

Bailey Ranch Estates Homeowner's Association  
**Architectural Review Committee Guidelines**

1. Storage Buildings
  - a. Buildings/structures less than height of existing privacy style fence DO NOT require Committee Approval (i.e. those that cannot be seen)
    - i. Must not be "readily" visible
    - ii. No Committee Vote or Review required
    - iii. May deviate from the following Materials, Shape, Size, Location, etc.
  - b. Materials
    - i. Exterior walls must be constructed from wood/fiberboard siding and/or brick
      1. Siding must be painted to same color as house
      2. Brick must match house
      3. No metal buildings allowed
    - ii. Must have shingles to match house
  - c. Shape
    - i. Must have single pitch roof "similar" (but not identical) to house
    - ii. No barn style buildings allowed
  - d. Size
    - i. 10 feet x 14 feet or smaller has been Pre-Approved by Committee Vote
    - ii. Greater than 10 feet x 14 feet **requires Committee Vote in every case**
  - e. Location
    - i. Nearest property line(s) can be NO CLOSER THAN maximum building height minus 6 feet
    - ii. Example:
      1. Peak height is 9 feet
      2.  $9 - 6 = 3$
      3. Building must be at least 3 feet from property line
2. Fence
  - a. Style
    - i. 6 foot tall privacy fence constructed from Cedar or Pine is pre-approved
    - ii. Ranch Rail (wood post & 2 wood rails with vinyl coated chain link) is pre-approved
    - iii. All other styles require **Committee Vote in every case**
  - b. Location
    - i. No closer to street than front of house in any case
    - ii. On side yard, must be at least 3 feet from sidewalk
3. Concrete flatwork (i.e. Driveways & Sidewalks)
  - a. Any amount provided property lines are not violated
  - b. Color must be natural, no staining
  - c. No patterns allowed
  - d. Staining or patterns **require Committee Vote in every case**
4. Finials
  - a. **Requires Committee Vote in every case**
  - b. Maximum height 36 inches
  - c. Natural color, non-painted (i.e. finish that will not peel)
    - i. Must provide photo of finial
    - ii. Must provide sketch/photo of house with suggested finial location
5. House additions
  - a. **Requires Committee Vote in every case**
  - b. Materials and style must be same as original house
  - c. Must meet roof pitch requirements in covenants (Phase specific)