

Greenbriar Estates Homeowners Association Homeowner Improvement Guidelines

1.1 The Homeowner Improvement Guidelines are a condensed and revised version of the Greenbriar Estates Homeowners Association (HOA) Design Guidelines for new construction as revised March 2017. The intent of the condensed version is to present the Design Guidelines requirements that pertain to homeowner improvements. Like the Design Guidelines the Homeowner Improvement Guidelines are designed to protect property values of lots in Greenbriar Estates Homeowners' Association. The primary goal of Greenbriar Estates Homeowners Association is to achieve a high-quality community image, both the overall building appearance and the building details should convey a sense of solid, permanent construction.

Review and approval of all major changes and improvements to a home exterior or lot is required. These changes include, but are not limited to, change of exterior home paint color, major changes to exterior home appearance, additions to home, re-roofing of home, fences, patio covers, and major changes to front yard landscaping.

SECTION I SUBMITTAL PROCEDURES

1.1 Homeowner Improvement Application Submittal Requirements. Homeowners shall submit a Greenbriar Estates HOA *Homeowner Improvement Review Request* form for any proposed homeowner improvements to the Homeowners Association Manager.

The form shall be accompanied by the following:

Drawings, plans, specifications, site plans, color chips or samples, materials, or manufacturers literature as required for the proposed improvement.

SECTION II DESIGN REVIEW APPROVAL PROCEEDURES

2.1 Submittal and Review Process. The HOA Architectural Control Committee (ACC) shall review the submitted *Homeowner Improvement Review Request* form to determine whether the proposed improvements proposed will not be detrimental to the appearance of the surrounding area of the Property and that the appearance will be in harmony with surrounding structures.

2.2 Approvals. The HOA Architectural Control Committee shall approve or disapprove in writing all proposals submitted to it within thirty (30) days after all required submittals are received. Proposals shall be deemed to be in accordance with the established Guidelines before approval. The Architectural Control Committee may condition its approval of proposals with such changes as it deems to be appropriate.

SECTION III HOMEOWNER IMPROVEMENTS DESIGN STANDARDS

- 3.1 Roofs. Architectural roofing shingles with thirty (30) year life warranty are required, no exceptions will be allowed. Shingle color shall be “Weathered Wood” or as approved by the Architectural Control Committee.
- 3.2 Siding. Hardboard or stucco siding is required on the exterior of the dwelling unit. Vinyl and metal siding are prohibited.
- 3.3 Windows. Windows shall have relief or additional trim materials to give definition. Shutters to the sides of exterior windows are not allowed. Windows shall be vinyl frame only; white, almond, or sand color.
- 3.4 Carports. Carports shall not be allowed.
- 3.5 Concrete Curbs. Concrete curbs around landscaping areas shall be natural concrete color.
- 3.6 Miscellaneous Outdoor Structures or Features/Improvements. Basketball backboards, Portable basketball devices, Storage Sheds, or Clotheslines are not allowed on any Building Lot.
- 3.7 Mailboxes. All mailboxes shall be of consistent design, material and coloration as approved by the HOA Architectural Control Committee and shall match as best as possible existing mailbox stands and boxes in place.
- 3.8 Energy Devices Outside. No energy production devices, including generators of any kind and solar energy devices, shall be constructed on any portion of a building lot.
- 3.9 Antennae. FCC regulations allow for the placement of satellite dishes up to one meter in diameter as well as HDTV antennas to receive an acceptable signal. Satellite dishes and antennas should be placed in the least obtrusive location, preferably on the far back corner of the dwelling.

SECTION IV PAINTING

- 4.1 Re-painting. Re-painting a dwelling with a new color scheme requires a written submittal request and written approval. Notify the ACC verbally of an intent to re-paint a dwelling with the existing color scheme; written approval is not required.
- 4.2 Colors.
1. Dwelling Units exteriors shall be painted in at least two (2) but no more than three (3) complimentary color hues. Color schemes shall be “earth tones” – colors found in nature such as Browns, Tans, Warm Grays and Blues, and Light Greens.
 2. Color schemes must be compatible with the adjacent dwellings; all color schemes must be approved by the HOA Architectural Control Committee.

SECTION V FENCING

5.1 Fencing. The following standards shall apply:

1. Only white vinyl fencing shall be allowed.
2. Fences shall be no more than 5 feet tall on interior lots. Fences on lots that border the existing perimeter fence around the subdivision may match the height of the existing fence.
3. All fences must have a 4-foot-wide gate for rear yard maintenance access.
4. No fence shall be constructed so as to extend toward the front of the Building Lot past the front wall plane of a residential Dwelling Unit.

SECTION VI LANDSCAPING DESIGN STANDARDS

6.1 Landscaping Required. All Building Lots shall have landscaping placed during the time of dwelling construction. No area of any Building Lot shall be left in dirt and weeds unless specifically marked off for and cultivated as a garden.

6.2 Lawns. Front and rear sod is required. Dryscaping of side yards is allowed.

6.3 Live Plant Matter. No required landscaped areas shall include any plastic or artificial trees, plants, shrubs, or any other carpeting designed as a vegetative substitute.

6.4 Irrigation. All landscaped areas shall be provided with an underground irrigation sprinkler system.

6.5 Variety. All landscaped areas shall provide a mix in color and variety of evergreen and deciduous vegetation. Low maintenance varieties of vegetation are preferred.

6.6 Trees. All front yards shall have, at planting, a least one (1) two & one-half inch (2-1/2") caliper deciduous or evergreen tree.

6.7 Prohibited Tree Species. The following tree species shall not be planted within Greenbriar Estates:

1. Any variety of Willows, Cottonwoods, Poplars, Elms, Aspens, or Walnuts
2. Any variety of fruit bearing tree with berrylike fruit or fleshy fruit; including Cherries, Chokecherries, Flowering Pears, and Hawthorns.

6.8 Tree Locations. Trees shall be planted no closer to any public sidewalk, public street or lot property line than the radius of their expected canopy spread at maturity. Planting of new trees shall be coordinated with the location of existing trees on adjacent lots.