

Pleasant Brook Guidelines

This list attempts to bring together in reasonably coherent form all the restrictions specified in the two documents that deal with this subject: the deed restrictions document and the PBA's "Architectural Restrictions."

This page is a plain-language summary of the restrictions in the two documents. Like other summaries on this site, it has no legal force of its own and doesn't change the meaning or the authority of anything in those documents. Nor is it a complete substitute for either, for both documents contain other matter besides the restrictions listed here. Comments and interpretations represent the author's opinion only.

Construction, Alteration, and Use of Buildings on a Property

1. The only buildings allowed on a lot are one single-family house, one garage for no more than two automobiles, and "other usual outbuildings."
2. No more than one family at a time may live in the house, and no family may live in any other building on the lot. (Exception: The owners' temporary employees may live — temporarily — in the garage.)
3. No other buildings on a lot may be used for any purpose not related to living in the house.
4. Business, trade, manufacturing or industrial use of the property is prohibited, but professional activities carried on inside the house (for example, medical, architectural, or legal services) are not prohibited as long as (1) the house is not modified for this purpose until it no longer looks like a dwelling; and (2) no more than one inconspicuous professional sign, attached to the house, is put up. (When a property is for sale, a single "For Sale" sign is allowed.)
5. No animals or birds may be kept on the property for commercial purposes **or** "in any manner so as to be unreasonably offensive to the neighborhood for residence purposes" (*Deed Restrictions Document*).
6. The PBA's permission must be asked and received to build any structure additional to the original house. These include structures such as carports, garages, storage or tool sheds, playhouses, tree houses, and major play equipment. Temporary minor structures may be permitted (with a specified time limit) if their nature or location don't make them an eyesore to the community or to a neighbor.
7. The PBA's permission is required for renovations that change the exterior of a house or other existing structure in any way. Examples include "additions, decks, platforms, raised terraces, new or relocated door openings, changes in exterior finish materials, changes in roof line, etc., etc." (*Architectural Restrictions*).

Landscaping Changes

The PBA's permission must be asked and received for all of the following:

1. Building a fence, wall or screen of any length or height
2. Building steps, a surfaced path, a patio, or any kind of raised terrace
3. Building a new driveway or relocating an existing one
4. Removing or relocating an existing fieldstone wall
5. Planting a hedge "or other similar planting not in keeping with the present natural and informal character of the area. 'Hedge,' as used here, is defined as a more or less formal planting of bushes or small trees in a clearly defined line or pattern more than 10 feet long, the visual effect of which is a solid and continuous barrier" (*Architectural Restrictions*).
6. Removing any living trees 4" or more in diameter. "Extensive removal of other living growth where such growth constitutes a feature of the community landscape or where the removal of such growth would noticeably affect the landscape and appearance of a neighboring lot" (*Architectural Restrictions*).
7. Major changes in grading, including bringing in fill (but not topsoil) and moving or removing existing earth
8. All signs of any kind
9. "Any other structural or landscaping change which materially affects the appearance of the community" (*Architectural Restrictions*)