

QUICK REFERENCE

Butterfield Ridge II Homeowners Association **Summary of Key Elements of the CC&R's**

The primary purpose of our Governing Document is to preserve the natural beauty of the Butterfield Ridge II Subdivision and to ensure that the privacy and views of each home site in the Subdivision are protected. Homeowners have wide latitude in home design, siting, landscaping and maintenance within the general guidelines of our Governing Document. The complete version of our Governing Document contains our By-Laws, our CCRs, and our Design Controls; this document be found on our BR2NC website at <http://BR2HOA.com/reference-documents/>

Construction, Renovations, and Landscaping

Design Guidelines

Any proposed new construction or modification of existing construction must have prior written approval of the BR2HOA Design Control Committee. Homes should complement rather than dominate the landscape and consideration will be given to the impact of any construction or landscaping on neighboring properties and common areas.

- All structures and landscaping should be in harmony with both the natural surroundings and compatible with one another
- The size of the building pad shall be considered to be a circle having a diameter of one hundred feet (or approximately 7,850 sq. ft.). The Design Control Committee will require that a house shall be located, insofar as possible, within the confines of the circle mentioned above, with additional area to be cleared by the owner or the owner's contractor to be kept to a minimum to accommodate patio, garden, pool, and/or yard areas, but only if such areas appear on the plans submitted to the Committee and are approved by the Committee
- Minimum home size is 2,250 ft² exclusive of basements, carports, garages, and open porches
- Homes are to be one story construction with:
 - 15' max height for 2/3 of the house and
 - 19' max height for the remaining 1/3
- Flat roofs preferred; otherwise max allowable pitch is 5:12
- Exterior walls to be stucco only in light to medium earth tone color
- Satellite TV dish under 20" diameter is OK; should be as unobtrusive as possible
- Exterior lighting recommended so long as it does not pose a nuisance to neighbors
- Utility connections must be underground
- Solar panels are permitted but should be as unobtrusive as possible
- Retaining walls limited to 6'
- There shall be neither sidewalks nor street lighting in the Subdivision.
- Drainage ponds are required for all residences prior to occupancy

Fitting the Landscape

- Native shrubs and plants and indigenous trees contribute much to the natural beauty and ecology of the Butterfield Ridge II Subdivision and should be retained and used as much as

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possible. Non-native vegetation is discouraged. Landscaping plans require prior written Design Control Committee approval.

Variances may be approved by the BR2NC Design Control Committee in special circumstances

General standards of appearance and maintenance:

- Appearance:
 - Trash and rubbish should be removed in a timely manner
 - Landscaping:
 - The appearance of plants, trees, and other landscaping vegetation shall be appropriately maintained and kept up
 - Landscaping cloth, weed-bond, and waterproofing plastic sheet shall not be visibly exposed; bare areas caused by weather shall be repaired and covered with appropriate landscaping material in a timely manner
 - Weeds in landscaped areas in view of the street or neighbors should be eradicated or at least kept to a minimum
 - Dead trees, bushes and other dead vegetation in the portion of the lot visible to neighbors or passersby shall be removed and either replaced in kind or with other suitable landscaping. Dead branches and limbs in the landscaped portion of the lot shall be removed
 - Bushes near driveways and streets shall be pruned so that they do not obstruct drivers' view. Creosote bushes and certain cacti (e.g., soto plants & yuccas) shall not be allowed to grow next to curbs, since their roots propagate potentially undermining and causing damage to the asphalt roadbed.
- Public Nuisance: No obnoxious or offensive activity shall be carried on within the Subdivision – please!
- Maintenance of Private Rights-of-Way. Each lot owner shall be responsible for maintaining the unpaved portion of the private rights-of-way contiguous with the owner's lot
- On-Street Parking. Temporary short-term (up to six-hour) guest parking is allowed; there shall be no overnight on-street parking of any vehicle.

Neighborhood Governance

Board of Directors and Committee membership

- The BR2NC has a BoD consisting of 5 members serving for staggered terms of 2 years each
- We currently have the following supporting Committees: Design Control, Roads & Grounds, Gate and Social.
- Please consider volunteering for our Board or one of our supporting Committees
- We host our Annual Meeting in the month of October each year.

Our currently approved annual assessments are:

- 2022 \$450
- 2023 and thereafter \$500

All annual assessments are due by 1 January of each year