



Covenant Quick Reference

Project approvals & architectural standards

Help keep Brigata Hills well maintained and desirable by reviewing plans before making changes, addressing maintenance needs, and being considerate of neighbors. This guide summarizes selected existing requirements; it does not create new rules.

Community standard

The subdivision is restricted to **single-family residential use**. Maintain your lot, landscaping, and exterior improvements so they do not become unsightly.

Article VII, §§1, 25

Exterior projects: approval before work begins

Prior committee approval is required before constructing, placing, altering, modifying, or adding a dwelling, building, structure, or improvement to a lot.

- **Projects to review before starting:** fences; landscaping improvements; sheds, playsets, patios, pergolas, and other exterior structures; exterior lighting changes; and proposed grading or drainage changes.
- **Submit a complete written application.** Obtain the current ARC submission requirements from management and provide the required plans, specifications, fees, and other documentation.
- **Allow for review.** The committee has 30 days after all required information is submitted. No response is not approval: the plans are deemed to have failed the requirements. Decisions must be in writing; a disapproval must state its reasons.

Article VI, §§1(A), 2; Article VII, §19

Fences, hedges & dividing walls

- **Rear yard only; maximum height 6 feet**, measured from the ground. Fences may not extend closer to the street than the dwelling.
- **No chain-link fencing.** Obtain committee approval before installation; meeting the size and location limits does not itself constitute approval.

Article VI, §1(A); Article VII, §12



Signs, Vehicles & Storage

Displays, parking, repairs & waste storage

Signs

The Declaration restricts signs displayed to public view, with these listed exceptions:

- A professional **“for sale” sign up to 6 sq. ft.**; and **one general-contractor sign up to 12 sq. ft.** on a lot under construction. No subcontractor signs.

A separate exception allows one professional lot-sale sign for the parties identified in the Declaration. Ask the **Board** whether that role-specific exception applies.

All sign sizes and designs require committee approval. Decorative or message-based signs are not automatically permitted through an ARC application. Ask management to review the applicable requirements for signs outside the listed exceptions.

Article VII, §14; application remains subject to applicable law

Boats, RVs & other motor vehicles

- Boats, RVs, and other motor vehicles, **except four-wheel passenger automobiles**, may not be placed, parked, or stored on a lot or common area except within a **fully enclosed building and totally isolated from public view**.
- **Boat and vehicle maintenance or repairs** on a lot require the same fully enclosed building and concealment. Simply screening a boat or vehicle does not meet that stated exception.

Article VII, §5

Trailers

Trailers require **written consent under Article VII, §2**. Submit requests to the **Board through management** to confirm the authorized decision-maker and consent process. The Declaration's authority-transfer conditions still apply; the boat/RV storage exception is not trailer approval.

Article VII, §2

Trash, debris & outdoor storage

- Keep rubbish, trash, garbage, and other waste in **sanitary containers concealed from public view**. Ask management about collection-day guidance; the Declaration does not specify set-out or retrieval times.
- Remove refuse piles, debris, rubbish, and unsightly objects. Construction equipment and materials are governed by separate construction provisions, not a blanket prohibition on every visible item or all long-term driveway storage.

Article VII, §§11, 16, 25; Article VIII, §§2–4



Landscaping & Lighting

Lot maintenance, neighbor considerations & fixtures

Landscaping & additional lots

- **Maintain lawns and planting areas** as reasonably required to prevent unsightly growth and noxious weeds. Remove dead trees and debris, and maintain exterior improvements.
- **Artificial grass, plants, or landscaping require committee approval.** Gravel may not be used as ground cover or for landscaping elements. Proposed landscaping improvements remain subject to architectural review.
- **Additional and vacant lots must also be maintained.** Keep them free of unsightly growth, debris, and rubbish; this does not mean they must contain the same improvements as developed lots.

Article I, §6; Article VI, §1(A); Article VII, §§7, 16, 25

Nuisances & outdoor laundry

Nothing may be done or maintained on a lot or common area that may be or become a nuisance to the neighborhood. Noise, odors, clutter, or other reported interference should be reviewed against the actual circumstances, not treated as automatically prohibited under a new standard.

Lots and common areas may not be used to dry or hang laundry.

Article VII, §§9, 13

Yard lights & exterior lighting

- Maintain the required exterior light-pole fixture. **Exterior light fixtures must be illuminated from dusk to dawn** unless the Board provides otherwise by rule or regulation.
- Install only committee-approved exterior fixtures. **Lighting modifications require written approval**, and lighting must not become an annoyance or nuisance to adjacent properties.

Article VII, §19

Mailboxes & posts

Maintain the standard mailbox and post. Repairs and replacements must remain consistent in **color, quality, and appearance** with the originals unless advance written approval from the **Board** is obtained.

Article VII, §20



Exterior Upkeep & Checklist

Garage doors, sidewalks & practical next steps

Garage doors & exterior condition

Keep garage doors in usable condition. Maintain and repair exterior improvements so they do not become unsightly.

Article VII, §§8, 25(d)

Sidewalks

The Declaration requires installation and maintenance of a **four-foot-wide concrete sidewalk**, per the applicable sidewalk details, before occupancy of a home. Ask the **Board** for those details. Corner lots require sidewalks on both street sides. Review existing sidewalks for maintenance needs; this provision does not state an immediate installation deadline for every vacant lot.

Article VII, §21

Homeowner review checklist

- **Before a project:** review the applicable requirements, submit a complete application, and obtain required approval before work begins.
- **Walk your property:** check lawns and planting beds, dead trees, debris, waste containers, exterior condition, lighting, mailboxes, garage doors, and sidewalks.
- **Review storage and displays:** confirm the applicable requirements for boats, vehicles, trailers, fences, signs, and outdoor materials.
- **Address issues proactively:** ask questions early rather than assume a project, storage arrangement, or display is permitted.

Questions or an ARC submission?

Contact **First American Property Management** for the current submission process and routing to the Board or committee. Thank you for helping preserve our neighborhood's appearance and enjoyment.

Document basis: Declaration of Covenants and Restrictions, February 13, 2008. Governing documents, applicable law, valid approvals and variances, and applicable Board rules control. This is a reference to selected provisions, not the complete Declaration.