FENCE STANDARD

Natural Wood / Clear-Coat Requirement

Effective November 5, 2026

To preserve the consistent appearance and character of our community, the HOA has adopted the following standard for fence construction, replacement, and significant repair. This standard applies to applicable fence work undertaken on or after **November 5, 2026**.

Fence Work Subject to the New Standard

The following work must comply with the **Natural Wood / Clear-Coat Fence Standard**:

- **All new fence installations**
- **All complete fence replacements**
- **Any fence repair or partial replacement involving more than 25% of the total linear footage of the existing fence**

For purposes of this policy, the 25% threshold is determined by comparing the **linear footage being repaired or replaced with the total linear footage of the existing fence**.

Required Standard

Wood fencing must retain its **natural wood appearance**.

A completely clear protective stain, sealer, or clear coat may be applied to protect and preserve the wood, provided that the product contains **NO ADDED pigment, tint, or colorant**.

Colored, tinted, semi-transparent, solid, or otherwise pigmented stains or finishes are not permitted.

When a repair or partial replacement **exceeds 25% of the total linear footage of the existing fence**, the repaired or replaced portion **may not be stained or otherwise colored to match an existing stained fence**. The work must comply with the Natural Wood / Clear-Coat Fence Standard.

Repairs involving **25% or less** of the total linear footage do not trigger the new clear-coat standard for the entire fence.

Board Approval Required for All Fence Work

All proposed changes, repairs, replacements, alterations, or additions to fencing must be submitted to the HOA Board for review and approval using the Home Improvement Request Form before work begins.

The **25% threshold applies only to the Natural Wood / Clear-Coat requirement.** It does not eliminate or modify the requirement to submit proposed fence work to the Board for approval.

Homeowners should not purchase materials or begin fence work until Board approval has been received.

Why This Standard Was Adopted

A consistent natural-wood fence standard helps preserve the attractive, cohesive appearance and established character of the community. It also eliminates uncertainty regarding acceptable fence colors and finishes and provides homeowners with a clear, objective standard that can be applied fairly and consistently.

The policy allows homeowners to protect and preserve their fencing with a clear protective finish while maintaining the natural wood appearance of the community.

Existing fences are not required to be changed solely because of this policy. However, when a fence is completely replaced or repairs or partial replacement exceed the 25% threshold, the applicable work must conform to the current standard.

At a Glance

Beginning November 5, 2026:

New fence, total replacement, or more than 25% of total linear footage repaired/replaced = natural wood with clear, non-tinted protection only.

NO ADDED pigment, tint, or colorant.

ALL fence changes and repairs require a Home Improvement Request Form and Board approval before work begins.

Brookridge Rules, Regulations, and Standards for Landscape and Structural Alterations

2023

The Brookridge homeowners' "Declaration of Covenants, Conditions and Restrictions" requires the Board of Directors to "enforce the provisions" of these rules and regulations. A significant part of the covenants concern the appearance of the unenclosed areas in our development, so the Brookridge Board of Directors with support from property management as appropriate must oversee these areas to ensure compliance with the covenants. The standards outlined here are designed to guide the Brookridge Board of Directors as they assess proposals from homeowners to alter the external appearance of their homes and/or address issues of noncompliance. The rules are designed to contribute to the mutual benefit and maintenance of property values of the membership. It is up to each individual resident to abide by the rules and regulations to have a harmonious and tranquil neighborhood in which to live.

The Board has the responsibility to enforce these Rules and Regulations on behalf of the membership (including the authority to levy monetary penalties) in accordance with the Bylaws of the Association, State Statutes, and the Association's Violations policy.

Each Brookridge home was built and landscaped according to a fairly exact set of design specifications. The intent was to develop an obviously harmonious "cluster" of residences. The homes interrelate not by being identical, but by sharing an architectural theme and a common terrain.

This type of covenanted "association" offers its homeowners a comfortably appealing locale while it frees them from toiling to maintain a competitive yard and from suffering a neighbor's excess or negligence.

Any standards should be based on this principle: No modification should be for the homeowner alone because whoever modifies a residence also modifies the Brookridge development.

Rather than discouraging modification, our standards should guide homeowners by suggesting what can strengthen our common theme while giving each of us a chance to enhance a property in ways satisfying to the individual.

GENERAL
No obnoxious, offensive, or illegal activity shall be conducted upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Obnoxious, offensive or illegal activity should be reported directly to police and not the Board of Directors.

PETS:
Pets are permitted only if they do not disturb or annoy residents or become a nuisance.

No more than three (3) domesticated animals are permitted per household.

No pet housing structures may be erected outside of an enclosed patio area. Unenclosed patio areas may not have pet structures.

In no case should animals be kept or maintained for commercial purposes.

Pet owners will be responsible for cleaning up their pet's wastes and any damage that their pet may cause to other resident's property or the common areas.

The City of Greenville leash law shall be adhered to; that is, pets shall not run free. No pets may be allowed outside fenced-in areas unless under the immediate direct supervision and control of a responsible person and at no time will a pet be allowed to run loose or be left unattended whether restrained or not. Unleashed or uncontrolled pets should be reported directly to the City of Greenville Animal Control Officer.

YARD/GARAGE SALE:
Residents are permitted to have one (1) yard sale or garage sale per year. No other business or commercial enterprise may be carried on upon any residential premises.

SIGNS ON OWNER'S PROPERTY:
For Sale: One small sign, not greater than four (4) square feet in size, advertising the property for sale is permitted. For sale signs for any other items (vehicles, trailers, furniture, etc.) are not allowed.

Security system: Small signs indicating the presence of a home security system are permitted.

Contractors: One small sign identifying a contractor working at a residence (such as a roofing contractor) may be displayed while the workers are present but must be removed promptly after the work is completed.

Political signs: One sign can be displayed only between 45 days before an election to 7 days after an election and can be no larger than 2x2 feet.

American and/or North Carolina State flags: Can be displayed and can be no larger than 4x6 feet.

For rent signs are not allowed.

PARKING:
Long-term parking on any neighborhood street by visitors or residents of Brookridge is discouraged.

If street parking is unavoidable, it should be for temporary purposes only.
Parking on grass is not allowed.

No covered, stripped, partially wrecked, or junked vehicle or any part thereof is permitted to be parked within the Subdivision, unless kept within the garage.

No trucks or other vehicles more than a three-quarter ton load capacity shall be parked or kept overnight or longer within the Subdivision.

No boats, recreational vehicles, mobile homes, golf carts or trailers (commercial, recreational, or otherwise) shall be permitted to remain within the Subdivision, unless kept within the garage.

VACANT HOMES:
Homes that are vacant are the responsibility of the homeowner and must be maintained.

Shrubs and trees (that are not maintained by the landscaping crew), and back patio areas also must be maintained.

Empty flowerpots should be stored in the garage or in the enclosed patio areas.

RENTERS:
Rental of homes in Brookridge is discouraged.

Renters are considered equal with resident owners regarding the requirement to abide by the Covenants and the Rules and Regulations of the Homeowners Association.

Owners are required to notify the Board of the name and address of the lessee, the unit rented, and the term of the lease before any renters occupy the premises.

For rent signs are not allowed.

HOA PROPERTY: COMMON AREAS

The common grounds may be used for playing if such playing does not damage or destroy grass or plantings and is not so loud as to be an annoyance or nuisance to the neighborhood. No playground equipment, pools or other structures may be erected on common grounds including the berm.

HOMEOWNER PROPERTY: YARD DECORATIONS AND APPEARANCE

The current HOA Covenants (written and approved in 1993) state "no plants, ornaments, pools or other objects shall be placed, located, or allowed to remain in such unenclosed area without the prior approval of the Board of Directors". There are many homeowners who have over time placed ornaments and furniture in unenclosed areas, especially front yards. Most of these objects have not been presented to the HOA for approval. The Board recognizes that over time homeowners have personalized their homes with yard decorations and desire some compromise in this area from the original covenants. To support these interests and still provide harmony of appearance and unimpeded yard maintenance by the Association, all "unenclosed areas" (i.e., the portion of Homeowners' Lots that are not part of their enclosed patio area), including front, sides, and back shall be subject to the following rules:

All lots must be free and clear of weeds, rubbish, trash, debris, and other matter. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. Please call Greenville Sanitation Division (252) 329-4527 to schedule pickup appointments for yard waste and bulky items.

Except for the day before and the day of refuse pickup by the city, all trash and recycling containers shall be kept in an enclosed area.

No items such as ornaments, grills, waste receptables, lawn furniture, bicycles, play toys, pools or garden equipment may be kept in unenclosed areas.

No sport items (basketball goals, soccer goals, ramps, etc.) are to be placed on the common areas or outside of an enclosed patio.

Each homeowner may choose to display approximately six or less decorative personal items in unenclosed areas. Examples include but are not limited to a mixture of pots, bird houses, trellises, garden statues, fountains, flags, hanging baskets, etc. The Board reserves the right to determine if ornamentation is excessive.

Each home may have one piece of wall art in an unenclosed area. This does not include lighting, address plaques, or house numbers.

Lawn furniture and furniture of any sort is prohibited in flower beds or common areas.

Homeowner is allowed one bench or one two-seat set in the entry area.

Homes with exposed patios may have one patio table set on the unenclosed concrete patio. The set must be kept in good repair and does not count against the six personal decorative items or less.

Planters and pots should be near a wall or in established beds and should contain no artificial plants. All empty flowerpots should be stored in the garage or enclosed patio area.

Modest holiday decorations are acceptable in the home's entryway, on the home, or in the flower bed. There are to be no decorations in the lawn. Modest holiday lighting is allowed in trees, shrubbery, flower beds, or along the roofline. Modest holiday adornments are allowed on the mailbox. Inflatable decorations are prohibited in unenclosed areas. Holiday decorations may be displayed approximately four weeks prior to the holiday and must be removed no later than two weeks after the holiday.

ARCHITECTURAL MAINTENANCE

No change in color or design of resident's brick facade, trim, shutters, doors, storm doors, fencing, driveway, walkway or sidewalk is allowed without written Board approval.

No separate structure(s) or exterior additions or modifications shall be made unless and until the plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved in writing by the Board to ensure harmony of external design and location in relation to surrounding structures.

No storage structures shall be kept outside of an enclosed patio area.

Storage structures or structures within enclosed patio areas must not exceed the height of the fence. Any requests should be submitted to the Board

Electric Vehicle Supply Equipment (EVSE) and chargers of all types must be housed in the homeowner's garage.

ROOFING:

Roof replacement or shingles replacement must be similar in color, texture and geometric design as the shingles being replaced. In emergency situations such as a leaking roof, the homeowner may repair the leak without obtaining written authorization from the Board but is still expected to select a shingle with similar color, texture and design as the shingles being replaced. In the event of an entire roof replacement, the owner must obtain written approval from the Board prior to beginning the project. In the past the Board has allowed 3 tab and architectural style shingles. However, since

manufacturer's colors and styles can vary, the owner must submit the shingle manufacturer, style, model, and color to the Board for written approval prior to beginning the project. Current acceptable and approved colors are: Black Moire, Black Shadow, Weatherwood, Driftwood and Jet Black.

Metal Roofs are NOT an approved roofing option.

Copper roofing or matching roof shingles are permitted for the homes with bay windows.

Satellite television reception dishes, television, or radio antennae of any kind cannot be installed until a prior written request is made to the Board stating a complete and accurate description of the item(s) and location of their placement. All requests will be reviewed and considered individually; no such dish, television, or radio antennae of any kind may be erected/installed prior to the Board providing written approval.

Solar panels are discouraged and require Board approval regarding placement on the home.

STORM DOORS:

Homeowners who choose to install a storm door on the front of their home must receive written Board approval prior to installation. Storm doors must have full-length glass and no divided panes. The storm door color should be the same as the home's vinyl trim, door, or white. If the home has a wooden door or a door with the appearance of wood, and a storm door is desired, the storm door must be full-length glass with trim that matches the door.

WINDOWS:

Window replacements must receive written Board approval prior to installation. Updates and/or changes to home windows should be similar to the windows (white) that are currently used in the homes in our neighborhood. Approval requests must include specs and pictures of proposed window changes.

All standard windows must be covered with solid white shutters or Venetian blinds. Roman shades for door windows can be requested for approval. If curtains or window treatments are visible from the road the backing must be white or beige.

No flags, banners, or other colorful material shall be used as window coverings or displayed in windows. If a complaint is received, the Board reserves the right to require removal of said item/s.

Window air conditioner units are not permitted.

The Board reserves the right to request repair or replacement of aged or distressed windows.

HOME DETAILS:
House numbers on mailboxes and on the structure of the home (porch, above or near garage, etc.) should be brass or black in color.

MAILBOXES:
Each residence shall have a mailbox consistent with the original mailbox as to material, location, height, color (all black) and design. No receptacles of any kind may be affixed to the mailbox. An example of the current style of mailbox can be found at https://melnorthey.com/quality-case-iron-mailbox/ Williamsburg model #1023A. If the current style of mailbox is no longer available, the Board must approve in writing any substitutions.

The Board reserves the right to ask that a mailbox be repaired or painted.

EXTERIOR LIGHTING:
Plastic or white colored decorative light fixtures or lamp posts are prohibited. Light fixtures should be constructed of metal and glass.

The Board reserves the right to request repair, painting, or removal of aged, distressed, or visually unappealing decorative light fixtures so as to maintain harmony, continuity, and curb appeal.

The addition of permanent exterior decorative lighting requires Board approval in writing.

APPROVED PAINT COLORS FOR SHUTTERS, DOORS, AND FENCING:

Homes with Tan Trim:
Sherwin Williams Tricorn Black (shutters and doors)
Sherwin Williams Roycroft Bottle Green (shutters and doors)
Sherwin Williams Pure White (doors only if no exterior shutters on home)

Homes with Gray Trim:
Sherwin Williams Tricorn Black (shutters and doors)
Benjamin Moore Wrought Iron (shutters and doors)
Sherwin Williams Web Gray (shutters and doors)
Sherwin Williams Pure White (doors only if no exterior shutters on home)

Homes with Blue Trim:
Sherwin Williams Tricorn Black (shutters and doors)
Sherwin Williams Bracing Blue (doors only if no exterior shutters on home)

Sherwin Williams Pure White (doors only if no exterior shutters on home)

All other colors for doors or shutters must receive Board approval in writing prior to being painted. Pink, purple, orange, yellow, brown, teal, turquoise, and red colors are not permitted.
Any noncompliant door colors must be remedied prior to the home being listed for sale.

Fencing: See Fence Standard Notice 11.05.26

GARAGE:

Each garage shall have a garage door consistent with the original door as to material, height, color, design; the garage door(s) shall be kept closed at all times except when used for ingress and egress, or when working in yards, unloading groceries/items into home, and performing projects that require ventilation. All garage doors should have windows. Garage doors should be white without any exterior hardware or latches. Any change to the garage door must be approved by the Board.

GARAGE PEDESTRIAN DOORS:
Garage pedestrian doors should be painted the color of the home's siding or white.

FENCES AND PATIOS
No fence shall be erected or permitted to remain upon any lot, except as a patio enclosure. All patio fences are to be consistent as to material, height, color (natural or clear stain with **no** pigment), and design. Board notification and written approval is required prior to replacement, modification, or staining of existing fence or erection of a new fence. It is the intention of the Board that every home shall over time have a completely enclosed patio area.

Fencing should allow for landscaping services on all sides of the fencing.

There are to be no shared homeowner fences

The Board reserves the right to require that fencing be repaired.

The Board reserves the right to require that unauthorized modifications be restored to their original form and/or location.

Any staining of fencing must be approved by the Board.

Patio fencing must be at a minimum two feet off the property line and/or berm. This is not a guarantee of expansion up to this point. Fence expansions off the side of the home are not to exceed 6 feet.

Any container, bucket, receptacle, or bin stored inside of enclosed patio area must not be visible above any part of the fence or from the road, unless up against the home.

LANDSCAPING:
Any plantings, flower beds, or other yard enhancements that impede lawn mowing or yard maintenance by the Association-hired contractor (to the point of preventing the use of the same equipment and methods used to mow/maintain the other yards in Brookridge) shall either be removed by the affected Homeowner(s) or shall result in additional fees being levied on said Homeowner(s) by the Association for lawn mowing/maintenance services.

Lawn furniture and furniture of any sort is prohibited in flower beds or common areas. The configuration of existing beds should not be altered without Board approval. No new beds should be created without Board approval.

Major landscaping changes such as rocks, bricks, walkways, and/or pouring of concrete in unenclosed areas must be approved by the Board prior to commencement.

PLANTINGS:
No trees are to be planted in unenclosed areas without Board approval.

The grass of Brookridge is Bermudagrass. Planting a different grass in unenclosed areas is prohibited unless first approved by the Board of Directors.

All trees and shrubs on each Lot will be the responsibility of each homeowner. Any damaged, diseased, or dead trees should be taken care of immediately to maintain appearance.

Flowers and garden plants which the homeowner adds to the original landscaping should be in established beds and tended by the homeowner.

Trees or shrubs planted by the homeowner should be in harmony with original shrubbery.

Only dwarf, compact trees are appropriate. Mature height should not exceed 15 feet. The mature trees of Brookridge should not be so thickly situated or so shading that the grass cannot thrive.

The only approved mulch is Chocolate Cypress Mulch.

Planters and pots should be near a wall or in established beds and should contain no artificial plants.

All empty flowerpots should be stored in the garage or enclosed patio area.

Garden hoses - Hoses should be out of sight. If such positioning is inconvenient, hoses should be stored neatly rolled on unobtrusive fixtures. Hoses should not be brightly colored, but should blend with their background.

LANDSCAPING SERVICES:
Homeowner may opt out of landscaping and secure private services, but this decision can only be made once annually unless ownership of the home changes.

If private landscaping services are secured, the Board reserves the right to enforce service should it become delinquent.

If homeowner wishes to switch from mulch to straw, or from straw to mulch, the change shall be at the homeowner's expense. The Board will refresh the bedding material the following cycle.