



## ***Architectural Guidelines***

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### *Square Footage Requirement*

#### Brooks Landing

- Ranch Style Homes – 2100 Sq. Ft.
- Two Story Homes – 2600 Sq. Ft.

#### Brooks Manor

- Ranch Style Homes – 2300 Sq. Ft.
- Two Story Homes – 3000 Sq. Ft.

### *Building Set Back Requirements*

- 30 Ft. Front Yard
- 20 Ft. Rear Yard
- 9 Ft. Sideyard

### *Landscape Requirements*

- Perimeter shrubs should be planted on the property. Call our office for more information.
- A minimum of two (2) trees in the front yard lot planting area, all to be a minimum of 2" in diameter.
- Sod or irrigation in all front yards required.

### *Miscellaneous Requirements*

- The AC prior to construction or installation must approve all new home designs, plat plans and landscape plans. Plat plans for all tree preservation lots must designate all trees located within 10 feet of the footprint and driveway to be removed as described on the plat and in the covenants. The AC shall review these plans.
- All driveways to be concrete.
- Sidewalks required on all lots.
- Uniform mailboxes are required. Please call our office for more information.
- Crawl or basement foundation required — no slabs allowed.
- All exterior colors (including roof, siding, trim, windows, and masonry) must be approved by the AC.
- Uniform yard lights are required. Call our office for more information.

*Continued...*



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### *Homeowners Association Miscellaneous Requirements*

- All new home designs, placement, landscaping shall be approved by the AC.
- All exterior additions and or modifications on a lot shall be subject to the approval of HOA.
- No mini barns or outside storage facilities will be permitted.
- Commercial vehicles, boats, trailers, campers, etc...are not permitted on the property except within enclosed garages.
- Satellite dishes must be approved for location and no larger than 24 inches.
- Property owners' association fee of \$500.00 for 2006 year is assessed to each lot. This fee will cover common areas and snow removal.