

**ANNEX “A” to By-Laws of Bush Prairie Homeowner’s Association**  
**Architectural Control Committee Standards**

No building, fence, wall or other structure shall be commenced, erected or maintained upon Bush Prairie Homeowner’s Association properties, nor shall any exterior addition, change or alteration thereto be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee (ACC).

The ACC shall have the authority to establish such standards of architecture, design and construction as it deems reasonable. The standards will be published and a copy kept with the ACC and the Board of Directors. Each such standard so published shall be considered by the Board of Directors at its next regular or special meeting. Upon approval by a majority of the Board, the standard shall become binding.

a. Building size:

Division 1 – Minimum size shall be 600 square feet / unit not including the garage. A detached duplex consists of two units.

Divisions 2, 3, and 4 – Minimum size shall be 1500 square feet not including the garage. In case of two story building, first floor must contain 750 square feet.

Divisions 5, 6, and 7 – Minimum size shall be 2000 square feet not including the garage. In case of two story building, first floor must contain 1000 square feet.

Division 8 – Minimum size shall be 1500 square feet, not including the garage. In case of a two-story building, first floor must contain a minimum of 800 square feet.

b. Garages:

Division 1 – Garages must have a minimum of 264 square feet / unit.

Divisions 2, 3, and 4 -- Garages must have a minimum of 500 square feet unless additional storage is provided, then the Architectural Control Committee may, at their discretion, reduce the garage size in conjunction with the additional storage.

Divisions 5, 6, and 7 – Garages must have a minimum of 780 square feet unless additional storage is provided, then the Architectural Control Committee may, at their discretion, reduce the garage size in conjunction with the additional storage.

Division 8 – Garages must have a minimum of 500 square feet unless additional storage is provided, then the Architectural Control Committee may, at their discretion, reduce the garage size in conjunction with the additional storage.

c. Roofs:

Division 1 – Roofs shall have as a minimum architectural grade composition shingles with a minimum life of 20 years. Matte-finished metal shingles, and/or tile are acceptable.

Divisions 2, 3, 4, 5, 6, 7 and 8 – Roofs shall have as a minimum architectural grade composition shingles with a minimum life of 30 years. Matte-finished metal shingles, and/or tile are acceptable.

d. Siding:

Division 2, 3, and 4 – T1-11 and press board will not be accepted as siding on the front of the structure.

Divisions 5, 6, and 7 – All houses must be of double wall construction. T1-11 and press board are not acceptable as siding.

Division 8 – T1-11 and press board will not be accepted as siding on the front of the structure.

e. Outside Painting: Outside colors must be submitted to the Architectural Control Committee for approval. Colors must harmonize with adjoining houses.

f. Driveways: All driveways shall be completely paved to the paved street

g. Additions: Additions shall follow the existing architecture of the home. For example: roof pitch, type of roofing, type of siding, paint colors, etc.

h. Patio structures, sun shades, and gazebos: Site built patio structures, sun shades, and gazebos shall follow or complement the existing architecture of the home. For example: roof pitch, type of roofing, paint colors, etc. Prefabricated patio structures, sun shades, and gazebos shall be designed and constructed to level of quality and workmanship consistent with other structures on the lot.

- i. Storage buildings: Storage buildings shall follow the existing architecture of the home. For example: roof pitch, type of roofing, type of siding, paint colors, etc.
- j. Fencing and walls: Fencing and walls may not extend further than the front of the home or the sides(s) that face the street.  
Fencing materials. Acceptable fencing materials are wood and vinyl. Vinyl coated chain link are also acceptable in all divisions except 6 and 7.
- k. Equipment: Antennas, satellites, solar devices, mechanical equipment, etc. shall be installed to minimize visibility from the street.
- l. Landscaping. The entire lot must be landscaped within 12 months after a building permit is issued. Where there is a sidewalk, the area between the sidewalk and the street will be lawn and maintained by the owner. The minimum acceptable landscaping between the house and the street is grass. The entire lot will be stabilized to prevent the overtaking of weeds and the blowing of dirt into neighbors' yards. Rock landscaping, meeting these requirements, is permitted.
- m. Detached Accessory Dwelling units (ADUs). In accordance with Article VI, Section 4 of the BPHA Covenants, detached ADUs are prohibited on all properties in Bush Prairie.
- n. Restoration of habitable structures substantially damaged by fire, flood, or act of nature must be initiated within one year of the date of such damage, as evidenced by the issuance of a valid building permit, and diligently pursued to completion.

The above Bush Prairie ACC Standards are not exclusive. Additional restrictions can be found in the Covenants and in the Bylaws. The ACC shall be responsible for citing these restrictions where they apply when an application is denied.