

Brookside of Superior Township Condominium Association

Architectural Guidelines

Even though your home is a detached, single family dwelling, the Brookside subdivision is a Condominium community. When you closed on your new home, you should have received a copy of the Condominium control documents. Two of these documents are very important as it relates to activities that can be completed about your new home; they are entitled the Master Deed and the Bylaws. Below, you will find some of the more common guidelines that you will need to follow. Please review this data table closely before completing any exterior work around your home. **Any permitted item must be submitted for approval to the Association Board of Directors and written approval obtained before any construction/installation/activity begins. Should you proceed with any alteration or modification that is not approved in writing by the Association, removal of such alteration and/or modification will be necessary until written permission is received.**

<u>Description of item</u>	<u>Permitted?</u>	<u>Conditions applicable to completion</u>
Antennae	Yes	One antennae is permitted on the rear of the home no greater than 10 feet in height.
Additions	Yes	Per Township and Assoc. guidelines
Basketball Backboards	Yes	Stand alone pole style on side of driveway Black pole with clear backboard
Barbeque Grills	Yes	In backyard only
Bird Feeders / Bath	Yes	In backyard only
Decks	Yes	Per Township and Assoc. guidelines Natural color finishes only – no painting
Driveways	Yes	Must be poured concrete
Fencing	Yes	See Community Standards attachment
For Sale Signs	Yes	One standard sized lawn sign Only open house signs at entrance
Outdoor Lighting	Yes	Specific plans must be approved
Out Buildings	No	Not permitted under any circumstance
Patios	Yes	In backyard only with Assoc. approval
Play Equipment	Yes	In backyard only with Assoc. approval Wood and simulated wood structures
Satellite Dish	Yes	See Community Standards attachment
Shed	No	Not permitted under any circumstances
Statues	Yes	In backyard only
Swimming Pool	Yes	Per Township and Assoc. guidelines
United States Flag	Yes	No larger than 3 feet by 5 feet