

NORTH BRANDON SHORES
Guidelines and Suggestions for the Submittal of Plans for Architectural Review

Revised: 11/16/05

Preface: The following guidelines and suggestions are to aid the property owner in the preparation of any Construction Documents to be submitted to the Architectural Review Committee for approval or denial. These Guidelines and Suggestions are not all inclusive, are subject to change, and will be modified as additional issues come up.

1. Plan review process.
 - a) Two sets of Plans must be submitted to the Architectural Review Committee. The Committee will retain one set for our records and return one set to the Home Owner. The Committee has ten working days (normally two-weeks) to respond. A letter of approval/denial will be sent out upon completion of the review. The letter will include what was reviewed and reemphasize that other buildings or lot improvements must be submitted and approved before construction can begin. Please maintain a copy of the Architectural Review Committee's review letter for future reference.
 - b) Out-Buildings (Detached structures and Lawn Storage buildings); For the purposes of these guidelines out-buildings will be divided into the following subgroups and shall include but are not necessarily limited to; Guest houses, detached garages and workshops, barns, and lawn storage buildings (other buildings, such as boat houses, will be reviewed on an as-needed basis).
 - c) Submitted plans should include a plat of the property and the proposed structure and driveway location, as well as a description of the materials and colors expected to be used on the structure.
 - d) Construction cannot start without plan approval from the Architectural Review Committee. The developer or other sellers of property **cannot** approve plans for the Association.
 - e) **Any** significant changes to the Construction Documents must be resubmitted to the Architectural Review Committee for review and approval or denial of the change. Any change to the exterior appearance of the structure(s) is considered significant, including additions or modifications of roof dormers.
 - f) Building location and setbacks are addressed in the Protective Covenants. If you do not have a copy you should contact the seller or the Association. You may wish to provide a copy for your designer's use in addition with this notice.
 - g) The Protective Covenants also addresses fencing, kennels and detached structures (Out-Buildings).
 - h) Structures; as used throughout these Guidelines and Suggestions include but are not necessarily limited to the main residence, out-buildings and other constructed items.

2. Home designs that are not allowed;
 - a) Concrete block walls as an exposed finish showing block joints including split face type concrete block.
 - b) Log homes or the appearance of a log home for a siding material.
 - c) Earth berm or underground homes. Earth berm for a basement is allowed.
 - d) Geo dome style homes including roofs using geo style panels. This is generally a panel or multi-panels using a 5-side panel (or more sides to a panel) that connect together to form a dome.
 - e) Any other design that may be in contrast with the surrounding styles of Architecture should be presented to the Architectural Committee for preliminary review prior to completion of your Construction Documents.
 - f) Homes where the garage is integral to the house with the garage doors facing the main street. Some narrow lots and or structures located a long way from the street and/or partially hidden from street view will be reviewed by the Committee as a possible exception.
 - g) Exterior color scheme using fluorescent type colors, loud or bright colors and any colors that are contrasting and distract from the appearance of the home and surrounding elements.

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3. Out-Buildings shall include but are not necessarily limited to; Guest houses, detached garages and workshops, barns, lawn storage buildings and other buildings, such as boat houses. Each subgroup has guidelines specific to that subgroup that are described below that are to be followed unless otherwise approved by the Board.
 - a) General guidelines:
 - 1) The design of the Out-building should be complimentary to the design of the main residence on the property and other residences and structures in North Brandon Shores unless otherwise addressed within these Guidelines.
 - 2) The Out-building must follow the side yard and rear yard setback requirements as described in the covenants. The front setback is address below.
 - 3) The Out-building may not be closer to the main street than the primary residence even if the structure's wall is the front, side or its rear. Barns location to the main street is specifically addressed in these guidelines under Barns.
 - 4) Out-buildings that have toilet and/or bathing facilities must be connected to a sewer treatment plant approved by the Local Authority Having Jurisdiction. (i.e. State/County Health Department and/or the County government)
 - 5) No structures can be built prior to the construction of the main residence.
 - 6) An Out-Building cannot be rented.
 - 7) An Out-Building cannot be used for a business.
 - 8) An Out-Building cannot be a residence for family or non-family members.
 - b) Guesthouse: (For your information, current zoning requirements do not allow a second residence.)
 - 1) Guesthouses will be built of similar materials and designs to compliment the main structure, to include wall finish, and roof material and shape similar to the primary residence.
 - 2) Heated and cooled (livable) building area is limited to 875 sq feet.
 - 3) The total allowable building area is limited to 1400-sf including livable area, covered exterior spaces and the garage.
 - 4) The building will be allowed to have a one car garage with an inside maximum finish size of 12-ft x 20-ft, which must be included in the 1400-sf maximum.
 - 5) A small exterior covered entry porch (covered exterior spaces) is allowed and must be calculated in the total allowable building area.
 - c) Detached Garages and Workshops:
 - 1) Garages and workshops will be built of similar materials and design to compliment the main structure, to include wall finish, and roof material and shape similar to the primary residence.
 - 2) Garages and workshops will be built on permanent foundations
 - 3) The structures will not be built with attached residential space, i.e. garage apartments.
 - 4) Orientation of the garage door on the site must be approved by the Architectural Review Committee. It is desirable that the garage door not face a street unless the view of the garage door can be obscured from the street.
 - d) Barns: Barns are out-buildings built for the primary purpose of housing horses.

COVENANTS

6.18. Animals. No non-domestic animals other than horses may be kept on said property. Unless otherwise approved by the Association, a maximum of one (1) horse per dry acre of dry land will be permitted. No horses will be permitted on lots smaller than 3 acres. Barns must be approved by the Association.....

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- 1) Style, color, and materials used to construct a barn should be pre-approved by the Architectural Review Committee prior to submission of the Construction Documents for the Barn to the Architectural Review Committee for approval.
 - 2) The barn must be located so the front of the structure is no closer to the main street than the rear-most wall of the primary residence.
 - 3) The exterior color of the barn should be similar to and compliment to the main residence.
 - 4) The barn can not be built to house more horses than allowed per the covenants (two additional stalls for storage of feed and tack are allowed if rooms to store these items within the barn are not provided).
- e) Lawn Storage Buildings: Lawn storage buildings are small structures with the primary purpose of storing lawn mowers and other outdoor lawn and garden equipment and have the following limits;
- 1) The total interior square footage of the storage building shall not exceed 200 square feet.
 - 2) The building should be located behind a minimum six-foot high privacy fence, or otherwise located to minimize the view of the building from the main street as approved by the Architectural Review Committee.
 - 3) Roof finish must match the home's roof finish material.
 - 4) The roof shape should be gabled. No hip or barn-style roofs will be allowed.
 - 5) Exterior wall finish and color should compliment the home.
 - 6) Top of floor cannot be more than 12-inches above the exterior finish grade to which the building is located on.
 - 7) Top of wall/bearing of roof joist cannot be more than 7-ft above the floor.
 - 8) Pre-manufactured buildings are not necessarily limited to; metal buildings, plastic or fiberglass buildings or other similar materials as deemed by the Architectural Review Committee as un-desirable. Pre-manufactured buildings complying with the guidelines for Lawn Storage Buildings must be approved by the Architectural Review Committee.
 - 9) Metal sided buildings are not allowed.
 - 10) Utilities overhead, underground or in any form to these buildings are not allowed.
4. Fencing: All fencing must be approved by the Architectural Review Committee regardless of height of the fence. All fencing must be constructed of wood, stone, brick, or wrought iron.
- a) Privacy fencing cannot exceed 8-feet in height from the finish grade. No part of the fence may be in front of the primary residence as viewed from the main street.
 - b) Privacy fencing for lots on the Lake is addressed in the Protective Covenants regarding height and limits of placement toward the Lake.
 - c) Open design fencing with a maximum height of four feet may be used to perimeter the lot.
 - d) Decorative fencing for entrances that only run short distances across the front of the lot are reviewed individually.

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5. Drive entrances to a public road/street.
 - a) Driveways are limited to a maximum width of 12-feet and a minimum width of 10-feet excluding the radius at the connection to the public street for both widths.
 - b) Home owners are to assure that the radius of your entrance drive must intersect the public road/street within the projected extension of your property lines to the public road and at no time can your driveway's radius overlap into the adjacent property.
 - c) One driveway entrance to the public road will be allowed for those lots fronting in a cul-de-sac and/or having very narrow frontage on a street.
 - d) Narrow street frontage is considered under 120-feet.
 - e) Two driveway entrances to the public road must be a minimum of 100-feet between the paved/gravel surface of the driveway's radius.

6. Miscellaneous structures that must be approved by the Architectural Review Committee prior to construction/installation and are not necessarily limited to; tree-houses, play houses, flag poles, play forts and other non-movable structures.