

# Brightwood

## Architectural And Construction Guidelines

(Last Update: 2/1/2010)

### **OWNER RESPONSIBILITIES**

1. All requests for construction approval must be submitted to the Architectural Review Committee or Board of Directors accompanied by copies of any required permits, plans or working drawings, exterior finish schedules, site plans, exterior lighting plans, and anticipated start and finish dates prior to the start of construction.
2. Setbacks for any structure that is not part of a fence will be a minimum of 75 feet from center of right-of-way and a minimum of 50 feet from any Brightwood lot lines.
3. Reasonable variances may be granted on a case by case basis for all Brightwood Architectural and Construction Guidelines.
4. Applications for variances must be approved by the Architectural Review Committee or the Board of Directors prior to installation/implementation.
5. In the case of new construction, applications for variances should be submitted with the initial request for construction approval or as soon as the perceived need for a variance is known, but must be submitted prior to the start of the work that is dependent on the variance.
6. The property owner is responsible for assuring that the contractor follows Brightwood Architectural and Construction Guidelines.
7. Exterior design, exterior appearance, and building placement is to be approved by the Architectural Review Committee or the Board of Directors prior to start of construction.
8. A road impact fee of \$300 will be assessed prior to the start of site preparation.
9. All construction must be completed within a reasonable time period not to exceed eighteen months unless otherwise approved by the Architectural Review Committee or the Board of Directors.

### **LAND USE and BUILDING TYPE**

10. Building density is limited to one primary single family residence per lot.
11. The heated living area of any primary residence will be a minimum of 1800 sq. ft.
12. The structure elevation shall be limited to two stories plus basement.
13. The lowest living level (foundation or basement) shall not be more than two feet above the existing highest ground level adjacent to the building's exterior walls.
14. One Guest Dwelling may be constructed, enclosed space of which not to exceed 75% of the square footage of the main dwelling.
15. Manufactured and/or modular homes will be considered for approval by the Architectural Review Committee or the Board of Directors on a case by case basis.
16. No residences that have the appearance of mobile homes, such as the more common single or double-wide manufactured homes will be approved.
17. One Garage may be constructed with enclosed space not to exceed 1200 square feet.
18. Up to two accessory buildings may be constructed, each not to exceed 450 square feet of enclosed space.
19. Exterior materials and finishes for outbuildings fall under the same guidelines as those for residences.
20. Outbuildings on skids or pole supports must be placed on dry stacked block, or poured concrete footings in accordance with local building codes.
21. The design and exterior appearance of any outbuilding must be approved by the Architectural Review Committee or Board of Directors prior to the start of construction.

### **MATERIALS and FINISHES**

22. Exterior finishes and color schemes must be approved by the Architectural Review Committee or the Board of Directors. The preference will be toward earth tones and other natural colors.
23. With the exception of porches or decks, exterior walls must be built on a continuous reinforced concrete footing with concrete block, brick, stone masonry or poured concrete walls up to a height of 24 inches above the highest finish grade.
24. Gravel footings and panelized concrete basement walls will be considered on a case by case basis.
25. The exposed footing, foundation walls and/or plinth may be finished using one of the materials listed as acceptable for walls, either to match that used for the walls or to provide a decorative accent in accordance with good architectural design practices.

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26. The exposed footing, foundation walls and/or plinth may not be finished in sheet metal or vinyl.
27. Non-visible exposed areas of the footings, i.e. beneath a deck or raised porch area, may be left as concrete block or poured concrete if properly sealed.
28. Walls and other vertical surfaces may be finished using wood siding, panels or shingles, cement siding, panels or shingles, logs, stone or stone veneer, or stucco.
29. Concrete or concrete block may be used for exterior walls provided the exterior surface is finished with one of the above mentioned materials or coated with stucco and then painted or stained.
30. Walls and other vertical surfaces may not be finished using vinyl siding or panels, or sheet metal siding or panels.
31. All decks railings, porches, steps, etc. exposed to weather will be constructed of pressure treated lumber or other weather resistant wood or wood composite/engineered materials. Support foundation posts will be of pressure treated lumber.
32. Galvanized or other non-corroding nails, screws or other fasteners will be used in any exterior materials.
33. Inclined areas may be finished using asphalt shingles, fiberglass shingles, wood shake shingles, clay or synthetic tiles, architecturally designed synthetic sheet metal roofing panels or a combination thereof. All roofing finishes must have a minimum twenty year warranty.
34. Inclined areas may not be finished using roll roofing, tar and gravel roofing or any type of sheet membrane. Flat areas may be finished using sheet goods in accordance with good construction practices and local building codes.
35. Soffits and visible overhanging areas may be finished in wood or aluminum/vinyl designed to look like wood.
36. Gutters and downspouts may be constructed of enameled or otherwise finished aluminum or steel, treated copper or untreated copper.
37. Gutters and downspouts may not be constructed of vinyl or plastic.

### **DRIVEWAYS and PARKING**

38. Driveways may be constructed of properly maintained gravel or approved pavement such as asphalt, cement, cobblestones, bricks or other pavers designed and intended for this purpose.
39. Driveways and parking areas may not be constructed of native soil, clay or dirt, with or without grass.
40. Each site must have off-street parking for a minimum of two standard sized automobiles.
41. Adequate turnaround space must be provided to allow resident vehicles to enter community roads head-on rather than backing into them.
42. No routine parking areas will be allowed within the confines of the right-of-way.

### **UTILITIES and LIGHTING**

43. Fuel tanks must be buried.
44. All electrical, phone, cable television or other utility connecting cables or conduit must be run underground from the residence to the point of connection to the utility company equipment.
45. Connections from water wells to a residence must be put underground.
46. All underground utility connections to the home should be noted on a map that the owner keeps.
47. All exterior lighting should be "down lighting" to avoid light pollution. "Down lighting" means to have all light aimed downward toward the ground and none toward the sky.
48. Exterior lighting may illuminate the general area of the home site up to a radius of 50 yards, provided that it does not present a nuisance to those driving on nearby roads or those living in neighboring houses.
49. Exterior lighting may not illuminate roadways or walking trails designated as part of the common areas and/or under the maintenance of the POA.
50. All exterior lighting must be approved by the Architectural Review Committee or the Board of Directors prior to installation.

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**FENCES and MAILBOXES**

51. Roadside or boundary fences shall not be more than four feet high and must not obstruct the view for traffic.
52. Fencing must be constructed of natural materials such as wood, masonry, stone, etc.
53. Hedges may be used for roadside or boundary fencing as long as they are properly maintained.
54. Vinyl, metal and/or fiberglass and resin fencing products may not be used for roadside or boundary fencing.
55. Mailboxes placed as part of a grouping at one of the main entrances to the community will be of a design and manufacture selected by the POA.
56. Mailboxes placed at individual driveways will be of a design and manufacture approved by the postal authorities, and placed according to postal regulations.
57. Mailboxes will be maintained and repaired as necessary to meet postal regulations as well as to present an attractive appearance to passers by.