

Edgebrooke Village II Homeowners Association Architectural Guidelines



Front Yards

Trees

- Yards 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, leaves, dead cactus & sections of it
- Trees & bushes to remain trimmed and not growing into the street or sidewalk area, making it difficult to pass on foot or car
- Yards to remain free of furniture or boxed items, unless being collected for donation, giveaway & clearly marked & in view no longer than 48 hours.
- 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 in good condition
- 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 require Architectural Approval
- Color shall match the house or trim color or be white and be all one color
- Garage doors with windows are allowed
- Garage doors shall remain closed except when in use for coming/going & working within
- Garage 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 yards **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" 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
- Wrought Iron style gating is acceptable (keep in mind what is viewable through the gate, i.e., unacceptable items, trash, etc, is not allowed)
- Cinder Block fencing is only allowed if stucco'd & painted to match the house
- Brick is allowed if painted to match the house colors
- A 4 foot fence will be allowed as an additional enclosure in the front area

Outside of House

- Any alternation, upgrades to exterior of home requires Architectural Approval and most be completed in a reasonable time frame, no more than 60 days
- 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
- Holiday decorations must be removed no later than 14 days beyond the holiday
- House numbers must be in place and viewable from the street

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

Revised: August 26, 2014