

**Stoney Brook Homeowners Association
Architectural Review Committee Guidelines**

The following “Guidelines” are just that, guidelines, and are not meant to be the last word. These are meant to convey what is generally considered and accepted by ARC. In all cases, the homeowner should talk to the Chairman or **make a request** to the Committee before installation.

**REMEMBER, ALL CHANGES TO THE EXTERIOR APPEARANCE
MUST BE APPROVED BY ARC**

Turf Grass and Groundcover

See the back section of the Stoney Brook Homeowner’s Directory

Floodlights / Motion-Detector Lights

In the interest of balancing safety and security with aesthetics, the following guidelines are established for installation and operation of flood or motion-detector lights:

- Should be installed in as obscure a place as possible
- Should be directed downward toward the specific object to be lighted, such as a walk or doorway, and not light up large, surrounding areas or neighbor’s unit
- Should not be continually turned on, but be properly adjusted to detect motion
- Should not replace existing front porch or garage lights

Storm / Security Doors

In the interest of balancing safety and security with aesthetics, the following guidelines are established for the installation of storm or security doors:

- The color of the security door should be white in all units, except for *monochrome* green or brown units, in which case it may be white, black or the same color as the unit.
- Monochrome green or brown units should try to pick the same color as the other units within their same building.
- The design of the door should be as simple as possible and not heavily ornamental.

Decorative Exterior Lanterns

The criterion that is generally considered acceptable to ARC for decorative light fixtures next to the garage includes:

- Hanging carriage/lantern style
- Bronze or brass in color
- Clear or diffuse glass preferable (not opaque)
- Similar size to the original fixture.



Exterior Decorations and Displays

- Yard decorations should be compatible with the Stoney Brook decor and not overly dominant or excessive in number.
- Exterior artificial flower displays generally are not appropriate

Dish Antenna

- Must comply with Federal Statute, no more than 18” in diameter.
- The General Manager must approve installation and site.
- See Rules and Regulations, Rule 10, last paragraph.