

BRYARTON HOMEOWNERS ASSOCIATION

ARCHITECTURAL STANDARDS AND CONTROL SPECIFICATIONS

CONTENTS

SUBMITTAL AND APPROVAL PROCESS	3
MAILBOXES & POSTS	4
CLOTHESLINES	4
PARKING	5
STORAGE.....	5
AWNINGS	5
BASKETBALL GOALS	5
DETACHED STRUCTURES	6
RETAINING WALLS.....	6
SWING SETS, PLAY HOUSES, JUNGLE GYMS	6
VEGETABLE GARDEN PLOTS	7
PETS, PET HOUSES, AND PENS.....	7
COLOR OF EXTERIOR OF HOUSE.....	8
SKYLIGHTS AND ATTIC FANS.....	8
SWIMMING POOLS AND HOT TUBS	8
SOLAR COLLECTORS.....	9
LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS	9
MAJOR LANDSCAPING	10
RADIO, TV ANTENNAS, AND SATELLITE DISHES	11
ADDITIONS AND CHANGES TO HOMES	12
DRIVEWAYS AND PARKING PADS	12
DECKS, PATIOS, ARBORS AND SCREENS.....	13
MAINTENANCE	14
FENCE CONSTRUCTION	14
FENCE STYLES	17

SUBMITTAL AND APPROVAL PROCESS

Each homeowner has the responsibility to complete an Architectural Request Form prior to making any changes to the exterior of their home or property. The process will be the same for all submittals with the required details varying depending upon the type of change.

Items to be submitted:

1. Architectural Request Form completed in its entirety.
2. Plot plan outlining the position or placement of the change.
3. Drawings/plans showing the construction and effects of the change.
4. Samples of paint, siding, or any other items that may be helpful in making a decision.

Submit your completed Architectural Request Form to the management company to perform an initial review for completeness and legibility.

All completed submittals will be forwarded to the Architectural Committee. The committee may review the request and inspect the site. The committee will make a recommendation to the Board of Directors. Each request will be examined on its own merit. No previously approved installations shall constitute establishing a precedent for approval.

The management company will advise the homeowner, via email or US Mail after the final decision of the Board of Directors.

Reminders:

1. No change shall begin without written approval from the Board of Directors.
2. Building permits may need to be obtained. It is the responsibility of each homeowner to obtain these permits.
3. Allow at least 45 days for processing and permits in planning for changes.

Appeal Process:

To appeal a disapproved submittal, the homeowner should submit a written appeal to the Board of Directors within 30 days of the notification of disapproval, including specific detailed information stating why the submittal should be reconsidered. The homeowner may request a meeting with the Board of Directors to discuss the submittal. Please contact the management company to be placed on the agenda for the next board meeting.

MAILBOXES & POSTS

The mailbox and post standard is intended to ensure a pleasant appearance, not absolute uniformity.

1. All mailboxes and posts shall be identical in shape to the mailboxes and posts originally provided by the builder (Centex). The boxes shall be black, flags red, and knobs black, white, or metallic. Tasteful decoration may be applied to the box. Decorative banners may be hung from the post.
2. Planting around the base of a mailbox post is allowed, provided that the guidelines for landscaping are followed.
3. Mailbox posts must be painted gloss white and stand vertically (not leaning).

- a) The recommended long-lasting exterior gloss paint for posts (and house trim and railings) is:

Sherwin-Williams, Resilience Exterior Acrylic Latex Gloss, Super White #6500-48895 plus B1-black tint

- b) The recommended post is available at the link below: (differs slightly from original due to availability)

<https://goo.gl/r9NZ1U>

Note the finial on top to match original posts.



4. Numbers, if used, must not be applied directly to the mailbox and must be either:
 - a) Mounted on the post. (Numbers that include a boxed-in background may not be used, e.g. self-adhesive/stick-on numbers. Numbers that are wider than the post may not be used)

OR

 - b) Applied as part of a decorative plaque or frame kit under or on top of the mailbox, or attached to the post.
5. Mailboxes must be installed according to the USPS regulations (41-45 inches from the road surface to the bottom of the mailbox and set back 6-8 inches from the front face of the curb or road edge to the mailbox door).

CLOTHESLINES

Exterior clotheslines are prohibited.

PARKING

1. No commercial licensed vehicles, truck tractors, or inoperable vehicles, may be parked on the lot or on common property or within any right-of-way of any street in or adjacent to the Subdivision as stated in the *Declaration of Covenants*.
2. The association may regulate the parking of all recreational vehicles such as campers, boats, trailers, and motorcycles.
3. While there is no limit to the number of vehicles that may be parked in a driveway, vehicles may not be parked more than two abreast and may not extend sideways past the outside corners of the garage walls.
4. To avoid lawn damage, vehicles must be parked with all four wheels on pavement. Parking a vehicle partially or completely on the lawn is not permitted. This restriction also applies when parking along the street.

STORAGE

1. No trade materials or inventories may be stored upon any lot.
2. Temporary storage of materials for modification projects should be discreetly placed and maintained in an orderly manner.

AWNINGS

All awnings require architectural approval.

1. A plot plan and elevation showing the location of the awning must be included.
2. Request must include a description and sample of the material to be used.
3. Fabric must blend with the color of the house.
4. The awning material shall be fabric only.
5. The awning may be stationary or retractable.
6. The awning should be kept in good condition at all times. Upon deterioration, the awning will be repaired, replaced or removed.
7. The awning must be attached to the house and not free-standing.

BASKETBALL GOALS

Items Requiring Architectural Approval:

1. Basketball goals mounted on poles put in the earth, or on house require approval.

Information Required in Submittal:

1. Plot plan showing location of basketball goals.
2. Picture of basketball goal.
3. Permanent goals are not allowed along the street right of-way.
4. Portable basketball goals do not require approval. Portable basketball goals are not allowed along streets right of way.

DETACHED STRUCTURES

Detached structures such as storage sheds, green houses, carports, etc. are not allowed due to the impervious land use restrictions in Bryarton. These restrictions were placed on Bryarton because of its location in the Swift Creek watershed.

RETAINING WALLS

Items Requiring Architectural Approval:

1. Any retaining wall must be approved. However, retaining walls will most likely not be allowed since they change the water drainage pattern. Water drainage patterns in Bryarton are of utmost importance due to being located in the Swift Creek watershed.

Information Required in Submittal:

1. Plot plan.
2. Elevation.
3. Description of materials to be used.

Guidelines:

1. Approved materials include, but are not limited to brick, stone, wood or architectural block.

SWING SETS, PLAY HOUSES, JUNGLE GYMS

Items Requiring Architectural Approval:

The Architectural Committee prior to placement must approve all permanent play equipment.

Information Required on Submittal:

1. Plot plan showing location of play equipment and distance from the property lines.
2. Drawings or pictures of the play equipment.

Guidelines

1. Permanent play equipment must be installed to be as inconspicuous as possible and should be placed out of view of any street. The preferred location is in the rear directly behind the house, but each request will be reviewed on its own merit.
2. Screening may be required in order to block the view and/or noise from neighboring lots. Landscape plans should accompany the submittal.
3. Non-permanent play equipment must also be placed inconspicuously so that it does not detract from the neighborhood surroundings.
4. Wooden swing sets are preferred.

VEGETABLE GARDEN PLOTS

Items Requiring Architectural Approval:

1. Gardens in a single-family residential area will not require prior approval of the Architectural Committee if they are wholly located in the rear portion of the lot. Any tree removal required to provide space for the garden must adhere to the tree removal guidelines of the protective covenants.
2. Architectural Committee approval is required for any garden location other than described above or any deviation from the above guidelines.
3. Compost piles are allowed within your property lines. An Architectural Request Form must be submitted for approval concerning the location.

Guidelines:

1. Maintenance of the garden is required. Debris must be removed at the end of the gardening season and the yard returned to a natural state. This would include removal of sticks and any other structural additions required for harvesting the garden.

PETS, PET HOUSES, AND PENS

No animals, exotic animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that:

- Dogs, cats, or other household pets may be kept provided that they are not bred or maintained for commercial purposes.

Reference Article XI section J of Declaration for Covenants, Restrictions and Easements for Bryarton Subdivision regarding responsibilities of pet ownership.

Guidelines for the Housing of Animals:

1. Pet pens must be at least 10 feet from the property line.
2. Pet pens must be located in the back or side yards (whichever is least conspicuous).
3. Screening should be provided as much as possible.
4. No chain link or metal fencing is allowed, the fencing must be one of the approved fence styles.

Information Required on Submittal:

1. Plot plan showing the location of the proposed structure.
2. Description of the materials to be used.
3. Descriptions of the type, size, and number of animal(s) to be enclosed.
4. Description of the plantings to be provided for screening.

COLOR OF EXTERIOR OF HOUSE

Items Requiring Architectural Approval:

1. A change of color from the existing color. (Submit color samples with your application)
2. A change of roof color.

Items Not Requiring Architectural Approval:

1. Repainting or restaining with the existing color does not require approval.

SKYLIGHTS AND ATTIC FANS

Items Requiring Architectural Approval:

The Architectural Committee must approve the addition of a skylight or attic fan that alters the exterior of the roof visible from any other property within Bryarton Subdivision.

Information Required on Submittal:

1. Plot plan showing the location of the addition.
2. Description of style, size, and materials to be used.

SWIMMING POOLS AND HOT TUBS

Items Requiring Architectural Approval:

1. No pools allowed.
2. Small kiddie-type pools do not require Architectural Review Committee approval. Safety considerations and rules of location are still the responsibility of the homeowner. Violation of safety/location rules may result in homeowner receiving a letter from the management office.
3. Hot tubs which are to be a permanent part of the deck and/or patio must be approved. Appropriate building permits from the city and/or county are the responsibility of the homeowner.
4. Impervious square footage must be available for the Architectural Review Committee to approve request for patio or deck extensions needed for hot tub installation.

Information Required on Submittal:

1. Plans and specifications showing the nature, kind, shape, height, materials, and location must be submitted.
2. Plot plan showing the location of the pool or hot tub.
3. Plan for screening (fencing or landscape screening).

Guidelines:

1. Any wood support structure must be the same color as the house or deck.
2. Pool or hot tub cannot be located within a buffer or easement
3. All Health Department regulations must be met.
4. Pool or hot tub must be screened from view from any street or adjoining property.

SOLAR COLLECTORS

Items Requiring Architectural Approval:

1. All solar collectors require architectural approval.

Information Required on Submittal:

1. Photo and description of the unit.
2. Drawing showing the location of the unit.
3. Plot plan showing visibility from streets and neighboring lots.

Guidelines:

1. Solar collectors must be installed to be as inconspicuous as possible.
2. Every effort must be taken to conceal or camouflage the conduit/plumbing, framing, and supports of the collectors.
3. The ideal installation is one that is laid flat on the roof.
4. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines.

LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS

Items Requiring Architectural Approval:

Lawn ornament, free standing flagpole, lantern poles, floodlights, security lights, and fishponds visible from other lots or the street.

Items Not Requiring Architectural Approval:

Decorations, including holiday decorations, landscape or accent lighting, and for sale or rent, garage sale, yard sale. Political campaign signs, as long as they are removed within a reasonable amount of time and that no sign be placed on common property.

Information Required on Submittal:

1. Plot plan showing location of item.
2. Picture or description of item.

Guidelines:

1. Every effort should be made not to disturb or adversely affect neighbors with the installation and operation of flood and security lights. On items not requiring

approval, the committee reserves the right to request a homeowner to remove an item if surrounding homeowners complain.

2. Commercial advertising signs are prohibited.

MAJOR LANDSCAPING

Items Requiring Architectural Approval:

1. Landscaping of a minor nature such as naturalizing an area of the yard or adding low growing shrubs and bedding flowers do not require approval provided they do not encroach upon neighboring properties or common area.
2. After initial construction, no tree having a trunk diameter exceeding four (4) inches at a height of four feet above ground level shall be removed without the Architectural Committee's and/or the Association Board of Directors', prior express written approval. Exception: A tree that is dead or diseased or poses an imminent threat or danger to persons or property does not require approval.
3. Other types of landscaping that are structural, or change the contour of the land, or are adjacent to a property line, or obstruct a neighbor's view, will require approval. The *Declaration of Covenants, Restrictions and Easements for Bryarton Subdivision* should be consulted for activities that involve changes to water drainage systems, a flood, or tree removal from protected areas.

Information Required on Submittal:

1. Plot plan showing quantity and location of plants.
2. Description of plants.
3. Details of any landscape plan that may change the flow of any drainage/runoff shall be submitted with details, including a Plot Plan, drawings showing the present drainage/runoff, and drawings showing the proposed change in the drainage flow as a result of the change.

Guidelines:

1. Hedges and Screen Plantings
 - a) No hedge or screen planting shall be erected on any lot closer to the front lot line than the front of the house.
 - b) Hedge or screen plantings which form a barrier between properties should have the following:
 - Agreement for maintenance access
 - Setback to allow for plant growth
2. No changes or modifications are allowed to Common Property without prior Board of Directors written approval.

Retaining walls - see guidelines for retaining walls.

Ornaments - see guidelines for lawn decorations.

Garden Plots - see guidelines for garden plots.

Fences - see guidelines for fences.

RADIO, TV ANTENNAS, AND SATELLITE DISHES

Items Requiring Architectural Approval:

1. All exterior-mounted radio antennas, TV antennas, and satellite dishes.

Information Required on Submittal:

1. Plan showing location of antenna or dish.
2. Description of plantings used to camouflage the equipment, if applicable.

Guidelines:

1. Purpose and intent:
 - a) To minimize any health and safety hazards created by mounting Satellite dishes on residential buildings.
 - b) To control the location and screening of satellite dishes to lessen any impact on surrounding properties.
 - c) To preserve the image and character of Bryarton.
2. Each request will be examined on its own merit. No previously approved installations shall constitute establishing a precedent for approval.
3. A satellite dish which meets size requirements may be located on any lot zoned for residential use in Bryarton provided that it meets the following requirements:
 - a) Satellite dishes will not exceed one meter in diameter.
 - b) No dish will be located closer than thirty (30) feet to a street right-of-way.
 - c) Satellite dishes installed at ground level must be screened so the dish is not visible from any street or neighboring property as viewed from ground level. The screen will consist of live evergreen screening. Any tree removal required must have Approval. All wiring shall be properly buried.
 - d) Satellite dishes may be located on the roof of a building provided that the dish is not on the portion of the roof facing the street, and the highest point of the dish is no higher than the peak of the roof.
 - e) Satellite dishes may be mounted on the back or on the side of the homeowner's building. Mounting on front is discouraged.
 - f) In no way shall these guidelines waive more stringent Municipal requirements nor waive the necessity of any permits.

ADDITIONS AND CHANGES TO HOMES

Items Requiring Architectural Approval:

1. All external changes to homes must have architectural approval before changes begin. This includes, but is not limited to, new rooms, porches, attached structures, or detached structures of any kind. Also, any changes to windows, doors or chimneys require approval.

Items Not Requiring Approval:

1. Normal maintenance to preserve the structure in its original state does not require architectural approval.

Information Required on Submittal:

1. Official plat or survey showing lot boundaries, the existing building, and the proposed structure.
2. Elevations showing the planned appearance of the structure.
3. Description of materials to be used including siding, paint color, and shingle samples if necessary.

Guidelines:

1. No change shall encroach upon the setbacks for the lot as listed in the covenants.
2. Changes must match the house color and style.
3. Municipal building permits are the responsibility of each homeowner.
4. No metal sheds are allowed.
5. Impervious square footage must be available for Architectural Review Committee to approve request.

DRIVEWAYS AND PARKING PADS

Items Requiring Architectural Approval:

1. Any parking pads or changes to driveways require architectural approval. The type of impervious concrete used by Centex during original construction must be used.

Locations and Restrictions:

1. Driveways and vehicle parking pads shall be concrete only. Any other type of pads (i.e. brick, stone etc.) shall be reviewed on an individual basis. Aggregate base thickness reinforcements, etc. must comply with good construction practices.
2. Close attention must be paid to structure placement, setbacks and encroachment onto buffer areas, Association owned common property, and neighboring lots.
3. Impervious square footage must be available for Architectural Review Committee to approve request.

4. Driveway width extensions may not extend sideways past the outside corners of the garage walls.

Information Required on Submittal:

1. Plot plan showing location of driveway or parking pad.
2. Elevation drawings (2) showing the measurements of the parking pad such as the length, height and width as well as any landscaping that will be added along the perimeter.
3. Description of materials to be used.

DECKS, PATIOS, ARBORS AND SCREENS

There are no predetermined styles for decks or patios. All new decks, patios, arbors, screening, and lower deck enclosures, including association landscaping, require Architectural approval. Any appearance change requires architectural approval.

Deck Materials

1. Deck materials are generally pressure treated wood and must be weather resistant.
2. The types and treatment of wood shall be like that of fences.
3. Posts may be made of brick, pressure treated wood, or other suitable material.
4. Include any landscape plan/screening of the area underneath the deck.

Patio materials

1. Concrete slabs using the same type of pervious concrete installed by Centex during original construction (i.e. driveways).
2. Bricks, with sand fill or grout.
3. Stone, with sand fill or grout.
4. Include any landscape plan with your request for the area around the perimeter of the patio.

Height of deck, arbors, and screens

1. Decks should be of a reasonable height for their intended purpose.
2. Arbors should be no higher than eight feet above the deck surface.
3. Free standing deck screens (i.e. lattice) shall not exceed five feet in height.
4. Screens as part of an arbor may extend to the arbor.

Location and Restrictions

1. Patios should be located behind the house and may not extend around corners nor be freestanding in other areas of a backyard.
2. Obstruction of views or breezeways of adjoining properties will be given consideration in all cases.
3. The construction of decks or patios within buffer areas will not be allowed.
4. Only exterior materials comparable to those on existing structures and compatible with the architectural character of the community will be approved.

Bryarton Architectural Standards and Control Specifications

5. All permits and building codes must be in compliance with local Regulations.
6. Impervious square footage must be available for Architectural Review Committee to approve request.

Information Required on Submittal:

1. Plot plan showing the location of the deck and its relationship to other structures and property lines.
2. Elevation drawing(s) showing style of deck and patio, including railing, steps, etc.
3. Description of materials used, including samples of stain or paint, if applicable.

MAINTENANCE

It is the primary responsibility of each homeowner to maintain his property in a way that does not detract from the overall aesthetics of the Community.

Following is a list of areas that should be reviewed on a regular basis to ensure that your property is in good repair:

1. Shrubbery, trees, and lawns
2. Driveways and sidewalks
3. Decks and Fences
4. Play Equipment
5. Roofing
6. Wood
7. Paint and Stain
8. Siding and Shutters
9. Garbage can storage
10. Mailboxes and Posts

Lawns & Shrubbery

Cool-season grasses such as fescue that remain green in winter require occasional fall over-seeding (and watering); chemicals alone will not bring back a thinned-out fescue lawn. Grass must be cut and edged on a regular basis (front, rear and side yards). Shrubbery must be pruned on a regular basis. Plant beds must be free of grass and weeds.

FENCE CONSTRUCTION

Process:

1. Each installation will be examined on its own merit. No previously approved installation shall constitute establishing a precedent for approval. However, fences proposed for construction adjacent to existing fences are preferred to be of the same style material, and finish as the existing fences. This may be an absolute requirement in some buffer areas that have been designated by the city. Alternative fence styles and materials will be considered on an individual basis based on historical representation.

Bryarton Architectural Standards and Control Specifications

2. No construction shall begin without the Board of Directors approval of the submittal.
3. Allow enough time for processing and approval in planning for construction. The completed application form along with the required signatures, plot plans, and construction details should be received by the management company no later than ten days prior to the Architectural Committee meeting. Submittals received after this deadline will be reviewed at the next Committee meeting.
4. Approval of a fence does not constitute approval for any additional improvements (such as play equipment, playhouses, or basketball equipment). These items must either be detailed on the application, or, preferably be on a separate application that is submitted for approval.
5. After construction, the association reserves the right to perform an inspection to ensure that the fence and any associated landscaping conform to the conditions stated in the approval.

Style:

1. Upward Scalloped Stockade
2. Downward Scalloped Stockade
3. Picket

See Drawings in next section. THE FINISHED SIDE OF ALL FENCE STYLES MUST FACE ADJOINING LOTS.

Color:

1. Natural Wood
2. White (picket only)
3. Clear Stain

Height:

Refer to the following table for acceptable heights. All heights are measured from the ground to the highest point on the fence. Fencing material may not extend beyond the height limits. Thus, the height limit shall be the higher of the posts or the fencing material. The maximum height may vary based upon the environment and application. Please contact the Architectural Committee for more information.

Fence Style	Maximum Height of Any Part of Fence
Style A	6 feet
Style B	6 feet
Style C	4 ½ feet

Materials:

1. Wood fences are preferred. NO METAL WIRE, CHAIN, STONE, BRICK, OR CONCRETE FENCES ARE ALLOWED.
2. Vinyl fences will be allowed on a case-by-case basis.
3. Styles a, b, and c above may be either cedar, redwood, or treated pine lumber.

Location:

1. No fence may extend beyond the front of the house.
2. Submit a top-down map (drawn on a copy of your survey drawing) to indicate the exact location of the fence in relation to the house and property lines.
3. Dimensions **must** be included.
4. Elevations (side view) **must** be included.
5. Gate locations **must** be included.
6. Property owners are cautioned that building a fence that infringes on easements or access of right-of-ways may result in damage destruction, or removal of the fence. **Such building is done entirely at the risk and expense of the property owner.**
7. All fences can be built up to the property line and must be maintained by the property owner. Fences that face a street must have live screening planted along the exterior of the fence. Plan screening must be 2/3 of the height of the fence within a 3-year time span. The homeowner must maintain planted screening. The requests of this paragraph may be modified by the Architectural Committee or by the Board of Directors in individual circumstances.
8. No fences will be allowed to encroach upon common areas or designated walking trails.
9. The use of parallel fences on adjacent lots is discouraged. In these cases single fences are preferred.
10. Fences must not limit or restrict adjoining residence landscaping.

Setbacks:

1. Additional setback requirements may be required for the sake of landscaping.

Landscaping:

1. A landscape plan shall be part of the documentation required to be submitted with the application. See the Major Landscaping section for guidelines.

Construction Details:

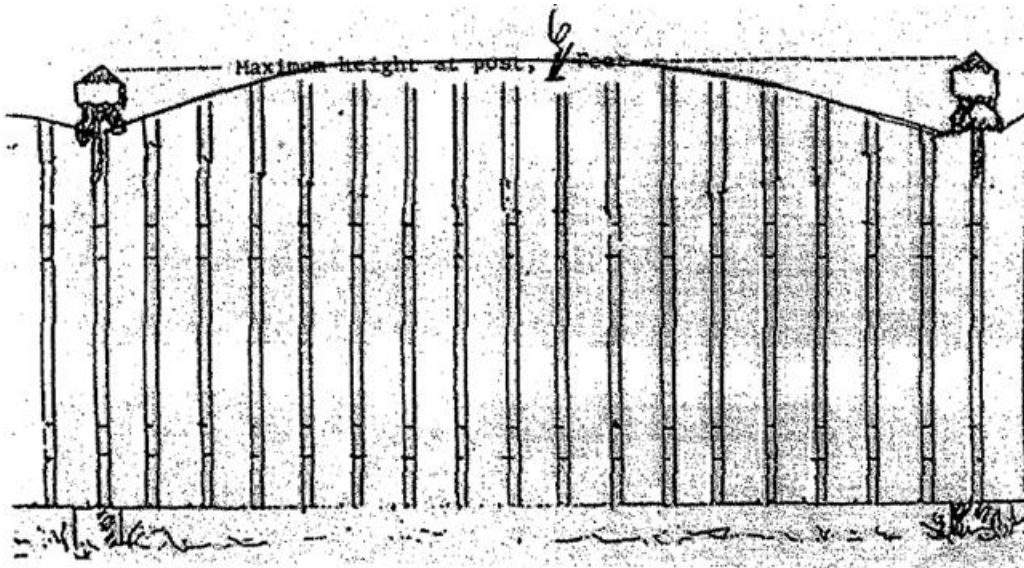
1. All hardware is to be galvanized.
2. For style C, slat spacing must be aesthetically pleasing and specified on the application.
3. All posts must be set in concrete.
4. The finished/good side of all fence styles must face adjoining lots.

Maintenance:

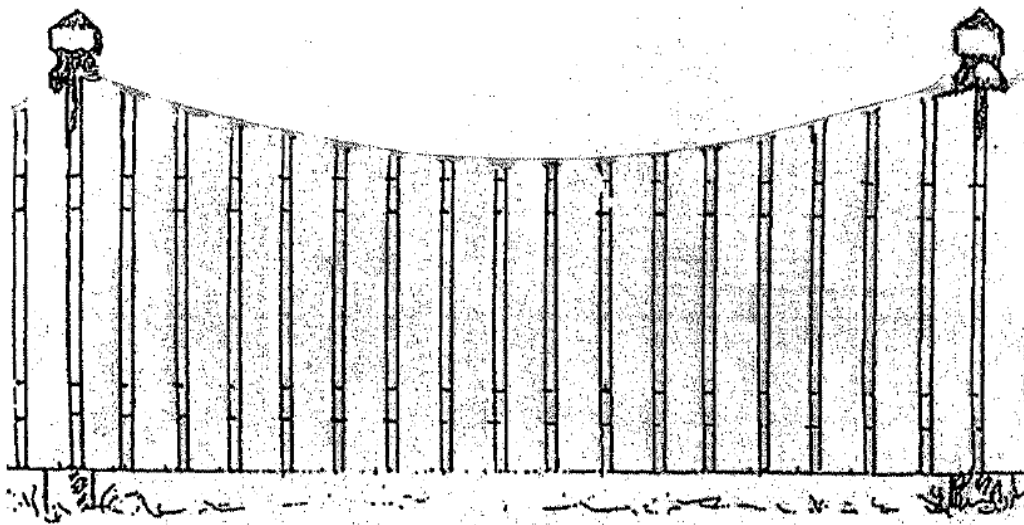
1. Maintenance of the fence and all associated screen plantings is the responsibility of the property owner.

FENCE STYLES

Style A: Upward Scalloped Stockade

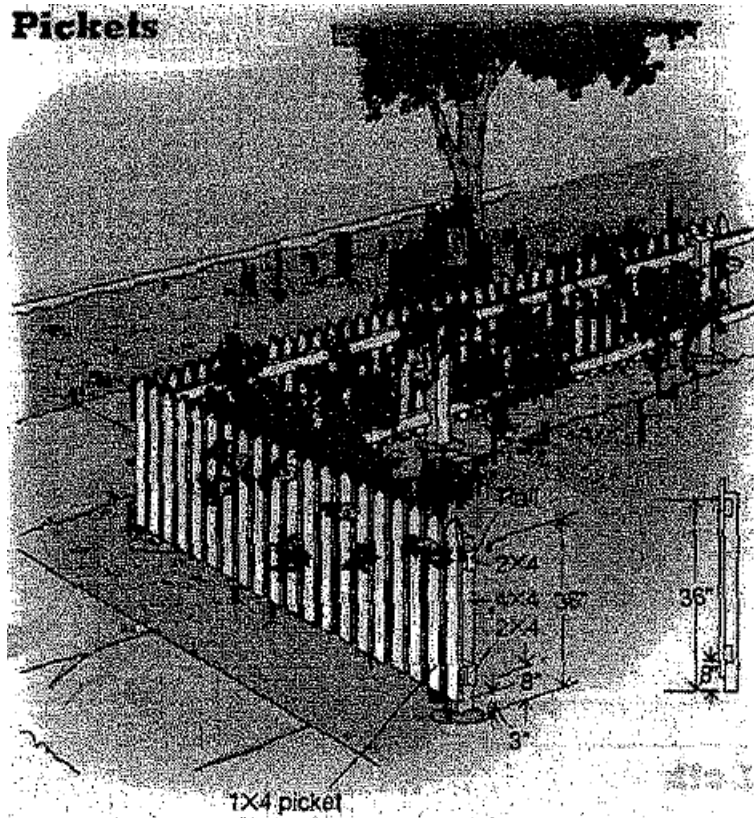


Style B: Downward Scalloped Stockade



Style C: Picket

Pickets



Style C: Picket Options

Picket Variations

