

Edgebrooke Village II Home Owners Association Architectural Guidelines

Front Yards

Trees

- Yard will keep a minimum of one (1) tree
- Dead trees will be removed & replaced
- Palm trees to be kept trimmed & free of dead palms

General Maintenance

- Yards to remain free of toys & bicycles when not in use
- Yards to remain free of weeds, dead bushes, dead cactus & sections of it
- Yards to remain free of miscellaneous debris, i.e. items not intended for yard decoration
- Yard tools to be kept out of view when not in use
- Homes with rock shall be kept swept, not spilling into sidewalk area
- Hoses shall remain reeled up when not in use
- Sidewalks & driveway need to be free of oil, or an attempt to do so
- Trash containers to be placed curbside no earlier than 5:00 p.m. the evening prior to pick up and shall be put away the day of collection

Landscaping

- Only yard/patio style furniture will be allowed
- Decorative flowers, rock, bushes, cactus do **NOT** require approval
- Grass shall not be permitted in the front yard.

Exterior of Homes

Garage Doors

- Garage door replacement/paint requires Architectural Approval
- Color shall match the house or trim color
- Doors with windows are allowed
- Doors shall remain closed except when in use for coming/going & working within
- Doors shall remain operable
- Replacement panels shall be painted the same color as the rest of the door

Roof

- Roof replacements require Architectural Approval
- Only asphalt roofing is allowed
- Roof color is homeowner's choice, keeping in mind a light color is recommended for less heat absorption (keep cooling costs down).

Back Yards

- Improvements to back yard **DO NOT** require Architectural Approval
- Additions of storage sheds, or any permanent fixture requires Architectural Approval
- Fixtures that can be seen above the fence line require Architectural Approval

Fencing & Gates

- Fence replacements/altering/additions require Architectural Approval
- Height requirement is 6 feet around the perimeter
- Width of wood slats is up to 6 inches wide
- Wood fences may only be stained a redwood or natural color
- Partial fence replacement must match the existing fence
- Complete enclosures to the sidewalk are not allowed
- A 4 foot fence will be allowed as an additional enclosure in the front area
- Wrought-iron-style gating is acceptable (keep in mind what is viewable through the gate, i.e., unacceptable items, trash, etc., is not allowed)
- Wrought-iron fencing is acceptable to enclose the front yard. It must be 4 feet in height. It may **not** be used to replace the backyard fence.
- Cinder block fencing is only allowed if stuccoed & painted to match the house
- Brick is allowed if painted to match the house colors

Outside of House

- Any alternation or upgrade to exterior of home requires Architectural Approval
- Stucco acceptable
- Siding replacement acceptable
- Window replacement acceptable
- Window grids, upgrades acceptable
- Window covering viewable from exterior of home must be in good condition
- Paint colors are subject to Architectural Approval, no current scheme in place
- Any fading, chipping, peeling of paint must be maintained to neighborhood standards
- Deteriorating siding, or holes in siding must be replaced or repaired

THIS POLICY WAS APPROVED BY THE EDGEBROOKE VILLAGE II HOME OWNERS ASSOCIATION BOARD OF DIRECTORS AT THE MARCH 26, 2007 BOARD MEETING AND IS TO BEGIN IMPLEMENTATION ON APRIL 1, 2007.

THIS POLICY WAS REVISED BY THE HOA BOARD OF DIRECTORS AT THE APRIL 27, 2010 BOARD MEETING. CHANGES EFFECTIVE IMMEDIATELY.