

# Breeland Park Homeowners Association

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## ARCHITECTURAL COMMITTEE GUIDELINES

The following guidelines are to help a home owner understand what changes to the exterior of the house or property require a architectural request be submitted to the architectural committee. They do not cover every possible change to the home or property. Home owners must check with our property manager, Pindell-Wilson and architectural chairperson before making any change.

The latest architectural request form can be downloaded from the Pindell-Wilson website:

[www.pindell-wilson.com](http://www.pindell-wilson.com), click on "Associations", select "Association Directory/Documents, scroll down to Breeland Park, click on Additional Information.

The architectural request process is done through emails and while the committee has up to 30 days to approve or disapprove a request, most are processed within 7-10 days from the date of submission.

- 1) Each lot shall be used for single family residential purposes only.
- 2) No structure shall be located on any Lot nearer than twenty (20) feet to the front lot line, nearer than eighteen (18) feet to any side street, nearer that fifteen (15) feet in the aggregate (but in no event less than five (5) feet as to any one side) to the interior lot lines, or nearer than twenty (20) feet to the rear lot line.
- 3) No structures of a temporary character shall be used on any portion of the property at any time as a residence. Such structures include, but are not limited to: manufactured home, trailer, basement, tent, shack, garage, barn, or other outbuilding.
- 4) No exposed above ground tanks will be permitted for the storage of fuel or water or any other substance.
- 5) All structures/improvements must be completed within 90 days from the date of approval.

- 6) No boats, recreation vehicles or trailers shall be parked within the common areas or the right of way of any street in or adjacent to the property. No boat, recreation vehicles or trailers may be located closer to the street than the front of the foundation of the house. All boats, recreation vehicles or trailers must be screened from public view from the street or adjoining lots (cannot be seen).
- 7) Satellite dishes are permitted. The satellite dish shall be placed at the rear of the house or property if reception is possible. If reception cannot be obtained in the rear they may be placed in front making every attempt to keep them esthetically pleasing.
- 8) Solar Panels are permitted. The panels should, however, blend in with the roof color when possible and placed on the side or rear of the property.
- 9) Garbage and Recycle Cans must be stored on the side of house, screened from view, or in the garage or rear yard.
- 10) The following must be approved in writing by the Architectural Committee. All requests must be sent to the architectural committee. A copy of the form can be found on the Pindell-Wilson Home page, [www.pindell-wilson.com](http://www.pindell-wilson.com). Click on Associations, Documents, scroll down to Breeland Park then click on Additional Information.
- 11) The original design of windows on a house is colonial style. Several different styles have been approved in the last couple of years. If you remain with the colonial style no request is required. If you change style it does require a request even if the style you select is the same as a house in the association.
- 12) Storage units, POD storage or containers, require a request that includes a start and removal date and not to exceed 90 days. They must be placed on a home owners driveway. Temporary use of a Dumpster for home improvements do not require a request.
- 13) Concrete patios or decks. Any addition or change to a patio or deck requires an architectural request.
- 14) Major changes to landscaping require a request (addition or removal of several plants, tree removal, etc). Minor changes like removal or planting of one or two scrubs do not.
- 15) Water drainage piping does not but you can not have the water drain directly onto another property. It's against city ordinance.
- 16) The following must have written architectural approval prior to any work being started:

- A)** Fences: Maximum height 48". Style: gothic, dog-ear, plain picket. Adjoining fences must be in the same style. Fences must come off the back corner of the house. Fence support rails must be on homeowners' side of fence. Fence landscaped so that it is esthetically pleasing. Fences must be maintained.
- B)** House Painting (if different from the original color)
- C)** Changes to the mailbox, mailbox post, lamp post or exterior light fixtures.
- D)** Roofing (if different from the original color)
- E)** Installation of bricks or siding
- F)** Architectural changes to the house that affect the exterior appearance
- G)** Construction or installation of buildings or outbuildings
- H)** Sheds: Sheds will be approved if they are painted the same color as the house, they sit posts, blocks, brick or stone, are screened by lattice or landscaping, are not larger than 120 square feet, they are more than 8 feet from any property line, they comply with City Ordinances and they are shielded from view from the street by landscaping or other means.
- I)** Installation of paths, driveways, or sidewalks.
- J)** Loading areas
- K)** Screening walls
- L)** Retaining walls
- M)** Poles
- N)** Signs
- O)** Utility lines
- P)** Archways
- Q)** Any changes to property owned or managed by the Homeowners Association
- R)** Removal and addition of large trees or shrubs
- S)** Any other items designated by the Architectural Committee and the Board of Directors

17) The following do not require written approval of the Architectural Committee. However, the Committee reserves the right to refuse to approve such items which the Committee, at its sole discretion, deems not suitable or desirable for aesthetic or any other reasons.

- T)** Dog houses
- U)** Hot tubs
- V)** Trampolines
- W)** Play equipment
- X)** Hedges (if maintained below 4 feet)
- Y)** Flower plantings

