

DATE: January 1 2010

UPDATED: March 2014

To: ALL HOMEOWNERS

From: ARCHITECTURAL/MODIFICATION COMMITTEE

Re: COVENANTS, CONDITIONS, and RESTRICTIONS

This letter concerns important information pertaining to any modifications, additions, or alterations you may wish to make on or to your lot, or existing structure (s). The Architectural/Modification Committee is responsible for informing homeowners concerning standards and procedures governing any changes they may desire to make to their property. Please see your copy of the Covenant and the attached letter from the Board of Directors dated March 7 2006.

To start the approval process for a modification, a completed **Request for Approval to Modify form** must be submitted to the Committee. This form and the documentation it requires describe the quality of workmanship and design, as well as the harmony of external design with existing structures, location in relation to surrounding structures, topography and finished grade elevation. This request should include plans and specifications (including drawings or sketches) showing the nature, kind, color, size, material, and location of such modification, addition, or alteration. Changes only to the exterior of your property require approval from the Committee. Please allow three weeks for the Committee to handle the request.

For your information, the Committee has included below a list of projects, which require approval before being started. **This is not an all inclusive list.** If you plan to make any of the following modifications, additions, or alterations to your property, please forward your request for approval to the Committee. If you plan an exterior modification, addition, or alteration not listed below, please contact the Committee to determine whether or not approval is necessary.

Antenna	Artificial Vegetation	Deck
Driveway	Energy Conservation Equipment	Exterior Sculpture
Fence	Patio	Pool
Porch	Roof	Screen Room
Shed		

For more detailed concerning the information in this letter, **please read Article XI of the Declaration of Covenants, Conditions, and Restrictions for Bradford Farms and the attached letter from the Board of Directors dated 7 March 2006.**

Please send your requests for approval and all other necessary information to:

Architectural / Modification Committee

112 Champions Green Lane

Madison, AL 35758

E-mail: winston57@bellsouth.net

If you have any questions concerning the information contained in this letter, please call Kenney Jobin, Chairman of the Architectural/Modification Committee, at 256-337-7230 or krjobin@hotmail.com.

Community Wide Standards for Architectural/Modification Standards

March 7 2006

Following is information from the Board of Directors regarding certain activities under the purview of the Architectural / Modification Committee (the committee).

(See the Declaration of Covenants, Conditions, and Restrictions, Article XI, Section 2 for further details.)

I. Swimming Pools

No above ground swimming pool, installations are allowed in the sub-division. (Declaration of Covenants, Conditions, and Restrictions for Bradford Farms, Article XII, Section 10)

A contractor must install all in ground pools.

- a. State license
- b. Permit from the City of Madison
- c. The approval of the City of Madison Water Board
- d. The approval of the Madison County Health Department

Owners must fence, gate, and lock their pools in a manner that meets State, County, and City requirements and minimizes the likelihood of children entering.

The pool must be in the backyard, not the front or side yard.

The installation of the pool must meet all State, County, and City of Madison laws, ordinances, and requirements relating to the construction, and maintenance of an in ground swimming pool.

Non-permanent pools may be used between Memorial Day and Labor Day. Non-permanent pools are pools which:

- a. Are inflatable, and
- b. have no supporting structure other than the inflated portions of the pool and,
- c. are put in use on or after Memorial Day and are taken out of use and disassembled on or before Labor Day.

Non-permanent pools must be in the back yard, not the front or side yard, and must be inside a fence that meets the requirements for fencing for a permanently installed pool. Owners must fence, gate, and lock their pools in a manner that meets State, County, and City requirements and minimizes the likelihood of children entering.

II. Decks

All decks must be constructed of either

- a. Pressure treated or some type of insect and decay resistant wood, or
- b. commercially available, pre-formed vinyl which has the appearance of wood or
- c. new composite materials.

Owners must obtain any required City of Madison building permits and must meet all City of Madison requirements concerning setback lines and easements.

If electrical work is included, owners must obtain any required permits from the City of Madison.

III. Concrete Work

All concrete work such as a patio, widening the driveway, or enlarging existing concrete areas must meet all City of Madison requirements concerning set back lines and easements.

All concrete work must be approved by the Architectural / Modification Committee.

IV. Sheds

All sheds must meet the City of Madison requirements concerning easements and lot set back lines.

Owners must obtain any required City of Madison building permits.

The general requirement for all sheds in Bradford Farms is that they be built with stud walls covered with wood or vinyl siding and colored asphalt roofing to resemble the roofing on the house.

The Committee will review all other types of sheds and a final determination made as to whether the shed will be approved. (Other types of sheds include but are not limited to ones constructed of all high impact vinyl or new composite materials.)

Light metal or thin walled plastic sheds are examples of the type that will not be approved.

V. Fences

All fence construction must meet the City of Madison requirements concerning set back lines, easements, and ordinances.

Fences must be constructed of either:

- a. Pressure treated or other insect and decay resistant wood, or
- b. commercially available, pre-formed vinyl.

Fences must have the good side (smooth side) facing the outside of their property, unless the committee and the adjoining neighbors approve otherwise in writing in advance of construction.

On all privacy fences, the posts, unless decorative must be cut below the fence top.

Chain Link fences may only be used if the house is located on the north or south side of the subdivision where the easement property has been deeded to the property owner or, in situations where a neighbor does not have a direct view of the said fence.

VI. General

All additions and/or modifications to a property located in the Bradford Farms subdivision must be submitted to the committee for final approval. Please read Article XI in the Declaration of Covenants, Conditions, and Restrictions for Bradford Farms.

When submitting a request for modification to the Committee, please review the Declaration of Covenants, Conditions, and Restrictions for Bradford Farms, Article XI, Section 2, Paragraph 2 as to what information is to be submitted with the request.

Information regarding City of Madison permits, forms, etc. is available from the City of Madison Planning, Engineering, and Building Department at the Municipal Complex, 100 Hughes Road, Madison, AL 35758, (256) 772-5600, or on the Internet at <http://www.ci.madison.al.us/>.

Information regarding Bradford Farms Homeowners Association forms, etc. is available from any of the association's officials as listed on the web site <http://bradfordfarms.com>. Specific information regarding modifications to properties may be obtained from the chairman of the Architectural / Modification Committee.

Approved by the Board of Directors on: 7 March 2006

Paul E. Hurst

Paul E. Hurst

President

Bradford Farms Home Owners Association

Architectural/Modification Committee
Request for Approval to Modify

I / We _____ [Name(s) of applicant(s) request approval to modify the lot or existing structure located at _____ [Address] within Bradford Farms Subdivision.

The general nature of the project is:

(Check one or more in each column)

- | | |
|---|--|
| <input type="checkbox"/> Construction of: | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Installation of: | <input type="checkbox"/> Patio roof and/or enclosure |
| <input type="checkbox"/> Modification to: | <input type="checkbox"/> Pool |
| | <input type="checkbox"/> Deck |
| | <input type="checkbox"/> Shed |
| | <input type="checkbox"/> Driveway |
| | <input type="checkbox"/> Walkway |
| | <input type="checkbox"/> Antenna |
| | <input type="checkbox"/> Mailbox |
| | <input type="checkbox"/> Artificial vegetation or exterior sculpture |
| | <input type="checkbox"/> Energy conservation equipment |
| | <input type="checkbox"/> Addition to existing structure |
| | <input type="checkbox"/> Other (please describe) |

Please attach any plans or specifications (including drawings or sketches) showing the nature, kind, color, size, material, location, etc. of the project which will assist the Committee in expediting your approval.

Please allow the committee a minimum of three (3) weeks to review your request for any modification and/or addition to your property.

I/W e understand that the intended modification/alteration must meet all requirements outlined in the Declaration of Covenants, Conditions, and Restrictions, the letter from the Board of Directors dated January 1 2009, as well as local building codes and regulations.

Signed, _____
Date