

## **Fox Meadows HOA Remodeling Guidelines**

The information found in this section is meant only to serve as a guideline and does not replace our official Declaration for Fox Meadows. We make every effort to present the requirements accurately here, and any inconsistencies are honest mistakes...not designed with intent to misrepresent or mislead homeowners. It is still YOUR responsibility to read and follow the rules outlined in the copy of the Declaration you received when you purchased your home, and to contact the ACC and Board of Directors with any questions you may have. It is your responsibility to check with the Architecture Committee to ensure that your project will be approved PRIOR to beginning any work. Failure to gain approval from the Fox Meadows Architecture Committee prior to beginning work on a project may result in fines and/or the removal or modification of an improvement or repair at the Homeowner's expense.

**You may also need to check with the City of Bryan and various other governmental agencies so that they can monitor the permitting and construction of improvements.**

Once your completed Home Improvement Request form, drawings and sample materials (if required) are returned to the Association, the ACC and Board will review your paperwork and provide you an answer within thirty (30) days of submission.

### **What needs approval:**

Fox Meadows is enforced at all times, so any additions, changes, etc. to your property would require approval from the ACC. This would include storage buildings, fences, pergolas, outdoor kitchens, expanded driveways, and all items on the exterior of your home.

### **Who needs to sign:**

The Home Improvement Request form must be signed by an owner of the property. Tenants are not permitted to submit Home Improvement forms.

### **When to submit:**

In many cases, the city will require HOA approval before you receive your permit, so it is always a good idea to bring the project to the HOA before contacting the city or an architect.

### **Permits:**

No work shall be done without the appropriate permit from the City of Bryan, when applicable.

### **Plans and Drawings:**

When you turn in your Home Improvement Request form, any plans or drawings you can provide will be very helpful and aid the Committee and the Board in providing you a timely approval.

### **House Paint or Stains:**

Colors should be muted earth tones. If your house is a color that is not currently approved, you must use an approved color the next time you paint.

**Fences & Gates:**

The preferred material is wood. Wood must be made of: cedar, spruce, fir, pine, redwood, or ornamental metal unless otherwise approved by ACC. Cyclone fences are allowed only if fully screened from public view.

No fencing is allowed beyond the two front corners of home unless approved by ACC.

Under no circumstances, should your backyard be visible from the street through the fence.

If you intend to stain the fence or gates, you must use approved colors. Also, the task of *Painting* the fence must be approved by the Committee and Board.

**Backyard Construction:**

No structure (storage building, etc.) may be built which will be visible from any other Association member's lot without HOA approval and a City permit, when applicable. No structure of a temporary nature (garage canopies, etc.) shall be used on any Lot at any time as a residence, either temporarily or permanently.

**Exterior Remodeling, add-ons or additions:**

If remodeling includes a change to the front facade of the house, elevation or size of home, please submit plans to the Association before submitting to the City of Bryan.

**Solar Systems:**

Please submit a plan showing the number of panels to be installed, and location of the panels on the roof. Please include a brochure showing the style and color of the panels.