

Braeswood
Antennae/Satellite Dish Requirements
(revised 2016)

1. In order to protect and preserve the aesthetics of the subdivision, and out of consideration of your neighbors, it is strongly recommended that the antennae / satellite dish shall be placed on the rear roof of the home or otherwise hidden from view so that it is indistinguishable from the home as viewed from the street and is not an eyesore to the neighborhood.
2. The antennae/satellite dish shall conform to the specifications listed in the recorded restriction indenture for Braeswood Trails.
3. The antennae/satellite dish shall not pose any known or verifiable hazards to the health of the residents of Braeswood. The Architectural Control Committee may require, in their sole discretion, that certain tests be performed on the antenna/satellite dish at the expense of the lot owner at any time before or after installation.
4. All antennae/satellite dish installations must comply with the City of O'Fallon zoning and building codes.
5. The Architectural Control Committee reserves the right to require any repair, maintenance, additional landscaping or testing to the antennae/satellite dish at any time after the installation thereof. Failure to comply with this section shall be enforceable by a schedule of fines as published by the Architectural Control Committee from time to time. Said fines shall be collected and enforced in the same manner as an assessment. The Architectural Control Committee shall have the further right to take such action to enforce this section with all remedies available to it in law or equity.
6. No antennae/satellite dish may be installed without first obtaining written authorization from the Architectural Control Committee. A detailed explanation denoting the antennae/satellite dish size, its purpose, the proposed location, the screening method and the installation method shall be submitted in writing to the Architectural Control Committee prior to installation.

Braeswood Swimming Pool Requirements

1. All swimming pools must be in-ground. No exceptions are permitted
2. All swimming pool construction must be accomplished across your lot unless you receive written permission to cross the adjoining lot from that lot owner.
3. You are required to meet any pool fencing or other pool related ordinances as imposed by the City of O'Fallon. We suggest you review the City of O'Fallon's pool requirements prior to submitting your request to us. You are responsible for obtaining any approvals, permits, etc. from the City of O'Fallon.
4. Any pool houses, pump houses, changing rooms, etc. must be attached to the main residence unless such structures are placed in such a way that they do not create a nuisance to neighbors. The Architectural Control Committee shall determine what constitutes a nuisance. Due to the vast differences in sizes and shapes of the lots in Braeswood, the acceptable locations for pools and other structures may vary from lot to lot at the discretion of the Architectural Control Committee.
5. A site plan showing the home, all lot lines and easements, the proposed location of the pool and pool structures, the distance to all lot lines, any proposed fencing must be submitted prior to pool construction commencement.
6. Elevations, materials, size, etc. of any pool structure must also be submitted for approval.

Braeswood Fence Requirements

1. No fence may exceed four (4) feet in height.
2. All fences must be constructed of wood, vinyl, wrought iron or simulated wrought iron (excluding nails and hardware).
3. All fences shall be installed with the good side facing out.
4. The homeowner is responsible for any surveying required to assure proper fence locations prior to installation.
5. No fence may extend any farther forward than five (5) feet from the back corner of the home.
6. On corner lots, no fence shall be installed any closer than thirty-five (35) feet off the street curb unless the City of O'Fallon approves in writing a lesser distance than thirty-five (35) feet.
7. Swimming pool privacy fencing will be considered on a case by case basis when the pool review is submitted.
8. A site plan showing the location of the home, all lot lines, all easements, distances between all structures and the lot lines, the location of the proposed fence and gates, a description of the fence materials and a picture of the style of fence must be submitted for approval prior to installation.