

Shadow Brook Remodel Rule

This Rule is Board approved in accordance with Davis-Stirling Act and Shadow Brook's existing CC&R's

The following Rules are meant to provide guidance for evaluating future requests for remodels in Shadow Brook. The objective is to balance Owner 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.

Prior to beginning an exterior remodeling project, the Owner shall provide the ACC the architectural design plans, including front elevation drawings, a description and examples of external materials to be used, and paint color codes and samples. Please submit this material to the ACC 30 days prior to commencing work on the project to provide the ACC sufficient time to review the project and to provide the Owner sufficient time to schedule the work with the respective contractor(s). The ACC will endeavor to respond to all remodel requests in less than 2 weeks.

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.
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 must be approved by the ACC.
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 accordance with the HOA Rules and Policies.