

Structural and Fencing Guidelines

Architectural control – Structural, modification, and fence information

Requests for modification of your structure or fencing, require the following:

- Fences
 - Property plat, or copy of your final property survey, showing the fence location and dimensions
 - Fence style requested (see appendix below) -- If tying into a neighbor's fence, provide a letter approval
 - Stain color to be used.
- Structures
 - Property plat, or copy of your final property survey, showing the changes to the structure, including elevation renderings
- Description of work
- Estimate from Contractor
- Screening material, style, and color requested
- Roof manufacturer, type and color requested
 - Pre approved Shingles: GAF Timberline HDZ shingles; color must be approved.
- Windows manufacturer (must retain grid and current design style) – type, color, product information.
 - Replacement windows must use the grid style the homes were built with
- Door (manufacturer, type, and design (image) – final color to be painted
- Garage door (manufacturer, type, and design (image) – final color to be painted

DESCRIPTION OF WORK (ATTACH ADDITIONAL PAGES IF MORE ROOM IS NEEDED)

Submit form

- Email: Modifications@allinonemgmt.com
- Upload: <https://office.smartwebs.com/Arc/SWForms/index.cshtml#/forms/f0942f85-2fd3-ed11-812c-000c2903e046>
- Dropoff: Front clubhouse mailbox

ARCHITECTURAL CONTROL ACTION

Date Received _____

Date Reviewed _____

Date responded _____

Reviewer(s) _____ () Approved () Disapproved* () Conditional Approval (w/ explanation

RETAIN COPY OF APPROVAL FORM, LETTER AND ATTACHMENTS FOR YOUR FILES | v2.0 updated 5 April 2023

Brookshire Homeowners Association | brookshirehoa.com

Appendix

Fence requirements

Reference: Architectural Control Committee Fence Requirements Brookshire Enclave, Park and Glen

You need to submit your request to install a fence on your property to the Management Company for Brookshire. Your submission will need to include a copy of your survey showing the proposed location for the fence and will be approved subject to the following specifications.

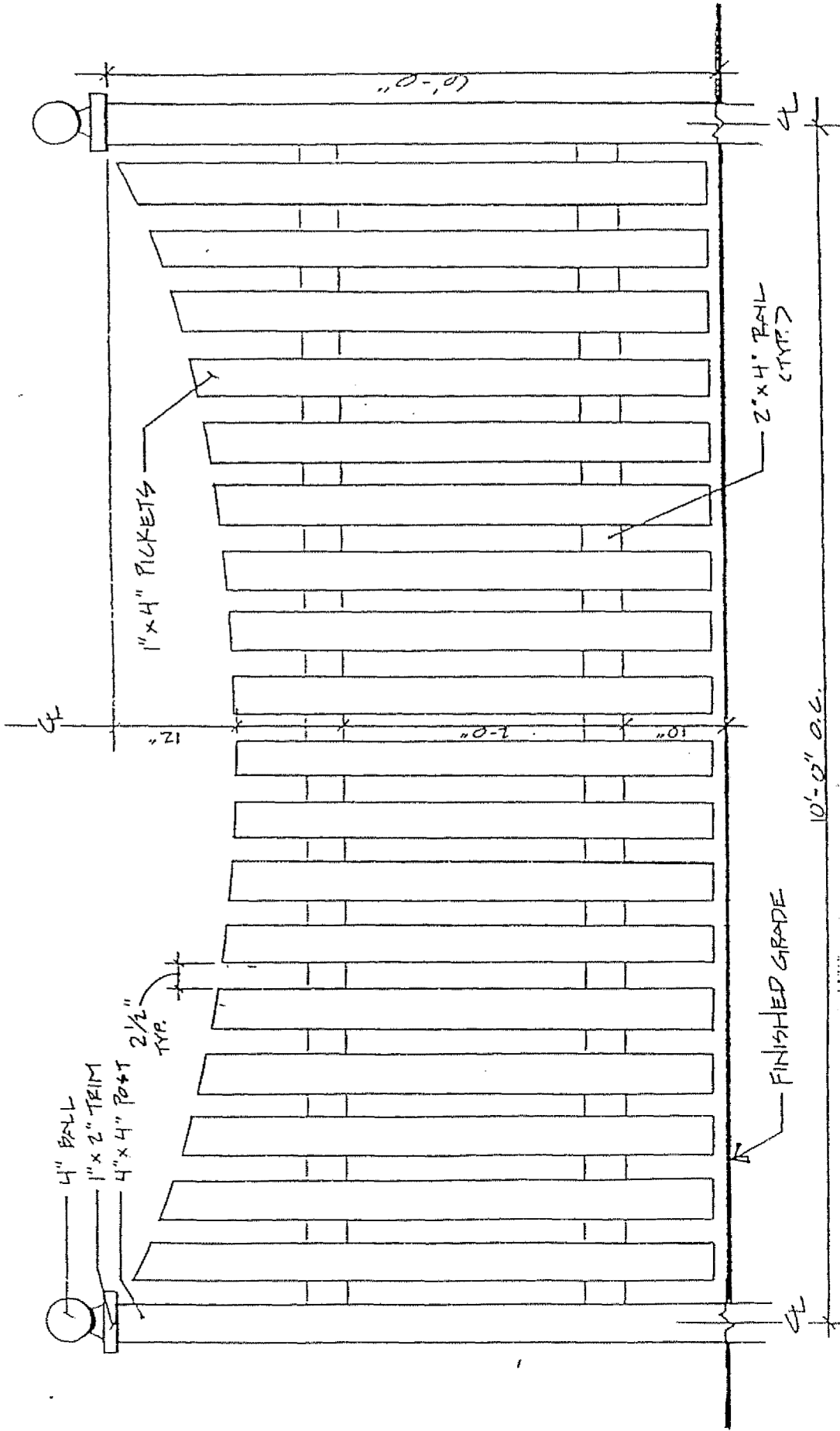
- You must use one of the approved fence details attached. We have developed these details to provide consistency and to protect the overall aesthetics of your community.
- The fence must be constructed of either cedar or pressure treated wood and left natural. All fences must be installed professionally.
- The fence can be a minimum of 48" high at the lowest point or 72" high at the highest point and installed with the finished side facing out.
- Make sure your property lines are clearly marked for your contractor. (Fence requests should include a copy of your final survey showing the fence location proposed marked on it.)
- The fence should not be placed any further than ten (10 ') feet up the side from the rear corners of the home.
- Do not install the fence flush to the ground as it can obstruct water drainage and flow across your yard.
- Fence installation requests require submission of the fence drawn, with dimensions, on a property plat or final survey drawing.

PLEASE NOTE: corner lots are subject to specific location requirements based on Building Setback Lines (BBL).

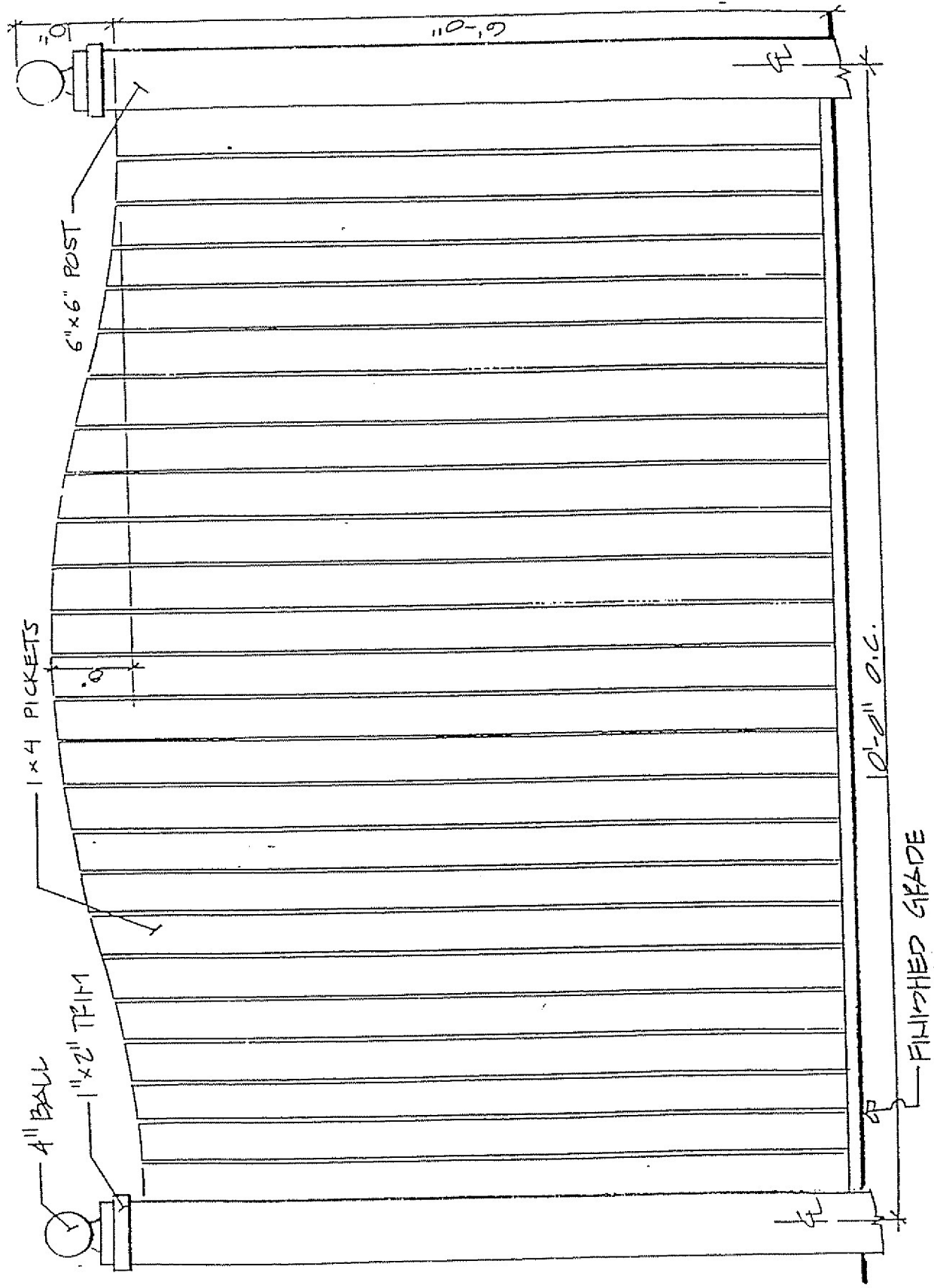
Please review the final survey of your property received at closing and note any easements there may be on your lot. If location of fence requires it to run across an easement, you will need to get approval from the county. Some jurisdictions may also require a building permit for a fence. Please check with the county building department.

If you have any questions or need any additional information, please contact your Homeowners Association Management Company.

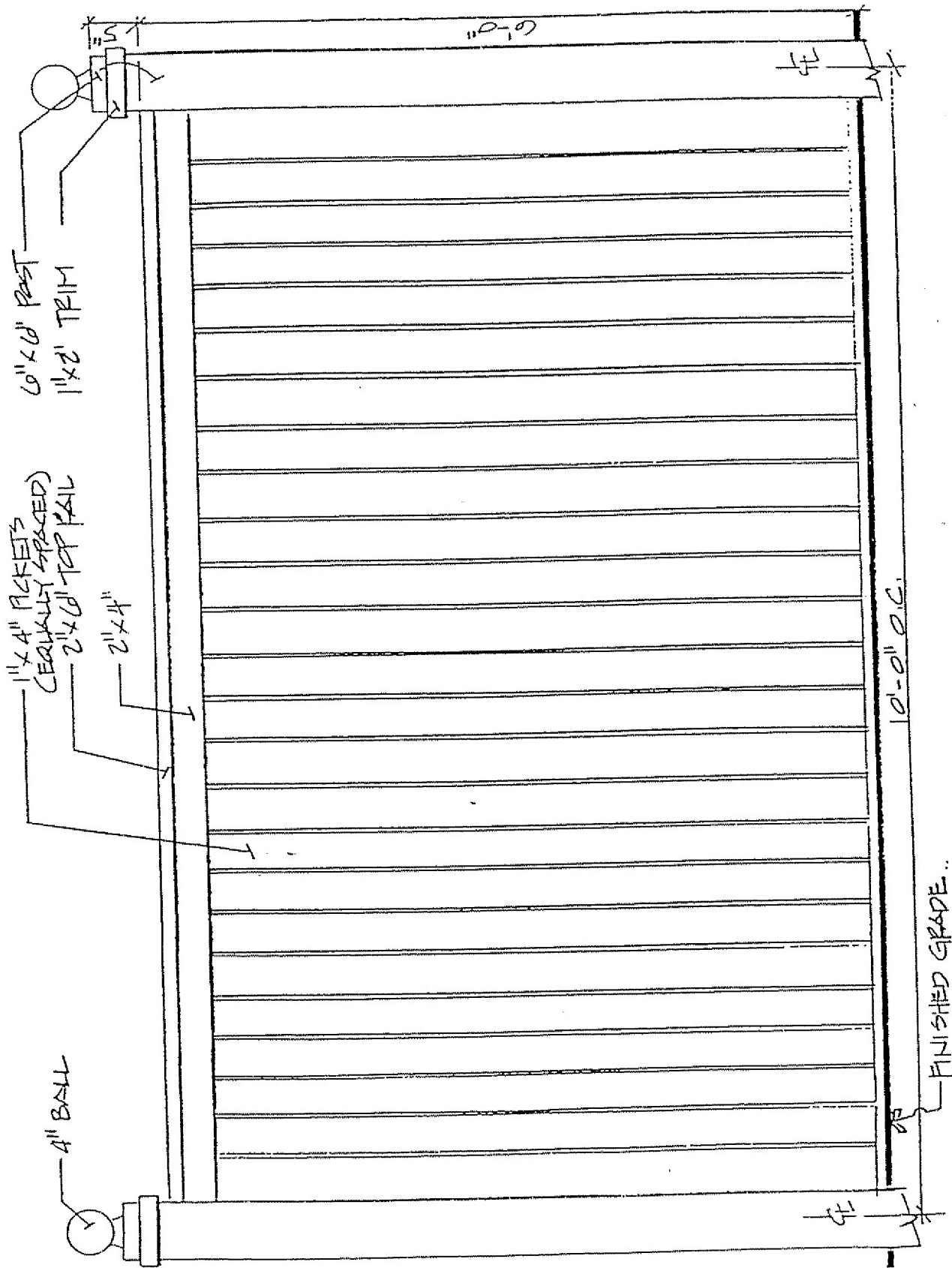
More information can be found on <https://www.brookshirehoa.com/homeowners-association/arc/>



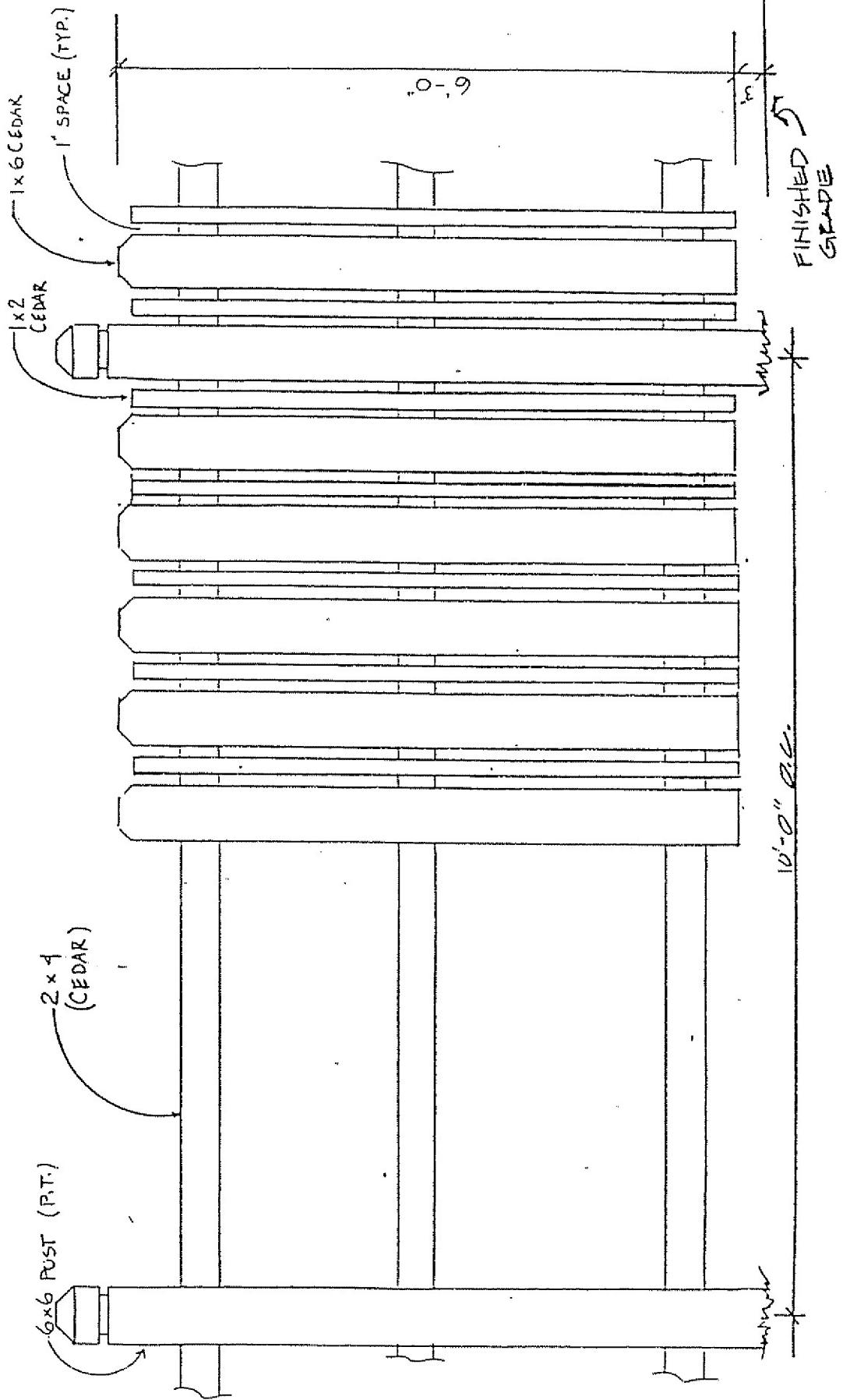
FENCE DETAIL 'A'
NOT TO SCALE



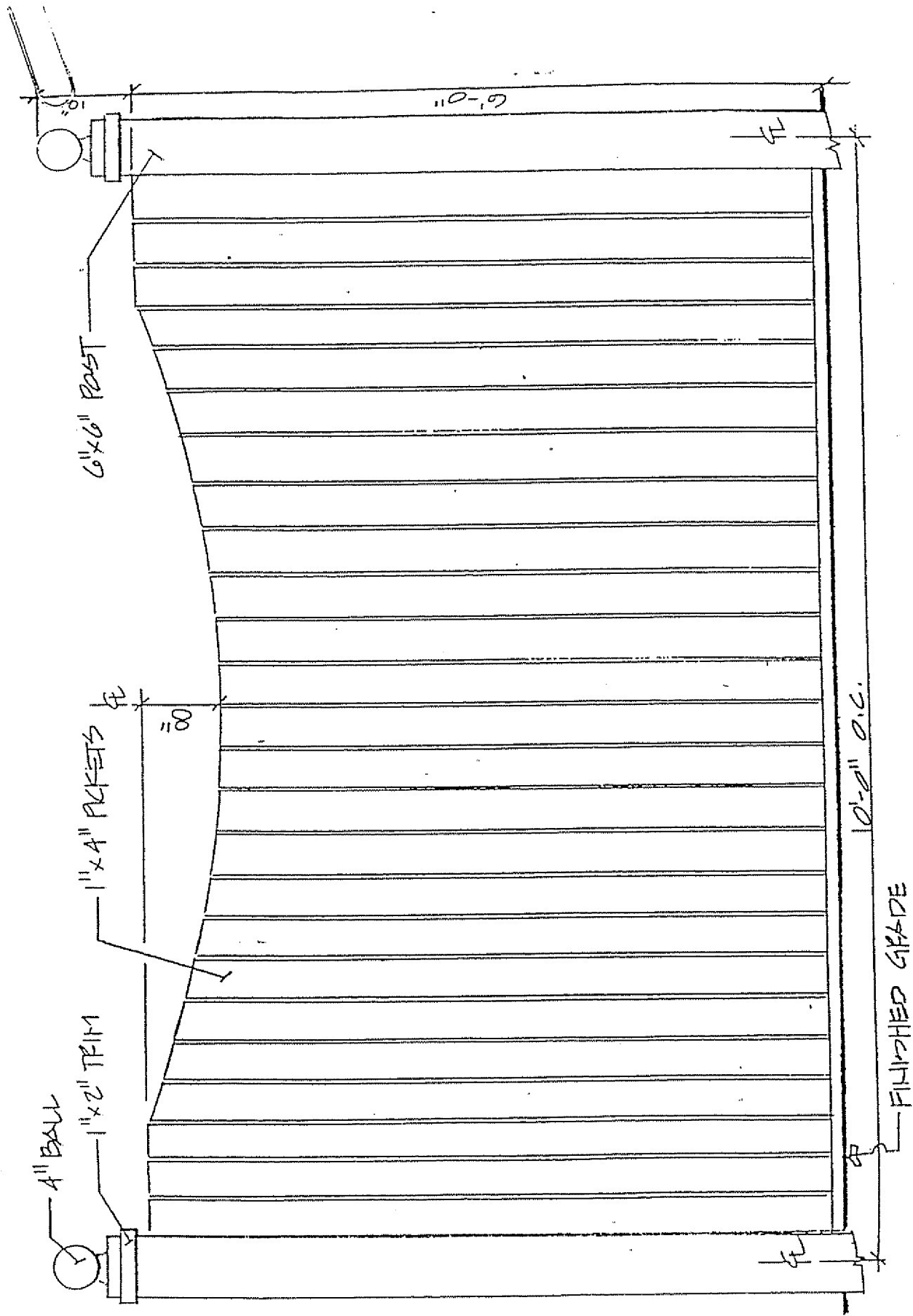
FENCE DETAIL 'B'
NOT TO SCALE



FENCE DETAIL 'C'
NOT TO SCALE



FENCE DETAIL 'D'
NOT TO SCALE



FENCE DETAIL 'E'

NOT TO SCALE

POWDER COATED STEEL FENCE
BY "AMERISTAR"
OR EQUAL

114515 4/12/01
(TYPICAL)

5/8" RAIL
1 1/2" RAIL

Powdered
Coated Steel
only

HEIGHT MAY BE 4', 5', OR 6'

FINISHED
GRADE

POINTS TO BE
SET IN
CONCRETE
(TYP)

1 1/2" RAIL

8' O.C.

FENCE DETAIL 'F'

NOT TO SCALE