

# **SUMMERSET AT BRENTWOOD II ASSOCIATION**

## **RULE 6.1 ARCHITECTURAL RULES**

### **PURPOSE**

Architectural Rules set forth restrictions for exterior changes to a residence to ensure improvements comply with Architectural Standards established by the Association and as administered by the Architectural Committee (“Committee”) and conform to the overall design scheme of the community to maintain property values.

### **1. POLICY**

The Association guides and oversees exterior Owner improvements on a Lot in accordance with the Governing Documents and Architectural Rules.

- A. It is an Owner's sole responsibility to comply with the governing documents, governmental laws, regulations, ordinances including building permits, codes and standards, safety requirements, inspections, and approvals.
- B. Improvements (as defined in Section 2) of any kind must not be made until Owners submit an Application for Architectural Improvements and it is approved in writing by the Committee.
- C. An Application for Architectural Improvements is not required for maintenance items or seasonal decorations (as defined in Section 2).
- D. The Board of Directors (“Board”) may assess fines, require remedy or removal at the Owner's expense, if a violation has occurred.
- E. Paint Book updates will be done in consultation with a paint design professional to determine the impact of the suggested changes on the whole community. Proposed updates will follow the same approval procedures as Rule changes.
- F. Owners are not required to complete an Application for Architectural Improvements for exterior ornamentation on street frontage property that measures five (5) feet in height or less or number less than ten (10) except for duets where ornaments are limited to five (5).
- G. Owners are required to complete an Application for Architectural Improvements for exterior ornamentation on street frontage property that measures five (5) feet in height or more or number more than ten (10) except for duets where ornaments are limited to five (5).

### **2. DEFINITIONS**

**Exterior Ornamentation**—nonpermanent (movable) items.

**Improvements** - exterior modifications, changes or alterations including everything constructed, installed, removed, painted, or planted on a Lot. This includes, without limitation, buildings, fences, walls, paving, pipes, wires, grading, landscaping, hardscaping, and any other work determined by the Association to be an Owner modification. Except for spot/touch-up painting, any exterior paint work, including repainting the same color, is considered an improvement.

**Maintenance**—keeping property in good condition and preserving it from failure or deterioration by making repairs or correcting problems. (Refer to Rule 6.6 Property Maintenance Rules.)

**Paint Book**—contains approved exterior color schemes, approved fence and perimeter wall colors, and is part of the Architectural Rules.

**Seasonal Decorations**—temporary decorations for holidays.

**3. Architectural Improvements Packet**

The Architectural Improvements packet includes the following forms: 1. Architectural Improvements Application, 2. Architectural Notice of Completion, and 3. Summary of Requirements for Architectural Improvements Requests. The packet is available from the Office Administrator and on the Summerset II website.

**4. Architectural Committee**

The Architectural Committee (as established by the CC&Rs and Association Rule 1.10) shall review the submitted application in good faith and strictly in accordance with the written Architectural Standards (Exhibit A) and as set forth in the Governing Documents.

**5. General Liability Statement**

In the event an improvement or circumstance is not defined or adequately covered in the Governing Documents, interpretation will become a matter of judgment on the part of the Board. The Committee and/or the Board, past or present Owners, acting in good faith, shall not be liable to any Owner or contractor for damages, loss or prejudice suffered or claimed as the result of approval or disapproval of any proposed improvements, performance of the work or whether the contents of the Governing Documents are correct.

This Rule shall be effective on the date the Board of Directors approves it.

Date approved by the Board of Directors August 13, 2025

Director of Operations Signature Julia J. Wantuck Date 9/10/25

**SUMMERSET AT BRENTWOOD II ASSOCIATION  
RULE 6.1 ARCHITECTURAL RULES  
EXHIBIT A -- ARCHITECTURAL STANDARDS**

**1. Drawings, Specifications or Sketches**

For all improvements to an Owner's property such as landscaping, hardscaping, or construction, the work shall be based on plans and drawings to approximate scale and specifications. Drawings shall be included with the application. For extensive changes, a plot plan must be submitted showing contours, natural features, setbacks, drainage, driveway and house location. Professional blueprints may be required.

**2. Building Type**

Each Residence shall retain the characteristics of the original design, including no less than the interior number of square feet as originally constructed exclusive of porches, patios and garages. All Residences shall remain single story.

**3. Setbacks**

No structure can be constructed or installed within the setbacks prescribed by the City of Brentwood.

**4. Exterior Building and Roof Materials**

Additions or modifications to the Residence shall have the same characteristics and appearances as originally constructed regarding stucco, trim, stone or brick and concrete roof tiles.

**5. Exterior Paint Colors**

All exterior paint color schemes including stucco walls, concrete roof tiles, wood trim, stone masonry, shutters, front doors, garage doors, fencing, perimeter walls, etc., shall be submitted to the Committee for review. Only exterior color schemes listed in the Paint Book will be approved by the Committee.

**6. Driveways and Walks**

Driveways must be repaired or replaced with concrete. Installation of walkways on a property line requires written approval of owners on both sides of the property line. Use of paint/stain on any concrete surface visible from the street is not permitted. Driveways, entry walks, and sidewalks shall be kept clear of objects, that would interfere with accessibility.

**7. Fencing/Perimeter Walls**

- A. Fencing shall include vertical pickets finished with fleur-de-lis finial or spear-pointed finials on every other picket.
- B. Front porch fencing may be finished with a flat top rail or plain square ends.
- C. Fence height shall not exceed five (5) feet from ground level.
- D. Fencing shall not be installed any closer to the curb or sidewalk than two (2) feet.
- E. Fencing shall not be installed any closer to the front face of the house than six (6) feet. Fencing may not extend beyond the utility meters.
- F. Fencing on a property line requires written approval of Owners on both sides of the property line.
- G. Side yard fencing must be at least thirty-six inches (36") from an A/C unit (or other permanent fixture) on both the owner's and neighbor's lots
- H. A barrier fence to prevent small animals from escaping through the wrought iron fence (no taller than twenty-four (24) inches) is allowed.
- I. Fencing to conceal the air conditioner and garbage/recycling carts may be replaced with the same or similar fencing.
- J. Fence material between Summerset II Lots must be black wrought iron.
- K. Perimeter walls facing owners' lots may only be painted Navajo White or color-matched to Navajo White.

- L. Perimeter wood fencing may be sealed with wood type sealant/preservative or stained a Cedar/natural wood tone.

**8. Drainage**

No Owner shall impede, alter, or otherwise interfere with the drainage patterns on a Lot or adjacent Lots, which changes the original Lot or Common Area. Surface water and water from the roof shall flow into the system of underground drainage pipes to the street.

**9. Exterior Wiring and Piping**

No lines, wires or other devices for transmission of electric current and power, or piping for water lines, shall be placed or maintained anywhere in or on a Lot unless contained in underground conduits or within approved structures.

The following are excluded from this provision:

- A. Temporary arrangements made during construction
- B. Antenna and satellite dish system installations (refer to Rule 6.3 for specific requirements)
- C. Solar energy system installations (refer to Rule 6.4 for specific requirements)

**10. Exterior Lighting**

- A. Mercury/sodium vapor lights are not allowed.
- B. Landscaping and driveway lights of low height and low intensity are allowed provided they are not placed in an area that would create a nuisance or hazard.

**11. Street Trees**

See Rule 6.2 for the street trees rules.

**12. Street Frontage Property**

At least 25% of street frontage property, excluding the driveway, front walkway, and street sidewalk, shall include live permanent greenery plants no less than one gallon in size, synthetic turf, or a grass lawn. For safety reasons, any plant material that unreasonably blocks or obscures pedestrian or driver views must be trimmed or will be subject to trimming or removal by the Association.

**13. Prohibited Plants**

Any plants that are toxic, hazardous, or root-invasive must not be used in landscaping on a Lot.

**14. Sheds and Doghouses**

Sheds, doghouses, or any similar structures are prohibited.

**16. Privacy Partitions**

**Side/Back Yards:**

- May only be installed parallel to and between the two side faces of the residence.
- Must not exceed the height of seven (7) feet.
- Must be constructed in an "open style" with at least 50% air such as lattice, louver, posts, or appropriate wood or metal.
- Shall be natural, white, or match the Residence main body color.
- Must be installed within ten (10) feet of the rear face of the residence.

**17. Golf Ball Safety Barriers**

- A. Barriers erected for safety purposes shall be mesh netting, transparent solid acrylic, plastic, or shatterproof glass panels.
- B. The length and height will be determined by safety requirements as necessary to protect the Residents.

## **18. Patio Covers**

Covers over a patio, or in any part of the yard, either attached to the Residence or freestanding, shall be subject to the following:

- A. Covers shall be allowed only in the backyard
- B. Any part of an open trellis type cover shall be no closer than five (5) feet to the rear property line.
- C. A cover must not extend beyond the sides of the Residence and must not be any higher than the level of the residence's rain gutter.
- D. All covers, either open or solid, shall be compatible with the architecture and roof pitch and the cover must be natural, white, or compatible with the main body color of the Residence.
- E. No enclosed patio structures shall be permitted.

## **19. Exterior Door and Window Coverings**

Exterior security/screen doors and awnings must be compatible with the approved color scheme of the residence.

## **20. Common Area Utility and Facility Access**

Improvements that restrict access to and/or interfere with any required maintenance and/or repair of any common area utilities or other facilities are not allowed.

This Rule shall be effective on the date the Board of Directors approves it.

Date approved by the Board of Directors August 13, 2025  
Director of Operations Julie J. Wantuck Date 9/10/25

## **SUMMERSET AT BRENTWOOD II**

### **RULE 6.2 STREET TREE MAINTENANCE AND REPLACEMENT POLICY**

#### **1. General Policy**

Declarant is required by the city of Brentwood to install street trees in the front yard of residences in Summerset. A well-planned street tree program beautifies the community, creates aesthetic pleasure, provides shade during the summer season and adds to the property values.

#### **2. Street Tree Definition**

The term "Street Tree" refers to trees originally planted by Declarant along all streets in the development, forming a relatively uniform row of trees on both sides of our streets. These trees were generally planted from 6 feet to 10 feet back from the sidewalks (curbing on non-sidewalk side of the streets). Where houses were located close to the street, they were generally planted approximately half the distance between the sidewalk/curb and the house. The spacing of the trees was generally at about 30-foot intervals, modified by the location of streetlights and driveways too close together to allow for a tree. These trees were planted to provide an aesthetically pleasing look to our neighborhood.

#### **3. Street Tree Replacement**

In recognition of the fact that an owner may prefer a different street tree, the Association, in accordance with the City of Brentwood, permits removal and replacement of a street tree. The replacement tree, approved on a case-by-case basis, shall be planted in the same location as the tree removed taking care to restore the surrounding area to the previous landscaped condition. The Architectural Committee may approve minor adjustments to the location of the Replacement Trees. Replacement trees shall be planted within 30 days of receipt of written approval.

While replacement trees can be more homeowner friendly and attractive, be of a small size, have deeper root systems, and be more resistant to diseases and insects, periodic maintenance is still required. To help minimize the associated maintenance expenses, a list of suitable trees to use when selecting a replacement tree has been developed. Variances to the following list may be considered (See Architectural Standards Exhibit D.)

<u>Botanical name</u>	<u>Common Name</u>
1. Acer Palraatum	1. Japanese Maple
2. Celtis sinensis	2. Chinese Hackberry
3. Cercis Canadensis	3. Eastern Redbud
4. Lagers troemia	4. Crepe Myrtle
5. Indica Mains floribunda	5. Ornamental Crabapple
6. Pyms Calleryana	6. Ornamental Pear (Bradford & Aristocrat)
7. Pistacia chinensis	7. Chinese Pistache
8. Quercus ruba & coccinea	8. Red and Scarlet Oaks
9. Acer Ginnala	9. Amur Maple
10. Geojera Parviflora	10. Australian Willow
11. Ceratonia Siliqua	11. Carob
12. Sophara Japonica	12. Chinese Scholar
13. Sepium Sebiferum	13. Chinese Tallow (Poisonous Berry/Leaf)
14. Primus Cerasifera	14. Flowering Plum (Except Hollywood)
15. Koeireutema Paniculata	15. Golden Rain Tree
16. Tilia Cordata	16. Little Leaf Linden (Expect Bees)
17. Mayhtenus Boaria	17. Mayten (Evergreen)
18. Augustifolia	18. Raywood Ash (fast growing 25' to 35')
19. Acer Buergerianum	19. Trident Maple
20. Cercis Occidentalis	20. Western Redbud

Replacement trees shall be 15 gallon or larger in size depending upon the size of the tree that is removed to maintain symmetry and proportion to other existing trees. Therefore, the replacement tree size shall be subject to committee approval. All costs that relate to removing and disposing of existing street tree and subsequent planting of a replacement tree shall be at the Owner's expense. Trees are to be planted with appropriate lodge poles or cable supports as needed.

#### **4. Tree Maintenance**

Normal and routine maintenance of street trees is the Owner's responsibility. This includes:

- A. Pruning branches for street and street light clearance, driveways, and sidewalks
- B. Cutting and removal of all invasive roots
- C. Leaf removal
- D. Disease and insect control
- E. Fertilization

Anyone climbing into street trees to perform any type of activity does so at their own risk and the Association shall be held harmless, defended and indemnified by the Owner in the event of injury to self or others or damage to any real or personal property.

The Association Management Company will periodically inspect the street trees to determine if any maintenance is required. The results of these inspections shall be reported to the Board. Inspection will include root invasions and damage, street, sidewalk, and power pole clearance, and any other maintenance issues that might require professional tree service.

Approved by the Board of Directors: January 10, 2007

Replaces original rule dated March 27, 2002

## **SUMMERSSET AT BRENTWOOD II**

### **RULE 6.3 ANTENNA AND SATELLITE DISH SYSTEMS**

#### **PURPOSE**

This Rule sets forth the policies for the installation of an antenna or satellite dish systems ("system").

#### **POLICY**

1. Owners, (or Owners on behalf of tenants/other residents), must submit an Architectural Improvement Application to the Architectural Committee ("Committee") for approval prior to the installation or modification of any system. Owners are solely responsible for compliance with Rule 6.3.
2. Visibility from the street of any components should be minimized. The optimum location is on the rear of the residence behind and below the roof ridge. Installation forward and/or above the roof ridge should be avoided.
3. Wiring or cabling must be installed to be minimally visible from the street.
4. Cable/wiring should be routed through the garage. If installed horizontally behind the eaves or above the gutter, it must be anchored securely to prevent future drooping.
  - a. If visible from the street, it must be painted to blend into the background to which it is mounted.
  - b. If the increased costs to meet the above restrictions are greater than \$500 or 20% of the total project cost (whichever is greater) the Committee may approve alternate plans that minimize the street visibility of the Antenna or Dish system.
5. Only those Antennas or Dishes with a diameter or diagonal measurement of less than one (1) meter (39.37 inches) are permitted.
6. It is an Owner's responsibility to comply with the governing documents, governmental laws, regulations, ordinances, codes and standards, safety requirements, inspections, and approvals, and to obtain any required certification, license, or building permits.
7. Owners must provide a copy of this Rule to the service provider prior to the start of installation.
8. The Owner must have all parts of the previous system removed prior to submitting the written Notice of Completion to the Committee.

This Rule 6.3 Antenna and Satellite Dish Systems shall be effective on the date of adoption, shall supersede any previous Rule 6.3 Antenna and Satellite Dish Systems, and shall remain in effect until modified by the Board of Directors of the Association.

I, Karon Fields, Secretary of the Summerset at Brentwood II Board of Directors, certify that this Rule was duly adopted by the Board of Directors and came into effect on November 12, 2025.

Secretary signature Karon Fields Date Nov 17, 2025

## **SUMMERSET AT BRENTWOOD II**

### **RULE 6.4 SOLAR ENERGY SYSTEM**

#### **PURPOSE**

This Rule sets forth the policies for the installation of a solar energy system.

#### **POLICY**

1. Owners, (or Owners on behalf of tenants/other residents), must submit an Architectural Improvement Application to the Architectural Committee (“Committee”) for approval prior to the installation or modification of any solar energy system. Owners are solely responsible for compliance with this Rule 6.4.
2. It is the Owner’s responsibility to comply with the governing documents, governmental laws, regulations, ordinances, codes and standards, safety requirements, inspections, and approvals, and to obtain any required certification, license, or building permits.
3. The Committee must approve or deny the owner’s application within 45 days after receiving a completed application.
4. The solar energy system must be installed in the least obtrusive location possible that does not unreasonably delay installation, increase the cost of its installation by more than \$1,000, or decrease its efficiency by more than 10%.
5. Where feasible, equipment should be mounted with sufficient setbacks from the front face of the residence to minimize its visibility from the street. Avoid installing forward of the gas meter.
6. To the maximum extent possible, wiring, conduit, cabling, or equipment must be installed to be minimally visible from the street.
7. Avoid vertical or diagonal wiring, conduit, or cabling runs across the roof.
8. Avoid multiple wiring, conduit, or cable runs on the side of the residence.
9. All conduit, piping, or wiring attached as a permanent installation for the system must be painted to blend into the background to which it is mounted or placed.
10. Owners must provide a copy of this Rule to the service provider prior to installation.

This Rule 6.4 Solar Energy Systems shall be effective on the date of adoption, shall supersede any previous Rule 6.4 Solar Energy Systems, and shall remain in effect until modified by the Board of Directors of the Association.

I, Karon Fields, Secretary of the Summerset at Brentwood II Board of Directors, certify that this Rule was duly adopted by the Board of Directors and came into effect on November 12, 2025.

Secretary signature Karon Fields Date 12/4/25

## **SUMMERSET AT BRENTWOOD II**

### **RULE 6.5 ARTIFICIAL TURF**

1. It shall be the policy of the Association to permit an Owner to install and maintain artificial grass in front and/or backyard, subject to the provisions in federal and state laws (as applicable), Rule 6.1, Architectural Standards and this Rule 6.5.
2. As a condition of approval, the owner shall provide the Architectural Committee with a sample of the brand of artificial grass to be installed, along with the manufacture's product description and warranty. The following also will be evaluated — color, color retention, pile and weight, toxic material, permeability, water absorption, infill material, base and drainage, border material, nap/ grain and ground vaults.
3. Backyard lawns may be replaced with artificial grass using the same standards with the exception that an artificial putting green may be added, if approved, by the Architectural Committee.
4. Trees may not be removed to facilitate the installation of artificial grass. See Rule 6.2.
5. Removal of sub soil/dirt is addressed in Rule 6.1 Exhibit A #10.
6. Change of slope, grade or drainage is prohibited by Rule 6.1 Exhibit A #11. The original lawn sprinkler system shall be kept intact - Rule 6.1 Exhibit A #11
7. In addition to the requirements of Rule 6.1 Exhibit A #16, "Landscape Maintenance," artificial grass shall be kept in good repair. Any noticeable defects such as rips, seam separation, tree roots, etc. shall be repaired to its original appearance. In the event of a refusal or delay in repairing any noticeable defect, the homeowner shall be given a notice of noncompliance for failing to maintain the artificial grass in its original appearance Rule 6.1 Exhibit B.

Approved by the Board of Directors

April 19, 2014 Helene Woods

Secretary

## **SUMMERSET AT BRENTWOOD II**

### **RULE 6.6 PROPERTY MAINTENANCE**

#### **PURPOSE**

This Rule establishes Policy and Standards for property maintenance and summarizes the information in the Articles of the Covenants, Conditions, and Restrictions ("CC&Rs") (as noted). (Refer to CC&Rs Article 10 Maintenance of Property for complete information.)

#### **POLICY**

- A. Owners are responsible for the maintenance of their Lot and all improvements thereon (including but not limited to awnings, exterior ornamentation, seasonal decorations, signs, flags, banners, etc.) and must keep the same in a clean, sanitary, workable, and attractive condition. (CC&Rs 10.2.1) This includes the Owner's side of any perimeter wall and/or fencing.
- B. Owners of the adjacent Lots share the responsibility for maintenance and painting of Party Fencing, Party Roof Ridges, and Party Walls. (CC&Rs 11.2) Maintenance of shared walkways is the responsibility of Owners of both Lots.
- C. Fencing between a Lot and the golf course is the responsibility of the Owner of the Lot (CC&Rs 10.2.6).
- D. Owners are responsible for maintaining, repairing, and replacing the lock on their mailbox. (CC&Rs 10.2.9)
- E. All painting work (except for touch-up/spot painting) requires Architectural Committee approval before work begins. (Refer to Rule 6.1)
- F. Lots shall be maintained consistently with the Standards (as defined in Section 3 of this Rule).
- G. The Board of Directors ("Board") shall have the discretion to determine if any maintenance, repair, or replacement that is the responsibility of an Owner is necessary to preserve the appearance and value of the property. (CC&Rs 10.5)
- H. The Board may assess fines, require remedy or removal at the Owner's expense, if a violation has occurred. (CC&Rs 15.12)

#### **DEFINITIONS**

**Maintenance** – Keeping property in good condition and preserving it from failure or deterioration, including painting, caulking, cleaning, and minor non-structural upkeep. (CC&Rs 1.24)

**Party Fencing** – Fencing on the common boundary between two (2) or more Lots. (CC&Rs 1.30)

**Perimeter Walls/Fencing** – Walls and/or fencing placed on the property line between an Owner's Lot and property owned by others outside the Association.

#### **STANDARDS**

- A. Landscaping must be maintained in a neat and orderly condition. This includes regular fertilization, irrigation, and pruning to promote healthy plant growth. (CC&Rs 1.24)
- B. Irrigation systems must be fully maintained to ensure the health and vitality of landscape materials and minimize overspray. (CC&Rs 10.2.7)
- C. All lawns must be neatly mowed, and trees and shrubs must be neatly trimmed.
- D. Landscape areas (including lawn, artificial turf, and areas with filler material, such as mulch or

stone), must be kept free of weeds and debris and maintained to prevent bare spots. Filler may be replaced with like kind.

- E. Street trees must be trimmed to maintain a ten (10) foot clearance over sidewalks and a fifteen (15) foot clearance over streets. Trees must be pruned for streetlight and driveway clearance. Invasive roots must be cut and removed to prevent damage to sidewalks and streets. Remove leaves and tree debris promptly. Use insect control and fertilize as recommended.
- F. Any noticeable defects in artificial turf such as rips, seam separation, unevenness, creasing, lumpiness, etc. must be repaired to return the turf to its original appearance.
- G. Shrubs must not overhang the sidewalk and curb.
- H. For safety reasons, any plant material that unreasonably blocks or obscures the views of pedestrians or drivers must be trimmed or will be subject to trimming or removal by the Association.
- I. Diseased/dead plant material (including bushes, shrubs, and annual flowers in existing flower beds) must be removed and replaced. Refer to Rule 6.2 for removing or replacing street trees.
- J. Awnings must be kept in a clean and attractive condition and must be removed or replaced if excessively faded or damaged.
- K. The driveway on the Lot and the street in front of the Lot must be kept free of oil, grease, and stains. (CC&Rs 10.2.3) Driveways must be repaired with concrete.
- L. Street frontage gutters must be kept free of weeds and debris.
- M. Owners must regularly clear all storm drainage inlets situated upon or adjacent to their Lots and must maintain the capacity and flow. (CC&Rs 10.2.2)
- N. Any exterior wiring, conduit, or cabling must be maintained to be minimally visible from the street.

#### **Lot Maintenance During Construction**

- A. Excess dirt must be removed from the site as soon as possible. Dirt and mud in the street shall be removed each day by 7 p.m.
- B. The Lot must be kept clean and orderly. Trash and waste materials must be kept in containers and periodically removed from the site.

This Rule 6.6 Property Maintenance shall be effective on the date of adoption, shall supersede any previous Rule 6.6 Property Maintenance, and shall remain in effect until modified by the Board of Directors of the Association.

I, Karon Fields, Secretary of the Summerset at Brentwood II Board of Directors, certify that this Rule was duly adopted by the Board of Directors and came into effect on November 12, 2025.

Secretary signature

*Karon Fields*

Date 12/4/25