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**Hiddenbrooke Property Owners Association, Inc.  
Hiddenbrooke Architectural Review Committee**

**Concrete Design Guidelines**

- a. Two car driveways can be expanded or extended subject to all the following:
  - i. Maximum total expansion not to exceed 80 square feet (width multiplied by length), and
  - ii. Width of expansion not to exceed 8'-0" wide (laterally) and,
  - iii. Length of expansion not to exceed 10'-0" length (Longitudinal), and
  - iv. No more than 30% of available "green area" can be removed on front or side yards to accommodate driveway expansion.
- b. Three car driveways can be expanded or extended subject to all the following:
  - i. Maximum total expansion not to exceed 30 square feet (width multiplied by length), and
  - ii. Width of expansion not to exceed 3'-0" wide (laterally), and
  - iii. Length of expansion not to exceed of 10'-0" length (Longitudinal), and
  - iv. No more than 5% of available "green area" can be removed on front or side yards to accommodate driveway expansion.
- c. All driveway expansions are subject to the following:
  - i. Driveway expansions must have HARC approval and any required City permits BEFORE work begins.
  - ii. Driveway expansions must match the existing hardscape (driveway) to appear part of the original design. This can include new surfaces for both the existing driveway and expansion.
  - iii. The expansion must be architecturally compatible and pleasing with the home and its surrounding, which may include adding more landscaping elements (bushes, plants, trees etc.).
  - iv. Subject to the 30%, and 5% restrictions above, expansions must preserve existing landscaping, as approved by HARC or new landscaping must be approved.
  - v. City of Vallejo will not allow curb cuts. Vallejo City permits are required for drainage holes.
- d. Failure to observe these design guidelines will subject property owners to fines and the request for all work to be removed.