

Brookside II
Guidelines for Architectural Approval

Revised May 11, 2006

1. The guidelines and restrictions hereafter mentioned are in addition to any City, State, County, Township or Local requirements or permits. Any approval by the Architectural Control Committee, hereafter known as the ACC, does not release anyone from the local codes or restrictions set forth by the City, State, County, Township or Local governing bodies. All fences, significant landscaping or exterior modification to the original construction or lot grade in Brookside II must receive approval from the ACC prior to construction. All modifications and yards must be properly maintained at all times.
2. All approved submissions shall be started and completed within 6 months of the approval date per the Covenants. All requests for improvement shall be made in writing and shall include:
 - a. Plot plan of lot showing location of improvement
 - b. Elevation - side view or picture of proposed improvement
 - c. Materials to be used – specify whether a building permit is required
 - d. Finished color plan of improvement
3. Fences are to extend from the back corners of the home, unless specifically accepted by the ACC.
 - a. Stockade, shadow box and solid fences will not be approved
 - b. Chain link fences are prohibited by the Covenants
 - c. Fences are not to exceed 48" in height. Spacing between pickets are not to be less than one-half the width of the face of the picket.
 - d. Up to a 5' shadow box or privacy fence may be approved if installed immediately around an in-ground pool. Privacy fences may not be used for perimeter fencing.
 - e. Fences must be built of decay resistant wood materials, high quality white PVC or other material approved by the ACC
 - f. Fences must be maintained at all times
 - g. A scale drawing, picture or copy of the sales brochure must be provided with the application
4. No outside antennas will be approved. Satellite dishes with a diameter of no more than 20" may be subject to the approval by the ACC for location to minimize the view from the street.
5. No metal or fiberglass awnings or patio covers will be permitted
6. No above ground swimming pools will be permitted
7. No solar heating panels will be permitted on roofs or homes
8. Boats, trailers, campers and RV's may not be stored or parked outside for more than 72 hours
9. Mailboxes are to be approved by the ACC
 - a. Brick mailboxes will be approved if they do not exceed a 2' x 2' square and meet the Postal guidelines for height
 - b. The brick must match the brick of your house. The brick may be painted to match your house if you do not have brick on your house
 - c. Wood mailboxes must be treated or painted the color of your house
10. Signs must be kept in your yard only and cannot exceed 5 square feet
 - a. Political signs are not permitted in the common grounds
11. Lawn art is not permitted. Seasonal decorations are permitted.

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12. Flag poles must be approved by the ACC for placement
13. No Tennis Courts will be approved
14. All in-ground swimming pools must be approved
15. All driveways will consist of concrete only
16. Landscaping ground cover for the front and sides of the home shall be comprised of wood mulch. Alternate mulch materials must be approved by the ACC. No gravel, lava rock, or chipped brick are permitted in the front and sides of the home.
17. Decks, which are adjacent to the rear of the house and do not extend beyond the corners of the house and have an accumulated square footage of no more than 1,000 square feet, do not need ACC approval.
18. Outside storage buildings (i.e. – sheds) must be approved by the ACC. The sheds must abide by the following minimum requirements:
 - a. Total square footage cannot exceed 100 sq. ft.
 - b. Constructed material must be wood
 - c. The building must be painted to match the home
 - d. The roof must be shingled and match the home
 - e. Homeowners must propose a location with their submittal. Final placement of the shed must be approved by the ACC.