

# BRETTON WOODS

Look inside to **VOTE** for:

- Temporary Above Ground Pools



- Sheds



- Wrought Iron Fencing



- Less-Restrictive House Numbers



IT IS VERY IMPORTANT THAT EACH HOMEOWNER VOTE ON THESE ISSUES!



# Attention Homeowners

Pressing issues have been brought to the Bretton Woods H.O.A. Board of Directors. There have been several inquiries regarding the language of the covenants pertaining to “House Numbers”, “Storage Buildings”, “Above Ground Pools” and “Ornamental Iron Fencing”. After many hours of discussion and debate, we have decided to call on each of you to possibly amend the covenant restrictions.

Currently Section III, Paragraph I of the Bretton Woods Covenants states, **“All house numbers shall be cast concrete and shall be mortared to the front exterior of the house.”** Approximately 1/3 of the homes do not comply with this covenant. Most of the home owners were not aware of what type of house number was required, nor were they given a choice when their home was built. It can be very costly for these home owners to have cast concrete numbers installed to comply with the covenant. The board is recommending to amend this covenant restriction as explained on page 2, in order to lessen the financial burden to become compliant with the covenants.

Currently Section III, Paragraph K states, **“Outbuildings are prohibited.”** Most of the homes have 2 car garages and must park their cars in the driveway because they simply do not have enough room to store their lawn and garden equipment plus their vehicles. The board feels there are viable options that would be feasible to utilize an exterior storage building. These are explained on page 2.

Currently Section III, Paragraph L states, **“Above ground swimming pools are prohibited.”** This language is BLACK and WHITE and doesn’t even allow for a toddler to splash in 6 inches of water. With this in mind, the board is requesting your vote as to the possible allowance of temporary swimming pools that would meet the type and seasonal limitations set forth on page 2.

Currently Section III, Paragraph M states, **“Fences shall be of wood, brick, stucco or stone. Chain link, barbed wire, meshed and other metal fencing are prohibited.”** Home owners with ornamental iron fences do not comply with this covenant. The board feels that ornamental iron fencing is attractive and could be included in this covenant. The board is asking to amend this covenant to include ornamental iron fencing as explained on page 2.

**Please note the Board’s intent is to allow families the ability to enjoy their property to its fullest extent without jeopardizing the integrity of our great neighborhood.**

**An explanation of the procedures and timeline to amend these covenants are described on page 3.**

**The board is in need of five notaries to volunteer their services during this time. Please contact one of the board members listed on page 3.**

# Proposed Amendments

## I. House Numbers:

House address numbers shall be of cast concrete, ceramic, plaque or cast aluminum. House numbers made of plastic, brass, vinyl, wood or any other type of material are prohibited. All house numbers shall be mortared or mounted to the front exterior of the house or mailbox.

*(Example pictures shown at right)*



Cast Concrete Mortared



Cast Concrete Mortared



Ceramic Mortared



Ceramic in Cast Aluminum Frame



Cast Aluminum Plaque

## K. Outbuildings:

**Permanent outbuilding structures would still be prohibited.** A maximum of one (1) Rubbermaid type storage building, no larger than 6.5 feet by 6.5 feet and no taller than 6.5 feet in height, would be allowed per lot. No storage building shall be constructed on a concrete slab. Outbuildings constructed of wood, metal or any other type of material are prohibited. **No storage building shall be seen from a public street.**

*(Example picture shown at right)*



## L. Swimming Pools:

**Permanent above ground pools would still be prohibited.** A temporary above ground pool, no larger than 18 feet in diameter and no taller than 4.5 feet in height, may be erected no earlier than May 15<sup>th</sup> and must be disassembled no later than September 15<sup>th</sup>. No decks, platforms, concrete or any other type of structure will be allowed around any temporary above ground pool. **The yard must be fenced, and no temporary above ground pool shall be seen from a public street.**

*(Example picture shown at right)*



## M. Fencing:

Fences shall be of wood, ornamental iron, brick, stucco or stone. Chain link, barbed wire, mesh or any other type of fencing is prohibited. Wood fencing shall be of natural wood or natural wood stain in color. Ornamental iron fencing shall be black in color. Brick, stucco and stone fencing shall match the exterior of the home. No fence shall exceed 6 feet in height.

*(Example picture shown at right)*



## Amendment Procedures

Section V, Paragraph C states, “the covenants within Section III may be amended at any time by written instrument signed and acknowledged by the owners of more than 75% of the lots within the subdivision.”

For example, if you and your spouse are on the deed claiming ownership of your home. **Both** you and your spouse will be required to sign the legal documents together as one if you approve of the proposed amendments. This signature will be acknowledged by a notary. If you and your spouse disagree on a proposed amendment, it is considered a “no” vote.

**If less than 127 lots approve the above proposals, then all homeowners will be required to make any and all necessary changes to comply with the covenants as they are currently written.**

**Please note: These amendments are stand-alone items and need to be voted on separately.**

The Bretton Woods Homeowners Association Board of Directors is calling a special meeting to the homeowners to vote on these proposed amendments at the following location and dates:

**Moore Elementary Cafeteria:  
Monday, April 19, 2004, 6:30 to 8:30PM  
And  
Thursday, April 29, 2004, 6:30 to 8:30PM**

The Bretton Woods Homeowners’ Association Board appreciates your time and concern.

If you have any comments, questions or have a notary license please feel free to call or e-mail one of the board members listed below.

Guy Kargl 461-8333 [Guy.Kargl@xeta.com](mailto:Guy.Kargl@xeta.com)

Mark Butler 307-8077 [mabutler@aep.com](mailto:mabutler@aep.com)

Roger Merritt 254-9764 [rjmerritt@valornet.com](mailto:rjmerritt@valornet.com)

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ON THESE ISSUES!"**

Please visit the Bretton Woods web site for more information:  
[www.brettonwoodshoa.com](http://www.brettonwoodshoa.com)