

Briarhills Home Owners Association  
Architectural Committee Guidelines

All matters relate to items visible to neighbors and/or the general public.

Architectural Committee Approval Required \*\*

All standards are effective 5/1/03

**Roof\*\***

- Color** Must be within the family of "wood" tones
- Shingles** Must be composition shingle - minimum 250 LB, 30 year, no three tab shingles  
No tin roofs  
No new tile roofs - tile permitted only if the present roof is tile
- Other** Repairs to roofs are required to match the existing color as closely as possible and repairs must be professional in quality and in appearance

**Lawn Décor**

- General** Décor must be in good taste and in sync with the neighborhood in regards to style, scale, materials, and subject  
All décor must be maintained in good condition in order to continue to meet architectural approval
- Seasonal** Must be in keeping with the standards in the neighborhood and in scale to the home and to the owner's yard  
Must be set up and removed in timely order with a maximum thirty days prior to and thirty days following any given holiday
- Lights** Must be in keeping with the standards in the neighborhood  
Must not be disruptive to neighbors  
If seasonal, lights must be set up and removed in timely order with a maximum thirty days prior to and thirty days following holiday  
Must be maintained in good condition in order to continue to meet architectural approval
- Swings\*\*** Child size only  
Must be commercially manufactured, made of professional grade materials, installation and appearance  
No swings made of tires allowed  
No permanent swings
- Benches\*\*** No permanent structures  
Must be professionally made with wrought iron or with wood - not plastic

**Basketball Goals/Nets\*\***

Temporary basketball goals are not allowed to be stored on the sidewalk or the street  
Permanent basketball goals must be installed as far away from the street as is reasonably possible  
All previously approved basketball goals and nets must be maintained in good condition in order to continue to meet architectural approval

## **Fences\*\***

- Style** All perimeter fences as well as those facing the street or the public view must be "front-side-out"  
All replacements and repairs must be as identical to the existing fence  
All replacements and repairs must be of professional quality and appearance
- Color** Any paint/stain must have approval from architectural committee
- Changes** Any changes (wrought iron, moving fence line, height, etc) require approval from architectural committee

## **Other\*\***

### **Room Additions, Paint, Wood Replacement, Major Landscaping, Etc.**

Must have architectural committee approval and must be in harmony with the neighborhood, and must be professional in quality and appearance

## **Lawns/Flower Beds**

- All** All lawns must be neat and reasonably maintained, including edging, weeding, and eliminating excessive weeds in driveway cracks  
Flower beds must neat and reasonably maintained, replacing dead shrubs and keeping the appearance such that it is not an eyesore