

# Bridle Brook Farms

## Homeowners Association

### Architectural Review Board Guidelines and Standards

#### Procedure for Submittal to ARB



Any exterior modification made to the home including, but not limited to, fencing, roof replacement, installation of storage buildings, in-ground pools, patio, sidewalk or driveway extensions, or any addition to a main dwelling requires that an Exterior Modification Application be submitted for ARB approval along with the following attachments to the application:

- Elevation diagram showing the dimensions (storage building or gazebo)
- Lot site plan showing location of structures/ fence
- Any areas marked as an easement on the plat
- A photo of the location and the addition, modification or renovation you are requesting

The application can be found on the website at [www.mybridlebrook.com](http://www.mybridlebrook.com) and emailed to [HOA@partnersrealty.info](mailto:HOA@partnersrealty.info).

- Metal storage buildings are not allowed per the Covenants.
- Fencing:
  - All fencing must be approved by the ARB
  - All fencing is limited to rear yards only
  - Special fence requirements for lakeside lots:
    - \*The only fence material allowed along the lake front is 4-foot-high green or black vinyl coated chain link.\*
    - \*The side yard fence on lake lots can be either 6-foot-high wood privacy fence or 4-foot-high black or green vinyl coated chain link.\*
    - \*Fence material facing the street shall be wood privacy fence.\*
- Black or Weather Wood are the only two approved roof colors.

#### Site Standards



- 1) No boat, boat trailer, house trailer, camper, motor home, disabled vehicle, or any similar items shall be stored on any lot for more than 24 hours, unless housed inside a garage or carport, or parked beyond the rear line of the home and cannot be seen from any adjoining street or the adjacent and surrounding property.



- 2) No commercial truck, trailer, vehicle, or equipment shall be permitted to be parked or stored on any lot or street within the plat of Bridle Brook Farms.



3) No vehicle maintenance or repair shall be performed on any vehicles upon any portions of the subject property, unless performed in a garage, except in an emergency situation. All repairs to disabled vehicles on the property must be completed within four hours from its immobilization or the vehicle must be removed.



4) Each lot owner is responsible for the upkeep of their yard to include grass and bushes in the event the property becomes unkept, unsightly or a nuisance in the sole judgement of the ARB. The ARB may contract for necessary upkeep and improvements and the homeowner will be assessed all costs.



5) No lumber, metals (burn barrels), bulk materials or trash shall be kept, stored or allowed to accumulate on any part of the property.



6) All trash containers must be removed from the street after said day of pick up.



7) All mailboxes must be properly maintained by having them painted, repaired or replaced. If a replacement is needed, it will need ARB approval.

Mailbox requirements per the Covenants:

- Mailbox numbers – Font: Americana; Size: 2 3/4" tall; Color: White
- Paint – Color is Gloss Black, every part of the post, brackets, and mailbox (except the numbers).
- Posts need to be standing straight without leaning.
- All brackets should be intact and attached to the post as designed.
- Only the original design is allowed.



8) No vehicles are to be parked in the front yard of the property.



9) No burning of trash or debris is allowed per covenants and ADEM.



10) The only sign allowed on any lot is a professional For Sale or For Rent sign not larger than five square feet.



11) Maintenance and cleaning of drainage culverts are the homeowner's responsibility.



12) Homeowners with lakeshore lots have the duty to maintain property to water's edge.



**All homes in violation of the covenants will receive a letter giving the homeowner 10 days to bring the property into compliance and after 10 days, if still not in compliance, they will be assessed a fine of \$25.00 per day until the property is in compliance.**