

Brandermill Association  
Architectural Regulations and  
August 1989

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The following guidelines have been adopted to provide an overall community appearance.

Decks

- A. Decks may not extend beyond 16 feet from the back of an owner's home. Decks must also provide an adequate clearance from all adjoining property lines.
- B. Decks on end units may extend in a parallel line beyond the physical dimensions of the house but may not wrap around the side of the house or break the back plane of the house.
- C. Decks on end units must maintain a 3 foot clearance between the side of the deck and the side property line. All decks must maintain a 3 foot clearance across the back of the property line.
- D. Any staining or painting of decks must be reviewed and approved by the Architectural Standards Committee for conformance to community color schemes.

Fences

- A. All fences must be of board-on-board construction.
- B. Fences must be 6 feet high on all common walls; however, a 4 foot fence on common walls will be allowed with the written consent of bordering neighbors.  
  
Future owners will have the right to add two feet to a four foot common wall using construction materials approved by the Architectural Standards Committee that are in conformance with prevailing community standards.
- C. Fences shall not extend beyond the front plane of an end unit.
- D. Fences shall not extend beyond the back property line of a unit.
- E. Staining or painting of fences is not permitted.

Painting

- A. All painting or staining of exterior surfaces including, but not limited to, trim, shutters, doors, siding, railings and decks, must be reviewed and approved by the Architectural Standards Committee for conformance to prevailing community color schemes. No such approval shall be required if the original colors are used.

### Exterior Modifications

- A. The addition or modification of exterior trim including, but not limited to, shutters, doors, light fixtures, door molding, and window styles, must be reviewed and approved by the Architectural Standards Committee for conformance to prevailing community standards.
- B. The addition of storm doors must be reviewed and approved by the Architectural Standards Committee for conformance to prevailing community standards.
- C. Window boxes must be maintained in order to provide a neat and orderly appearance. They do not need to be reviewed by the Architectural Standards Committee, but can be ordered removed if not kept up to appropriate community standards.
- D. Antennas may not be installed ~~on the exterior structure.~~
- E. The exterior of all homes must be maintained in a neat and orderly manner including, but not limited to, window screens, storm doors, exterior planters and exterior trim.
- F. Commercially manufactured planters or planters constructed of natural wood, and using construction materials approved by the Architectural Standards Committee, will be permitted.

### Patios

- A. Patios may not extend beyond 16 feet from the back of an owner's home.
- B. Patios may not extend in a parallel line beyond the physical dimensions of the house, wrap around the side of the house, or break the back plane of the house.
- C. Interlocking brick patios, which conform to guidelines A and B above, do not need to be reviewed by the Architectural Standards Committee. Patios can be ordered removed if not kept up to the appropriate community standards.
- D. Poured concrete patios (i.e. a permanent enhancement) must be reviewed and approved by the Architectural Standards Committee for conformance to prevailing community standards

Sheds

- A. Sheds must be constructed of pressure treated wood or any other type of non-metal material reviewed and approved by the Architectural Standards Committee. Sheds must be constructed with at least three sides and a roof.
- B. Sheds may only be constructed within a fenced in yard. Additionally, sheds must not extend above the height of the fence.
- C. All sheds must be maintained in a neat and orderly fashion.
- D. All sheds must be reviewed and approved by the Architectural Standards Committee for conformance to prevailing community standards.
- E. The painting or staining of all sheds must be reviewed and approved by the Architectural Standards Committee for conformance to prevailing community color schemes.

Maintenance and Landscaping of Resident's Property

- A. All lawns and yards must be maintained in neat and orderly fashion in accordance with existing covenants.
- B. Plants, shrubs, trees, and flowers must be maintained, weeded, and planted in a neat and orderly fashion and must be planted within an owner's property boundaries.
- C. No plants, shrubs, trees, or flowers may be planted on or removed from the common areas without the express written permission of the Architectural Standards Committee.
- D. Planting of seasonal fruits and vegetables is only permitted in backyards.
- E. Flowering and evergreen trees may be planted on the owner's property. All types of trees must be approved by the Architectural Standards Committee.
- F. It is the owner's responsibility to locate any utility, water, or sewer lines before planting trees. (Call Miss Utility at 800-257-7777)

The following policy has been adopted.

Annual Inspections

- A. Each Spring, the Architectural Standards Committee will walk the entire homeowners association to determine that each owner is in compliance with the regulations set forth herein.

Disputes and Violations

- A. Owners will be required to produce their copy of the exterior alteration application as approved by the Architectural Standards Committee in order to resolve any dispute arising between an owner and the Association regarding questions on improvements or compliance with the regulations set forth herein.
- B. Owners will be issued a notice, by certified mail, regarding any violations with 30 days to cure said violation. If an owner believes the violation to be in error, the owner may present his case in writing to the Architectural Standards Committee. If the owner believes the decision of the Architectural Standards Committee to be in error, the owner may submit his case in writing to the Board of Directors in accordance with the dispute resolution procedures presently in effect.
- C. The Architectural Standards Committee, at its discretion, may grant a 30 day extension to cure said violation upon a written request from an owner that outlines such need for an extension. Any additional extensions will require the concurrence of the Board of Directors.

- D. If an owner fails to correct a violation within 30 days (or 60 day if an extension has been granted) of the date of the first notice, a second notice will be issued that will suspend the owner's right to use the community facilities including, but not limited to, the swimming pool and tennis courts, until such time as the violation is cured.
- E. If a violation is not cured within 30 days of the date of the second notice (or 60 days from the date of the first notice), a final notice will be issued stated that if the violation is not cured within 10 days, the Association will take such steps to cure said violation and bill the owner for the cost incurred in correcting said violation. If the owner fails to reimburse the Association for the cost incurred in correcting such violation, a lien may be placed against the property until such fine is paid.
- F. Upon correction of the violation and reimbursement to the Association of any expenses incurred as a result of said violation, including, but not limited to, fines, court costs, legal fees and costs incurred to correct such violation, the owners rights to use the community facilities will be reinstated and any liens will be released.