

Bradshaw Farm Request for Architectural/Landscape Review (January 2024)

Name _____ Date _____

Address _____ Email Address _____

Phone (cell) _____ (home) _____ Proposed Start _____ End _____

For Management Company: Date Mailed to ARC: _____

Homeowners are required to submit property improvement plans to the ARC for review and approval BEFORE beginning their project. Please refer to the following documents:

- 1) Article VII of the Declaration of Covenants and Restrictions of Bradshaw Farm 2) Design Guidelines as posted on www.bradshawfarmhoa.com/default.aspx (please read) 3) All previous and builder guidelines are void, only guidelines on the website are current.
- 4) Forms, drawings, and samples are to be sent to **Ken Hardy** at golfer2058@gmail.com and **Team Management, LLC** attn: **Chardon Wyatt** at cwyatt@teammgt.com
- 5) If you proceed before approval, you may be required to remove your changes or be fined.
- 6) ARC has 30 days *from receipt* to respond, **not** the date of request. Please plan accordingly.
- 7) Insufficient information or illegible form will stop 30-day clock until corrected.
- 8) Permits, utility marking and all governmental approvals and regulatory fulfillments are the sole responsibility of the homeowner. Any approval by ARC in no way frees the homeowner from these requirements and responsibilities. Setback and other requirements stated in your specific deeds must be observed. Setback from golf course property cannot be less than 25’.
- 9) Fence additions: Letter stating approval from neighbors **required** to tie into their fence.

Home Improvements

- Structural Additions (no free-standing outbuildings/structure allowed)
- Structural Repair/Replacement of original exterior components
- Deck/Patio
- Gazebo/Trellis/Arbor
- Satellite Dish (placement has to be approved, wires tacked down and hidden, no antennas)
- Lighting (outside and landscaping)
- Play Structures (must be primarily wood and placed so as not to be seen from the front)
- Basketball Goals (clear or grayish backboard with goal placed perpendicular to street)
- Pool/Spa/Hot Tub/ Pool with Cabana (full plan required with scaled renderings)
- Fence Additions/Modifications (see online guidelines) No privacy fences allowed
- Retaining Walls (strictly regulated against changing water flow onto neighbor’s property)
- Painting Exterior (only if changed from original color(s))
- Dumpster Parked on Property (Notification to ARC required even if used for inside work)
- Other:

Landscaping Improvements (Detailed drawings are required of improvements/changes)

- Landscaping Changes (new or additions) Complete layout plans required
- Invisible fences (Not approved due to liability unless extenuating circumstances exist)
- Tree removal (if over 4", allowed only if residence is endangered or trees are dead or dying)
- Water Features (such as fish ponds, waterfalls; Full plans required)
- Drainage Changes (strictly regulated)
- Hardscape (such as cement formed edges, stacked stone, etc.)
- Other:

Description of Improvement in Detail (For structures, provide detailed drawings and measurements)

Owner Signature _____

Date _____

Note: This authorizes ARC access to your outside property for viewing area of change ARC will email approval, denial, or request for information to the management company.