



BROOKS DESIGN GUIDELINES AND DEVELOPMENT STANDARDS
**UTILITIES, CONSTRUCTION ACTIVITIES,
MAINTENANCE**

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7. UTILITIES

7.1. General Responsibilities

7.1.1. Underground Utilities

The Owner must construct all permanent utilities underground from the nearest available source unless a specific exception is granted by the ACC. No surface-mounted utilities or equipment may be located within the front setbacks, except as required by the City, or specifically accepted by the ACC.

7.1.2. Utilities Across Roadways

No completed and paved road may be trenched or cut in connection with the installation of utilities to the site. If a subsurface bore under a road is required, the bore must have prior approval by the ACC and the appropriate governmental entity.

7.1.3. Temporary Utilities

Temporary utilities used during the construction period may be located above ground, if approved by the ACC, and must be removed once below-grade utilities are operational.

7.2. Site Specific Responsibilities

7.2.1. Easements

In addition to easements provided by the Declarant, Owners must provide easements to public utilities as needed to provide service. Utility equipment and easements will be located to facilitate access and connection to multiple properties where possible.

7.2.2. Private Utilities

Private utilities such as security and communications systems may be installed on site or within public rights-of-way with appropriate CoSA and ACC approval. The Declarant reserves the right to own or authorize any private utilities that serve the general ownership within the Brooks campus.

8. CONSTRUCTION ACTIVITIES

8.1. General Responsibilities

Owners of property within the Brooks campus undertaking, permitting, or contracting for construction activity must do all things reasonably necessary to expeditiously complete construction of all improvements. All construction activities, temporary structures, parking, storage of materials and equipment, and temporary security fences must be confined to the lot under construction and behind the building/paving setbacks unless specific exceptions are approved by the ACC.

8.2. Site Specific Responsibilities

8.2.1. Access

Construction access points will be subject to approval by the ACC. Streets soiled by construction work must be cleaned daily. The ACC may require contractors to provide dirt drop-off and tire-washing areas for construction areas.

8.2.2. Site Maintenance

Owners must keep construction sites and improvements in a safe, clean, and neat condition. Owners must designate a place on site for washout of concrete trucks. Owners must remove debris and unneeded construction material daily.

8.2.3. Conduct of Contractors and Agents

Construction work may not begin before 7:00 a.m. or continue after 7:00 p.m. unless approved by the ACC. Radio and other sources of amplified sound must not disturb adjacent property Owners or tenants.

9. MAINTENANCE

9.1. Owner and Occupant Responsibilities

9.1.1. Site Development Maintenance

All site improvements such as driveways, walkways, private infrastructure, site furnishings, and landscaping must be maintained in good condition.

9.1.2. Paint

All painted improvements and structures must be repainted as necessary to ensure attractiveness. All such repainting must be the same color, scheme, and arrangements as originally approved by the ACC.

9.1.3. Trash and Litter

Burning of trash and litter within the Brooks campus is prohibited. Owners are responsible for ensuring that trash and garbage containers are emptied, cleaned and maintained on a regular basis and ensuring that trash is always picked up from the property.

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9.1.4. Landscape Maintenance

All landscaping installed within the Brooks campus must be maintained by the Owner of the property or responsible tenant. Diseased or dead plant materials must be removed within 30 days of discovery and replaced by the Owner in accordance with the location, variety, and size of the originally approved plant material. The ACC may extend such 30-day deadline under certain circumstances. Landscaping improvements other than plant materials, including but not limited to irrigation systems, retaining walls, edging, and other hardscape, must be maintained in good repair and condition by Owner or responsible tenant.

9.1.5. Irrigation System Maintenance

Irrigation must be maintained at a rate to ensure plant material will thrive. Irrigation schedules must be set to prevent low water pressure.

9.1.6. Vacant Lot Maintenance

Vacant lots on which construction will not commence within two months must be maintained with grass or other approved ground cover to be attractive and prevent erosion. The lot must be kept free of trash and the plant material must be cut as necessary to maintain a neat appearance.

9.1.7. Sub-Association Requirements

The covenants, conditions, and restrictions of any sub-association at Brooks will govern the maintenance of the property to the extent that such covenants, conditions, or restrictions are more stringent than the Second Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions of Brooks.

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