

## **REVISED DEED RESTRICTION HIGHLIGHTS**

### **Financial**

- Replaces the current three year cumulative limit of 20% increases in annual assessment with an annual limit of up to 10%. Any annual increase of more than 10% must be approved by vote of owners of 50% plus one of the lots. [Section 5.3]
- Creates a process whereby special assessments for emergency expenditures or capital expenditures can be approved. Special assessments for emergency expenditure must be approved by 2/3 of the members present at a meeting held for that purpose. Special assessments for capital expenditures must be approved by owners of 50% plus one of the lots. [Section 5.9]

### **Construction of Residences and Garages**

#### **Number of Stories**

- One and one-half story residences will be allowed throughout Briargrove Park. [Section 2.4A(ii)(a)]
- Bayou lots may have two story residences. [Section 2.4A(ii)(b)]

#### **Setbacks**

- Three foot side setback for garages. [Section 2.4D(iii)]
- Five (5) foot rear setback for one story residences and all residences on perimeter lots.
- Eighteen (18) foot rear setback for the upper story of newly constructed additions to existing one and one-half and two story residences. [Section 2.4D(i)(b) and (d)]
- Eighteen (18) foot rear setback for newly constructed one and one-half and two story residences. [Section 2.4D(i)(b)]
- Five foot side setback for the lower floor and 10 foot side setback for the upper story of newly constructed two story residences. [Section 2.4D(i)(c)]

#### **Height**

- One story residences will be limited to 24 feet in height. [Section 2.4B]
- One and one-half story residences will be limited to 28 feet in height. [Section 2.4B]
- Two story residences will be limited to 30 feet in height. [Section 2.4B]

**[OVER]**

### **Footprint**

- Footprint (which is defined as the area of the foundation shown on the plans for the house and garage submitted to the ACC) for a one story residence is 47% of the area of the lot. [Section 2.4D(v)]
- Footprint for one and one-half and two story is 42% of the area of the lot. [Section 2.4D(v)]

### **Maximum Square Footage**

- The maximum square footage of any residence, including the garage, shall not exceed 6,500 square feet. (Section 2.4A(i))

### **Construction materials and standards**

- All new construction must consist of a minimum of 60% brick, masonry or stone. [Section 2.3F(ii)(b)]
- Stucco is not an approved exterior building material. [Section 2.3F(ii)(e)]

### **Roof Pitches**

- Maximum roof pitches of nine inches vertical to 12 inches horizontal and minimum roof pitches of four inches vertical to 12 inches horizontal for newly constructed residences and garages. [Section 2.4C]

### **No Lot Consolidation**

- The current restrictions permit consolidation of lots. The consolidation of lots will be prohibited under the new deed restrictions. [Section 2.4D(vii)]

### **Rules and Regulations Affecting New Construction**

- Requires that any trees over four inches in diameter and located six feet or more from the foundation must be protected during demolition and construction. [Section 2.7]
- Builders will be required to execute a Deposit Agreement with Briargrove Park Property Owners Inc. to secure compliance with the ACC construction standards and guidelines dealing with builder conduct during construction or demolition. [Section 3.2E]
- Scaled dimensioned plans, including foundation plans, drainage plans and site development plans, must be submitted to the ACC for approval prior to commencement of construction. [Section 3.2B]