

**BRANDON ESTATES
RULES AND REGULATIONS**

The following rules and regulations are established to maintain the quality and similarity of new homes construction with Brand Estates Subdivision. Brandon Estates Filing I and Filing II continue to operate with the same CCR's.

The following checklist must be completed by the Architectural Control Committee (ACC) before work may begin. The ACC may require up to one week reviewing and approving your plans.

NEW HOME CONSTRUCTION

- Plan Submittal Procedure: Submit three (3) copies of most current plans and specifications. These plans must include the site plan and comply with provisions outlined in Article VIII § 8.2. Any changes to the approved plan must be submitted to the ACC prior to making the change. Redline any changes at time of completion.
 - Submit a site plan that depicts structure location, property lines, setbacks, easements, driveways, any structures and fences. A copy of the site plan accepted by the City of Fruita, to accompany the site plan on your plans will be acceptable to meet this requirement.
 - Submit non-refundable \$125 Application Fee for New Home Construction
- Square Feet: Minimum square footage of heated living area shall be 2,000 square feet
- Stories: Homes must be no more than 2 stories.
- Three Car Garage: On all lots, all homes will have a three car garage. If a lot is too small to meet this requirement, variances per Article IX § 9.5 will address the plans.
- Front Entry Door: A larger than 3068 front entry door is required. This may be accomplished by adding a single side panel on one or both sides, or a larger front door.
- Stone: A minimum of 20% stone on front of home is required. Plans should include the location of stone placement on the front of the home.
- Exterior Colors: All homes will be earth tones in moderate hues. A sample color of the following must be provided:
 - Exterior Paint
 - Soffits
 - Fascia
 - Exterior Doors
 - Garage Doors
 - Stucco
 - Stone
 - Shingles
- Fences: All fences must be wood. HOA prefers to limit the use of vinyl. No fencing shall exceed six (6) feet. Fencing along walking trails must be wood and a maximum of 4 ft per Brandon PUD.

NOTE: It is impossible to write a standard for everything. Therefore, the ACC reserves the right of discretion to maintain the quality and aesthetic appeal of the subdivision as provided for in the Rules & Regulations (§9.4)

LANDSCAPING

Maintenance and repair of all lots are the responsibility of the Owner(s) thereof. It is the duty and obligation of each Owner to complete the landscaping within six (6) months form the issuance of a Certificate of Occupancy. Landscaping plans must be submitted and approved by the ACC.

The following elements must be present in the landscaping plans:

- Trees: Each lot must include two (2) trees. One (1) must be in the front yard
- Shrubs: Each lot must include five (5) shrubs
- Yard Covering: Yard areas not covered by lawn or other landscaping must be covered with rock (preferably river rock) or bark mulch. Mounding of planting beds is permitted.
- Drainage: Care must be given to insure proper surface drainage.
- Accessory Building(s): Any accessory building shall be a maximum of eight (8) feet in height.

Architectural Control Committee:

Bob Statler

Date: _____

Rebecca Mason

Date: _____

Michael Handley

Date: _____

COMMENTS: