

ACC RELATED POLICIES

Architectural Control Committee ("ACC") Approval for New Construction: Any ACC [CONTACT PAGE] approval (for new construction, landscaping, etc.) is effective for six (6) months from approval date. After that time approval is considered expired and you must resubmit your plans.

Antenna Policy:

Only antennas for the reception of broadcast TV, FM, and Satellite broadcast antennas (i.e., "dish" antennas 39.37 inches or less in diameter) are permitted. All other types of antennas are not allowed. It is requested that the antennas for broadcast reception not be attached to the front walls of the residence or near the front roof eve of the residence. If you have any questions, please contact the ACC [CONTACT PAGE] who may be able to advise as to placement.

Home Maintenance Policy:

Because Shadow Brook homes were built around 1970, some components of the original construction have been routinely replaced throughout the properties in the process of maintaining the residences and the desirable appearance of Shadow Brook. Replacement of the following components, with materials equal or better than the original, are part of normal maintenance and do not require ACC [CONTACT PAGE] approval.

1. Replacement of exterior windows with equal or better.
Double pane windows are commonly installed as replacements.
2. Replacement of concrete driveways with equal or better concrete driveways.
3. Replacement of exterior doors or garage doors with equal or better.
Roll-up garage doors are to be painted to match the existing color of the residence unless otherwise approved by the ACC.
4. Replacement of rain gutters and down drains with equal or better.
The replacement gutters and down drains are to be painted to match the existing color of the residence unless otherwise approved by the ACC.
5. Replacement of entry walks with equal or better materials.

Painting Policy: The Shadow Brook Swim Club Covenants, Conditions, and Restrictions (CC&Rs) are mutually beneficial restrictions which are designated to protect the homeowners of the Shadow Brook subdivision. The enforcement of these CC&Rs ensures the highest and best development of all properties and enhances the value of all investors. In the spirit of the CC&Rs, the ACC [CONTACT PAGE] shall inspect homes for exterior paint condition and enforce the following policy:

Prior to repainting, the Owner should achieve color approval from the ACC. The ACC maintains a book of approved colors which is the basis for approval. If the color choice is not represented in the color book, the Owner may request special approval from the ACC. Approval by the ACC will require a majority vote and is based on the color's ability to enhance and beautify the existing neighborhood. In the event a color is not approved, the Owner may petition the Shadow Brook Board for approval at the next scheduled monthly board meeting.

The owner of any home deemed by the entire ACC committee to be in need of repainting shall be notified in writing of such need. The Owner shall have 30 days from the date of the letter to respond in writing with a plan outlining the work timeline and what color scheme (ACC approved) shall be used. All painting work must be completed within six months from the date the ACC provides written notification of the work timeline. The following criteria shall be used to evaluate the paint conditions of the home (as seen from the street) in the Shadow Brook subdivision:

1. Areas of cracked or peeling paint;
2. Large areas of mold or mildew;
3. Large cracks or holes in the exterior stucco;
4. Areas of rust on any rain gutter or wrought iron;
5. Paint condition that has degraded or oxidized.

Failure to gain ACC [CONTACT PAGE] approval prior to painting your home may result in the need to repaint consistent with Shadow Brook guidelines at the homeowner's expense.

Landscape Policy: A homeowner's landscaping is very subjective, therefore, the ACC [CONTACT PAGE] will not attempt to define what sound and attractive landscaping is. The policy below defines what is NOT acceptable as landscaping for parking strips (areas between sidewalk and street that borders the property), front yards, and side yards (corner lots) for the homes.

1. No completely bare soil or dirt;
2. No substantial areas of dead grass or weed patches; or
3. No bare soil/dirt shall be evident where decorative rock or bark is being used.

The items below identify the responsibilities of the Shadow Brook homeowner with regards to landscaping.

1. Landscaping should not obstruct the sidewalk or street, either vertically and horizontally;
2. Homeowners shall provide a written plan and timeline within 30 days after being contacted by an ACC [CONTACT PAGE] member for any major re-landscaping (e.g. removal of lawn for weed control);
3. Landscaping removed for weed control shall be replaced within one year of removal, provided that item (2) above has been adhered to.

Roofing Policy: General Guidelines - The roofing policy purpose is to preserve the aesthetic quality of the neighborhood based on the original plan of the development. In particular, approved materials will be based on the standard of maintaining a "shake" or "tile-like" appearance.

Prior to installing a new roof, the Owner must achieve approval from the ACC. Approval by the ACC [CONTACT PAGE] will require a majority vote and is based on the roofing material and color's ability to enhance and beautify the existing neighborhood, as well as its consistency with the general guideline. In the event a roof is not approved, the Owner may petition the Shadow Brook Board for approval at the next scheduled monthly board meeting.

Specific Decisions:

1. Replacing a roof with heavy or medium wood shake is automatically approved.
2. The ACC will not maintain a list of manufacturers, colors and styles. Instead, the ACC will consider the widest possible selection based on the general guideline. This allows the ACC to consider new materials as they are brought to the marketplace.
3. Roofing color will be approved based on the current process and criteria for exterior color schemes.
4. Heavy weight fiberglass asphalt shingle roofing material of two layer or a three layer type fiberglass construction (e.g., "Tri-Laminate"), weighing 450 or more pounds per square, having or simulating a "shake like look," and having available a 50 year warrantee (or a lifetime warrantee equivalent to or prorated over 50 years) qualifies for approval by the ACC. Lower weights of this material do not qualify.

Failure to gain ACC [CONTACT PAGE] approval prior to installing your roof may result in the need to remove and replace your roofing at the homeowner's expense to be consistent with Shadow Brook guidelines.

Siding Policy:

1. Siding will only replace existing horizontal siding.
2. Siding must simulate a board of five inches or wider.
3. Color of the siding must be approved by the ACC [CONTACT PAGE] consistent with the existing paint policy (flat or matte finish).
4. Siding must be of vinyl or wood material.
5. Siding must be "beaded" or "Dutch lap" style.