

Lakeview at Brandywine Homeowners Association, Inc.

(Expansion of Architectural Guidelines Relative to Sheds and Fences)

WHEREAS, Article VI, Section 6.4 of the By-Laws of the Lakeview at Brandywine Homeowners Association provides that the Board of Directors or the Covenant Committee may adopt and publish rules and regulations regarding the form and content of plans and specifications to be submitted for approval and may publish such statements of policy, standards, guidelines and/or establish such criteria relative to architectural styles or details or other matters as it may consider necessary or appropriate; and

WHEREAS, Article VI, Section 6.1, of the Architectural Covenants, Declaration of Easement, Covenants, Conditions and Restrictions states that the architectural character of all structures, or alterations, additions or improvements thereof when visually related to each other and the natural surrounding environment shall be, in the opinion of the Board of Directors or by a covenant committee composed of three or more representatives appointed by the Board of Directors, harmonious in terms of type, size, scale, form, color and material; and

WHEREAS, for the benefit of and preservation of the architectural uniformity of the community, the Board of Directors deemed it desirable to formally clarify and define the previously approved design standard for sheds and fences for the Lakeview at Brandywine Homeowner's Association:

NOW THEREFORE, with the above incorporated as if fully stated herein, the board of Directors hereby adopts the following resolution expanding the Architectural Guidelines Relative to Sheds and Fences.

FENCES. The current architectural standards for fences, allowing white vinyl only, is expanded to allow for the installation of black only, heavy duty wrought iron fence, 6 feet along rear of property. No tacking on of black wrought iron fence to an adjoining lot white vinyl fence is allowed. If two different fence styles on adjoining lots, each rear lot needs to have all three sides fenced.

SHEDS. The current architectural standards for sheds, allowing a maximum size of 10 X 16 with a maximum height (at the peak) of 8 feet. The shed cannot exceed one story, properly permitted by the county, concrete slab or cinder blocks according to county code and the location cannot obstruct neighbor's view.

SCOPE. All other regulations in the governing standards will continue to apply. Nothing in this policy shall contradict the Board of Director's absolute authority to change, modify, or disapprove requests for Architectural changes. Similarly, the Board of Director's decision to approve one architectural change in one location does not require the Board of Director's to approve another architectural change in another location even if the change is similar in style to one which was already approved.

The above resolution was adopted on may 28 2015.

Authorized Representative,
Board of Directors



Signature

Name Printed:

Board President

Date

5/28/14



Signature

Name Printed:

Board Vice President

Date

May 28, 2015