



**The following is a highlight reel of the primary sections from the Covenants, Conditions and Restrictions covering the lots in the Brookside at Fields Residential Association. This is a brief overview. Please consult the governing documents for the full Rules, Regulations and Guidelines. Please note that all exterior modifications must be approved by the DRC prior to any work beginning.**

## **GENERAL INFORMATION**

### **Fencing:**

All fencing, ornamental metal fences, gates, and hedges must follow the approved detail and specifications in the recorded "Brookside Design Guidelines" or equally approved by the Design Review Committee.

### **Landscaping:**

Landscape beds must use native and adaptive plants from the approved plant list or equally approved by the Design Review Committee such as "suitable small-scale perennials, ornamental grasses, groundcovers, and low shrubs. More consideration and review shall be given to large scale trees and shrubs if visible from public areas that may be incompatible with the desired character, or unsuited to small scale or narrow spaces that would impact neighboring lots." "Landscape and irrigation designs shall minimize water usage and is required to demonstrate that the landscape design incorporates thoughtful use of drought tolerant plantings successful in the City of Frisco and Collin and Denton counties." Change(s) to front yard landscaping (including landscape stone edge, tree rings etc.) must be submitted for approval to the Design Review Committee (DRC) for approval prior to installation.

If you will be travelling out of town, please ensure that you have a landscaper lined up to mow your lawn while you are away.

### **Satellite Dish:**

A satellite dish or antenna not more than one meter in diameter may be installed towards the rear of the home in a location that is minimally visible from the street in accordance with the Architectural Guidelines and only after approval from the DRC has been received.

### **Retaining Walls:**

All retaining walls must be located completely within one lot and with the low side of the wall located directly on the property line when splitting two lots. It is the responsibility of the owner on the high side of a retaining wall to maintain the swale behind the wall on the high side and maintain positive drainage through the weep holes in the retaining wall to prevent water from flowing over retaining walls during rain events. Maintenance, repair, and replacement of retaining walls, shall be the responsibility of the Lot Owner on the higher side of the land on which the retaining wall resides and shall be performed by such Owner in accordance with the recorded Brookside Design Guidelines.

### **Holiday Decorations:**

Holiday decorations are permitted and may be installed no earlier than thirty days before the holiday and are to be removed within seven days after the holiday, except that Christmas decorations may be maintained from Thanksgiving to January 15 and Fall decorations may be maintained from October 1 to December 1.



### **Basketball Goals:**

Permanent basketball goals may be installed on a Lot subject to the review and approval of the Design Review Committee (DRC) prior to installation. Portable goals and goals attached to the house are prohibited.

### **Trash Receptacles:**

Trash bins may go out at dusk on the evening before trash pick-up and must be put up by dusk on the day of trash pick-up. Trash containers must be kept inside the garage and may not be visible from the street or another lot on non-trash pick-up days.

### **Exterior Modifications and Additions:**

Before making any changes, additions, or improvements to the exterior of your new home or lot, you must get written approval by filling out a Brookside at Fields Design Review Committee (DRC) request form and submitting it to the Association for approval. Forms are available at the Association office located at the amenity center, or on the Association website under the Forms and Documents section. Examples of changes that require prior approval are landscaping (planting and/or removing new trees and shrubs, borders), gutters, storm doors, arbors, patios, pools, playground equipment, basketball goals, trampolines, paint color, roofs, satellites, attached and detached outdoor cooking areas, sheds, stone walkways, etc.

### **Vehicles:**

Commercial, inoperable, recreational, trailers, boats, and other watercraft, may not be parked, kept or stored on any lot or street unless stored or placed within the garage; or screened from the view of the general public. If an exception is needed for a short period of time, contact the General Manager via email [Anthony.martinez@fsresidential.com](mailto:Anthony.martinez@fsresidential.com).

### **Signs:**

- No signs advertising or referencing renting or leasing the home is allowed.
- Professionally made security signs no larger than 1 square foot are permitted.
- Standard political yard signs may be erected no earlier than 6 weeks before an election and must be removed within 15 days after the election.

*Please help maintain the community and your property values by honoring these restrictions and respecting your neighbors. If you have any questions concerning this summary, contact your General Manager.*