
Architectural Approval Guidelines

The Declaration of Covenants, Conditions, and Restrictions of the Brentwood (the "Covenants") subdivision requires that you request approval from the Architectural Control Committee (the "ACC") prior to doing any exterior modifications and/or additions to your home or property. The following are the guidelines set forth by the Board of Directors. Please read the guidelines before submitting your architectural request. Refer to the Covenants and the Johnson County Zoning Ordinances for additional guidance and specific requirements.

Some examples of modifications needing approval are; room additions, decks, porches, fences, mini-barns, and major landscaping, etc. If you have questions concerning whether or not you need approval, or questions in general you may call the Homeowners Association at 317-253-1401

1. No structure will be approved if it violates building setback lines or it encroaches on any easement shown on the Plat.
2. Offensive structures or landscaping that does not maintain the harmonious appearance of the subdivision, or does not project the appropriate image commensurate with neighborhood will not be approved. Structures include mailboxes and posts, basketball goals, playground equipment, pools, storage buildings, fences, additions, decks, ect.
3. Pools- Above ground pools are not permitted. Inground pools must adhere to state and county guidelines. All pools must be approved by the Architectural Control Committee.
4. Satellite Dish- Approved locations will be along the roof line of your home. In the event you cannot receive reception on the roofline you will need to provide a letter from your satellite provider stating this. Satellite dishes cannot exceed 36" in diameter. No more than two dishes are permitted. Wiring must be concealed.
5. All basketball goals must adhere to county guidelines. Basketball goals must be upright and in good condition. Basketball goals must be out of the street and off all sidewalks. Portable basketball goals must not be weighted down with blocks, bricks, bags of sand, or other objects. They must be weighted down within the base of the goal.
6. Dog Kennels/Dog houses- Kennel is defined as a fenced in area and must meet fencing guidelines. Dog kennels must be connected to the rear of your home. Dog houses must match the colors of the home. Dog houses and kennels must be kept clean and in good condition. Dog houses must be located at a maximum of 3 feet from the rear of your home.
7. Fencing- Fences are to be vinyl coated chain link, wrought iron, cedar, treated pine, copper-wood, or vinyl. Fences must not exceed 8' feet in height. Painted and stained fences must be in good condition and match the color of the home or be wood color stained. Placement of fences in regard to property line are the responsibility of the homeowner.
8. Outbuildings- All outbuildings shall have siding and roofing which match the existing home, and shall not exceed X square feet or X feet in height. No plastic or metal outbuildings shall be approved.
9. Firewood storage should be contained in a firewood holder located near the rear of the home within a maximum distance of 4'.

I hereby acknowledge that I have read and understand the Covenants, as well as the "Architectural Control Standards" set forth by the Board. We understand that if the Request for Architectural Control Approval is granted, we (a) may have to apply to the appropriate governmental agency for any required building permits; (b) we must comply with all applicable building codes or other legal requirements in the construction of our improvements; and (c) construction may not start until an approved copy of the this request is returned to us. We further understand and agree that approval of this request may be withdrawn if the improvement; (i) is not constructed exactly as it has been approved or (ii) is not located in the location approved. (All property owners must sign this form.)

Homeowners Signature

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