

BROOKSHIRE BY THE PARK CONDOMINIUM ASSOCIATION RULES AND REGULATIONS AMENDED AND RESTATED – 2026

INTRODUCTION

Pursuant to the authority granted in the recorded By-Laws of the Brookshire by the Park Condominium Association (the "Association"), the Board of Directors (the "Board") hereby adopts the following amended and restated Rules and Regulations.

These Rules are intended to:

- Preserve and enhance property values
- Maintain a cohesive and harmonious architectural appearance
- Provide clear, enforceable standards for maintenance and exterior modifications
- Allow for thoughtful modernization consistent with the character of the community

No exterior modification shall be undertaken without prior written approval of the Board.

SECTION I – EXTERIOR OF THE UNIT

A. CONFIGURATION

1. Front and Side Elevations

No modifications in size, footprint, or structural design shall be permitted.

2. Rear Modifications

Expansion or modification of decks or rear structures may be considered on an individual basis with prior written Board approval.

B. ROOFING

When roofing is repaired or replaced, the following shall apply:

1. Underlayment

Minimum 30 lb felt or modern synthetic equivalent.

2. Shingles

Architectural fiberglass asphalt shingles with a minimum 30-year rating.

3. Color Restrictions

Roofing must be within the brown / weathered wood family.

Approved Examples:

- Tamko Rustic Cedar
- GAF Barkwood

Prohibited:

- Black
- Gray
- Slate tones

Requirement:

- Must complement siding and overall exterior palette
- Must remain neutral and cohesive with adjacent units
- Duplex units sharing a roofline must use the same material and color.

C. EXTERIOR COLOR SCHEME

1. OVERALL STANDARD

All exterior elements shall:

- Remain within a warm neutral palette (brown, taupe, greige, beige)
- Be cohesive with neighboring and attached units
- Avoid visually disruptive or high-contrast combinations

2. STUCCO (A UNITS ONLY)

- Must be painted using exterior masonry paint
- Finish: flat or low-luster

Approved Colors:

- Sherwin Williams Balsa Wood (SW 7506)
- Sherwin Williams Neutral Ground (SW 7568)
- Behr Almond Wisp

Requirement:

- Must complement siding and overall exterior palette
- Must remain neutral and cohesive with adjacent units
- Duplex units must maintain coordinated appearance

3. SIDING

Siding may be repaired, replaced, or repainted provided:

- Material is comparable in quality and scale
- Color remains within approved palette

Approved Colors:

- Sherwin Williams Accessible Beige (SW 7036)
- Sherwin Williams Tony Taupe (SW 7038)
- Sherwin Williams Balanced Beige (SW 7037)
- Sherwin Williams Mega Greige (SW 7031)
- Behr Mushroom Bisque
- Behr Toasted Almond
- Original Siding Color

Requirements:

- Must complement siding and overall exterior palette
- Must remain neutral and cohesive with adjacent units

- Duplex units must maintain coordinated appearance

Prohibited:

- Stark white
- Cool gray
- High-contrast modern palettes

4. TRIM, GARAGE DOORS, GUTTERS, DOWNSPOUTS

Approved Colors:

- Sherwin Williams Dovetail (SW 7018)
- Sherwin Williams Iron Ore (SW 7069)
- Sherwin Williams Black Fox (SW 7020)
- Sherwin Williams Bitter Chocolate (SW 6013)
- Cabin Plank (or similar legacy tones)

Prohibited:

- Stark white
- Cool gray
- High-contrast modern palettes

Requirement:

- Must complement siding and overall exterior palette
- Must remain neutral and cohesive with adjacent units
- Duplex units must maintain coordinated appearance

5. EXTERIOR WOOD / SOLID STAIN

Must be maintained using solid stain or sealant.

Approved Colors:

- Sherwin Williams Tony Taupe (SW 7038)
- Sherwin Williams Woodridge (SW 3503)
- Olympic Butternut

- Behr Cordovan Brown

Prohibited:

- Stark white
- Cool gray
- High-contrast modern palettes

Requirement:

- Must complement siding and overall exterior palette
- Must remain neutral and cohesive with adjacent units
- Duplex units must maintain coordinated appearance

6. STONE (MODERNIZATION ALLOWED WITH LIMITS)

Permitted:

- Cleaning
- Limewashing
- German schmear

Prohibited:

- Stark white
- Cool gray
- High-contrast modern palettes

Requirements:

- No high-contrast whitewashing or gray washing permitted
- Must remain in warm, natural tones and cohesive with adjacent units
- Must complement siding and overall exterior palette
- Duplex units must maintain coordinated appearance

D. WINDOWS, DOORS, AND EXTERIOR ACCENTS

1. WINDOWS

Permitted with approval.

Frame Colors:

- Black
- Bronze
- Dark brown

Prohibited:

- Stark white
- Cool gray

Requirements:

- Must be consistent within the unit
- Must remain cohesive with building

2. FRONT DOORS

Modern doors permitted.

Allowed:

- Glass panel doors (clear or frosted)
- Contemporary or simplified designs

Colors:

- Black
- Bronze
- Dark brown

Prohibited:

- Stark white
- Cool gray

3. STORM DOORS

- Full or partial glass
- Must match approved color palette

4. CANOPIES (A UNITS ONLY)

- Non-rusting materials
- Must match trim color

5. AWNINGS

- Rear only
- Must match siding or trim

6. SATELLITE DISHES

- Maximum 18 inches
- Rear placement preferred
- May be mounted on roof, pole, or deck
- One per unit

7. ADDITIONAL ITEMS

- Skylights permitted (licensed contractor required)
- Railings: black, bronze, or dark brown
- Window A/C units not permitted on front façade

SECTION II – DRIVEWAY STANDARDS

A. PURPOSE

To establish a consistent, community-wide standard for driveway replacement.

B. APPROVED MATERIALS

- Concrete
- Stamped concrete
- Brick or concrete pavers

C. APPROVED COLORS

Must be within brown / taupe / neutral palette

Stamped Concrete:

- Stone/greige
- Taupe/Beige/Buff
- Cocoa/Browns/Tans

Pavers:

- Stone/greige
- Taupe/Beige/Buff
- Cocoa/Browns/Tans

D. DESIGN STANDARDS

- Simple, uniform patterns only
- Borders permitted (same palette)
- Professional installation required
- Proper drainage required

E. PROHIBITED

- Red or orange tones
- Multi-color patterns
- Decorative or intricate designs
- Gravel or loose materials
- Asphalt

F. APPROVAL REQUIREMENT

No driveway work may begin until:

- Written Board approval is granted

SECTION III – GROUNDS

A. LANDSCAPING

Approval required for:

- Grading

- Drainage
- Irrigation

Maintenance Requirements:

- Grass max height: 8 inches
- Landscaping must not block sidewalks or neighboring property

B. FENCES

- Shadow box design
- Cedar or pressure-treated wood
- Must be maintained

C. STORAGE / TRASH

- No accumulation of debris
- Trash must be concealed
- Containers stored within 24 hours

D. SIDEWALKS

- Owner responsible
- Snow removal required within specified time
- Must maintain safe condition

E. VEHICLES

- No parking on grass/landscaped areas, obstructing sidewalks, roadways, neighboring driveways
- Vehicles must be maintained in good condition.
- No such vehicle or equipment shall be used in a manner that creates a nuisance or safety hazard.

Permitted:

- Vehicles
- Recreational vehicles (RVs, campers)

- Trailers (utility, enclosed cargo, boat)
- Boats

No storage of:

- Junked vehicles
- Unregistered vehicles (if applicable)

F. SOLAR PANELS

- Permitted with approval
- Must be professionally installed

SECTION IV – COMMUNITY STANDARDS

- Residential use only
- No nuisances
- Pets permitted with reasonable control

SECTION V – APPROVAL PROCESS

All exterior changes must:

- Be submitted in writing to the Board of Directors of the Condo Association
- Include materials and color samples
- Receive written approval prior to commencement

SECTION VI – ENFORCEMENT

The Board may:

- Require removal or correction of non-compliant work
- Impose fines or penalties as permitted by governing documents
- Suspend privileges where applicable

Failure to obtain approval shall constitute a violation.

SECTION VII – GRANDFATHER CLAUSE

Previously approved non-conforming elements may remain, however:

- Any modification must comply with current rules