

Brookwood Lake Homeowner Request for Modification Review

Board

Signatures: _____ | _____ Date: _____

Approved _____

Denied _____

Print NAME: _____ DATE: _____

ADDRESS: _____ Lot # _____

PHONE: _____ Email: _____

For your protection, the ARC recommends that you inquire with Forsyth County regarding permit requirements before starting any work on your property. Projects involving new construction, additions, alterations, or any modification to structural, electrical, heating, water, gas, or sanitary plumbing systems will require a permit from Forsyth County. Please include pictures, contractor drawings etc. in your request.

Review Board will make every effort to review submissions within 10 business days but has up to 30 days to render Approval. Please plan accordingly.

DESCRIPTION OF MODIFICATION REQUESTED:

Estimated Start Date: _____ Estimated Completion Date: _____

I understand and agree that no work on this modification request shall commence on the property until written approval is received from the Architectural Committee/Board of Directors. I represent and warrant that the requested modifications strictly conform to the Declaration of Covenants, Conditions, Restrictions and Guidelines for the Brookwood Lake Homeowners Association. I understand the architectural review is directed toward review and approval of site planning, appearance and aesthetics.

I further understand and agree that as the property owner, I am responsible for complying with all County building and zoning regulations.

The approval by the ARC does not assume any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials.

HOMEOWNER SIGNATURE: _____ DATE: _____

Mail or Deliver to: **Brookwood Lake Homeowners Association, Inc**
Compliance Review
2305 Brookwater Drive, Alpharetta, GA 30005

Guidance for adherence to Covenants:The general intent of these standards is to govern the appearances of properties as visible from public property or from other residences. These standards are supplementary to the Declaration of Covenants, Restrictions, and Easements, particularly Article X: Architectural Standards and Use Restrictions and Exhibit “D” . Residents should be aware that the Declaration contains additional requirements, which govern all lots.

Pictures, contractor drawings and further explanations in separate attachments are welcome.

- PATIO or WALKWAY (Lot survey denoting location, List of materials to be used).
- EXTERIOR DECORATIVE OBJECTS, LIGHTING, ETC. (Description of object, Location and picture or sketch of object).
- PLAY HOUSES / PLAY EQUIPMENT / HOT TUBS (Location, Must have minimum visual Impact on adjacent properties, Size and sketch, Materials).
- PRIVATE POOL (Picture or drawing of pool, Dimensions, Site plan denoting location, location of pump motor/heater, **County Permit and Final Certificate of Occupancy required**).
- FENCING (Picture or drawing of fence type, with dimensions, Site plan denoting location. On corner lot, fence may not be closer to Side Street than property line allows. Solid privacy type fencing or stockade fencing is not allowed by the current covenants. Lake side property must be wrought-iron, metal or aluminum see-through picket style fencing).
- REMOVAL OF TREES (Site plan denoting location, List of how many and what types of trees are to be removed, Stumps must be grinded).
- DECK / PORCH (Picture or Drawing, Dimensions, Site plan denoting location. **County Permit is required**).
- EXTERIOR PAINTING (Only necessary if changing original colors. Paint color, Area of home to be repainted, Photograph of your home. Adjacent homes cannot be painted the same colors).
- ROOFING (Only necessary if changing original colors).
- WINDOW REPLACEMENT of existing double hung style windows, that meet the overall architectural character of the home and community do not require ACC approval. No metal or aluminum windows are allowed, no horizontal sliding windows are allowed. Metal or aluminum Clad windows are allowed. Submission of actual window model required by contractor.