

Braeswood Homeowners' Association
Overview of the Building Committee's Purpose and Functions, and Requirements for Homeowners

The Braeswood Reservations and Certificate of Dedication (Covenants) set the rules for exterior home project approval, and the Bylaws outline the Building Committee's role in upholding neighborhood standards. When a homeowner purchases a home, the homeowner automatically becomes a member of the Braeswood Homeowners' Association and must adhere to these Covenants and the Bylaws, which detail Board and Committee operations. Both documents are available at braeswoodtulsa.com.

The Building Committee defines a "project" as any activity that alters or adds to existing property or structures. The Covenants cover roofs (including shingle type, material, and color; gutters and downspouts are covered as part of the roofing project), fences, easements for utilities and drainage, window and sliding glass door facings, retaining wall materials, antennas, satellite dishes, and drainage systems. They also specify requirements for home construction, such as pitch and square footage. The use of certain materials or changes in appearance that do not match neighborhood standards are prohibited. For example, painting a house pink would fail to align with the neighborhood's overall look.

Section 17 of the Covenants addresses the "general" committee's charge as follows:

"All lots, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition by their respective owners. Such maintenance shall include, but not limited to painting, repairing, replacing, and caring for roofs, gutters, downspouts, building surfaces, walkways, driveways, and other exterior improvements, cutting grass, lawn maintenance, and proper care for all trees, shrubbery, and other landscaping. If the owner fails to maintain the lot, Braeswood Homeowners' Association may contract for the proper maintenance, and the owner must pay the cost of such maintenance. If the owner fails to pay the cost of such maintenance within thirty (30) days after completion of such maintenance, such cost shall be a lien against the lot."

It is anticipated that all homeowners will demonstrate responsibility in maintaining their properties, thereby supporting the standards of the neighborhood.

As stipulated in the Covenants and Bylaws:

1. All exterior home projects must be approved by the Building Committee before the start of a project.
2. Project requests must be submitted in writing to the Building Committee using the "Exterior Home Project Form" found on the website or from the Building Committee Chair.

When submitting a request, please complete the form, attach relevant documents, and submit them to the Building Committee Chair (again, before work begins).