

Driveway and walkways repair or replacement, and other hardscapes

Brighton at Mill Creek Homeowner's Association Board Resolution

WHEREAS, the board of directors of Brighton at Mill Creek Homeowners Association is empowered to govern the affairs of the homeowners' association pursuant to ARTICLE II, Section 8 and Section 8.15 of the Declaration of Covenants, Conditions and Restrictions.

WHEREAS, there is a need to provide clear guidelines on driveway or walkway repair and replacement, and other hardscapes for conformance within the Association and within the City of Mill Creek.

WHEREAS, it is the intent that this policy shall apply to all homeowners within Brighton at Mill Creek Homeowners Association and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the board of directors.

NOW, THEREFORE, BE IT RESOLVED THAT the following policy on driveway or walkway repair and replacement, and other hardscapes on any and all lots is hereby adopted by the board of directors:

Driveway repairs and partial to full replacements must be completed using original materials of natural non-colored concrete with exposed aggregate. All expansion joints must be of original design and material. Decorative borders of stone, paver, stamped concrete, or wood maybe be added to driveways but only with prior approval by the Brighton at Mill Creek Architectural Control Committee (ACC). Partial or full driveway replacements and decorative borders must include site plan, materials, and colors if coloring is used, in a project approval form and the project approval form must be submitted no less than thirty (30) days prior to construction to the Brighton at Mill Creek ACC. Approval by the Brighton at Mill Creek ACC must be received before construction can begin.

Repairs or replacement of walkways that lead from the driveway to the front, side, mother-in-law, or back doors, including any existing stairs, are to be repaired or replaced with original material and design. All expansion joints must be of original design and material. New material and design can be considered but must receive prior approval from the Brighton at Mill Creek ACC. Construction of new or replacement of existing with like materials and design, or of a new design and or material must be submitted no less than thirty (30) days prior to construction to the Brighton at Mill Creek ACC. Approval by the Brighton at Mill Creek ACC must be received before construction can begin.

Construction of new walkways are permitted along the sides and back of the principle structure and between any adjoining accessory buildings. Walkways that cross half-way or more through front yards, excluding original walkways that lead to front, side, mother-in-law, or back doors, must not be visible from any right-of-way. Any new walkway construction must include site plan, materials, and colors if coloring is used, in a project approval form and the project approval form must be submitted no less than thirty (30) days prior to

construction to the Brighton at Mill Creek ACC. Approval by the Brighton at Mill Creek ACC must be received before construction can begin.

Hardscaping that is of not of original lot design, including but not limited to paved areas, retaining walls, sleeper walls, stairs, walkways, and any other landscaping made up of hard wearing materials such as wood, stone, concrete, rock, etc., must be submitted no less than thirty (30) days prior to construction to the Brighton at Mill Creek ACC. Applications must include site plan, design, material, and color if coloring is used. Approval by the Brighton at Mill Creek ACC must be received before construction can begin.

Maintenance and appearance of all driveways, walkways, and hardscapes, new or existing, must comply Article IV, Section 1.1.17 – Repair of Structure, Article IV, Section 1.1.19 – Uniformity of Use and Appearance and Article V, Section 1.2 – Exterior Finish of the Brighton at Mill Creek Declaration of Covenants, Conditions and Restrictions.

Approved:

Date: 7/26/2017

President: 

Secretary: 

APPROVED