

## COMMUNITY WIDE STANDARDS

The Brandon Acres Homeowners Association members have adopted the following Maintenance Guidelines in the interest of maintaining property values and assuring the general upkeep and appearance of our community. These guidelines are incorporated as part of the BAHA Protective Covenants and By-laws.

### Maintenance Guidelines

The Board of Directors of the Brandon Acres Homeowners Association, Inc. hereby resolves that the following guidelines shall apply to the maintenance of all Lots within the community.

1. All grass shall be kept cut and edged, and shall not exceed 6 inches in height.
2. Shrubs, bushes, and hedges should be kept trimmed.
3. All cuttings and/or limbs should be disposed of within seven days.
4. Trees should be properly maintained with no overhanging into the road.
5. Yards should be free from clutter, debris and /or rubbish at all times
6. No vehicles shall be parked in any yard.
7. No cracking, peeling, or chipped paint and/or exposed siding shall be allowed on any home.
8. Rotten siding, trim, banisters, and/or steps must be repaired or replaced.
9. All broken windows need to be repaired or replaced.
10. Gutters should be firmly attached to the home.
11. The following guidelines are applicable to recreational vehicles:

Recreational vehicles are defined as any motorized RV, camper trailers (tent and travel trailers), boats, other watercraft and trailers, and All Terrain Vehicles (ATVs).

- a. Recreational vehicles shall be stored in a manner consistent with the community standards designed to maintain the appearance of the community.
- b. No recreational vehicle shall be parked on front lawns under any circumstances.
- c. Recreational vehicles may not be left in paved driveways for an extended period of time, defined as over two weeks.
- d. When not in use, recreational vehicles shall be stored out of public view as practical such as an enclosed garage or rear of the house as shall not constitute an eyesore for abutters.

12. The following guidelines are applicable to accessory outbuildings:

Accessory outbuildings are defined as any structure 32 square feet or larger not attached to the main house. Sheds, pre-fabricated storage buildings, and greenhouses are considered accessory outbuildings. An

unattached garage for storage of automobiles, or recreational vehicles is not allowed under the covenants.

Construction or installation of any accessory outbuilding over 32 square feet must first be approved by the Gwinnett County Department of Planning & Development prior to construction or placement on the Lot.

Construction or installation of an accessory outbuilding requires PRIOR APPROVAL of the BAHA Board or its designee. Under existing Covenants the Board may levy fines or order removal of all accessory outbuildings constructed or installed without prior approval. The Board will only consider for approval a request which has first been approved by the Gwinnett County Department of Planning & Development and which meets the following BAHA guidelines:

- a. The accessory outbuilding must be constructed of wood, vinyl, hardy-plank, fiberglass or glass products. Accessory outbuildings constructed of aluminum or other metal products will not be approved.
- b. The Maintenance Guidelines 7-10 above, applicable to the primary residence is also deemed applicable to the accessory outbuilding.
- c. Accessory outbuildings must follow the design and construction of the primary residence and the accessory outbuilding floor dimensions shall not exceed 256 square feet nor shall the building be more than one story in height.
- d. Accessory storage units of less than 32 square feet do not require prior authorization by the board. Storage units shall not be constructed of aluminum or other metal products.

The above list is not all-inclusive, and is in addition to any rules, regulations or policies now in effect regarding the maintenance obligation of each Lot owner. The Board may, in its discretion, adopt additional regulations related to Lot owner's maintenance responsibilities.