

STONEYBROOKE PLANTATION GUIDELINES

Request must be submitted in writing for approval from the Stoneybrooke Architectural Review Committee.

Pool

1. City permit, if required, must be obtained by the owner or pool contractor.
2. Pool contractor must be licensed to do work within the City of Montgomery.
3. No dirt from the excavation of the pool can be dumped on Stoneybrooke Plantation property.
4. The drainage in the rear yard must be considered and maintained properly by the pool contractor.
5. Lowder New Homes will no longer be responsible for the drainage in your back yard if altered by the pool contractor.
6. Your fence must screen the pool equipment from view of the street.
7. All construction debris must be removed daily and no trash may be piled at the street for removal.
8. Restroom facilities are the responsibility of the contractor and/or homeowner.
9. The pool drain or backwash lines may not extend into neighbor's yard.
10. All drainage from pool must be handled within the boundaries of your property.

Fence

1. Call Line Locators (1-800-292-8525) prior to installing the posts to locate underground utilities.
2. Fence post must be set in concrete.
3. Locate property corner pins to insure fence is installed on your property.
4. The finished side of the fence must face street.
5. Be aware that there is a drainage and utility easement across the rear of your yard. You cannot deny access to any utility companies and this fence must not impede the drainage across your lot.
6. Must receive written permission from neighbor if attaching to their existing fence.
7. Contractor must be licensed to do work in the City of Montgomery.
8. Contractor shall furnish restroom facilities for workers or other contractors.
9. All construction debris must be removed daily and no trash may be piled at the street for removal.

Deck

1. A permit must be obtained from the City of Montgomery prior to beginning construction.
2. All construction debris must be removed daily and no trash may be placed at the curb for removal.
3. The deck will be sealed to make it a uniform color.
4. Homeowner must provide facilities for contractor and/or his employees.
5. Call Line Locators (1-800-292-8525) to make sure any underground utilities are not in the construction area.

Storage Building

1. Must obtain a building permit from City of Montgomery if required;
2. Must comply with all local codes and zoning ordinances;
3. Locate all property corners before installation;
4. Must verify all easement locations on your lot;
5. Call Line Locators (1-800-292-8525) before digging;
6. Building must be screened from view by fencing and/or landscaping;
7. Cannot impede the natural flow of water from swales installed on the lot and/or across the rear;
8. Must be on concrete slab;
9. All material to be used must be same or similar to the material used on your home;
10. Must use horizontal siding instead of vertical;
11. Roof must match existing home;
12. Trim must be painted to match existing home;
13. The contractor should maintain proper restroom facilities during construction; and
14. All construction material and debris must be cleaned up daily and cannot be placed on the street for removal.

Satellite Dish Guidelines

1. Satellite dish (no greater than 24" dish) approved to be located on the rear roof line in an area that is the least visible to adjacent property owners. (As shown on attached plan submitted by owners).
2. If, at any time, the dish is removed, resident will be responsible for repairing any damage to property in a timely manner.
3. Contractor shall furnish restroom facilities for workers or other contractors.
4. All construction debris must be removed from the site and no trash may be piled at the street for removal.