

ARCHITECTURAL STANDARDS FOR BROCK POINT RESIDENTIAL SUBDIVISION (Community Wide Standards)

Brock Point Residential Subdivision is desirous of an aesthetically pleasing and functionally convenient community. The Brock Point Residential Declaration of Covenants, Conditions, and Restrictions (the "Declaration") section 4.15 applicable to all improvements within said Subdivision have been recorded. The Declaration, and previous documents, establishes the Brock Point Residential Association, Inc. (the "Association") and the Architectural Review Committee (the "ARC") and sets forth its jurisdiction, powers, obligations, and rules and regulations under which the ARC will conduct its review of proposed improvements. *All capitalized terms used in this document without definition shall have the meanings set forth in the Declaration.*

The ARC has been established to define and interpret aesthetic Community-Wide Standards for Brock Point Residential and examine, approve, or deny all proposed improvements for all residences. ARC approval must be obtained for, but is not limited to: any Dwelling, structure, fence, wall, signs, lighting system, site paving, grading, parking lot, screen enclosure, sewer drain, disposal system, statuary, flags, flag poles, water fountains, yard sets, window awnings or other exterior window covering, decorative building, landscaping, landscape device or object. Reference is made to the Declaration for the procedures for obtaining ARC approval. ARC requests must be submitted by homeowner and not by the vendor or contractor performing the service.

Set forth below are the ARC Guidelines referenced in the Declaration. These ARC Guidelines are effective as of 02/9/2017, and amended as of 6/15/2021, and amended again as of 10/19/2022, but may be amended or supplemented from time-to-time in accordance with the provisions set forth in the Declaration:

1. **Limitation on Size and Location of Structures.** The maximum heights and location of Dwellings on each Lot shall be established by the ARC. The homeowner shall use Brock Point Residential Declaration of Covenants, Conditions and Restrictions Section 4.13
2. **Design Guidelines.** All Dwellings and Lots within the subdivision shall be subject to the following Design Guidelines:

The front roof pitch on any Dwelling must be approved in writing by the ARC.

All porches on the front and sides of any Dwelling shall either be supported by the foundation of the structure or shall have column supports which match an exterior finish used in the foundation of the structure to the extent possible.

No exposed block shall be visible on any portion of the foundation of any Dwelling.

No cantilevered chimney chases shall be allowed on the front of any structure. All chimney chases on the front of the structure shall be supported by the foundation of the structure.

Reflective glass shall not be permitted on the exterior of any Dwelling. No foil or other reflective materials or bright colors shall be installed on any windows or used for sunscreens, blinds, shades, or other purposes.

No concrete block walls, including foundations, concrete block steps, walkways, walls or any other concrete block work, whether painted or stuccoed, shall show from the exterior of any building without specific ARC approval.

Exterior building materials must be approved by the ARC.

Exterior paint color used on new construction and when changing the colors on an existing home, cannot match another existing home within 4 Lots on either side of the home. Exterior painting will be in soft tones not to include high gloss finishes or pure red except for on front entrance door(s), which may include pure red or other colors complimentary to the Lot's color palette. All exterior colors, including, without limitation, the color of all roof shingles, brick, stone, stucco, wood, trim, cornices, eaves, railings, doors and shutters shall be subject to the approval of the ARC. No kick plates of any material are allowed on any front or side exterior door(s).

All backyard decks surfaces, deck railings and deck stairs shall be stained or painted to match or compliment the trim of the dwelling. (At the time of writing this document, paint stores will make a stain to match trim paint color). Each Owner will be required to maintain decking to appear freshly stained or painted (Not faded). All decking components shall be replaced when in disrepair, damaged, or in otherwise visibly poor condition.

Any new home or replacement home exterior must be in a style that matches the Tudor, Modern Farmhouse or Craftsman styles that exists in the Brock Point neighborhood and must be approved by the ARC and the Board of Directors. See standard within the Brock Point Residential Declaration of Covenants, Conditions, and Restrictions (the "Declaration").

All front and side yards of each Lot shall be sodded with grass, unless otherwise approved by the ARC as a natural area or unless the same is landscaped in accordance with plans approved by the ARC. All other areas must be sodded or have an approved ground cover or landscape treatment. Approved ground cover includes natural pine straw and shredded pine bark mulch only. Dyed mulch, such as red, black, brown, or yellow is not allowed. Approved ground cover must be uniform in all areas of a single Lot. A combination of different types of ground cover within a single Lot is not allowed. Each Owner shall be responsible for watering and otherwise maintaining its own yard, including refreshing ground cover when it has faded.

Definition of rear, side and front yard locations: See Appendix item 1.

No hedge or shrubbery planting which obstructs sightlines of streets and roadways shall be placed or permitted to remain on any Lot where such hedge or shrubbery interferes with traffic sightlines for any of the public or private roadways within the Property. The determination of whether any such obstruction exists shall be made by

the ARC, whose determination shall be final, conclusive and binding on all Owners.
Note: The City of Hoover has jurisdiction and their determination is final except if there is an issue with aesthetics that would present an issue for the ARC.

3. Maintenance:

(a) All Dwellings, landscaping and other improvements upon individual Lots shall be continuously maintained by the Owner thereof so as to preserve a well-kept appearance, especially along the perimeters of any Lot. The homeowner shall use Brock Point Residential Declaration of Covenants, Conditions and Restrictions Section 4.15.

(b) No trash, garbage, recycle or other refuse shall be dumped, stored or accumulated on any Lot. Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers or garbage compactor units. Garbage and recycling containers shall be kept in a clean and sanitary condition, and shall be placed or screened on three sides by shrubbery or other appropriate material approved in writing by the ARC so as not to be visible from front and/or side streets (for corner lots) at any time except during refuse collection. Screening of the containers can be accomplished with adequate shrubbery, the side of the home, retaining wall or structure, which must be approved by the ARC. If stored against the home, the built screening must be painted, not stained, matching the trim and siding of the Lot. If freestanding, the built screening must either be painted to match the trim and siding of the dwelling or stained to match stain used on the dwelling or fencing. If against a privacy fence, built screening must be made of the same fence material and style and stained to match. Built screening not to exceed the maximum exterior dimensions of 72" wide by 48" deep by 54" high. (Examples can be provided.)

(c) No outside burn piles or burning of scrap lumber, limbs, leaves, trash, garbage, or household refuse shall be permitted, except as specifically approved by the ARC and as permitted by the city and/or county officials.

(d) No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of a Lot that is sodded or landscaped beds and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain upon any part of a Lot, including vacant parcels. No Owner shall allow the grass on its Lot to grow to a height in excess of six (6) inches, measured from the surface of the ground. Any part of lot and areas deemed natural by the developer shall be maintained and kept free from unsightly growth.

4. Structures:

(a). Temporary Structures. No structure of a temporary character, trailer, tent or shed shall be used at any time at the residence either temporarily or permanently. Does not include short term recreational equipment such as; camping tent, party tent or inflatable rental.

(b). Permanent Structures. All requests for permanent structures must be approved by the ARC. It is recommended that any proposal be discussed with SMS prior to submission, which will alleviate problems with incomplete requests. All requests must be submitted using the ARC Request submission form available on brockpointliving.com. A complete ARC request must include:

1. A detailed description of the requested item or change and its purpose, e.g. privacy, drainage, additional landscaping, etc.
2. A diagram or survey of the entire lot.
3. Drawings and/or pictures of the location of the improvements within the Lot. Drawings should include any relevant drawings from a contractor or vendor;
4. Detailed specifications of the item(s) in the request to include dimensions, materials to be used.
5. Proposed colors if applicable.
6. Specifics related to how the work will be done, for instance whether it is a DIY project or if a professional service will be utilized. If professional service, what, if any, heavy equipment will be used.
7. If using a professional service, detailed schematics or drawings should be provided such as; installing a pool or hardscape.
8. Duration of the proposed improvement, if greater than 3 days;

5. **Lighting.** All exterior lighting of Dwellings shall be in character and keeping with the general Subdivision.

a) Exterior pathway lighting along the driveway, walkway, and landscaping beds adjacent to the house is permitted. Lighting along public sidewalks along streets is not permitted.

b) Fixtures shall be four or more feet apart, designed with deflectors or downward facing so that the bulb is not visible at adjacent property, and should be low voltage with a maximum lumen (brightness) rating of 300 lumens, with a warm color temperature (warm white). The ARC reserved the right to determine the appropriate number and spacing of all lights. Only low voltage systems are allowed.

c) The color of fixtures shall blend with the surrounding area, i.e. black, bronze, aged copper or green. No colored lighting is acceptable.

d) Lighting shall not produce glare onto adjoining properties or right of way. (This includes flood, motion detector lights or landscape lighting.)

e) Any accent lighting, such as up lighting on trees, wall lighting and other accent lighting in natural areas, must be submitted to the ARC for approval. The details and specifications of the lighting system must be included in the ARC request.

6. **Mailboxes.** Each Lot shall have a mailbox which shall be of a design as shall be prescribed and approved in advance by the ARC. All such mailboxes shall match throughout the Subdivision. In the event there has been a discontinuation of the product, a new complimentary design will be selected by the Board and ARC and each Homeowner shall replace the discontinued design with the newly selected design as replacement is needed on each Lot. Each Owner will be required to keep such mailboxes in good working order and repair, including the replacement numbers when faded.

No stickers, covers, hanging plants or other decorative items (except at holidays) shall be allowed on the mailbox or post. Names are not allowed on the mailbox or post. Street numbers shall be of the approved style and color and NOT painted/applied to the curbs.

7. Satellite Receiving Dish. No satellite receiving dish or antenna system of any kind shall be located on any Lot, home or building within the Subdivision except that a satellite receiving dish not greater than standard size issued by satellite provider may be installed in a location minimizing visibility from street at front of the house with the prior express, written permission of the ARC. The ARC shall have prior approval of the color of the satellite dish. Must be installed at the rear of the home. Cable shall be neatly tucked away so as not to hang loosely from the dish.

8. Signs. No sign of any kind shall be displayed to the public view on any Lot or Dwelling except the temporary professional sign of not more than six (6) square feet (i.e., 3 feet by 2 feet), advertising the Lot or Dwelling for sale or rent. All signs shall comply with any design specifications adopted by the ARC. No signs shall be nailed to trees. Small alarm system warning signs are permitted. Acknowledgement/personal accomplishment/recognition type no more than six (6) square feet in size may be placed in the front shrubbery area of the residence for a period not exceeding one month. No political, advertising, directional real estate, or religious signs will be permitted or visible from the lot and common areas. Real Estate signs are only allowed at the home and at the entrance 20' from Raines Run along Highway 41. Signs at the entrance can only be out from 3 pm on Friday until 6 pm on Sunday.

9. HVAC, Generator and Pool Filtration Equipment.

(a) Outside air conditioning (HVAC), split air unit, generator or pool filtration units may not be located in the front yard or any side yard on corner lots (unless mechanically necessary and approved by the ARC). Must be screened with shrubs from street view and view from the adjacent lot.

(b) No window air conditioning units shall be permitted.

(c) No plumbing or heating vent stacks or exhaust fans shall be placed on the front or side of the roof.

10. Storage of Boats, Trailers and Other Vehicles. No motor homes, boats or other water vehicles (not permitted in the Brock Point Lake), trailers, or service trucks or service vans can be parked or stored in any location that can be seen from the street or any other Lot (for corner lots, lake lots) for a period in excess of 48 hours. Small trailers used for boats that are permitted in the lake and small open sided garden trailers are allowed to be stored in the back yard. Effort should be made to screen small, allowed trailer with shrubs from view from the lake and/or adjacent lots as a courtesy. The management company must be notified of the arriving and projected departure dates of any expected delays along with an explanation. No wrecked automobiles, disabled automobiles or vehicles other than operating vehicles shall be stored, parked or located on any Lot. No vehicles shall be stored, parked or located on any Lot under a car cover within sight of the street.

11. **Fences.** All fencing must be compatible with the overall aesthetic theme of the development. No chain-link fencing is allowed, and all fence styles and locations must be approved in writing by the ARC. The ARC has established acceptable fence styles from which to choose outlined in the Brock Point Fence Guidelines document posted on the Brock Point website and is appended to this document. Each Owner will be required to maintain fencing to appear freshly stained (Not faded). All fencing components shall be replaced when in disrepair, damaged, or in otherwise visibly poor condition.

12. **Outdoor Furniture, Outdoor Decor, Recreational Equipment and Clotheslines.**

(a) **Outdoor furniture.** No furniture shall be placed, kept, installed, maintained or located in or on the front or side yards (See Appendix item 1), driveways or areas of a Lot or Dwelling unless approved by the ARC. Any furniture shall be placed, kept, installed, maintained or located at the rear of or behind a Dwelling to the greatest extent practicable. Furniture will be allowed on front porches, provided, such furniture, in the ARC's sole discretion, comports with any theme established for the Subdivision.

(b) **Wood piles.** Wood piles shall be located only at the rear of a Dwelling (See Appendix item 1) and shall be screened by appropriate landscaping, hardscape or privacy fence from view from streets and, to the extent practicable, from adjacent Lots and Dwellings.

(c) **Play and recreational equipment.** Children's toys, free-standing playhouses, swing sets, jungle gyms, trampolines and other outdoor and recreational equipment and appurtenances shall be allowed only at the rear or behind a Dwelling (See Appendix item 1) and shall, to the extent practicable, be located so that the same are not visible from any street. All play equipment must be in "like new condition, Shall be permitted but only after ARC approval of the same. At the rear of a dwelling is defined in Appendix item 1.

(d) **Basketball Goals.** The location of the basketball goal must be approved by the ARC. Basketball goal backboards must be of clear plexiglass or acrylic. All basketball goals must be in "like new condition," as shall be determined in the sole discretion of the ARC. Under no circumstances shall goalposts and backboards be used within public road right-of-way. At the sole discretion of the ARC, certain exceptions may be made if the design of the house is not conducive to a side yard/driveway location.

(e) **Outside clotheslines.** Outside clotheslines or other outside facilities for drying or airing clothes shall be prohibited on any Lot or Dwelling. No clothing, rugs or other items shall consistently be hung, placed or allowed to remain on any railing, fence or wall.

(f) **Barbecue grills.** Barbecue grills or other types of outdoor cooking equipment and apparatus shall be located only at the rear of a Dwelling (See Appendix item 1) and, to the extent practicable. Movable or portable grilling or cooking equipment shall not be visible from the street when not in use.

(g) **Flower containers.** Flower containers should be of subtle and subdued colors. Flower containers should contain healthy flowers (no artificial flowers or plants are permitted) and be free of weeds. No more than four (4) standard containers can be located on the front porch and visible from the street. Up to five (5) containers of similar materials are allowed in the driveway of each Lot. Flower or plant containers are not

allowed in front planting beds or natural areas or along front walkways. No horse troughs, whisky barrels, bathtubs, toilets or other non-traditional planters shall be used for plant containers. Plastic containers are only permitted with approval of the ARC.

(h) **Flags.** One American flag or one US military flags may be mounted on the house and in a location approved by the ARC. One flag staff mounted on the house may not be longer than 5 ft. All flags shall be maintained in good repair. Small seasonal or military flags may be placed in the plant beds at the front of the house. The management company must be notified when replacing the American flag with another flag along with an explanation.

(i) **Wreaths and door decorations.** One wreath or other door decoration on each front door and driveway side door (two on front double doors) per dwelling is allowed and must be in subtle colors found in nature and in keeping with the style of the house. For Holiday door wreaths see item 13, "Holiday Decorations".

(j) **Decorative Plaques, Signs or Other Objects.** Items such as decorative plaques, decorative signs or other decorative objects, including house numbers, letters, and characters indicating the address of any lot, visible from the street must be submitted to the ARC for approval prior to installation.

(k) **Yard Decor.** No bird baths, bird feeders, wind chimes, fountains, reflectors, statuetes, lawn sculptures, lawn furnishings, artificial plants, bird houses or other improvements as defined in the Declaration shall be placed or installed within the front or side yards or front porches of any Lot or Dwelling nor shall any of the foregoing items be attached to the front or side of any Dwelling.

13. Holiday Decorations. Tasteful and appropriate holiday decorations displayed for a two-week period of time before a holiday (30 days for major holidays) are permitted. Any such decorations shall be removed promptly following the holiday, but in all cases not later than 15 days following the holiday. Mailbox decorations are not permitted except for seasonal periods for the period defined above.

14. Window Treatments. Appropriate window treatments shall be used on all windows. Sheets, bed linens, blankets, aluminum foil, paper, plastic bags, stained, dark tinted or reflective glass, or other similar materials, shall not be used as window treatments. Window treatments shall be of a subdued and subtle color as viewed from the outside. Decorative posters, stickers, flags or signs of any type are not allowed to be displayed in windows. All dormer windows shall be required to have appropriate window treatments to hide exposed attic rafters.

15. On Street Parking. No overnight parking on the street to keep the street clear for emergency vehicles. When parking on the street, try to park on only one side of the street, a precedent is set by the first car. Management company must be notified if any temporary exception is needed along with an explanation.

APPENDIX:

1. Definition of rear, side and front yard locations:
 - a. Rear: that area on a plane with the back of the residential structure.
 - b. Side: that area forward of a plane of the back of the residential structure.
 - c. Front: that area on a plane with the front of the residential structure forward of the side yard.



2. Fence Guidelines. See:

https://drive.google.com/drive/u/0/folders/1SJHTopZpCCWNgLQ_SgoJ9hD9cKDL2xM7

Table of Changes

Date	Section Numbers	Description of Change
6/15/2021	Entire document after takeover from Signature Homes	Additional clarification added to sections noted
10/19/2022	2 nd paragraph, 1, 2, 3a, 3b, 3c, 3d, 5b, 5d, 5e, 6, 7,8, 10, 11, 12a, 12g, 12i, 12j, 12k, 14, 15	Additional clarification added to sections noted
1/19/2023	10, 12(j)	Additional clarification added to sections noted, added Table of Changes section