

*****NOTICE OF A CHANGE TO THE 2010 STANDARDS OF
THE BROOKSTONE I HOMEOWNERS ASSOCIATION*****

**AMENDMENT TO THE ARCHITECTURAL STANDARDS
AND RULES & REGULATIONS
OF THE BROOKSTONE I**

HOMEOWNERS ASSOCIATION (Effective January 1, 2010)

On January 11, 2010, the Architectural Control Committee and the Board of Directors approved the following amendment to Section 4.11, entitled "Fences" of the 2010 Standards. The word "maintained", as well as the comma preceding it, have been removed from the first sentence of Section 4.11 so that the first sentence of the first paragraph of Section 4.11 now reads as follows (The rest of Section 4.11 is reprinted for the convenience of the Membership, however no changes have been made to the rest of the Section):

4.11 Fences

Covenant: 10.05, 10.17 Fees: \$25 Initial Fine: \$250 Daily Fine: \$25

No fence or wall of any kind shall be created or altered on any Lot or Home without the prior written approval of the Architectural Control Committee. All fences must have the finished side facing out. They may extend from the rear corners of the house toward the side property lines and towards the rear property line. Any deviation from this would require an approved variance. No fence shall be placed in the sight line of an intersection or side street. Lots with easements may require special additional approval from the authority having jurisdiction. A drawing with the placement of the fence in relationship to the house, along with complete measurements and a picture of the fence style must accompany the ACC request. No chain link fence or any variation thereof will be allowed

The following four (4) different types of fences are allowed:

A. WOODEN FENCES have 7 different approved styles (See Exhibit "A") from which to choose. The style must be in accordance with the height restriction as outlined on the chart in Exhibit "A". Wooden fences must be left in natural state or stained a natural wood color; an exception would be lots bordering the Golf Course.

1.) GOLF COURSE BORDERING LOTS: Only traditional picket fences and wrought iron fences are permissible on lots bordering the golf course. Location of fences and fence styles must be approved by the ACC, however in no case shall the pickets be wider than the gaps between them. Any wooden fence bordering the golf course must be painted or stained white or the trim color of

the house, and cannot be placed on the golf course easement without the prior written consent of the Brookstone Country Club. When deciding whether to approve a fence on a golf course lot, one of the factors the ACC will consider is whether in its opinion the fence obstructs the view of the golf course from adjoining lots.

2.) PERIMETER ROAD FENCING: All lots bordering Burnt Hickory Rd., McLain Rd., County Line Rd. and the Brookstone I subdivision are only allowed to use the six-foot Shadow Box style that would run parallel to the perimeter road.

- B. WROUGHT IRON FENCES** are allowed. The style must be approved by the ACC.
- C. VINYL FENCES** allowed with ACC approval in same style as shown in EXHIBIT A
- D. INVISIBLE ELECTRONIC FENCES** are allowed with ACC approval. The invisible fence must be installed no closer than 3 feet from any neighboring property line, sidewalk or curb. Invisible fences must also be installed so there is no possible egress for the animal (e.g. driveway). It is advisable to check with Cobb County regarding the installation of an invisible fence on the county's right of way. Plot plans for lots can be obtained at the Sales Office on Brookstone Walk.