

Bradford Landing Architectural Guidelines

These guidelines are intended to be a supplement to the Bradford Landing Protective Covenants. Should a discrepancy between the two documents exist, the Covenants shall supersede this document.

Fencing

Any and all fencing must adhere to the following guidelines:

- Prior to installation, all new fencing or changes to fencing must be approved by the Bradford Landing Board of Directors via the submittal of an architectural request form.
- Fencing can only exist behind the housing structure.
- Fencing must come off the back of the housing structure.
- Gates must be present for any fencing that completely encloses a portion of the yard.
- Fencing height must be no shorter than 4 feet and no higher than 6 feet.
- Fencing must be white and made of vinyl material.

Trees

Any and all trees must adhere to the following guidelines (with the exception of trees installed by the builder at the time of the construction of the housing structure):

- Only one tree is allowed in the front yard. No trees are allowed in the back or side yards.
- New trees must be an equivalent size to the tree that is being replaced.
- Permissible trees include Bradford Pears and Crepe Myrtles. No other trees are permitted to be planted.
- There are no color requirements with regards to the flowers of the trees.

Shrubbery

Any and all shrubbery must adhere to the following guidelines:

- All bushes, palms, trees, and shrubs must be trimmed and properly cared for to provide a neat and orderly appearance. What constitutes proper trimming and care takes into consideration the type of plant, its location on the lot, its location relative to other plants and the improvements on the lot, its height and width, efficient watering, appropriate fertilization, mulching, responsible management of yard pests, landscape planning and design, and proper maintenance.
- The HOA Board shall have exclusive and absolute discretion to determine if a bush, tree, or shrub is properly trimmed and care for.
- Each homeowner is responsible for maintenance of their own shrubbery to adhere to these standards. Failure to follow these standards will constitute a landscaping violation and corrective actions may be taken by the Board of Directors with any costs being the responsibility of the homeowner.