

**Brookeville Farms Homeowners Association, Inc.  
Architectural and Environmental Review Committee**

**Detached Garage Guidelines**

**Requirements:**

- ◆ Must be behind the rear plane of the house.
- ◆ Must conform to the color and style of the house.
- ◆ May not be larger than a typical 3-car garage, 24 feet deep, 40 feet wide, and may not exceed the height of the house.
- ◆ Shall only be used for purposes of storage. Shall not be constructed for or contain living quarters. Storage may include vehicles, bicycles, lawn equipment and such.
- ◆ Must conform to all county requirements, including building permits and footings as specified in county guidelines.
- ◆ Must conform to county requirements regarding distance from the property lines.
- ◆ The Architectural and Environmental Review Committee will take into consideration the view from neighboring properties when approving the location of a garage.

All proposed plans for garages must be submitted to the Committee for review even if they conform to the requirements listed above.

**Special Exceptions:**

- ◆ The Committee will consider other requests on a case-by-case basis