or portable, goal must be kept close to the house except when in use. NO bricks or sandbags are permitted to provide support to base of goal. Check manufacture recommendations on what can be used to fill base for support. Cannot be place on grass except during use. Not permitted a curbside/street.
4. No goals may be attached to the exterior of the house, deck, etc.



**Fig. 3**

## **GUIDELINE NUMBER 6: PRIVATE POOLS, LANDSCAPE PONDS and FOUNTAINS**

1. A form is **not** required to be submitted for children's portable wading pools (those that can be emptied on a nightly basis) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed eight (8) feet in diameter.
2. Above ground pools are prohibited.
3. A form **must** be submitted for **ALL** in-ground pools and ponds:
  - a. All forms for a pool addition shall be submitted with a drawing of the property that accurately depicts the location of the house, property lines, building setbacks, decks, easements and any other elements that may restrict the location of the proposed pool. See Figure 4. The drawing shall be prepared to a scale of 1"= 10'. The drawing shall dimensionally depict the proposed location of the pool and pool deck, pool equipment and any other related improvements. The proposed drainage plan shall be clearly indicated including all existing drainage conditions. All proposed materials and colors should be indicated on the drawing. The drawing shall indicate the location and type of silt fence to be installed and maintained during construction. Existing trees and other landscaping that are to be removed to accommodate the proposed pool improvements shall be marked with ribbon for review by the ARC prior to removal.
  - b. The appearance and detailing of all retaining walls must be consistent with the architectural character of the house. Retaining walls shall not exceed 4'-0" in height. Walls exceeding 4'-0" in height will require an engineered drawing and building permit. All retaining walls shall be located a minimum of 3'-0" clear of any property line to allow for drainage and the maintenance of the wall. Some terracing may be acceptable.
  - c. Fencing for lots with pools and spas must comply with the fence guidelines and county building codes (if applicable).
  - d. Glaring light sources, which can be seen from neighboring lots, shall not be used.
  - e. The pool area shall be enhanced with landscaping and all pool equipment shall be screened with evergreen landscaping.
  - f. Pool equipment shall be located a minimum of 15'-0" from any adjacent property and shall be behind the rear plane of the house.

**GUIDELINE NUMBER 6: PRIVATE POOLS and LANDSCAPE PONDS - Continued**

- g. Dirt excavated shall not be stored on the lot longer than one calendar week. All stored excavated dirt shall be immediately covered with straw to prevent erosion and be provided with appropriate erosion control mechanisms.
- h. A construction timetable is required, including a completion date.

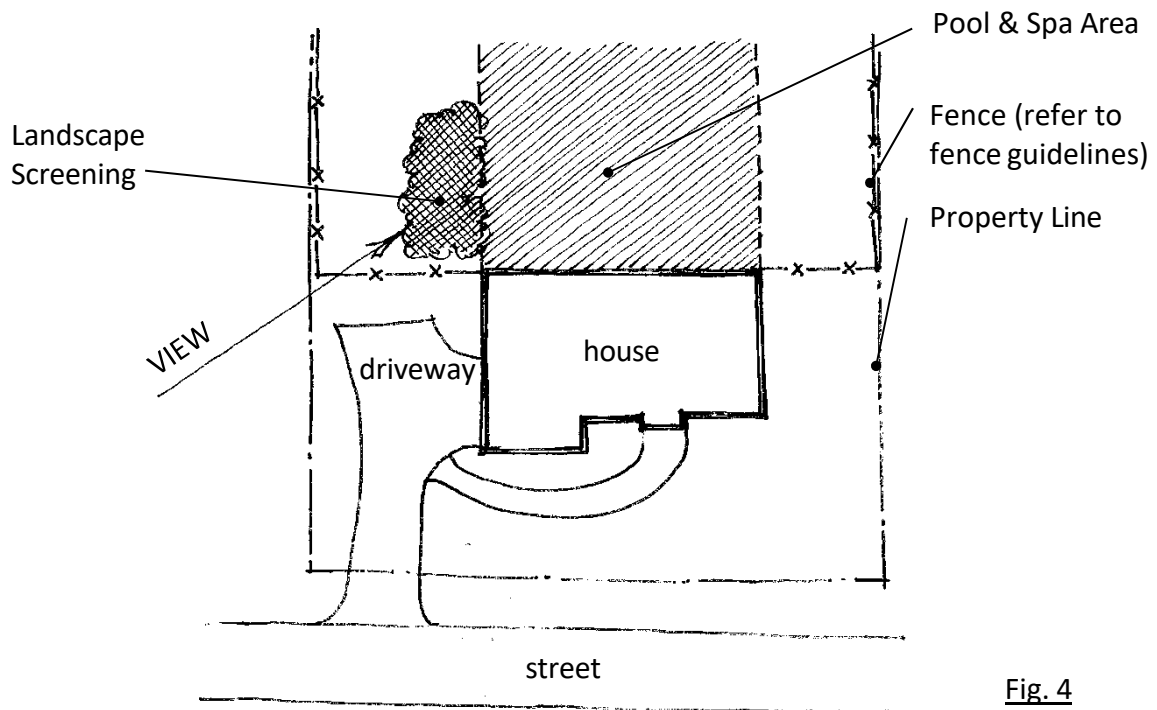


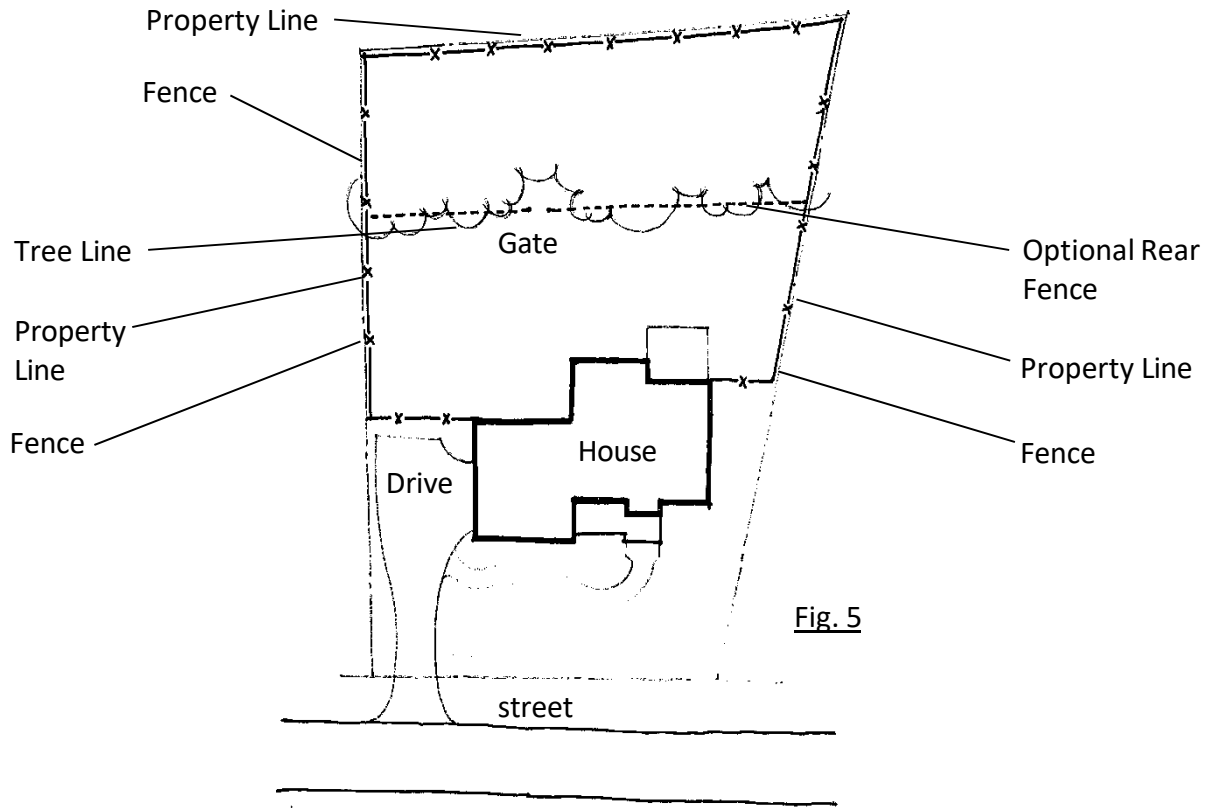
Fig. 4

**GUIDELINE NUMBER 7: FENCES, PRIVACY SCREENS** – See Figure 5.

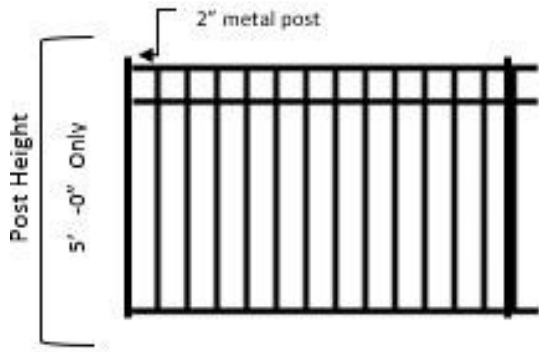
1. The original design concept of the community promotes a feeling of open space; therefore, fencing is not generally encouraged. A form must be submitted for **ALL** fencing.
2. Chain link and vinyl fences are prohibited. No wire fences, chicken wire, or welded wire fences are permitted.
3. No double fencing is permitted.
4. All forms must include the following information:
  - a. Picture or drawing of fence type.
  - b. Dimensions:
    - 1) The height shall not exceed six (6) feet.
    - 2) For black metal fences, the height shall not be less than five (5) feet.
    - 3) The maximum span between posts shall be ten (10) feet.
    - 4) For wood fences the minimum post size shall be 4" x 4" and the maximum shall not exceed 6" x 6".
    - 5) For wood fences the crossbeams shall consist of either two 2" x 6" rails or three 2" x 4" rails per section as a minimum.
    - 6) Crossbeam structure must face inside towards the yard.
  - c. Color: Unless approved by the ARC, the fence stain shall be clear sealant, SW3504 Woodridge, SW3507 Riverwood or SW9183 Dark Clove. Painting of fences is not permitted.
  - d. Site Plan: A site plan drawing denoting the location of the fence must accompany the form.
    - 1) Fences shall only come forward toward the street from the rear corners of the house no more than 10 feet. Fence to extent out on sides to the lot line, down to the back lot lone and connect across.
      - i. If air conditioner units or basement doors are further than 10 feet from the rear corners of the home, fencing will be reviewed on a case by case basis.
    - 2) Fencing on corner lots will be reviewed on a case by case basis and subject to county/city and community rules and regulations.
      - i. Corner lot fencing cannot block view of intersections at any point.
  - e. Fences installed by homeowners must have a minimum ground clearance of **1.5 to 2 inches**. The ground clearance must be notated on modification request.

**GUIDELINE NUMBER 7: FENCES - Continued**

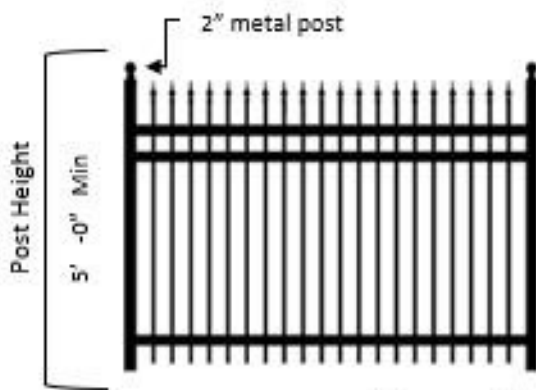
5. Dog Runs are not permitted.
6. Each homeowner must maintain the fences located on his/her respective property regardless of origin of construction or location.
7. Fencing to be placed next to any existing fence unless permission is granted by the neighbor allowing the fence to attach to their existing fence. The types of fences located on adjacent Lots shall be considered in the approval process. For example, if an adjacent Lot has wooden fencing, fencing that matches the type and material of such adjacent Lot shall be considered.
8. Illustrations of the approved fencing are shown in Figure 6. Before selecting the desired fence style refer to these guidelines. For fence #1 and fence #2, **black** welded wire mesh “hog wire” is optional on the inside face.



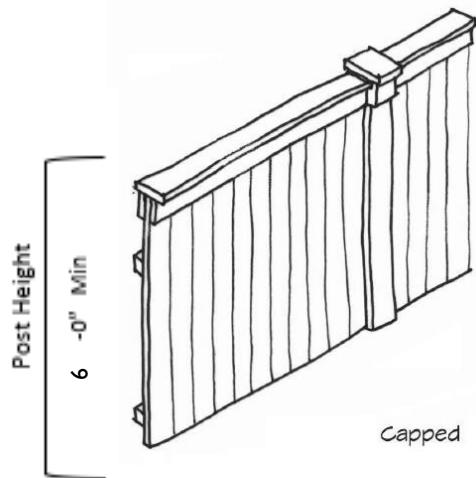




Straight Topped Wrought Iron or Aluminum Fence



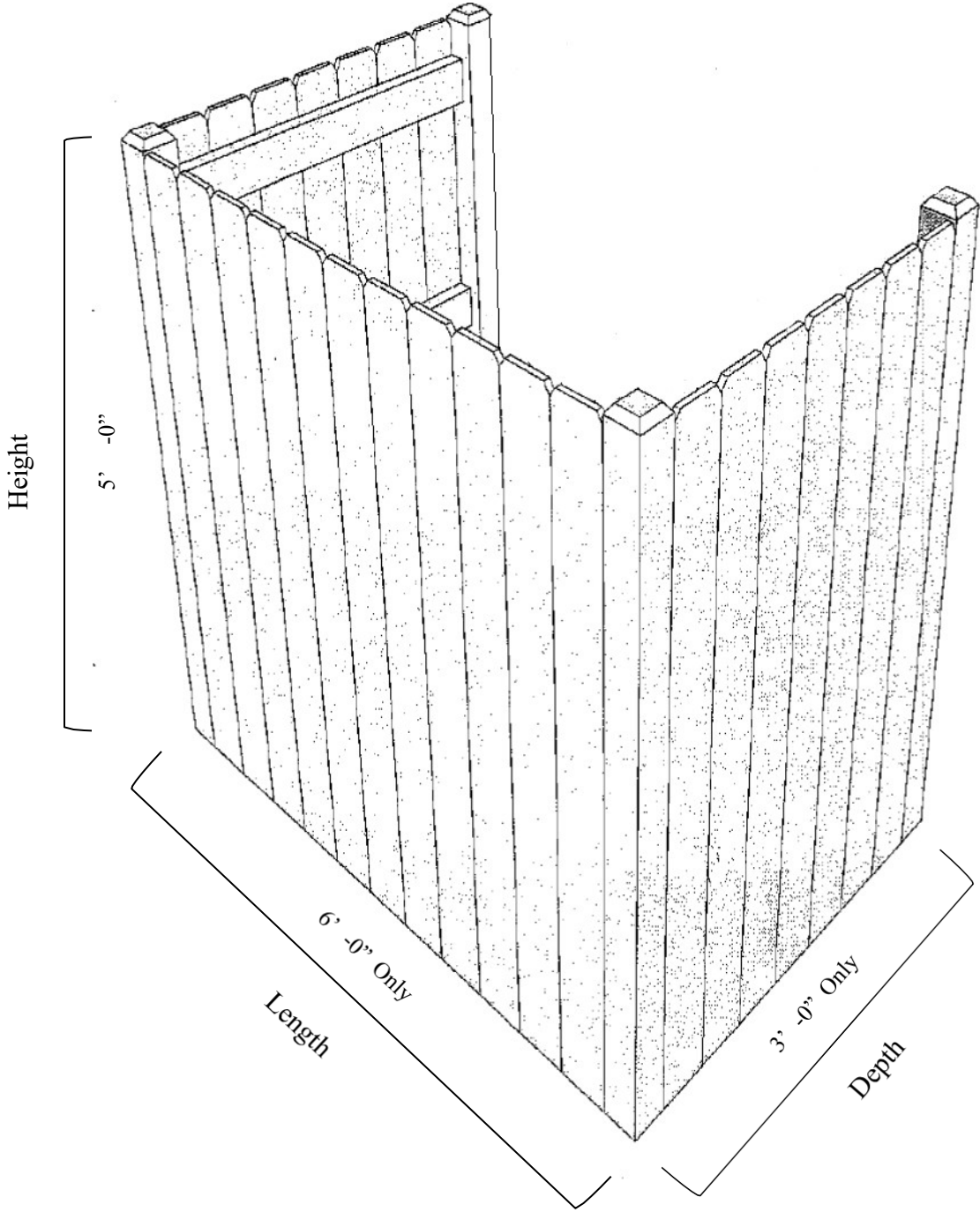
Ornamental Spear Top Wrought Iron or Aluminum



**GUIDELINE NUMBER 8: Garbage Can Enclosures** see Figure 6.

1. The preferred garbage can enclosure is a natural planted hedge or a wood fence enclosure that blocks visibility of garbage can(s) from the street and adjacent neighbors. Submission of a form for a garbage or trash can enclosures is **required**. The following guidelines apply:
  - a. The fence enclosure must be constructed of wood and match existing design guideline approved fence style as referenced in the above fence guidelines.
  - b. The enclosure must be placed on side of your home nearest to the garage, enclosure can not be placed any closer than five (5) feet back from front corner of home.
  - c. The enclosure must have a solid base, either concrete pad or cement pavers. Visibility of base must be contained within fence enclosure.
  - d. Enclosure must fully contain garbage can from view, with gate located at the rear of the structure facing away from the street.
  - e. Dimensions: see Fig.
    - Height shall not exceed five (5) feet.
    - Width (depth) shall not exceed three (3) feet.
    - Length shall not exceed six (6) feet.
    - Minimum post size shall be 4"x 4", maximum shall not exceed 6"x 6".
    - Crossbeam structure must face inside the enclosure.
  - f. Color: Unless approved by the ARC, the enclosure fencing stain shall match existing approved fence stain colors or match the existing stains on the home. Painting of fence is not permitted.
  - g. The existing drainage patterns are not altered in a manner that adversely impacts any adjacent properties and the drainage of the pad and enclosure is directed to the homeowner's own property and properly dispersed.
  - h. All modification forms must include:
    - Picture or drawing of fence type.
    - Dimensions, with gate location marked.
    - Color.
    - Site Plan: A site plan drawing denoting the location of the fence must accompany the form.
  - i. Each homeowner must maintain the enclosure located on his/her respective property.

Fig. 6



Please note figure fence style is for example purposes ONLY. Please reference approved fence styles in the previous section.

## **GUIDELINE NUMBER 9: EXTERIOR LANDSCAPING AND MAINTENANCE**

1. A form is required to be submitted for ornamental trees and shrubbery.
  - a. Tree plantings (row or cluster styles) are not permitted from the front line of the house to the street. In the case of corner lots, trees (row or cluster style) are not permitted from the front corner of the house on the adjacent lot(s) to the street. However, row or cluster tree plantings are permitted from the front corner of the house to the rear corner of the property line. Staggered tree planting is preferred over rows. Hardwood trees should be located a minimum of ten (10) feet from property lines. Evergreen trees shall be located a minimum of five (5) feet from adjacent property lines.
2. All landscaping beds must be covered with a suitable covering such as natural pine straw, chopped pine bark mulch (black or brown colored mulch), or wood shavings of natural earth tones. Red mulch is not permitted. Red or White Rock is not permitted. Natural earth tone rocks will require review and approval.
3. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials in keeping with the horticultural appearance of the community. Approved grass types for front lawns are Bermuda, Fescue or Zoysia. The amount and character of the landscaping must conform to the precedent set forth in the community.
4. Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed. Bare earth must be covered with natural pine straw or earth tone mulch to prevent soil erosion.
5. The preferred landscape edging is a neat four (4) to six (6) inch deep trench. All standard bed edging: brick edging that match the brick of the house, stone, or concrete must be approved by the ARC. Landscape bed edgings must be buried so that no more than one (1) inch extends above the ground, and must be of uniform type. Permanent masonry must be approved. Wood or decorative plastic is not permitted. Black polypropylene edging is not permitted. Windsor wall block is not permitted as landscape edging as it is intended to be for retaining walls. Construction or Red bricks are not permitted. Owner is responsible for monitoring the condition of edge/border. Cracking and or damages will require homeowner to repair or replace immediately.
6. Retaining Walls in the front of a home should be brick, stone, or split-face concrete block to match the house. Landscape timber walls will be allowed in rear and side yards on a case by case basis. **All** retaining walls must be submitted to the ARC for approval.

**GUIDELINE NUMBER 9: EXTERIOR LANDSCAPING AND MAINTENANCE -Continued**

1. Each homeowner shall keep his/her lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, regular mowing, edging, the pruning and cutting of all trees, shrubbery and weed control; homeowners should also maintain the painting or other appropriate external care of all structures and removal of dead trees. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set forth in the Community.
2. Outdoor storage of garden tools and hoses must be screened from view. Any tools or items stored under a back deck or porch must also be screened from view.
3. Outdoor storage of garbage cans and trash bins is discouraged. Containers stored outside must be screened from view by natural landscaping (no lattice).
4. All debris, clippings, etc. must be properly removed from lawns, driveways, sidewalks, streets, etc. Hosing, raking or blowing materials into the streets and into the storm water management system is not permitted.

**GUIDELINE NUMBER 10: FIREWOOD**

1. Firewood piles must be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas. The size of a firewood pile may not exceed 4' wide, 4' high and 6' long. See Figure 7.
2. Firewood pile coverings are allowed only if the cover is an earth tone color and the firewood pile is screened from the view of the street. For example, a tarp-covered firewood pile may be located under a deck and have shrubs planted around it.

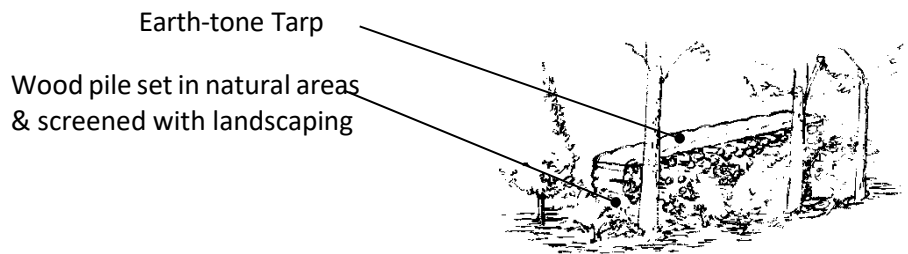
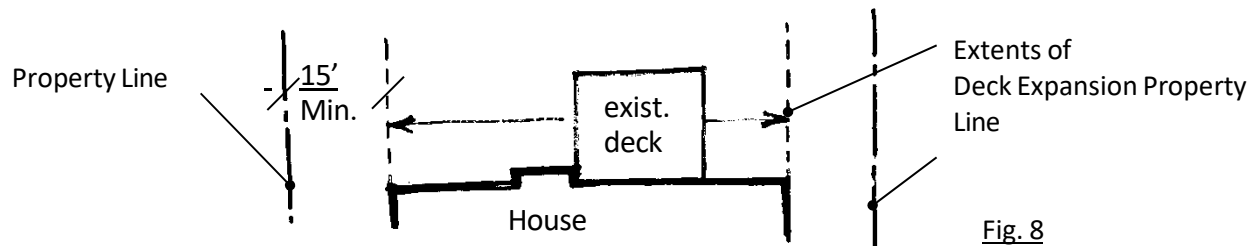


Fig. 7

## **GUIDELINE NUMBER 11: DECKS**

1. A form must be submitted for ALL decks.
2. The form must include the following:
  - a. A site plan denoting location, dimensions, materials and color.
  - b. The deck may not protrude past the sides of the house and must be located in the rear of the house.
  - c. Materials must be cedar, cypress, or Number 2 grade or better pressure treated pine (other material will be considered). Composite material is allowed but is subject to color approval by the Association.
  - d. The deck must be natural or stain shall be clear sealant, SW3504 Woodridge, SW3507 Riverwood or SW9183 Dark Clove.
3. Vertical supports for wood decks must be a minimum of 6" x 6" wood posts that match the color of the deck or metal poles. Metal poles shall be boxed in so as to appear to be 6" x 6" wood posts.
4. A rail design shall be submitted with the site plan and form indicating the picket and rail materials and design. A brochure may indicate the design if a prefabricated design is used; otherwise, the design should be drawn to scale to indicate the design.
5. The following, without limitation, will be reviewed: location, size conformity with design of the house, relationship to neighboring dwellings, proposed use and screening components/features.
6. Homeowners are advised that local municipalities having jurisdiction will require a building permit for construction of a deck.



## **GUIDELINE NUMBER 12: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS**

1. A form must be submitted for all **exterior** building alterations and additions. Building alterations include, but are not limited to, storm doors and windows, construction of driveways, garages, porches and room additions to the house. Exhibit A is an example of the plan details that should be submitted with the Application for Modification. Repainting requires prior written approval **only** if the color is changed from the original color of the house.
2. The original architectural character or theme of any house must be consistent for all proposed additions and alterations to the structure. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A form requesting a paint color change requires the following information:
  - a. Paint sample color used in or approved for the community; and
  - b. Area of house to be repainted; and
  - c. Photograph of the house to be painted and the houses on both sides (in most cases, adjacent houses should not be painted the same color).
4. Storm doors must be made of anodized bronze or anodized aluminum with baked enamel painted finish that matches the front door of the house. Storm door windows must be of solid glass with no decorative or protective metal workings. A form must be submitted for all storm doors (on the front, side, or rear of the house) and contain the following information: See Figure 9. No screen doors will be permitted.
  - a. Picture or drawing of the door on which storm door will be installed; and
  - b. Picture depicting style of storm door to be installed; and
  - c. Color.

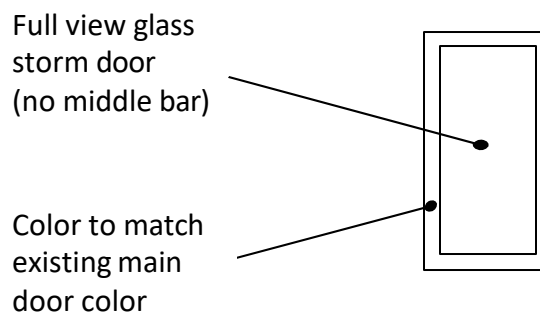


Fig. 9

**GUIDELINE NUMBER 12: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS –Continued**

5. Storm windows must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. Storm windows must be of solid glass with no decorative or protective metal workings. A form must be submitted and contain the following information:
  - a. Storm windows must comply with window to be covered; and
  - b. Picture or drawing of the window; and
  - c. Picture depicting style of storm window to be installed; and
  - d. Color.
6. Decorative Windows such as stained glass, decorative glass, etched glass, or leaded glass must be housed in wood frames and use muted colors. Colors must be compatible with the design of the house. All colors are subject to review of the ARC.
7. For any changes to the plans as approved by the ARC, the owner must submit such changes for approval prior to commencing construction.
8. Tennis courts are prohibited (other than the community tennis courts).
9. Storage structures will be considered only on a case by case basis. For any storage structure, all adjacent neighbors must approve and their signature placed on the Modification Request Form. A form must be submitted for all storage structures.
10. Sheds are prohibited. *Owner can try to request again after Homeowner Board Transitions.*
  - a. No prefabricated structures are permitted.
  - b. Storage structures shall be located in the rear yard of the property and located against the rear of the home, no closer to a property line than the sidelines of the home.
  - c. Storage structures may not be used for any purpose that may be deemed by the ARC to cause disorderly, unsightly, or un-kept conditions.
  - d. Storage structures' exterior materials must match the exterior materials used on the home. For example, if the house is stucco then the addition shall be stucco. If the house is a combination of materials, the structure shall be compatible with the materials on the adjacent face of the existing house.
  - e. Storage structures' exterior details must match the exterior details of the home, such as fascia, crown molding, panel doors, etc.



**GUIDELINE NUMBER 12: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS –Continued**

- f. Carports (or open air covered structures used for the purpose of storing or parking cars, boats, RVs, etc.) are NOT permitted.
11. Homeowners are advised that local municipalities having jurisdiction will require a building permit for construction of any structure, attached or detached.
12. A form must be submitted for all awnings. Awnings or coverings must be a structural extension of the home’s existing roof. Colors or finish must be compatible with the home’s primary and trim colors. Addition of awnings or coverings requires the following information:
- a. Picture or drawing of all windows/doors on which awnings will be installed and their location (back or side – generally, awnings are not allowed on the front of the home);
  - b. Picture depicting the style of awning to be installed; and
  - c. Color samples and materials list.
13. Pergolas are prohibited. *Owner can try to request again after Homeowner Board Transitions.*
14. Outdoor Drapery must be of solid white, cream, or natural tan in color. Drapery hardware must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the community. Drapery must be maintained, regularly cleaned, and in good repair at all times. When not in use drapery must be neatly pulled back to maintain a clean, tasteful appearance. Note: Weighted drapery is encouraged to keep drapery contained within porch or deck footprint. All outdoor drapery must receive Board approval prior to installation.
- a. Outdoor roller blinds/shades, folding screens, and room dividers are prohibited.

### **GUIDELINE NUMBER 13: VEHICLES AND PARKING**

1. The recreational area parking lot is intended for the use of residents (in good standing) during their use of the recreational area, pool and tennis courts and clubhouse facilities.
  - a. No boat, trailer, camper or any other type of recreational vehicle may be parked or stored in open view on residential or common property.
  - b. Any vehicle left parked in a common area is subject to be towed by the Association.
2. All cars parked in open view must be operable, may not be unsightly, and must have current license plates and registration.
3. No vehicle may be parked on any yard or sidewalk.
4. Parking of vehicles on the street is limited and subject to the Covenants, Conditions and Restrictions. Temporary parking (four hours or less) is allowed if it does not pose a nuisance to neighbors or impede traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic (i.e. park only on one side of the street).
5. All homeowner vehicles should be parked in the garage. If the number of vehicles exceeds the number of spaces in the garage, vehicles may be parked on homeowner's own driveway.
6. No commercial vehicles are to be parked overnight on neighborhood streets or Driveways.
7. Parking is never allowed within 20 feet of an intersection, nor in front of any fire hydrant.

#### **GUIDELINE NUMBER 14: SATELLITE DISHES/WINDOW AIR CONDITIONERS/WINDOW FANS**

1. The following guidelines for mounted satellite dishes must be met:
  - a. Satellite dishes must be no larger than twenty-four (24) inches in diameter
  - b. Rooftop mounting of satellite dishes on the rear of the house (out of public view) shall be required unless installation in such location imposes unreasonable delay or prevents the use of the antennae, unreasonably increases the cost of installation or an acceptable quality signal cannot otherwise be obtained.
  - c. If ground mounted, satellite dishes must be screened from view by evergreen landscaping – not lattice. Any cable must be buried. A maximum of two satellite dishes per lot is allowed. See figure 11.
  - d. Satellite dishes mounted on the house wall or roofs shall be located in a manner that limits the visibility of the dish(es) to the street. Every effort shall be made to locate the dish discretely and out of view.
  - e. Front yard mounting of satellite dishes is strongly discouraged due to the difficulty in properly screening the dish. However, if there is no other reasonable alternative location, all dishes located in the front shall be mounted on grade within five (5) feet of the house and screened with evergreen landscaping that will provide screening without blocking the signal. See Figure 11.
2. Colors of satellite dishes are subject to review. Colors shall be neutral and be compatible with the colors of the house.
3. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
4. The owner or occupant shall be responsible for the maintenance and repair of the satellite dish including, but not limited to, (i) reattachment of satellite dish, and any components thereof, within forty-eight (48) hours of dislodging, for any reason, from its original point of installation; (ii) repainting or replacement, if for any reason the exterior surface of the satellite dish becomes worn, disfigured or deteriorated.
5. Window air conditioners or window fans are prohibited. Any other type of appliance or device located in a window or wall where the device is visible on the exterior must be approved.

**GUIDELINE NUMBER 15: ADDRESSES**

1. Address plaque numbers that differ from the original installed by the builder are prohibited.
2. No plants shall be planted in such a manner that such planting and their future growth obstruct view of the address plaque.
3. Curb applied painted addresses are not allowed.

**GUIDELINE NUMBER 16: SIGNS IN YARDS**

1. The ONLY sign allowed in the front or side yard is a FOR SALE or FOR RENT sign or signs required by legal proceedings, in accordance with the Covenants.
2. BOOSTER signs from schools or organizations are allowed to be displayed for a maximum period of two (2) consecutive weeks.
3. CONTRACTOR signs to identify current work being done by contractor(s) are allowed to be displayed for a maximum period of two (2) consecutive weeks.
4. POLITICAL signs may be displayed two weeks prior to an election and should be removed within twenty-four (24) hours of said election.
5. Signs must not exceed 2 x 3 feet in size.
6. Security signs as required by Governing Agencies are permissible.

**GUIDELINE NUMBER 17: BUSINESS USE**

1. Each lot shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a Lot or any part of the Property, including business uses ancillary to a primary residential use, except that the Owner or Occupant residing in a dwelling on a Lot may conduct such ancillary business activities within the dwelling so long as...
  - a. The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the dwelling; **and**
  - b. The business activity conforms to all zoning requirements for the Property; **and**
  - c. The business activity does not increase traffic around the Property; **and**
  - d. The business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; **and**
  - e. The business activity is consistent with the residential character of the Property and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other residents of the Property.
  
2. The terms “business” and “trade” as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required thereof. Notwithstanding the above, the use of a Lot by an on-site management company operating on behalf of the Association shall not be considered a trade or business within the meaning of this subparagraph.

# BRAEMORE COMMUNITY ASSOCIATION, INC. - REQUEST FOR MODIFICATION REVIEW

THIS APPROVAL MAY TAKE UP TO 45 DAYS FOR APPROVAL AFTER ALL REQUIRED INFORMATION IS RECEIVED

Name	Date
Address	Lot and Phase
City, State Zip	Phone Number
Email(s)	

Please provide the Architectural Control Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community. Modifications without approval from the Committee are a violation of the Covenants and may result in fine and legal action by the Association.

Description of Modification Requested

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Estimated Start Date	Estimated Completion Date
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Acknowledgment of Adjacent Homeowners (*all homeowners sharing common boundary line, or those with a direct view*) will be considered by the Architectural Control Committee but will not be binding upon the Committee. No application will be considered unless this section is completed, or the Applicant Homeowner has made a reasonable effort, in the sole discretion of the Board, to have this section completed.

Lot	Signature	In favor of <input type="checkbox"/>	Not in favor of <input type="checkbox"/>
Lot	Signature	In favor of <input type="checkbox"/>	Not in favor of <input type="checkbox"/>
Lot	Signature	In favor of <input type="checkbox"/>	Not in favor of <input type="checkbox"/>

Under each of the most common categories below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, etc. **Incomplete requests will be disapproved.**

**LANDSCAPING, including gardens, landscape blinds, landscape edging**

As-built/HLP/Lot Plat/Survey  
*\*identify location of landscaping modification*

Description: \_\_\_\_\_

Photo(s) of the requested location(s) to be modified

Plan denoting hardscape/plant materials, location and quantities

**EXTERIOR LIGHTING, including exterior and landscape lighting**

Description: \_\_\_\_\_

Number of lights: \_\_\_\_\_

Photo(s) of the requested location(s) of the lighting

Photo of the lighting

**FENCING, including fenced blinds**

Fencing must conform to the standards stated in the Design Guidelines

Fence type: \_\_\_\_\_

Height and maximum width of spans: \_\_\_\_\_

Color/stain: \_\_\_\_\_

Fence beams must be inside facing (*interior*), not visible to streets or lots

As-built/HLP/Lot Plat/Survey  
*\*identify location of fencing and existing neighboring fencing*

Permit (*if applicable*)

Materials: \_\_\_\_\_

All nails, screws or fasteners shall be aluminum or hot-dipped galvanized

All posts shall be anchored in concrete; ground clearance must be 2 inches

**EXTERIOR DECORATIVE OBJECTS, including planters, statues**

Description: \_\_\_\_\_

Photo(s) of the requested location(s) of the object(s)

Photo(s) of the object(s)

**DRIVEWAY, PATIO or WALKWAY**

As-built/HLP/Lot Plat/Survey  
*\*identify location of driveway/patio/walkway modification*

Photo(s) of the requested location(s) to be modified

Materials: \_\_\_\_\_

**PLAY EQUIPMENT, including basketball goals**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of play equipment modification*
- Location must have minimum visual impact
- Photo example of modification, requested location
- Materials used should match existing materials of home

**PRIVATE SWIMMING POOL, including hot tubs**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of pool, pool deck and pool equipment*
- Pool type: \_\_\_\_\_
- Dimensions (maximum size 1,000 sq ft): \_\_\_\_\_
- Color (must be white or blue): \_\_\_\_\_
- Lighting (if any): \_\_\_\_\_
- Permit
- All pool related landscaping modifications must meet requirements of the Landscaping category

**DECK or PORCH, including screened porches**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of deck/porch modification*
- Photo of the location of the deck/porch
- Design rendering or scope of work
- Dimensions: \_\_\_\_\_
- Color must be clear or stained to match existing color scheme
- Color code: \_\_\_\_\_
- Materials must be Cedar, Cypress or No. 2 grade or better PT-wood
- Permit

**STORM DOORS and WINDOWS**

- Description and photo example of the storm door/windows including color
- Color must be compatible with existing primary and trim colors
- Photo(s) of the requested location(s) to be modified

**EXTERIOR BUILDING ALTERATIONS, including painting and roofing**

- Colors/Materials to be used that are different than those existing
- Paint Brand, color name(s) and color code(s)
- Photos of your home and the homes on either side and those facing  
*(in most cases adjacent/facing homes cannot be painted the same)*
- Permit *(if applicable)*

**BUILDING ADDITIONS**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of building addition*
- Photo(s) of the requested location(s) to be modified
- Photo(s) from the location of the area to be modified of adjacent lots
- Scope of work from contractor
- Size, color, and detailed architectural drawing of addition
- Exterior materials used must match existing exterior materials of home
- Permit

**\*\* Submit this form and all documents to the Association Manager in one email/file \*\***

Owner Acknowledgement: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Design Guidelines and that these changes shall be made in strict conformance with the Design Guidelines. I understand that I am responsible for complying with all city and county regulations.

Neither Fieldstone Realty Partners, LLC, the Association Board of Directors, the Association Advisory Committee or the Association Architectural Control Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or nonfeasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

<b>ARCHITECTURAL CONTROL COMMITTEE USE</b>		Approved <input type="checkbox"/>
Date Received _____	Reviewed by _____	Approval stipulations <input type="checkbox"/>
Approval stipulations or comments _____ _____ _____		Not approved <input type="checkbox"/>