

## BRANSTON

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### **Community Rules and Regulations Guidebook- Branston Fences / Sheds / Play Equipment / Garages**

*(Version 1.0, 6 April 2013)*

Branston is a planned developed community which is governed by recorded Covenants and Restrictions. The Branston Covenants and Restrictions permit the Branston Board of Directors to create guidelines that further clarify the covenants and restrictions. These Rules and Regulations are adopted by the Board of Directors of the Branston Homeowners Association to further the public health, safety, welfare, and enjoyment of Branston by its residents. These Rules and Regulations are subject to change by the Board.

All items listed in these guidelines and within the Branston CC&R's must be approved by the Architectural Review Board (ARB) prior to installation. All improvements must be shown on a survey (to scale) with details of the request verifying that all CC&R's and the community's architectural integrity has been met or exceeded. The Branston Architectural Review Board (ARB) has 30 days upon receipt to approve, approve with conditions, and deny requests. Once the project is complete, the homeowner must notify the committee for final inspection.

Please note that all applications are subject to municipal rules and regulations. It is the responsibility of the homeowner to acquire all necessary approvals and permits prior to installation.

#### **I. Fencing**

1. All fencing must be no more than 5 feet in height. No vinyl, split rail, or chain link fencing is permitted.
2. For Wood Fencing - All pickets must be arched, dog-eared or angled, and the pickets shall be installed on the exterior side of the fence.
3. The entire fence must be the same style / material, except for when adjoining to a neighbors fence already installed.
4. All wood materials shall be treated lumber or cedar, and stained / painted (any paint or stain with color shall be submitted for approval during the ARB review).
5. For wood fences, all gate and fence posts shall be at a minimum four by four (4x4). Spacing between posts shall be no longer than 8' on-center. All hardware must be galvanized or painted black.
6. All fence styles, postcaps, and details must be approved as a part of the home owners application.
7. All fences shall be maintained and appear in the condition as provided at installation.
8. Fence Setbacks are listed below:
  - All fences must start from the side of the house. No fences are permitted less than 2 feet from the front corner of the house.
  - Corner lot street side fencing shall begin at rear corner of house and be parallel with the street.

The Board of Directors and the Architectural Review Board (ARB) are granted complete discretion as to the location of any fencing on any lot and will provide specifications for each fence option including any additional details required for installation. The homeowner/occupant must have approvals from the Architectural Review Board (ARB) prior to the installation.

#### **II. Play Equipment**

1. All play equipment (e.g. jungle gyms and trampolines) must be located at least 10' from all property lines and placed in the rear yard. The structures must be placed directly behind the house in order to screen from the street/sidewalk view. If visible from the street, the ARB may require additional landscaping.
2. All play structures shall be constructed of natural or composite wood that compliments the principal structure (house).
3. All Play Structures shall be maintained and appear in the condition as provided at installation.

### **III. Sheds**

1. Must not exceed 225 square feet in size.
2. Must be located in the rear yard 10' from all property lines. On corner lots the shed shall be located on the non-street side, be located directly behind the residence and 10' from all property lines.
3. No vinyl, plastic, or metal sheds are allowed.
4. It is preferred that all materials match with predominate housing materials (i.e. if the residence is brick the shed must use matching bricks), however, at a minimum the shed must have hardiplank / hardiboard siding.
5. Exterior colors must compliment house.
6. At no point shall the shed be converted or used as an accessory dwelling to the primary residence.
7. Height of the shed shall be approved by the Architectural Review Board at the time of application.

### **IV. Detached Garages and Structures**

1. Height of the garage or structure must be approved by the Architectural Review Board at the time of application.
2. No garage shall be permanently enclosed or converted to another type of living space so that amount of garage capacity is reduced below the original specifications of said dwelling.
3. The detached garage/structure must match in appearance and architectural style with the on-site house and be built fully to building code.
4. All building materials used shall match exactly with the on-site residence including but not limited to the trim, shingles and lighting fixtures.
5. The interior of the garage shall be finished and painted to match the interior of the existing garage or as otherwise approved by the ARB committee.
6. If there are any proposed secondary entrances, these must match with the existing exterior doors on the house.
7. The proposed garage doors must match in materials exactly with the existing on-site garage door.
8. The entire perimeter of the garage (with the exception of door openings) must be landscaped with shrubs. The applicant must supply a landscaping plan within sixty (60) days after the completion of the garage. The plan will provide a layout of the shrub locations, plant types, height and size at installation. This plan will be subject to the approval of the ARB Committee.