

Brookstone Design Committee

Pre-Approval List

*****The following actions/items do not require advance approval by the Brookstone Design Committee [BDC]. Please note that all other changes to your landscaping and to the exterior of your home do require advance BDC approval.*****

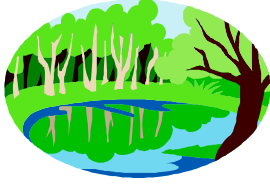
1. Landscaping:

- a. Replacement of existing landscaping [flowers, bushes, trees] with the same or similar items
- b. Routine maintenance [planting annual flowers, mulching, trimming]
- c. Addition of flower beds next to the house/around trees/around mailboxes [up to 36" in width]
- d. Flower/plant baskets or pots – hanging or pedestal style
- e. One lawn ornament in front of house [e.g., on porch or in planting bed]

2. House Exterior [includes decking and fencing]:

- a. Painting/staining in existing color scheme
- b. Replacement of items [e.g., windows, doors, storm doors, garage doors, shutters, light fixtures, gutter system] identical in appearance
- c. Roof replacement using the approved BDC Standards roof shingles
- d. Addition of storm doors or shutters from BDC Standards list
- e. One flag pole mounted to house [up to 6' in length]
- f. One satellite dish [up to one meter in diameter], installed as inconspicuously as possible





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Standards List

*****The following items have been established as approved standards for the Brookstone Community. Please note that using any other materials or colors requires advance BDC approval.*****

1. Roof shingles

- a. GAF Timberline Ultra weathered wood
- b. Certainteed New Horizon weathered wood

*****Single family homes may use either flat or dimensional shingles. Cluster homes must use dimensional shingles.**

2. Storm doors

- a. Style : full view door
- b. Color: matches house color combination

3. Shutters

- a. Style: panel or louvered shutters
- b. Color: matches house color combination

4. Mailboxes

- a. Style: 4"x4" or 6"x6" wooden post; wooden slat cover over mailbox; approved USPS height
- b. Color: matches house color combination

5. Fencing

- a. Style: 3' picket fence or 6' privacy fence
- b. Color: matches house color combination

*****Contact BDC member for a copy of the approved fence plans.**

6. Air Exchange/Radon Pumps – match background color

