

THE HORIZON AT BRUSH VALLEY UNIT OWNERS' ASSOCIATION
GUIDELINES ADOPTED JUNE 16, 2026

To the extent that any of the following Guidelines conflict with the Declaration of The Horizon at Brush Valley, a Planned Community, as last amended, the provisions of the Declaration as amended shall prevail.

1. Maintenance of individual units.
 - a. It is the responsibility of the individual unit owners to maintain their units according to the standards set by the association to ensure that the appearance and value of all units are maintained.
 - b. Each Unit owner is responsible for maintenance and repair of his/her unit including but not limited to the following: lawn cutting, snow removal, roofing, siding, gutters and downspouts, chimneys, windows, doors, decks, patios, service walks, sidewalks, driveways and driveway approaches, home lighting, HVAC system and privacy fencing.
2. Site lighting. All site lighting is subject to Executive Board approval.
 - a. Directional exterior spot lighting in the rear or front lawn areas of the unit may not be directed onto the neighboring units.
 - b. Low-voltage or accent lighting may not be directed onto the neighboring units.
 - c. Unit owners and occupants must avoid leaving bright spot lights on all night. If security is an issue, unit owners should consider using a spot light with a motion detector or timer combination to turn on/off lights. Should the use and installation of the lights disturb a neighbor, the Executive Board may request the removal or change in placement of the lights. Any complaint concerning the installation of lights must be made in writing and addressed to the Association.
3. Exterior Unit Appearance.

Trash receptacles.

 - a. All trash containers must be kept inside the unit or permitted garage, except for on the day of trash collection.

- b. Containers must be brought back inside the unit or permitted garage by the evening of the day of trash collection.
- c. If for some reason, trash is not collected, the container must be brought back inside the unit or permitted garage within 24 hours of the scheduled pick-up.
- 4. Fences.
 - a. All fences are to be constructed of wood, vinyl, masonry, or aluminum only. No chain link fences of any kind will be permitted. All fence material must be approved. All wood must be pressure treated and protected with stain or paint.
 - b. The specific design of the fence must be reviewed and approved by the Declarant. A copy of the lot plan or sketch of the yard with the fence location clearly marked must be included with the request for approval.
 - c. Fences may not be placed in drainage easements.
 - d. If applicable, zoning and building permits must be obtained from the municipality prior to installation.
- 5. Sheds.
 - a. All sheds must be located in the rear yard or side yard area of the lot and it is preferred they be located as close to the rear of the lot as possible. No sheds are permitted in the front yard of any lot.
 - b. The specific design of the shed must be reviewed and approved by the Declarant.
 - c. A copy of the lot plan or sketch of the yard with the shed location clearly marked must be included with the request for approval.
 - d. If applicable, zoning and building permits must be obtained from the municipality prior to installation.
- 5. Contractor Starting Times. Contractors should be informed not to commence noisy tasks until after 7:00 AM.

6. Above-Ground Pool Guidelines. Above-ground pools require Architectural Review Committee (ARC) approval prior to installation and must meet the following requirements:
 - a. Only permanent, high-quality above-ground pools are permitted. Temporary, inflatable, soft-sided, or seasonal pools intended for long-term use are prohibited.
 - b. Pools must be located in the rear yard only and be at least fifteen (15) feet from all property lines.
 - c. Pools may not be located within drainage easements, utility easements, or other restricted areas.
 - d. Pool placement shall not create drainage issues or unreasonably impact neighboring properties.
 - e. Pool colors and finishes must be neutral and compatible with the community.
 - f. Pumps, filters, plumbing, and related equipment must be screened from view and properly maintained.
 - g. Pools must be maintained in a clean, safe condition, covered when not in use, and comply with all applicable township, county, and state regulations.
 - h. Owners are responsible for maintaining adequate liability insurance coverage for the pool.
 - i. Due to the proximity of community infrastructure, applications must include a plan for pool drainage. Drainage shall comply with applicable environmental and stormwater regulations and shall not adversely affect neighboring properties, common areas, or community infrastructure.
 - j. The ARC reserves the right to deny any pool application based on lot conditions, drainage concerns, easements, safety considerations, or potential impacts on neighboring properties.
 - k. Small, portable kiddie pools intended for temporary recreational use by children are permitted without ARC approval. Kiddie pools must be maintained in a clean and safe condition and shall not remain in the same location for more than three (3) consecutive days. After three (3) consecutive days, the pool must either be removed or relocated to a different area of the yard. Kiddie pools shall not be

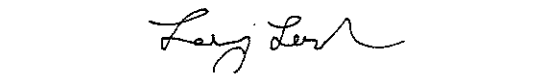
placed in a manner that causes damage to lawns, landscaping, drainage facilities, neighboring properties, or common areas. Any kiddie pool that causes visible lawn damage, creates standing water issues, or remains in place for an extended period may be deemed a violation by the Association.

ESTABLISHED AND ADOPTED by the Members of the Executive Board this 16th day of June, 2026.


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Title	HOA Guidelines
File name	The_Horizon_at_BV...evision_4__1_.pdf
Document ID	9271f5fb575a6d67605fce6eaf2a9156dbca8ebd
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



06 / 17 / 2026
19:26:54 UTC

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06 / 17 / 2026
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06 / 17 / 2026
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20:31:31 UTC

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06 / 17 / 2026
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