

Brentwood Hills Property Owners Association, Inc.

Rules of Architectural Standards and Guidelines

Approved by Board of Directors and Effective October 21, 2025

Table of Contents

Objectives and General Information

- A. Objectives of the Rules of the Architectural Standards and Guidelines
- B. Role of the Architectural Control Committee (ACC)
- C. Architectural Control Committee Authority
- D. Amendments to the Brentwood Hills HOA Architectural Standards
- E. Application Review Procedures
- F. Selection of ACC Members
- G. Exterior Alteration Architectural Standards
- H. Application Contents
- I. Hurricane Protection Specifications

Specific Guidelines (Alphabetical)

Air Conditioning Units
Antennas and Satellite Dishes
Awnings
Barbeque Grills, Outdoor Fireplaces, and Fire Pits
Building Additions
Clotheslines
Compost Piles and Containers
Dog Houses, Runs, and Kennels
Doors
Driveways, Porches, and Private Walkways
Exterior Finishes
Fencing
Flags and Flagpoles
Garbage and Recycling
Gazebos
Gutters, Downspouts, and Rain Barrels
House Numbers
Landscaping
Lighting
Mailboxes
Outdoor Play Equipment
Painting
Pergolas and Arbors
Roofing Materials and Finishes
Screened Enclosures
Storage Sheds
Sidewalks
Signage
Skylights and Solar Tubes
Solar Energy Collection Devices
Surveillance Cameras or Equipment
Swimming Pools, Hot Tubs, Spas, Etc.
Water Softeners and Filters
Windows
Window and Hurricane Shutters

Objectives and General Information

A) Objectives of the Rules of Architectural Standards and Guidelines

The purpose of this document is to present maintenance guidelines and modification and approval procedures regarding properties governed by the Brentwood Hills HOA. The document shall be used as a reference to determine standards regarding upkeep and modifications to properties.

This document also guides the Brentwood Hills Architectural Control Committee (referred to as ACC), which is appointed by the Board of Directors. The ACC is to use this document for the following objectives:

- 1) To provide uniform Architectural Standards to be used by the ACC in reviewing Alteration Applications, based upon the Declaration of Covenants Conditions & Restrictions of the Brentwood Hills HOA.
- 2) To maintain the appearance of the Brentwood Hills Community, in order to preserve and improve home values for the benefit of all members of the Brentwood Hills Property Owners Association.

B) Role of the Architectural Control Committee (ACC)

The role of the Brentwood Hills ACC is to:

- 1) Preserve the existing harmonious architectural design and style of the homes in Brentwood Hills.
- 2) Prevent the introduction of designs and styles that are not in keeping with the existing homes in the Brentwood Hills community.
- 3) Preserve Brentwood Hills as an upscale community within the Valrico/Brandon area.
- 4) Protect property values; and
- 5) Recommend changes to the Architectural Standards for colors and styles in keeping with the current times.

The ACC performs its task of ensuring the aesthetic exterior quality of the homes and their environment is maintained by monitoring the Architectural Standards review process. This involves a review of all Alteration Applications for approval, followed by on-site visits to confirm compliance with the approved Alteration Application.

C) Architectural Control Committee Authority

Article VI, Section 1 of the Declaration of Covenants, Conditions, & Restrictions reserves the exclusive power and discretion to control and approve all of the buildings, structures and repairs and/or improvements on each lot, multi-family lands, and pre-school property in the manner and to the extent set forth therein:

No residence, or other building, and no other structure or repairs and/or improvement, regardless of size or purpose, whether attached to or detached from the main structures, shall be commenced, placed erected or allowed to remain on any lot, nor shall any addition to or

exterior change or alteration thereto be made until an application is submitted to and approved by the ACC.

D) Amendments to the Brentwood Hills HOA Architectural Standards

The ACC may recommend amendments, clarifications and changes to the BOD(BOD) The BOD for its review any recommendations of the ACC.

E) Application Review Procedures

Upon submission by a Property Owner, each Alteration Application will be reviewed for completeness by the ACC. If any information pertinent to defining the proposal is not included in the application, the application will be returned to the Property Owner.

All applications must be signed by the Property Owner and submitted to the management company.

Alteration Application will be reviewed by the ACC and evaluated for compliance⁴ with the Governing Documents and these Guidelines. The ACC has up to forty-five (45) calendar days upon receipt of the application to review and respond. If the Alteration Application is not approved with forty-five (45) days, it will be deemed denied.

Owners whose Alteration Applicants require further review and interpretation will be notified by the management company or the ACC and will be given the opportunity to present additional information for the ACC to consider. The application review time does not begin until the completed application and all documents are received by the ACC. Approvals are valid for 180 days at which time the alteration must be completed , unless extended for good cause by the ACC in advance of the expiration of the 180 days.

Any exterior change not submitted to and approved by the ACC may be required to be returned to its original condition at the Property Owner's expense.

F) Selection of ACC Members

- 1) The Board of Directors selects and appoints ACC members.
- 2) Residents who qualify and wish to become an ACC member should notify the ACC, the Board of Directors, or the Management Company.

G) Exterior Alteration Architectural Standards

As noted above, all exterior alterations must be approved by the ACC before any work begins. Alterations are generally considered to be changes which visually alter the exterior of the existing structure. Alterations include, but are not limited to, the addition or removal of screened porches, patios, fences, landscape borders, flag poles, antennas, exterior lighting, roof installs, mailboxes, painting of any exterior surface, and landscaping changes such as the removal, moving or planting of trees, or changing the existing pattern of shrubbery or lawn.

The review and approval of Alteration Applications by the ACC shall not be a substitute for compliance with the permitting and approval requirements of any Governmental Authorities or compliance with all applicable laws, codes and ordinances. Further, review and approval are not a representation by the ACC or the Association as to the safety and soundness of the desired alteration. It is the responsibility of the applicant to obtain all necessary permits and approvals.

Once the work is started, one hundred and eighty (180) days are allowed to complete the project, unless an extension good cause is granted by the ACC prior to the expiration of the 180 days. Any changes in plans or in which approval for good cause is not obtained by the ACC prior to the expiration of the 180 days set forth herein, a new Alteration Application will need to be submitted. An Alteration Application shall be submitted for each separate alteration for which the Property Owner seeks approval.

All work Lots must always be maintained in a clean and orderly manner. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly. All construction debris shall be contained on the Lot and cleared on a regular basis. No construction materials or equipment may be left on the common elements or other Lots.

If construction requires the temporary removal of any HOA owned fencing or landscaping, or will cross community property, a \$500 returnable deposit will be required, to ensure the restoration of HOA owned property such as sod, sprinkler systems, fencing, landscaping, etc. to its original state. The cost of any such repairs required to be made by the Association will be assessed against the Property Owner and deducted from the deposit. The Property Owner is responsible for all damage exceeding \$500.

No common area fence or structure may be removed, temporarily or otherwise, except by the HOA, without the advanced approval of the Association and under the terms and conditions set forth by the Association.

H) Application Contents

Brentwood Hills Alteration Applications are required for all exterior changes and/or alterations upon a lot or structure thereon. (See Declaration VI Section 1).

Alteration Applications can be obtained from the HOA website (www.mybhhoa.com), or the HOA Portal or the Management Company, and shall include, as applicable:

- 1) Site plans showing the location of home and relationship to property lines and adjacent houses (lot survey showing lot lines, house, driveway and other improvements). This should have intended alterations with measurements drawn in showing their exact location(s).
- 2) Detailed drawings and plans of proposed changes. (A full set of architectural drawings must be included if applicable).
- 3) Description of materials to include, but not limited to, such items as type of siding on dwelling and proposed structure, style of fence to be constructed, paint or stain colors, exterior lighting arrangements, etc. Photographs are encouraged for ease of use and clarity.
- 4) Paint colors listed by Scheme number, brand name, color name and color number, from the approved Brentwood Hills color selection books.
- 5) Roofing materials listed by manufacturer, style name, and color name,
- 6) Landscape plans to include, but not limited to, size and type of trees, shrubbery, and plantings, and number and location of foliage to be planted.
- 7) If any alteration is to be performed by any contractor, Property Owner must include a copy of the complete contract. Contract price may be redacted.

The Property Owner must ensure any alteration is following governmental laws, codes and ordinances and obtain all required approvals and/or permits prior to the commencement of the work to be done.

Applications must be signed and submitted to the Management Company or delivered to the Community Center office for staff to submit to the Management Company. Only the ACC can approve an Alteration Application.

I) Hurricane Protection Specifications

To comply with Florida Statute 720.3035, the Association recognizes and shall approve all elements of "hurricane protection" which includes, but is not limited to, roof systems recognized by the Florida Building Code which meet ASCE 7-22 standards, permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators, fuel storage tanks, and other hurricane protection products used to preserve and protect the structures or improvements on a parcel governed by the association, and which meet the specific guidelines below. Refer to Specific Guidelines below.

Specific Guidelines: (Alphabetical)

The following Guidelines highlight specific architectural design standards criteria:

Air Conditioning Units

The installation, removal, or change of location of any exterior air conditioning unit requires approval of the ACC. If replacing an existing air conditioning unit with a new one in the exact same location, approval is not required.

All exterior air conditioner compressor units shall be walled, fenced, or landscape buffered from the view of the neighboring lots, common areas, roads, or streets.

Window and portable air conditioning units are not allowed except as a temporary measure pending scheduled repairs to the main system.

Antennas and Satellite dishes

. Satellite dishes and antennas no larger than one (1) meter in diameter are allowed in Brentwood Hills.

Satellite Dishes do not require approval before installation, but must meet the following guidelines:

- 1) Antennas and dishes must be installed as unobtrusively as possible while still allowing reception, preferably at the rear of the house.
- 2) Installation should be "professional quality," with no loose or dangling cables. All wiring for antennas and satellite dishes must be internal to the structure or painted to match the house color.

Awnings

Awnings of any type are not permitted. The preschool property shall be exempt from this rule.

Barbeque Grills, Outdoor Fireplaces, and Fire Pits

A) Portable

Portable barbeque grills, chimeras, and fire pits that are portable in nature do not require approval but must not be used closer than ten (10) feet from a structure or located directly beneath a tree. Portables must be removed and stored out of view when not in use.

B) Permanent Barbeque Grills

. Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, and a copy of contract, if applicable, showing contractor's name must be included with the Alteration Application. Barbecue grills may not be located closer than ten (10) feet from a structure or located directly beneath a tree.

C) Permanent Fire Pits and Outdoor Fireplaces

Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, and a copy of the contract, if applicable, showing contractor's name must be included with the Alteration Application.

All fires shall not produce excessive smoke, soot, odors, or visible emissions causing a nuisance, as defined by the Hillsborough County Environmental Protection Commission. Fire pits and outdoor fireplaces shall be placed in a location which will not generate unreasonable disturbance to neighboring Lots in the opinion of the ACC.

Building Additions

Building additions are defined as structural improvement to the property that increase living or useable area, such as room additions, screen rooms, patios, lanai, or increasing garage area.

The addition to or expansion of a residence requires approval from the ACC. Site plans showing the location of the home with relationship to property lines and adjacent houses, a full set of architectural drawings, a description of materials to be used, paint colors listed by brand and color name, roofing materials listed by brand, style and color name, and a copy of the contract showing contractor's name must be submitted with the Alteration Application.

Materials, style, and colors must match the existing structure and roof design.

All additions are subject to the original minimum setbacks as designated by the developer.

All finished work must be equal in quality and workmanship to the original structure and all surrounding structures.

Building additions, driveways, sidewalks or patios with any newly poured concrete must be excavated to the soil and not be poured over existing concrete.

Clotheslines

Clotheslines are permitted but must not be visible from the street or an adjacent property.

Compost Piles and Containers

Compost containers do not require approval, but must meet the following guidelines:

- 1) Compost containers must not be visible from the street or an adjacent property.
- 2) Odor must not create a nuisance.
- 3) Compost containers shall be commercially available containers designed for that purpose and have a secure lid; and
- 4) Underground and open air above ground composting is not permitted.

Doghouses, Runs and Kennels

Doghouses do not require approval before installation, provided they meet the following guidelines:

- 1) Doghouses may only be kept in the rear of a property that is completely enclosed by a six (6) foot tall privacy fence; and must not be visible from the street or an adjacent property.
- 2) The doghouse shall be kept in good repair and be free from all structural damage.
- 3) Dog runs and kennels must not be visible from the street or an adjacent property.

Other similar outdoor animal caging/pens including chicken coops, other bird or animal cages are not permitted. Any types of these livestock are not permitted.

Doors

The addition, replacement, painting, or any other change to an exterior door requires ACC approval. A description of the type (i.e. front door, back door, garage door, etc.), materials, style, and color (paint or stain color must be listed by brand and name), and a copy of the contract, if applicable, showing contractor's name must be submitted along with the application.

A) Front Doors

- 1) Material: Front door must be exterior grade doors; wood, fiberglass, steel or impact resistant.
- 2) Style: Door must have raised panels or glass inserts. No solid slab style doors are allowed.
- 3) Color: Smooth finished wood or fiberglass or steel front doors must be painted one of the approved door colors listed in the Brentwood Hills color selection books.
Wood grain finish front doors may be finished with appropriate wood tone stain or painted one of the approved door colors listed in the Brentwood Hills color selection books.

B) Storm / Screen Doors

- 1) Material: Storm or screen doors shall be aluminum construction. Wood or other materials requiring maintenance are not permitted.
- 2) Style: All storm or screen doors must be built into the door jamb and may not be attached to the outer face of the door opening.
- 3) Color: Storm doors may be painted the color of the door behind it or be white, black or bronze aluminum which must match the home's window frames.

C) Side Doors

- 1) Material: Side doors must be exterior grade doors; wood, fiberglass, steel or impact resistant.
- 2) Style: There is no set style for side doors, and they may have glass windows in the upper half.
- 3) Color: All side doors must be painted the same color as the body of the house.

D) Back Doors

- 1) Material: Back door must be exterior grade doors; wood, fiberglass, steel or impact resistant.
- 2) Style: Back doors may be the same as side doors, traditional glass sliding doors, accordion style sliding doors or French doors.
- 3) Color: Smooth finished wood or fiberglass or steel front doors must be painted one of the approved door colors listed in the Brentwood Hills color selection books.
Wood grain finish front doors may be finished with appropriate wood tone stain or painted one of the approved door colors listed in the Brentwood Hills color selection books.
Sliding doors must have a white, black or bronze frame and must match the home's window frames.

E) Garage Doors

- 1) Material: Garage doors shall be aluminum or steel construction or impact resistant.
- 2) Style: Garage doors must be raised horizontal panel style. A single row of windows on the upper portion of the door is allowed. No arched panels or windows are allowed. No angled supports or cross members styles are allowed. No carriage style hardware, such as hinges, braces or handles, are allowed to be applied to the door.
- 3) Color: Garage doors must be same color as the body or the trim of the house, or white if the homes metal trim is all originally white.
- 4) Garage doors shall be kept closed when not in use.

Driveways, Porches and Private Walkways

Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, stain listed by brand and color name, and a copy of the contractor's contract must be submitted with the Alteration Application.

All construction must be of equal quality and workmanship as the original structure and must match equal quality and workmanship as surrounding properties.

Driveways, porches and walkways must be made of stable and permanent construction material. Construction may only be poured concrete slab, laid concrete or stone pavers.

Driveways and walkways may be widened by adding pavers along the borders. Pavers must be installed in a professional manner.

If construction is to be laid pavers, materials such as concrete pavers, bricks, and natural stone may be used. Paver material must be of sufficient thickness to withstand the load imposed by vehicular traffic (standard 2 3/8" thick for vehicles, driveways) or support the load so there is no breaking or sagging of pavers from the normal intended use. If a footer is required for support, the footer must be made of appropriate poured and reinforced concrete.

If the construction is to be a poured concrete slab it must be a floating slab for driveways, walkways and patios. If the slab is to support walls or load, it must have a T-shaped foundation or slab on grade foundation with appropriate poured and reinforced footers.

All newly poured concrete must be excavated to the soil and not poured over existing concrete.

All new or reconfigured driveways must be minimum width of 12 feet at the narrowest point.

No circular driveways or reconfiguration to make a circular driveway is permitted.

No additional entry point to the street or right of way will be permitted.

A) Poured Concrete

- 1) Style: Plain floating slab, brushed concrete with appropriate expansion joints.
- 2) Color: Poured concrete may be left the natural color or stained with one of the approved stain colors found in the Brentwood Hills color selection book.
- 3) Painted, stamped or engraved designs are prohibited.

B) Concrete Pavers or Stone Pavers

- 1) Style: Pavers must be Running Bond, Basket Weave (including variations such as Boxed or Half Basket Weave, etc.), or Broken Bond in pattern. Pictures, medallions, monograms, etc. as part of the pattern are prohibited; however, a border of the same type and color of paver may be used in a stacked bond pattern.
- 2) Color: Pavers and bricks should be consistent colors with no contrasting color patterns. Stone must be left natural color with no painting or staining. Patterns made or other designs using contrasting colors are not allowed.

Exterior Finishes

Detailed drawings and plans of the proposed changes, a description of the materials to be used, and a copy of the contract, if applicable, showing contractor's name must be included with the Alteration Application.

All Residences must have an approved stucco or siding.

A) Stucco

- 1) Style: The style, texture and pattern of the stucco must match the original.
- 2) Color: The stucco must be painted a color from the Brentwood Hills color selection book.

B) Siding

- 1) Material: Siding may be either wood, aluminum, fiber cement or vinyl.
- 2) Style: Residences with lap siding must be replaced with lap siding. Residences with sheet panel siding may be replaced with lap or sheet panel siding. Siding must match on the entire home.
- 3) Color: All walls, including those with siding, are considered the body of the Residence and must be painted an approved color from the Brentwood Hills color selection book. Siding on gable ends or the upper portion of the home must be painted the body color of the home.

Fencing

Site plans showing the location of the Residence and other improvements in relationship to property lines detailed drawings and plans of proposed changes, a description of materials to be used, stain color listed by brand and color name, and a copy of the contract, if applicable, showing contractor's name must be included with the Alteration Application.

There shall be no fence erected parallel to an Association fence.
All fencing must follow the contour of the ground, with no gaps at the base.

Fences must enclose the entire backyard.

A) Material

- 1) Fences must be either pressure treated wood or PVC/Vinyl.
- 2) Picket, sculpted, horizontal panel, chain link, or any type of wire fencing is not allowed.
- 3) All fencing installed on a lot must be of the same material, style, and color as present on that lot. Different materials on the same lot are not allowed.
- 4) Post caps must be of the same material as the rest of the fence.

B) Style

1) Wooden Fences

Acceptable styles for wooden fencing are limited to board on board, stockade, and vertical or horizontal shadowbox.

All wood fences must be installed with the finished side of the fence facing outward from the Property Owner's. The support structure side of the fence must face the Property Owners' Residence.

Post caps must be of a style that is harmonious with the surrounding neighborhood.

2) PVC/Vinyl Fences

Fence posts and stringers must face the inside of the Lot. Stringers must not be visible to neighbors or public property. This does not apply to PVC fencing having posts and stringers visible from both sides as part of the design.

Lattice work is allowed along the top line of the fence. Lattice work must be of the same material and style as the fencing structure and is included in the six-foot measurement.

Post caps must be of a style that is harmonious with the surrounding neighborhood.

C) Colors

1) Wooden Fences

Wooden fences may either be left natural or stained with a solid color wood stain from the Brentwood Hills color selection book. Post caps must be the same color as the rest of the fence.

The application or reapplication of only a clear waterproof sealant does not require prior approval.

2) PVC/Vinyl Fences

All PVC/Vinyl fences must be either white or tan, in color. Post caps must be the same color as the rest of the fence.

D) Gates

Gates must be constructed of the same material as the fence. All hardware must be galvanized, black steel.

E) Dimensions

Fences must be set back six (6) feet from the front plane of the home. Fences must be six (6) feet from the front plane of neighboring homes, when possible, due to staggered shaped Lots.

Fences may be erected in the back and side yards only.

All fences are to be six (6) feet in height, with posts, including any caps, extending no more than six (6) inches above the top of the fence.

The rear fence line of properties that back onto retention ponds may be four (4) feet in height. Side fence lines that adjoin a four (4) foot rear fence line must be sloped to the side and rear fence heights.

F) Fence Repair

All fences must be maintained and kept in good repair. Fences may not have missing, damaged, warping or faded/sun damaged slats, leaning fence line, uneven or sagging gates, missing hardware, nor may they be covered with mildew, dirt, debris, graffiti, or like substances. Fencing may be repaired as required for maintenance without approval, if there is no change to the type of material, style, or color.

To prevent irregular coloration, the complete wood fence that has new repair panels or stringers, may be washed and colored with a solid color stain from the Brentwood Hills color selection books. Fences that are visibly aged and faded with irregular discoloration must be washed and colored with a solid color stain from the Brentwood Hills color selection books.

Approval is not required for the installation of underground electric dog fencing.

Flags and Flagpoles

Per Title XL, Chapter 720, Part I, 720.304 of the Florida Statutes, Property Owners may display up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:

1. The United States flag.
2. The official flag of the State of Florida.
3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
4. A POW-MIA flag.
5. A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term "first responder flag" means a flag that recognizes and honors the service of any of the following:
 - a. Law enforcement officers as defined in s. [943.10](#)(1).
 - b. Firefighters as defined in s. [112.191](#)(1).

- c. Paramedics or emergency medical technicians as those terms are defined in s. [112.1911](#)(1).
- d. Correctional officers as defined in s. [943.10](#)(2).
- e. 911 public safety telecommunicators as defined in s. [401.465](#)(1).
- f. Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. [464.003](#).
- g. Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under s. [252.35](#).
- h. Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1).

A Property Owner may additionally display one state, historical or sports flag. Such additional flag must be equal in size to, or smaller than, the United States flag.

Only metal or aluminum flag poles of no more than twenty (20) feet high are permitted. The flagpole must provide a safe and visually appealing appearance. The flagpole must not obstruct sightlines at intersections nor be erected within or upon an easement.

All free-standing flags must be lighted if flown at night.

Small decorative yard flags attached to a short stake that commemorate seasons or holidays are allowed and do not require approval before installing, but must not be displayed more than one (1) month before the holiday, and shall be removed within three (3) weeks of the end of the holiday. No political flags, or flags or banners which are offensive in nature are allowed to be displayed.

Garbage and Recycling

Trash containers and recycling bins shall not remain in public view, except for collection. Containers should not be left out longer than 24 hours before or after the designated collection day. Trash must be stored inside Hillsborough County approved containers. Trash, debris, appliances, yard waste may not be left at the street if Hillsborough County solid waste collection will not pick it up.

Containers may not be placed in the street or gutter, nor may they block sidewalks, mailboxes, or driving areas.

Trash containers and recycling bins shall not be kept in the front of any lot or be visible from the street. Trash containers and recycling bins kept or maintained in the rear or side yards of any property must be walled, fenced, or landscape buffered to be completely screened from the view of the neighboring lots, roads, and streets. See Fencing for acceptable screening materials. Additionally, containers may be screened by plants or lattice fencing.

Gazebos

A gazebo is defined as a freestanding roofed structure that is open on the sides.

. Site plans showing the location of the home with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, paint colors listed by brand and name, roofing materials listed by brand and color name, and a copy of the contract, if applicable, showing contractor's name must be submitted with the Alteration Application.

All gazebos must have a fixed, stable floor of poured concrete, laid pavers, framed pressure treated wood or composite decking.

Gazebos may only be kept in the rear of the property and must be kept a minimum of five (5) feet from property lines.

A) Material

Gazebos may be constructed of either PVC/vinyl, pressure treated wood, or metal, and may have a roof of either shingle, tile, metal, or canvas.

B) Style

Gazebos must be an integral part of the landscape plan and be of harmonious appearance with the home and property.

Shingle or tile roofs must match the roof of the home in both style and color. Canvas roofs must be tan, grey or white. Metal roofs should be black, brown, bronze, tan, grey, white in color.

C) Color

If the gazebo support structure is PVC/vinyl, the color may be white, black, bronze, grey, or wood tone.

If the gazebo support structure is metal, the color should be white, black, bronze, grey or may be painted to match the body color of the Residence.

If the gazebo support structure is wood, it may be left its natural color, or painted white, black, bronze, grey or may be painted to match the body color of the Residence.

D) Dimensions

No gazebo may exceed one hundred and sixty (160) square feet and may be no taller than twelve (12) feet in height.

Gutters, Downspouts, and Rain Barrels

Detailed drawings and plans of proposed changes, a description of the materials to be used for gutters, downspouts and rain barrels, and a copy of the contract, if applicable, showing contractor's name must be submitted with the Alteration Application.

A) Gutters and Downspouts

All gutters and downspouts must be white if the homes original metal work is white, or painted to match the trim or body color of the house. All the metal work of the home must match.

Gutters and downspouts must be located in such a manner as to not adversely affect drainage onto neighboring properties.

Decorative Rain Chains and collection pots may be considered for approval by the ACC.

B) Rain Barrels

No more than two (2) rain barrels shall be allowed per property. Each barrel may have a capacity of no more than sixty (60) gallons.

All rain barrels shall be properly capped to prevent the breeding of mosquitos.

Rain barrels shall be located in the back or side yards only, and must be walled, fenced, or landscape buffered, and must not be visible from the street or from adjacent lots.

House Numbers

Address numbers must be affixed to the front of the Residence, facing the roadway, or on a separate structure such as a mailbox. Address numbers must be large enough to be visible from the street while traveling the posted speed limit. Address numbers must be clearly visible and without obstruction from shrubbery, trees, walls, or any other blockage. Address numbers must be of a contrasting color to their background, and materials used should be both durable and weather resistant.

Landscaping

Site plans showing the location of the Residence with relationship to property lines and adjacent houses, description of materials to be used (if applicable), landscape plans to include, but not limited to, size and type of trees, shrubbery, and plantings, as well as number to be planted or removed, and a copy of the contract, if applicable, showing contractor's name must be submitted with the Alteration Application.

A) Grass

At least 50% of the yard must be a grass lawn. When laying new sod, the entire lawn must be covered. Side yards are considered part of the lawn if not separated by a fence. Likewise, the right of way between the sidewalk and street is considered part of the front lawn.

Landscapes that contain only rocks, gravel, artificial turf, or mulch are not permitted when visible from the street. Ground cover that replaces the grass lawn is not permitted. Artificial turf is prohibited in areas visible from the street.

If bare or sparse areas develop in the lawn, Property Owners may lay down matching replacement seed or sod in those areas only without seeking prior approval, as this is viewed as basic maintenance. Areas under trees that prevent grass growth with usual and reasonable care must be planting beds or xeriscape.

B) Planting Beds

Landscape curbing or borders should be in harmony with and complement the color scheme of the home and surrounding neighborhood.

All planting beds should be kept neatly defined with edging and/or borders. The planting or replacement of annuals within existing beds does not require special approval, as this is routine maintenance.

Rubber or wood mulch or gravel type rocks or bare dirt is not allowed as groundcover.

Small trees, shrubs, and topiaries that are potted, and other above-ground landscape may be used as an accent, but not as a substitution for in-ground landscaping and must be maintained in healthy condition.

Window boxes do not require ACC approval before installation, but must meet the following guidelines:

- 1) Window boxes may not remain bare or filled with dead flowers.

- 2) Plastic flowers, pinwheels, etc. are not acceptable substitutes for live flowers; and
- 3) Window boxes must be wood or painted to match the body color of the home.

D) Hedges, Bushes, and Shrubs

The addition of hedges, bushes, or shrubs in County right of way or covering mailboxes are not permitted.

No hedge, bush, or shrub shall be placed, permitted, or maintained where it may create traffic or sight problems at intersections for corner lots or at the intersection of streets and driveways, and shall not be permitted to impede traffic along streets, sidewalks, driveways, or walkways.

E) Water Features

In-ground water features such as, but not limited to, small “koi” type ponds and fountains must be integrated into the landscape scheme.

F) Florida-Friendly Landscaping™

The requirements set forth herein and the ACC’s discretion shall be exercised consistent with Florida Friendly Landscaping principles. See [Florida-Friendly Landscaping™ Program - University of Florida, Institute of Food and Agricultural Sciences - UF/IFAS \(http://ffl.ifas.ufl.edu\)](http://ffl.ifas.ufl.edu).

Landscapes that contain only rocks, gravel, artificial turf, or mulch are not permitted.

G) Decorative Pavers

The addition of “stepping stones” to connect driveways, side doors, front porches, or private walkways to rear yard gates is permitted. Such paths may not constitute the widening or creation of a driveway.

Stone, tile, or concrete is permitted for such pathways as long as both color and texture are compatible with the front yard landscaping. Pea gravel, mulch, marble chips, and other such materials may not be used for such pathways.

H) Decorative Objects

Decorative lawn objects over two (2) feet in height require ACC approval. These shall include items such as, but not limited to, lawn gnomes, benches, birdbaths, houses or feeders, or other statutes or displays.

Seasonal decorations are permitted to be displayed one (1) month before the holiday and must be removed no later than three (3) weeks after the end of the holiday.

I) Screening/Landscape buffering

To screen objects using walls, fences, or landscape buffering, the ACC has approved the use of:

- 1) fencing of the same material, style, and color already in use on the lot.
- 2) vinyl/PVC lattice panels of the color already in use on the lot; both tall and wide enough to completely conceal.
- 3) the use of plants that are both tall and dense enough to completely conceal; however, plants must be able to completely conceal at the time of planting.

Lighting

A site plan showing the location of the Residence with relationship to property lines and adjacent houses, detailed drawings and plans of proposed changes, a description of materials to be used, landscape plans (if applicable), location of any change of lighting and a copy of the contract, if applicable, showing contractor's name must be included with the application.

Proposed replacement or additional lighting fixtures must be compatible in style and scale with the those already on the home. Considerations will include, but may not be limited to, the visibility, style, size, and location of the fixture.

Exterior security lighting must be directed at the ground and house, whereby the light cone stays within the property boundaries, and the light source does not cause glare to other properties.

Colored bulbs (red, blue, green, etc.) are not allowed in porch or carriage lights, except in decorative holiday displays.

String/café lights for use in the back yard or patio areas do not require approval before installation but must not become a nuisance to neighboring properties.

Mailboxes

Property Owners are responsible for maintenance and replacement as needed. All postal boxes must be kept free of rust, discoloration, and dents and deterioration.

Avalon and Clarion mailboxes were not installed by the developers and are not consistent. These may be replaced with a standard Rubbermaid or a standard 4"x 4" wood post mailbox.

The approved mailbox designs for each section are as follows:

A) Avalon: standard Rubbermaid or a standard 4"x 4" wood post mailbox.

B) Clarion: standard Rubbermaid or a standard 4"x 4" wood post mailbox.

No resident may change any mailbox, post, or style of numbers, to a different style in Kensington, Stratford, and Cambridge, as these mailboxes were installed by the developer and are consistent in those neighborhoods.

C) Kensington: note that both double and single mailbox posts are used in Kensington. Double mailboxes may be separated only if both homeowners submit an Alteration Application. For Double mailboxes, each owner receiving mail from the unit shall equally share in the cost of any required maintenance, repair, or replacement.

1) Double Post Mailbox: The post shall be a white PVC post or a material matching the same dimensions painted white; 3 ½" x 3 ½". The rectangular support arms; 1 ¾" x 3 ½", with end caps, with a diagonal support; 1 ½" x 1" on each side. A "Gothic" style top cap.

2) Single Post Mailbox: The post shall be a white PVC post or a material matching the same dimensions painted white; 3 ½" x 3 ½". The rectangular support arm; 1 ¾" x 3 ½", with end caps, with a diagonal support; 1 ½" x 1". And a "Gothic" style top cap.

Both double and single posts, the mailbox must be a T1 standard deluxe plastic or metal postal approved mailbox with a red flag. The mailbox must be white. House numbers for both double

and single posts are to be one (1") inch black stick-on numbers and should be applied to the front of the post.

D) Stratford: The post shall be a white PVC post or a material matching the same dimensions painted white; 3 1/2" x 3 1/2". The rectangular support arm; 1 3/4" x 3 1/2", with end caps, with a diagonal support; 1 1/2"x 1". And a "Gothic" style top cap.

The mailbox must be a T1 standard deluxe plastic or metal postal approved mailbox with a red flag. The mailbox must be white. House numbers are to be one (1") inch black stick-on numbers and should be applied to the front of the post.

E) Cambridge: The post shall be pressure treated wood; 6" x 6" with beveled top and 2 routed channels on the upper section. Two supporting arms for mailbox; 2"x 6" with decorative routed channels along the side, and scalloped ends. Two BH logo plaques on the post (one on each side of the post) over the arms.

The post must be painted white. The routed channels and plaque detailing must be painted with a Home Depot Behr color: Disney Buzz Blaster Blue, DC3C-60-3. The mailbox must be a T1 standard deluxe plastic or metal postal approved mailbox with a red flag. The mailbox must be white. The house numbers must be 4" black or bronze metal and must be on the supporting arm on the same side as the red flag, or numbers on both side arms.

Customized design mailboxes are not permitted. All house numbers must be on the post or arm.

Outdoor Play Equipment

Installation of any play equipment requires approval from the ACC. Site plans showing the location of the home with relationship to property lines and adjacent homes, detailed drawings and proposed changes, description of materials to be used, manufacturers brochures or sales literature of the products to be used.

Play ramps and half pipes are not permitted, regardless of whether they are considered portable or permanent.

A) Installed Play Equipment

As stated in Article VI, Section 16, Paragraph 4, located on page 16 of the Covenants, the installation and use of play equipment shall be limited to the rear of each lot only.

- 1) Swing / Play Set: Swing and play sets are allowed in the rear of the property only. The height shall be limited to ten (10) feet in height. The equipment shall be removed from the property when it is no longer in use. The equipment shall not be converted to any other use. The equipment shall be properly maintained and not allowed to deteriorate, including missing or broken parts, chipping or peeling paint, or rust.
- 2) Trampolines: Above-ground and in-ground trampolines are allowed in the rear of the property only and must be in a yard with a six-foot privacy fence. The trampoline must not be larger than sixteen (16) feet in diameter. All above ground trampolines must be anchored to the ground to prevent movement and/or movement due to blowing by wind or storm.
- 3) Basketball Backboards and Goals: Basketball goals are allowed in the rear of the back building line of the main house's structure. They must not be visible from the front of the Residence. The basketball net may be no higher than ten (10) feet from the ground. The total height of the backboard must be no higher than twelve (13) feet total from the ground.
- 4) Tree Houses: Tree houses are not allowed (see Article VI, Section 11, Paragraph 1, located on page 14 of the Covenants).

B) Portable Equipment

Portable equipment does not require approval by the ACC.

Portable play equipment, including, but not limited to, toddler swimming pools, plastic slides, plastic castles, basketball goals, bicycles, sports netting, and other similar equipment should be removed from yards and driveways and stored inside or in the rear of the property behind the fence line, away from the view of the neighboring lots, roads, and streets any time they are not in use.

Portable basketball goals must be stored in the garage or in the backyard any time they are not in use. No basketball goal shall be allowed in the street or right-of-way.

Painting

ACC approval is not required for “touching up” small portions of the home, if using the same color. Such examples include repainting faded or stained portions of the body or gable siding or columns or trim.

Alteration Applications must include paint colors listed by the paint scheme number, brand and color name for the; body, trim, and doors, (and shutters if applicable) and a copy of the contract, if applicable, showing contractor’s name.

Only schemes that appear in the Brentwood Hills color selection books may be chosen. The color selection books are available at the Community Center Office, and may be viewed inside the pool area, or checked out for 72 hours with a refundable cash deposit of \$125.00. Lists of the approved colors may also be found through the Management Company, on the Brentwood Hills website (www.mybhhoa.com) or on Sherwin Williams website (www.sherwin-williams.com/Property_Owners/color/find-and-explore-colors/hoa/brandon/fl/brentwood-hills-hoa). Additional color schemes may be adopted by the ACC.

Any brand of paint may be used as long as the color is matched to one of those from the approved colors list. If a different brand other than what is specified in the color selection books is used, the property owner must give the appropriate Sherwin Williams color name and number from the color selection book to which their chosen brand will be matched.

Brentwood Hills has adopted a two-color paint scheme for homes plus one additional color for the front door. Property Owners may choose an alternative front door color for any paint scheme by selecting a color from the door color selections located in the Miscellaneous Color Guide section in the back of the color selection book.

No Residence can use the same color for body and trim.

The BODY of the Residence is considered the flat walls (and the chimney if applicable). The body color is only used on the body of the home.

The TRIM is considered the raised or marked areas of the stucco and is usually on the front of the home only. Trim color is not allowed on window sills. The trim color must be used on the stucco trim, eaves, columns, posts and railings of the home. Pure White may be substituted for any trim color, unless the body color is white.

Wood eaves trim such as fascia, soffit, or the drip edge, originally painted, must be painted the trim color consistently.

Aluminum (originally factory white) eaves trim such as fascia, soffit, or the drip edge must remain white or be painted white consistently.

All gutters and downspouts must be painted to match the trim or body color of the Residence. Or white to match Aluminum (originally factory white) trim above.
GARAGE DOORS may be painted the body or trim color. Or white to match Aluminum (originally factory white) trim above.

SIDE DOORS must be painted the body color only. Rear doors must be painted the body color.

All EXTERIOR DOORS (except garage door) must be painted with high gloss paint. Smooth finish wood or fiberglass or steel front doors must be painted one of the approved door colors listed in the Brentwood Hills color selection books. Wood grain finish front doors may be finished with appropriate wood tone stain or painted one of the approved door colors listed in the Brentwood Hills color selection books.

WINDOW SHUTTERS may be painted the trim color, white or black. Front attic stucco louvers or attic vents must be painted trim color.

All walls, including those with siding, are considered the body of the Residence and must be painted the same color. Siding on gable ends or the upper portion of the Residence must be painted the body color of the home.

No accent painting or detail painting on the Residence is permitted.

Approved colors for houses, doors, mailboxes, fences, driveways and other miscellaneous colors are located in the Brentwood Hills paint color selection books.

Pergolas and Arbors

Site plans showing the location of the Residence with relationship to property lines and adjacent Residences, detailed drawings and plans of proposed changes, a description of materials to be used, paint or stain colors listed by brand and color name, landscape plans to include size, type, and number of plantings (if applicable), and a copy of the contract showing contractor's name must be included with the Alteration Application.

A) Material

Pergolas and arbors may be constructed using pressure treated wood, vinyl, or aluminum. Pergolas must have a fixed, stable floor of poured concrete, laid pavers or framed pressure treated wood or composite decking.

Pergolas and arbors that cover a fence gate must be of the same material as the gate and fence.

B) Style

There is no set style; however, pergolas and arbors must be harmonious in appearance with the Residence and surrounding neighborhood. Pergolas and arbors that cover a fence gate must be of the same style as the gate and fence.

C) Color

Wood arbors and pergolas may be left the natural color or stained any natural wood tone.

Metal pergolas and arbors can be white or dark in color, such as iron or oil rubbed bronze.

PVC/vinyl/aluminum arbors and pergolas must be white, almond/tan, grey, or wood grain in color.

Arbors and pergolas that cover a fence gate must be the same color as the gate and fence.

D) Dimensions

Pergolas may not exceed three hundred and thirty square feet (330) in size and twelve (12) feet in height. Pergolas must be kept a minimum of three feet (3') from the property line.

Roofing Materials and Finishes

The addition, removal, or any change to a roof requires approval from the ACC. The Alteration Application must include the manufacturer's name, color and style of shingle or tile, or other material, and a copy of the roofing contract (price may be redacted). All roof systems recognized by the Florida Building Code which meet ASCE 7-22 standards are allowed.

If changing the drip edge to a color that corresponds to the new shingles, Property Owner must note the new color on the alteration application, or it must be noted on the contract.

Shingle roofs must use a dimensional, architectural shingle, such as GAF Timberline HD style and profile.

Tile roofs must use a concrete interlocking tile with double barrel profile in solid terra cotta color, such as Entegra Estate S style or (Westlake) Boral Villa 900 style and profile.

Metal tile or shingle roof materials must use a style and profile that matches the aforementioned shingles and tiles.

Solar shingles may be used.

Rolled roofing is only allowed on flat roof patio enclosures at the rear of the Residence.

Screened Enclosures

Site plans showing the location of the Residence and the proposed screened enclosure, with relationship to property lines and adjacent houses; detailed drawings of plans and proposed changes; a description of materials to be used; floor construction and materials; roofing materials and construction of roof, including the shingle or tile manufacturer name, style, and color; and a copy of the contract showing the contractor's name must be included with the Alteration Application.

All screen additions must be constructed to meet all County and State building codes.

A) Screened Patios

All screened patio enclosures must have a stable and permanent poured concrete or laid paver floor. Framed wood floors or decking are not allowed. Poured concrete floors must be floating

slab construction. If the structure's weight requires additional support, it must have an appropriate concrete footer. Laid paver floors must have a poured concrete supporting foundation or footer for the structure's walls. If the screen enclosure is added to an existing poured concrete slab and the load weight does not exceed standard building code limits, the addition of a footer is not necessary. Also refer to section titled Driveways, Porches, and Private Walkways.

The structure of the patio must be either aluminum framing or a masonry integrated into and attached to the home's structure. Free standing structures are not allowed.

1) Materials

The screen supporting structure may be either aluminum framing or a masonry structure. Aluminum framed structures must use screen panels, matching aluminum panels, aluminum doors, and, if used, window panels intended to be used in screen patio applications. Products typically used on a home structure like solid wood paneling, solid doors and home windows are not allowed.

Aluminum structures must use screen roof materials or aluminum roof paneling materials matching the materials used in the enclosure, or if wood framed roof is employed, the roof must be tied into the existing roof and must be the same wood framing and the same conventional roof construction as in the home's existing roof. The roof shingles or tiles must match the existing roof. If the roof is to be flat wood, it is permissible to use rolled roofing materials.

If a masonry structure is employed, screen panels, aluminum panels and aluminum doors and window panels intended to be used in screen patio applications must be used. Products typically used on a home structure like solid wood paneling, solid doors and home windows are not allowed.

A masonry structure may not use an aluminum roof. The roof must be tied into the existing roof and must have the same wood framing and the same conventional roof construction as the home's existing roof. If the roof is to be pitched, it must be tied into the existing roof framing, the design must match the existing roof, and the roof shingles or tiles must match the existing roofing materials. If the roof is to be flat wood framed, it is permissible to use rolled roofing materials.

2) Style

Screened patio additions shall be attached to and integrated with the Residence.

If the supporting structure is aluminum framing, it must use screen panels, matching aluminum paneling or window panels made for use in aluminum enclosures. Screen framing must not exceed the height of the home's roof.

If the structure is masonry, it must be integrated into the home's structure. Masonry must be finished with stucco that matches and integrates with the existing stucco on the Residence. The roof must be either pitched or flat wood framed construction. The design must match the existing roof, and the roof shingles or tiles must match the existing roofing materials. If flat wood framed, it is permissible to use rolled roofing materials. The roof must match the design of the Residence and must not exceed the height of the Residence's roof.

No bare earth area within the structure is allowed, except for small open planting areas.

3) Color

Aluminum must be either white or bronze. Masonry stucco must match the pattern of the existing stucco on the Residence and be painted the body paint color of the home.

Screening may not be colored or reflective.

B) Pool Enclosures or Cages

1) Material

Framing must be aluminum. All areas surrounding the pool and all space enclosed within the screened area must have stable and permanent floors or pool decks made of poured concrete or concrete pavers. No wood framed structure or wood decking is allowed.

All pool enclosures or cages must be made of all aluminum and screen components. No home building components such as siding, home style windows or solid doors are allowed.

2) Style

Pool enclosures or cages must be attached to and integrated with the Residence. The structure's height may not exceed the height of the home's roof.

No bare earth area within the structure is allowed, except for small open planting areas.

3) Color

Framing must be either white or bronze. Screening may not be colored or reflective.

Storage Sheds

The addition of a storage shed requires approval from the ACC. Site plans showing the location of the storage shed with relationship to property lines and adjacent houses; a description of materials to be used; paint or stain colors listed by brand and color name, if applicable; and a copy of the contract showing contractor's name, if applicable, must be included with the application.

Storage sheds added to the Property Owner's property must adhere to the following:

- 1) Only one shed is allowed per Lot.
- 2) Sheds may be located only in the backyard of a property that has a 6-foot privacy fence.
- 3) Sheds may be located only within the Residence setback lines and must be in the backyard.
- 4) The shed must be screened from the view of the neighbors and from the front street.
- 5) Maximum allowable height of shed is 6 feet.
- 6) Sheds must include a solid floor composed of either a 4-inch concrete slab or an integrated floor of suitable building material.
- 7) All sheds must have a door that securely closes.
- 8) Shed doors should be kept closed and latched when not in use.
- 9) Sheds must be properly maintained, similar to the outside of the home, and must be clean of dirt, mildew and algae at all times.
- 10) Metal sheds must be free of rust at all times.
- 11) Sheds must be kept free of rodents.
- 12) No items may be stored outside of or attached to the outside of the shed; and
- 13) Shed shall not, under any circumstances, be used as a living space for people or animals.

Sidewalks

Property Owners are responsible for keeping the sidewalks adjacent to their property clean and free of weeds growing in the expansion joints. Pressure washing, edging, weed eating and grass/weed removal are routine maintenance.

Tree branches and shrubbery must not overhang or intrude onto the sidewalks. Garbage cans must not be placed on sidewalks.

For everyone's safety and convenience, residents must not place their garbage cans on the sidewalks or park their vehicles in their driveways in such a way that it blocks the path of the sidewalk.

It is the Property Owner's responsibility to report a sidewalk in need of repair.

Signage

Contractors may place their company's sign in the yard while work is being performed on the property, but it must be removed as soon as the work is completed. Signage placed on the right of way may be removed by the Association.

Signs of any kind shall not be displayed to the public view on any lot, except one professional sign measuring no more than 16 inches tall and 16 inches wide, and shall not extend more than four (4) feet above the ground, advertising the lot for sale or rent. This provision does not apply to the Community Center or the Pre-School property.

Skylights and Solar Tubes

Detailed drawings and plans of proposed changes, a description of materials to be used, and a copy of the contract showing contractor's name must be submitted with the Alteration Application.

Solar Energy Collection Devices

Detailed drawings and plans of proposed changes, a description of materials to be used, and a copy of the contract showing contractor's name and phone number must be included with the Alteration Application.

Solar panels should be installed as discreetly as possible, preferably at the rear of the house. The ACC may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.

Surveillance Cameras or Equipment

Exterior surveillance or monitoring cameras or equipment may be installed without approval, provided they meet the following guidelines:

- 1) All exterior surveillance or monitoring cameras or equipment, including cables, shall be concealed or hidden under the eaves of the roofline.

- 2) Any visible cables must be painted to match the color of the surface to which they are attached; and
- 3) Surveillance camera(s) shall be directed only toward the owner's lot or an adjacent street.

Swimming Pools, Hot Tubs, Spas, etc.

. Site plans showing the location of the home with relationship to property lines and adjacent houses; detailed drawings and plans of proposed changes; a description of materials to be used; and a copy of the contract showing contractor's name and phone number must be included with the Alteration Application.

In-ground swimming pools, hot tubs, jacuzzi, sauna or spa shall be allowed in the rear of Residences only.

All pool and spa equipment must be walled, fenced or screened from view of neighboring lots, roads or streets.

Above-ground pools are prohibited.

Small baby or kiddie pools are allowed in the rear of the lot only and must be removed when not in use.

Water Softeners and Filters

Water softeners and filters located on the exterior of the home do not require prior approval, provided that they meet the following requirements:

- 1) Water softeners and filters must be located in the side or rear yards only; and
- 2) must be walled, fenced, or landscape buffered from the view of the neighboring lots, roads, and streets.

Installation of, replacement, or any other changes to any such walls, fences, or landscape buffers require the submission and approval of a separate Alteration Application before such work may begin. (See the "Landscaping" guidelines for more information about approved screening.)

Windows

Detailed drawings and plans of proposed changes to windows, a description of materials to be used, and a copy of the contract showing contractor's name, if applicable, must be submitted with the Alteration Application.

Windowpanes may be replaced without an Alteration Application as long as the frame remains the same.

Replacement windows and glass sliding doors must have the style and the same color framing as the entire house.

Impact resistant windows must comply with the same standards of appearance as described in this section.

Cracked, broken, fogged, or otherwise damaged windows are not permitted.

Tinting may be applied without an application to windows located on the side or rear of the home.

Aluminum foil, reflective window coverings, and glass or film with reflective properties are not allowed.

Bed sheets, blankets, towels, or flags are not to be used as window coverings.

Security bars are not permitted on windows.

Window Shutters and Hurricane Shutters

Detailed drawings and plans of proposed changes, a description of materials to be used, paint color listed by brand and color name (if applicable) if any changes to window and shutters; and a copy of the contract with contractors name, if applicable, must be submitted with the Alteration Application.

DECORATIVE WINDOW SHUTTERS:

A) Material

Window shutters may be made of wood, PVC/vinyl, or composite materials.

B) Style

Window shutters shall be either louvered or flat panel in style.

C) Color

Window shutters must be painted the approved trim color of the house, white or black.

HURRICANE SHUTTERS, PANELS AND FILMS

A) Material

Permanent fixed storm shutters or panels, or roll down track storm shutters, must be made of PVC/vinyl, or polycarbonate or composite material, or steel or aluminum. All components which are permanently installed on the home, such as tracks or pegs, shall be painted to match the color of the Residence. Permanently installed hurricane film is permitted but must be non-reflective and clear (not tinted).

Temporary preventative storm shutters or panels must be made of wood, PVC/vinyl, polycarbonate or composite material, or steel or aluminum. Temporary installation of films or tape is permitted.

B) Installation/Deployment.

Hurricane shutters and other protection devices may be deployed only after a tropical storm or hurricane warning is issued for the area. Permanent fixed hurricane shutters must be stowed, and temporary removable hurricane shutters or protection devices must be removed, within fourteen (14) days of the storm passing.

WHEREFORE, the Board of Directors for Brentwood Hills Homeowners' Association, Inc. adopted the foregoing Architectural Committee Guidelines at a duly noticed meeting convened on October 21, 2025 at which a quorum of the Board of Directors was present.

**Brentwood Hills Homeowners' Association,
Inc.**

Sign: Olin Barnett

Print: Olin Barnett

Title: President