

POLICY/GUIDELINES FOR REMODEL APPROVAL

This Policy has been created in accordance with Shadow Brook CCR's. The intent of the CCR's is to maintain the appearance of the neighborhood.

The following guidelines are meant to provide guidance for evaluating future requests for remodels in Shadow Brook. The objective is to balance homeowner rights to remodel their homes with community concerns about visual impact and architectural balance, and minimize the effect on the immediate neighbors as to their privacy and enjoyment of their backyards.

1. The total percentage of lot coverage shall not exceed 33%. This will allow space for a buffer zone in the back yard to maintain separation from neighboring homes. Special consideration can be given if there are not homes on the outside of the back fence or side fence.
2. The expansion shall not go beyond existing setbacks.
3. If a second story is added to a previous one story house, the second story shall be done with visual setbacks, front to back and side to side. This will avoid a boxlike appearance that is not deemed to be consistent with the architectural look of the Shadow Brook neighborhood.
4. If a second story is to be added, the placement of windows and the type of glass (clear, frosted, obscure) in this second story shall take into account the privacy of the neighboring yards.
5. The front elevation shall contain architectural trim elements that are attractive and consistent with the former front elevation details.
6. The materials used for the remodel shall meet all Shadow Brook requirements.
7. The colors chosen shall be approved in advance by the ACC.
8. The front yard shall be re-landscaped in an attractive manner.

Approved: 11 November 2009