

**BRANNON ESTATES AT SUGAR PIKE
HOMEOWNERS ASSOCIATION INC.**

COMMUNITY ARCHITECTURAL / IMAGE STANDARDS

These standards are for the use of all Brannon Estates Homeowners when determining what is acceptable within the Brannon Estates Architectural and Image guidelines. The Brannon Estates covenants and By-laws are the governing documents for these standards.

Additions and Alterations (ARC Approval Required)

ARC approval is required. Any additions made to a home or garage must match the existing structure.

Address Numbers on the House

Since the address number is visible on the mailboxes in the community, address numbers on the houses are not permitted.

Window AC Units

Not Permitted

Antennas / Aerials (ARC Approval Required)

No transmission antennas of any kind are allowed in the community.

NO satellite or multi channel antenna larger than one meter will be allowed.

All antennas must blend into the existing structure.

No antennas will be allowed to be placed in the yard of residences unless a letter from a certified installer stating the reason the antenna can not be mounted in a less conspicuous location.

Awnings

Not Permitted.

Bedding Materials

All bedding materials must be natural to include pine straw, wood mulch and decorative rock material that are approved by the ARC. Natural wood mulch is limited to the colors of red, brown or black. No white rocks will be allowed.

All areas within a home site that are not covered by pavement, buildings, shrubs ground cover or sod shall be covered by mulch or pine straw.

Birdbaths

No ARC approval is required, but should be of natural looking material. A maximum of two birdbaths are allowed

Birdhouses / Birdfeeders

Each Home is limited to two different type feeders and two different type houses. Feeders and birdhouses should be placed in the side yards or backyards. No feeders or houses are allowed in the front yards.

Boats and Other Water Craft

Boats and other watercraft are permitted if stored in a garage or in the basement.

Carports

Not Permitted

Clotheslines and Hangers

No outside clothes lines are permitted. No outside drying is permitted.

Commercial Vehicles /Oversized Vehicles

All commercial vehicles owned or operated by a resident must be parked in the garage. Oversized vehicles, un-garageable commercial vehicles must have HOA board approval to park on the driveway. The approval will be based on no more than one(1) vehicle, effect on curb appeal(such as ladder racks, large lettering and color) and the effect on safety, No commercial vehicle or oversized vehicle will be allowed to park in the street.

Decks (ARC Approval Required)

Must be installed directly behind the house and should not extend beyond the sides of the house.

Deck Covers (ARC Approval Required)

Material must match existing house materials.
Roofline must integrate into existing roof line

Decorative Flags / Poles

No free standing flag poles are allowed.

A bracket mounted to the house may display the United States flag as well as seasonal and sports flags. The seasonal flags may be only displayed during the appropriate holiday and must be removed within 10 days of the holiday. Sports flags can only be displayed on weekends and can not be displayed during the entire season.

Flags can be no larger than 3' X 5' and attached to a pole no longer than 5'.

Dog Houses/Pens/Runs (ARC Approval Required)

Free standing dog runs are not permitted. Dog pens should blend in with the house or existing fence.. No chain link pens are allowed. Dog house should match the home.

Door & Windows (ARC Approval Required)

Screen doors are not permitted on the front door. Security bars are not allowed on windows. No bright metal or bright plated metal is allowed.

Drainage Alterations (ARC Approval Required)

All changes to drainage must be approved by the ARC. Changes must not interfere with natural flow.

Exterior Colors (ARC Approval Required)

Colors should be neutral and earth tones unless current colors are retained.

Exterior Lighting (ARC Approval Required)

No colored lights allowed except during the holiday season from Mid-November to January 1st. Lights must be low level (no taller than 2 ft.) and non-glare type. Lights should be small round 3" diameter landscape lights. A plan should be submitted showing the lights and how they will fit in with the landscaping or as permitted by the covenants.

External Security Devices

Not Allowed except for motion sensor lights and corner flood lights.

Fences (ARC Approval Required)

ARC approval is required before starting fence installation. See attached board approved fence information. Fence must be painted black. Invisible fence is permitted. ARC approval is not required to repaint fence in black color

Flower Pots

Flower Pots should be earth tone / neutral color.

Fuel or Water Tanks

Not permitted. Rain Barrels of a neutral color are allowed during the drought and must be in the rear of the house.

Garbage / Trash Containers

Garbage / Trash containers must be stored in the garage, an ARC approved enclosure or where it can not be seen from the street. Containers can be moved to the curb after 5 PM the day before garbage collection and remain at the curb until such time as the garbage has been collected. After collection the container must be moved back to its storage location before 12:00 A.M. (midnight) on the collection day. **The board reserves the right to select one garbage service for the neighborhood.**

Garbage Burning

Not Permitted

Gardens – Flower

All flower gardens must be weeded and maintained.

Gardens - Vegetables

All vegetable gardens are to be planted in the back of the house where it is least visible by neighboring properties. The vegetable garden, including but not limited to, the vegetation, staking material, or support systems, is not to exceed four (4) feet in height, and not exceed two hundred (200) square feet. It must be maintained at all times and not become a nuisance to a neighboring homeowner.

Gazebo / Arbors (ARC Approval Required)

Gazebos & Arbors should not obstruct view of open space from neighboring properties. Must be an integral part of the landscaping scheme. Wood, (composite material may be acceptable) is the preferred material, but others will be considered. (Including wrought iron).

Greenhouses

Not Permitted

Hard cape (ARC Approval Required)

Driveways shall be constructed of concrete, stone, brick or concrete pavers with a uniform pattern of scoring joints. A combination of concrete and pavers is permitted

Sidewalks shall be constructed of concrete. Concrete and pavers as accents may be also used on side walks leading to the front door.

Retaining Walls shall be made of same material as the hard cape on the house (brick, stone etc.) No bare concrete is permitted. Timber retaining walls are allowed but must be screened at the bottom by evergreen shrubs and trailing plants to drape over the wall from the top.

Steps shall be made of brick, stone or concrete pavers to match the exterior of the house. Exposed concrete is not permitted. Wooden steps are allowed when using a wooden retaining wall.

Holiday Decorations

Decorations shall not be installed more than thirty (30) days before the holiday. They must be removed within fourteen (14) days following the holiday.

Home Additions (ARC Approval Required)

Sunrooms should blend in with homes exterior design and décor. No bright finished or bright plated metal on doors or windows is allowed.

Screen Porches shall be constructed to match the house and existing roof line. The enclosures shall be constructed to utilize anodized or electrostatically painted aluminum. No bright finished material will be allowed.

Decks should be made of cedar, redwood or pressure treated pine. The composite deck material will be considered.

Hot Tubs / Fire pits ARC Approval Required)

Hot Tubs must be an integral part of the deck or patio. Hot tubs must be installed in rear of house with approved screening so as not to be visible to adjacent property owners.

Fire Pits can be permanently built into a concrete patio or may be portable for storage. In both cases must meet all local and state fire codes. Firewood for the fire pit shall be neatly stacked and located at the rear of the home. Wood stack should not exceed four (4) feet high and eight (8) feet long. Only a limited quantity of firewood intended for immediate use, should be stacked on a wooden deck.

Inoperable Vehicles

Not Permitted. Legally or mechanical inoperable vehicles shall not be parked, stored or constructed on the homeowners property or common area of the neighborhood.

Landscape Borders

Landscape borders should match the exterior house brick or rock color. No wooden borders are allowed in the front yard.

Landscaping and Lawn Maintenance

Lawns and landscaping are to be properly maintained at all times. Lawns in the front and side yards are to be a sod type grass. Grass should be cut to maintain a 1 to 3 inch height. All sidewalks, curbs, driveways and landscaping beds should be edged to prevent the grass from growing over the edges. All sidewalks and streets should have the clippings removed after mowing. If lawns and landscaping is not maintained the board reserves the right to have the situation corrected and charge the homeowners for this work.

Landscaping

Artificial vegetation is allowed but requires **ARC Approval**.

Lawns are to be turf grass in the front and side yards.

Tree Removal is allowed if the tree is less than six (6) inches in diameter. All removal of trees six (6) inches or larger requires **ARC approval**.

Shrubs and beds should be consistent with the rest of the neighborhood.

Re-sodded Yards shall be sodded with a similar turf grass to the one that is being replaced.

Re-graded yards shall not change the flow of the neighborhood drainage system. **ARC Approval is required**.

White Bedding Rocks are not allowed.

Back Yard shall be free of debris and not to be used for storage of lawn equipment and vehicles.

Latticework (ARC Approval Required)

Latticework should be of a composite material or plastic that has color completely through the material. The proper lattice trim is required. No unpainted wooden lattice will be allowed.

Lawn Ornaments

ARC approval is not required if the ornaments or decorations are no higher than three (3) feet and located in the back yard. Small "front yard" ornaments and decorations less than 12 inches in height does not require approval, Three or more require a landscape plan and ARC approval. Ornaments must blend in or compliment the landscaping.

Lawn / Outdoor Furniture

Furniture is restricted to "front porches and "rear' patio / decks only. Furniture must be complementary to house style and color. Folding and temporary chairs are not permitted on the "front porch".

Mailboxes

Mailboxes must be kept in good condition. This is defined as being set at the proper height (36 – 44 inches from the ground to bottom of box), painted black (paint must be in good condition) door latches properly and house numbers are properly displayed. If the mailbox or post has to be replaced it must match the old ones. If you need help with replacement contact the ARC. See attached picture for box and post design.

Motorcycles

All motorcycles shall follow the same restrictions as operable vehicles. Motorcycles on trailers fall under the Motor Home Recreational Vehicle section

Motor Homes / Recreational Vehicles (Campers, Boats, Mobile Homes, trailers etc.)

No “recreational vehicles”, “campers pickup mounted or motorized”, “Trailers”(camper, utility, horse or other types), “tractors”, “trucks”(other than pick ups that are not oversized), boats, mobile homes are not permitted unless they are parked in a garage. Lots larger than two acres are exempt from this guideline.

Painting (ARC Approval Required)

All exterior painting other than touch up requires ARC approval. Paint must be a flat finish. and the colors should harmonize with the surrounding neighborhood. Painting of brick or rock is not permitted. Submittal to the ARC should include manufacturers paint chips and which is color will be the main color, trim color and accent color.

Parking

No overnight street parking is allowed.. It was intended that all parking would be on the driveway or in the garages. Care should be taken not to block sidewalks when parking in a driveway. No parking on the grass is permitted. Parking on the common area, other than in designated parking places is not permitted

Patio Covers (ARC Approval Required)

Patio covers including the under deck covers require ARC approval.

Paving (ARC Approval Required)

ARC approval is required for all walks, driveways, patio areas or other purposes. Paving includes applications such as concrete, asphalt, brick, flagstone, stepping stones, and etc. All paving shall be a minimum of two feet off the property line.

Pets

Dogs, cats, and other usual or common household pets are allowed. Per Cherokee Co ordinance, when outside pets must be properly controlled and restrained. **Per Cherokee Co. ordinance and Brannon Estates covenants pet owners are required to pick up their pets solid waste from neighbors yards and common areas of the subdivision.** No pets shall be kept for commercial use.

Play / Sports Equipment

Swing Sets No metal swing sets are permitted. Swing sets must be behind the house and not visible from the street. Swing sets must be made of wood and blend into the landscaping..

Basketball Goals may be placed adjacent to the driveway. Backboards shall be clear, white or granite in color with minimal decals and the post must be painted black. Goals must be buried in concrete or a burial sleeve (for removal) or have a weighted plastic base.

Trampolines must be in the back yard and shall not be visible from the street.

Tree Houses / platforms are not permitted unless ARC approved

Toys in general should not be left in the front yard. If toys are used in the front yard they should be removed before nightfall.

Ponds / Water Features (ARC Approval Required)

Ponds, fountains and other water features must be an intricate part of the landscaping, must not affect existing drainage and must be maintained at all times.

Pools (ARC Approval Required)

Pools require county approval

No above ground pools will be allowed. When submitting pool plans to the ARC the following items are needed:

Placement of the pool on the lot

Grading Plan noting all grade alterations

Material to be used: concrete, pool cover, liner etc.

If a retaining wall will be required and material the wall will be made of and dimensions

Fencing (see fencing section)

Location of pool equipment and any screening plan.

A child's wading pool is permissible if less than eighteen (18) inches high and eight (8) feet in diameter. The wading pool can be located at the rear of the house and on the driveway on a temporary basis.

Roofs

The ARC must be notified if a roof will be replaced. Roofs may be replaced with the same exact material, style and color. **If a change to color, material, or style is to be made ARC approval is required.**

Reflectors - Driveway

Not Permitted

Satellite Dishes

See section on antennas and aerials.

Saunas (ARC Approval Required)

Plans for saunas must include size and location if they are to be located outside

Sheds

Storage sheds are not permitted.

Siding (ARC Approval Required)

The ARC must be notified if you wish to replace the current siding. The same material and color is required. If you plan to change the type siding or the color ARC approval is required. Hardy plank type siding is recommended.

Signs

No "For Rent" or "For Lease" signs are permitted without HOA board approval. One (1) temporary sign advertising "Property For Sale" may be displayed in the front yard. An Information box is allowed if attached to the "For Sale" sign. A temporary "Open House Sign" may be displayed the day the house is open to the public.

Temporary trade signs including painters, roofers' landscapers, contractors, or mortgage companies are not permitted.

Two security company signs may be displayed.

One (1) 24 by 36 inch political sign may be displayed in a homeowner's front yard

No earlier than thirty (30) days before and no later than seven (7) days after the election

Signage for team, spirit, achievement, or congratulation can be displayed for no more than ten (10) days.

No lighted signs or any type banner are permitted

Yard Sale signs are permitted on a temporary basis.

Signs on the House

No signs or other than "Welcome" or homeowners name are permitted

Skylights (ARC Approval Required)

When submittal is made to the ARC the style type and location on the house must be submitted. Skylights are not permitted on the front part of the roof.

Solar Energy Devices (ARC Approval Required)

All Solar Energy Devices plans must be submitted to the ARC.

Statuary (ARC Approval Required)

Refer to Lawn Ornaments section

Storm Doors

Storm Doors on the front of the house must be the full glass view style.

Storm Doors on the rear of the house can have a retractable screen for ventilation.

Temporary Structures (ARC Approval Required)

Camping tents for occasional overnight sleeping by children does not require ARC approval if left up no longer than a total of 72 hours in any seven (7) day period. All other temporary structures require ARC approval.

Trellises (ARC Approval Required)

Plan should include location, material and design of the trellises. Approved trellises must be maintained and all vegetation trimmed and kept in good order.

Windows (ARC Approval Required)

ARC approval is required for new or replacement windows. Consideration will include, but not limited to, size style and color and style of the home. ARC approval is required for ornamental or stain glass windows. Window tinting requires ARC approval, Tinting that is highly reflective or considered commercial will not be permitted. Security bars are not permitted.

Window Boxes

Not Permitted unless installed when the house was built. A matching window box may be installed to balance the homes appearance

Window Covers

Window awnings are not permitted. Window treatments on the front of the house should be a neutral color or coordinated with the exterior of the house.

Wind Vanes, Turbines, Directional and any other wind driven Devices

Not permitted unless the builder installed them when the home was built

Attachment – Mailbox

Attachment – Pool Fence

Attachment – Ranch Fence

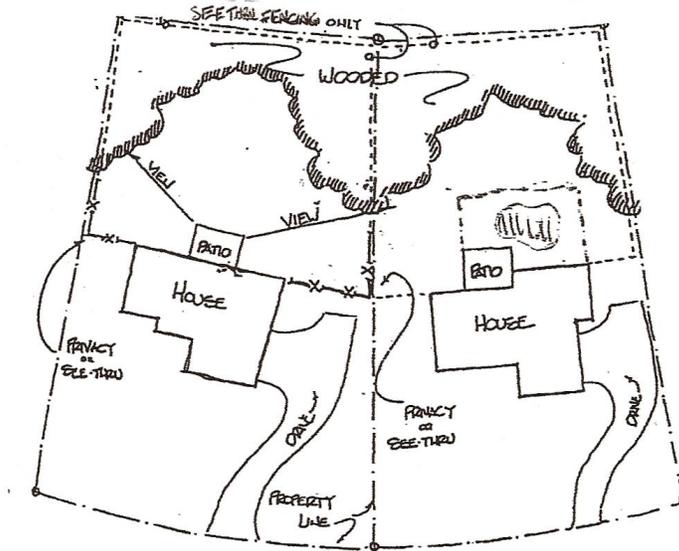
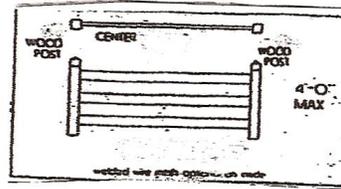
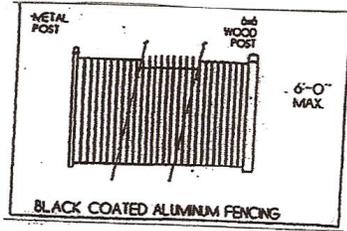
Attachment – ARC Approval Request

Attachment – Homeowners Complaint Form



10/1/2009

Brannon Estates Pool Fence Guidelines



Black Coated Aluminum Fencing

As shown above

Or

Black Ranch Style Fence:

3 Rails or 4 Rails are acceptable

Pool Fences:

Must enclose entire pool.

Fence Dimensions Guide:

Black Coated Aluminum Fencing:

As shown above
6'-0" Max Height

Black Ranch Style Fencing:

4" x 4" Posts
1" x 6" Fence Slats
1" x 6" Metal Fence Keeper

Fence Policy:

Each Lot Must Submit a Site Plan with Fence Location for Approval

FENCE POLICY IS TO REGULATE AESTHETIC GUIDELINES ONLY.
FENCING MUST CONFORM TO CITY/COUNTY CODES.