

The Bridlepath Architectural Control Committee (ACC) has compiled this flyer to help homeowners understand the Covenants, Conditions & Restrictions (CC&R's) as they apply to construction, alterations or refurbishing by any owner within the Bridlepath community.



The Bottom Line

If you wish to do any construction, alteration, refurbishing or erection on your property, you must submit a written plan to the ACC.

The ACC shall be the sole arbiter of plans submitted to it & may withhold approval for any reason, including aesthetic considerations, and shall be entitled to stop any construction in violation of approved plans or this Declaration (CC&R's).

Plans submitted should include all relevant details of your project. Details can include specifications showing the nature, kind, shape, size & height, architectural design & detail, materials, workmanship, colors, location on site, improvement & site grade elevation and site landscaping.

The ACC will review your plans. If your project is large or complex, the ACC may ask the Board to employ architects, engineers or other professionals to perform the review (at the homeowner's expense).

General Guidelines

The list below is intended to address some (not all) of the most common situations related to you & the ACC:

1. **Fences, fence-type barriers & hedges** of any kind cannot exceed 6 feet high & cannot extend into the front yard of the residence. Fences must be constructed of wood. Chain link fences will not be approved. Other materials will be considered on a case-by-case basis.
2. **Artificial Vegetation, Exterior Sculpture & Similar Items**: No artificial vegetation, exterior sculpture, fountains & similar items shall be permitted in the front yard of any lot unless approved by the ACC.
3. **Antennas**: No TV or radio antenna, tower, satellite dish or exterior antenna of any kind shall be placed, allowed or maintained on any lot or any portion of the Community without the prior written consent of the ACC, unless screened from view of the street.
4. **Signs**: No signs of any kind shall be erected by an owner or occupant within the community without the prior written consent of the ACC. "For Sale" signs & security signs consistent with community-wide standards & any signs required by legal proceedings may be erected upon any lot.

5. **Nuisance**: No speaker, horn, whistle, siren, bell amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any lot unless required by law or unless specifically approved by the ACC.
6. **Roofs**: All roofs on dwellings & garages shall be of composite, tile or cedar shake & shall have a minimum pitch of four/twelve.
7. **Sight Distances at Intersections**: All property located at street intersections shall be landscaped so as to permit safe sight access across the street corners. No fence, wall, hedge or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem as determined by the ACC in its sole discretion.
8. **Driveways**: All driveways & parking areas shall be paved with material approved by the ACC. The approved material is concrete. Other materials may be considered on a case-by-case basis. Asphalt will not be approved.
9. **Miscellaneous**: Front-yard window boxes, flower pots, trellises or other decorative hardscaping / landscaping must receive prior written consent of the ACC.
10. **Painting**: Any exterior painting other than your original colors must receive prior written consent of the ACC.