



BURNT HICKORY REGISTRY

Architectural Control Committee

DESIGN STANDARDS

Effective July 15, 2019

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BURNT HICKORY REGISTRY

ARCHITECTURAL CONTROL COMMITTEE “ACC” DESIGN STANDARDS

MISSION STATEMENT

Burnt Hickory Registry is a design standard community. The Mission of the “ACC” is to maintain a consistent, orderly, and aesthetically appealing community by developing, re-evaluating and enforcing our neighborhood’s architectural standards. We will do this through the careful and timely consideration of homeowner requests and with an open communication during this process.

THE GOAL OF THIS DOCUMENT

The goal of this document is to provide clarification as to the accepted Architectural Design Standards that govern the lots and structures within Burnt Hickory Registry. Also, to give guidance to homeowners as to what modifications, changes, upgrades, improvements, additions, or deletions to the exterior of house and property are acceptable and the process by which they can gain approval for them.

This document is not inclusive of all possible situations. Each request will be reviewed on its own merit and with humble submission and respect to the ACC Design Standards.

Adherence to these Standards benefits all members of the Burnt Hickory Registry neighborhood by helping govern the use of the land and to preserve, protect and increase property values and quality of life.

WHAT THIS MEANS TO YOU AS A HOMEOWNER

You must maintain your property in good condition and repair and in compliance with the HOA Architectural Design Standards.

HOA members are governed by our Declaration of Covenants, a legal document that lays out the guidelines for the planned community. The Covenants are recorded in the Cobb County records and are legally binding. When you purchased your home you automatically become a member of the HOA.

Basically, the Covenants and the ACC Design Standards, which they permit, are the rules of our neighborhood. They govern what you can, can't, or must do with respect to your home. If you don't abide by the Covenants and ACC Design Standards the HOA might impose penalties for any violations.

WHAT IF YOUR PROPERTY IS NOT IN COMPLIANCE WITH ACC DESIGN STANDARDS?

Our Management Company, as well as Board Members and Committee Members periodically inspect and observe the neighborhood to determine that standards are being met. If areas for improvement are observed:

1. 1st Notice will be a friendly neighborhood “Courtesy Letter” from the management company pointing out the area of concern. This notice carries no penalty, it is simply to bring to your attention an area of concern that has been observed.
2. If there is no response from you a second gentle reminder “Courtesy Letter” will be sent.
3. If Owners do not take reasonable steps toward the remedial action or discuss a plan of action with the management company or the HOA board within the designated time frame then an “Official Warning

Notice” alerting you that an assessment in the form of a penalty fine or abatement actions from the HOA may be imposed, per Article VIII of the Covenants.

You may contest an HOA concern and/or have a valid reason for delaying or not taking action.

Additionally, there are occasions when a “needs improvement” letter is sent in error, or to a wrong address. In these cases, it is important to contact the management company so that the records can be noted or a discussion opened with the board, to avoid fines.

4. The 4th action after a Violation Status is noted will be a “First Fine Letter” including a \$125 fine. The Board shall have the power to impose reasonable fines, which shall constitute a lien upon the owner’s lot, and to suspend an owner’s right to vote or to use the common property. (HOA Covenants 8.1)
5. After two courtesy letters, an official warning and a first fine have been issued, if the violation is not corrected within ten days, each day thereafter a violation continues or occurs again constitutes a separate offense and a monetary fine in the amount of \$25 per day will be imposed without further notice to the violator.
6. Fines and/or Restoration Assessments will be placed as a lien against the offending property. If legal services are required to collect such liens, homeowners may be responsible to pay for these legal fees.
7. Homeowners have the right per Article VIII, Section 8.2 (a) (b) to challenge the facts of a notice or challenge fines by written request for a hearing before the Board, which must be received by the Board within ten days of the date of such notice.

Rights and Authority for enforcement of these Design Standards is described in Article VIII of the Declaration of Covenants, including the imposition of monetary fines.

COMMON COBB COUNTY CODE VIOLATIONS

Parking. Vehicles must be parked along the curb, facing in the direction of traffic flow, have a valid tag and be operational. Vehicles may not be parked where they block access to private driveways or where they restrict the safe flow of traffic. Vehicles may not be parked in the grass between the roadway and the home’s front setback.

No materials, equipment or business vehicles may be stored or parked on the premises.

No materials, equipment or business vehicles may be stored or parked on the premises, except for one business vehicle used exclusively by the resident. A business vehicle with a manufacturer’s gross vehicle weight greater than 12,500 pounds is not allowed to be parked on residential property.

Fences and Walls. Fences and walls shall be maintained in structurally sound condition.

Leash Law. Animals are required to be on a leash when outside unless contained by a fence. Pet owners are responsible for collecting animal waste and disposing of it properly. Contact Cobb County Animal Control at 770-499-4136 to report violations.

Door-To-Door Solicitations. The county permits door-to-door solicitations only if the person has registered with the county’s business license office. A registration badge must be worn by solicitors and will include their name, address, organization and a photograph. Solicitation without a registration badge is prohibited. Police will respond to reports of unregistered solicitors.

REVIEW AND APPROVAL PROCESS

Like most planned high quality communities, Burnt Hickory Registry has a process of architectural control. Prior to making modifications to the exterior appearance of your home or yard, an ACC Modification Form must be submitted to and approved by the ACC Committee for the purpose of assuring that all structures and landscaping within the development are in conformity and harmony with ACC Design Standards and the existing neighborhood standards.

“Any homeowners completing a design modification without approval will receive 1st a notice to submit the modification application for approval and if the application is not received and approved within ten days, they will receive 2nd a notice that a \$25 per day fine will be imposed until the application is received and approved.

If the application is denied the homeowner will be responsible for making any corrections to bring the condition into compliance with the Design Standards.”

Authority for the development, up-date and enforcement of these standards is described in Articles V through VIII of the HOA Covenants.

DESIGN STANDARDS CRITERIA

Judgements of acceptable design alterations are based on the following criteria which represents the “design standards” or the generally accepted and uniform dimensions and materials that give us our consistent and harmonious neighborhood. These criteria are a guideline and are not inclusive of all possible situations that may require ACC judgement.

1. **Validity of Concept.** The proposed alterations must be appropriate for the surrounding area it will affect.
2. **Compatibility/Congruity.** The proposed improvement must be compatible with the architectural characteristics of the applicant’s own property, adjoining properties and the neighborhood setting. The design must be similar in architectural style, quality of workmanship, use of materials, color and construction for your specific location within Burnt Hickory Registry.
3. **Location and Impact on Neighbors.** The alteration must be in harmony and congruity with the landscape, existing structure(s) and the neighborhood as a whole. Of particular concern are access, view, whether or not it impacts sunlight, natural ventilation and drainage for neighboring properties.. For example, fences may obstruct views, natural breezes or access to neighboring properties, while decks or large additions may cause unwanted shadows on an adjacent patio or infringe on a neighbor’s privacy.
4. **Color.** While Burnt Hickory Registry does not have a singular defining list of paint colors that would dictate color selection, the vast majority of houses in all BHR neighborhood have muted, subdued earth tones. This existing color theme enriches and enhances the other attractive features of our neighborhood’s spacious, natural, tree-lined setting. Therefore, the color standards provided in this document recognize and embody the already existing color themes of our subdivision. This allows a wide range of attractive house appearances, does not require or encourage a “cookie cutter” appearance, and still maintains the existing character of the neighborhood.

Burnt Hickory Registry can also be characterized by terms such as “traditional” and “conservative” and of “traditional contemporary design.” We respect the values and atmospheres implied by these terms, and so it is fully expected that the color selections for our houses should also be in consonance. [Owners must apply for ACC pre-approval before painting their house, even if the same colors are being used.](#)

Acceptable Colors

- The colors you select should be appropriate to the style of your house
- Subdued earth tones are the existing dominant color themes and are the preferred choice in house colors, both for the main body of the house and for trims
- House colors should harmonize with the colors of other houses in the community, not just those in the immediate vicinity.
- House colors should blend with the surrounding features on the lot.
- Wood stains shall project a “natural” wood appearance

Unacceptable Colors

- Very bold or bright colors or high gloss paints
- Very dark colors, except in some circumstances, accent trim
- All fluorescent, neon, day-glo, or similar colors
- Colors that are in obvious discord with the surrounding area and with the dominant color themes found within BHR.
- Colors that overpower the surroundings
- Primary colors - pure red, yellow, blue, green - should not be considered as the “main” house color, also no pinks, purples, oranges
- Metallic colors such as gold, silver, or bronze.
- Colors that are non-traditional or unusual for houses in our area, such as lime-green, teal, violet, etc.
- House colors that mimic those of adjacent houses or directly across the street may not be approved because the resultant “cookie cutter” theme would be in contrast to the character of the neighborhood.

Color Coordination

- Multiple colors must harmonize with one another.
 - Colors and materials must blend together to create an attractive and harmonious result.
 - Selected colors must harmonize with other colors on the structure, such as roofing and brick, and must be harmonious with other colors in the neighborhood.
5. **Materials.** The same or compatible materials as those used in the original construction are desirable because they provide continuity.
 6. **Workmanship.** The quality of workmanship should be equal to or better than that of the original home and/or surrounding properties.
 7. **Timing.** Any alteration construction schedule must demonstrate a time frame that will minimize impact on surrounding neighbors.

HOW TO SUBMIT A REQUEST FOR ARCHITECTURAL REVIEW

1. Complete a copy of the ACC Modification Request Form. These forms can be obtained from our Management Company: **www.allinonemgmt.com**

Search their “community” menu for Burnt Hickory Registry. Go to Modification Forms.

Or the neighborhood website: **www.burnthickoryregistry.com**

Please be as specific as possible as to the nature of your project. Attach any pertinent drawings, color samples, or site plans.

NOTE: It is the HOMEOWNER'S RESPONSIBILITY to comply with all building code requirements and obtain the necessary permits. The ACC does not validate code compliance. Approval by the ACC of any application, indicates conformity with HOA architectural Design Standards and is in no way a certification that the structure is in accordance with governmental rule or regulation or that the structure complies with sound building practice or design.

2. If the ACC Modification Application is fencing, pool, recreational or playground equipment, sun room or screened porch, out buildings or when otherwise requested by the ACC, "affected neighbor" signatures must be included with the application.

The term "affected neighbors" means homeowners who are in sight of proposed improvement and who may experience a visual or sightline impact, or may be affected in other ways, such as changed drainage, use of property, etc.

Neighbors who may be affected by the installation or project construction must receive a copy of the Modification Application, or notice that an application has been filed. Their signature implies notice of the application only, it does not signify consent. Nor does an affected neighbor's refusal to sign the notice constitute grounds for a denial of the application. It simply notifies them of the Modification Application so that they may contact the ACC with any comments or concerns about the application in person, or via e-mail or telephone.

If an applicant cannot obtain the signature of an affected neighbor, then document on the application their good faith effort to notify the party.

3. Submit completed forms to the HOA Management Company:

All-In-One Community Management, Inc.
5200 Dallas Highway, Suite 200 #266, Powder Springs GA 30127
678-363-6479 678-363-6481 FAX modifications@allinonemgmt.com

4. In the case of incomplete or unclear submissions a member of the management company will contact you for clarification. The review process does not begin until all required information and supporting material is provided
5. Allow up to 30 days after submission for the ACC to approve or deny your request with an explanation. Every effort will be made to complete the process as quickly as possible.

Declaration of Covenants, Article V, Section 5.8. "In the event that the ACC or its designated representative fails to approve or to disapprove such application within thirty (30) days after the application and such information as the Architectural Control Committee may reasonably require shall have been submitted, its approval will not be required and section 5.5 will be deemed complied with; provided, however, even if the requirements of that Section are satisfied, nothing herein shall authorize anyone to construct or maintain any structure or improvement that is otherwise in violation of the Declaration of Covenants, the Bylaws, the Design Standard or other rules and regulations."

6. If your request is denied you may appeal the decision by written notice to the HOA Board, which must be received within 10 days of the date of the notice of denial.
7. Improvement work should not commence without written approval of your community HOA Board and/or ACC Committee. Homeowners commencing work without approval, regardless of the scope of the project run the risk of having to correct any violation at their own expense and may be subject to a daily fine until the project is approved and completed.

Rules governing the submission of modification plans and the approval or disapproval process are detailed in Article V, Section 5.1 – 5.15 of the Covenants.

EXECUTION OF YOUR PROJECT

During approved work or construction, all vehicles connected with such work or construction should be parked to avoid damage to trees, paving, curbs or adjacent properties. Modification work should be planned and constructed such that it will have minimal impact on the views from neighboring Lots and will not impact existing water runoff.

Improvement work shall be completed within one year of approval of the project or a new ACC Modification Request Form must be submitted for approval.

The HOA ACC shall have the right to take appropriate court action, whether at law or in equity, to compel the immediate completion, including landscaping, of any structures not completed within one (1) year from the date of commencement of construction. Construction shall be deemed to commence on the date of issuance of the building permit.

ARCHITECTURAL DESIGN STANDARD GUIDELINES

AIR CONDITIONING UNITS.

Window-mounted air conditioning equipment and fan units, including evaporative coolers are prohibited.

Air Conditioning equipment located on the side of home should be screened with shrubs or a screened structure to reduce any negative visual impact.

ANTENNAS AND SATELLITE DISHES.

ACC approval is required for any radio or television antenna or satellite dishes.

They should be installed according to Federal Communication Commission rules.

No exterior antennas, satellite dishes or multi-channel multi-port distribution service larger than one meter in length or diameter shall be placed, allowed, or maintained upon any portion of a Lot. All above referenced devices measuring one meter or less shall be installed in accordance with FCC rules and regulations, and shall not be placed in plain view from the street, unless it is the only location that allows for receiving an acceptable quality signal. Owners shall provide at least forty-eight (48) hour written notice to the Association regarding intended installation and the specific proposed placement on the Lot.

If the proposed placement is in plain view from the street, the Association may require the Owner to provide written confirmation from the satellite installer that an acceptable quality signal can only be achieved in a location that is in plain view from the street. The written confirmation shall not be considered a pre-condition to installation, but shall be provided by the Owner within seven (7) days from the Association's written request. If the written confirmation is not supplied to the Association within seven (7) days, the Association may require the Owner to re-locate the device to an area that is not in plain view of the street.

Preferred locations for the installation of a satellite dish are in areas of the lot where it is compatible with the natural setting of the home. These locations include:

- Entirely within and below the height of approved privacy fencing which fully encloses the rear yard
- At ground level in the rear and screened or decorated with natural landscaping o
- Mounted on the roof of the house, with its highest point below the peak of the roof line, and preferably as close to the chimney as possible
- Above the walking surface of the deck, providing that no portion of the device projects no more than 6" above the height of the deck railing
- Attached to the back outside rail of the deck, providing that no portion of the device projects no more than 6" above the height of the deck railing.

A homeowner may be required to install visual barriers, such as lattice or landscaping, around the device in order to diminish any adverse visual effect which may be caused, as long as it does not adversely affect the owner's ability to receive an acceptable quality signal.

The device must not adversely affect the safety of others or interfere with the reception of radios or televisions of neighbors.

AWNINGS.

The Architectural Control Committee ("ACC") has the authority to approve exterior awnings. The ACC shall only approve an exterior awning if the application demonstrates that the awning shall be clearly compatible with the

architectural design and qualities of the home, or is screened from the view of adjoining neighbors due to the proposed location of the installation, and meets the following criteria:

- They are solid colors, which are compatible with the color scheme of the house;
- The awning must be consistent with the visual scale of the house to which the awning is attached;
- Frames or structural supports for awnings must be painted to match the trim or dominant color of the house.

BUILDING LINES AND BUFFERS

For the purpose of determining compliance or non-compliance with the building line and natural, undisturbed buffer requirements on the plot of land – terraces, cantilevers, patios, drainage facilities, detention ponds, lawn furniture and recreational equipment shall not be considered as a part of the structure.

CHIMNEYS.

Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which they are attached.

CLOTHESLINES.

Clotheslines or similar apparatus for the exterior drying of clothes are not permitted.

COMMON AREA.

Homeowners are not allowed to alter, by any kind of planting or building of any structure, any common area, easement or right of way located next to or close to their property. Such alterations include but are not limited to storing of personal property, firewood, gardening implements, machinery, or installation of semi-permanent play equipment. Other modifications are such things as allowing the accumulation of debris of any kind, establishment of gardens, and/or otherwise adding, removing or modifying any trees, shrubs or other plantings located in the areas referred to above. Violations of these standards are also subject to fine and/or restoration assessment actions.

DECKS.

ACC approval is required for all deck installations, modifications and extensions, including but not limited to deck coverings and awnings and stairs. New Deck construction will require "Affective Neighbor Signatures" be attached to the application. The ACC will use the following criteria in determining whether to approve an application to construct a deck:

- Decks must be located in rear yards, except that variances for side yards may be granted for detached houses designed for wrap-around decks.
- Decks, particularly elevated decks, must be of a scale and style which are compatible with the home to which they are attached, adjacent homes and the environmental surroundings. The ACC may, in some cases, place specific limits on the scale or style of decks, which will be approved, based on considerations of density, visibility and scale and size of decks provided as original builder features.
- All decks (elevated and on-grade lower level structures), including rails, stairs, landings, supporting posts, fixed seating, planters and other similar accessories, must be constructed only of cedar, redwood, pressure treated lumber, or composite wood-look decking.)

- The color of decking material paint or stain must be harmonious with the existing house color as well as the color palette of the community.
- Deck fencing/railings must conform to existing decking designs and if none exists, they should be consistent with the homeowner's and adjacent homes.
- Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space. The use of decorative screening or landscaping to minimize adverse, visual impacts is encouraged and may be required by the ACC, particularly in the case of high decks.

DECORATIVE OBJECTS.

All exterior decorative objectives, whether natural or man-made, which were not part of the original construction design should meet the following criteria. Examples of such objects include (but are not limited to):

Bird baths	Fountains	Mirrors
Bird feeders	Landscape rocks	Plaques
Bird houses	Driftwood	Signs
Garden decorations	Sculptures	Weather vanes
Freestanding flag poles	Decorative ironwork	Wind chimes

- Objects must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. The color or colors of an object must compliment the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.
- Items must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the applicant's home, adjoining homes, and the neighborhood setting.
- Objects must not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting.
- Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must be capable of maintaining an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with the home, adjoining homes, and the neighborhood setting. Objects constructed of fiberglass, plastic, rubber, or similarly highly artificial mass-produced materials are generally prohibited unless the ACC determines that they are of high quality and a natural, unobtrusive appearance.
- Objects shall not create an adverse impact on the natural environment by their installation or location. The ACC will consider such issues as an alteration in the rate or direction of water runoff, the removal of trees or other substantial plants, and/or the creation of attractions, which are hazardous to wildlife by their nature or location.
- Objects shall not create a hazard to public safety.
- Objects must be of an appropriate size and within an acceptable scale which is harmonious with the home and its location. Items must not be so numerous so as to present a cluttered or overwhelming appearance.
- Objects must avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.
- **Door knockers** must be solid brass, polished/bright or "brushed" finish and must be installed in the center of the door from left to right and in the top third of the door;
- **Peep holes** must have a brass out case and installed in the center of the door from left to right and in the upper third of the door;
- **Kick plates** must be of brass, polished/bright or "brushed" finish and not exceed 12 inches in height, measuring from the bottom of the door;

- **Temporary flagpole** staffs, which do not exceed six feet in length and are attached at an incline to the wall or pillar of the home.
- **Small Flags or banners** that are of a temporary nature and are displayed for special occasions
- **Holiday Decorations** are permitted but must be removed no later than 15 days after the holiday date.

If the appropriateness of a decorative object(s) is questioned by neighbors, or during neighborhood inspections, the ACC will evaluate the object solely in terms of design, execution and general appropriateness in order to prevent such objects from having a negative impact on adjoining homes and the neighborhood setting. The ACC will apply a more narrow set of standards to objects located in front yards or positioned where they can be fully viewed from the street or sidewalk fronting the applicant's property than to those objects located in back yards, under decks, or within screened locations of lesser visibility and impact. The ACC will not judge the individual aesthetic or artistic merits of any object, but rather will make its evaluation solely on the object's impact.

If an object is determined to have negative impact the homeowner will be requested to remove it via the compliance notification process described on page 2 and may become subject to fines if the object is not removed.

Any homeowner who is unsure of the impact of a decorative object they consider installing is encouraged to complete an ACC Modification Form and obtain approval prior to installation.

DOG HOUSES.

Doghouses must be compatible with the applicant's house in terms of color and material. They must be located where visually unobtrusive to neighbors and the use of appropriate screening is encouraged and may be required in some cases in order to minimize any negative visual impacts.

Dog runs are prohibited. Constraining devices such as post and leash which allows an animal to roam unattended beyond the boundaries of the homeowner's property are prohibited.

DOORS.

FRONT DOORS. Front entry doors should be consistent with the styles and colors of doors throughout the neighborhood.

FRONT STORM OR SCREEN DOOR additions require ACC approval.

Screen doors must be full view, with kick plates no greater than 12 inches in height and no panels other than glass or transparent screening intended to impede insects. "Full view" is defined as allowing an uninterrupted view of the underlying door, but may include so called "split full view" doors with two separate removable panels, provided that the cross bar securing the panels is no greater than two inches in width. The latter does not include doors which have screening permanently installed behind the glass (like a storm window), because that would diminish the "full view" of the underlying door. Discreet decorative etching on the (glass) border of single panel glass doors will generally not disqualify the door as "full view".

Storm or screen doors installed over the front door (the front door is the principal entrance to the home whether facing the street or on the side), must exactly match the color of the underlying door or that of the immediately surrounding trim. Storm or screen doors at the side or rear of the house should also match the underlying door or the surrounding trim.

SECURITY DOORS OR BARS. The use of security bars or grates on windows and doors is prohibited.

GARAGE DOORS. Garage doors shall be coordinated with all other garage doors on the structure and complement the dwellings architecture and the design standard of the neighborhood. An ACC application is required for changes to existing garage doors.

DRIVEWAYS/SIDEWALKS.

Driveways and sidewalks shall not be painted or stained. Changes to driveways, sidewalks and parking areas require ACC approval. Paving material must be compatible with community design standards.

Pull weeds growing along driveway curbing. Power wash driveways and sidewalks or paths as needed to remove stains.

EROSION CONTROL AND STORM DRAINS

Homeowners are in most cases responsible per state and county storm water authorities as well as the HOA Covenants to manage storm water runoff occurring from their properties. As our subdivision has matured it is important to keep in mind that drainage patterns change. Over time, fences, swimming pools and other landscaping is built. Trees and bushes and other vegetation has grown. The drainage grates and piping that was originally installed by the developer may now be blocked, eroded or inadequate. Without proper homeowner planning and maintenance, all of these items can adversely affect storm water runoff. Property owners should be aware that they may have legal rights and/or responsibilities in regard to storm water runoff entering and exiting their property. These rights and responsibilities are almost entirely private in nature and are properly handled in a civil context by and between adjoining property owners.

To find out if your property has a storm water easement check your deed or check with the County Register of Deeds or County storm water division.

(BHR Covenants 6.26) Homeowners are responsible to control erosion conditions on their property. Erosion that is not corrected and impacts common areas, sidewalks, streets or creates unsightly conditions will be considered a violation. Unsatisfactory conditions that are typically observed and may be considered a violation if not remedied include but are not limited to:

- Heavy run-off
- Yard Erosion
- Sediment deposited on sidewalks and roadways

Serious erosion, siltation or water retention issues should be evaluated and remediated by the homeowner's landscape or engineering professional. There are however some actions that can be taken by homeowners to control run-off.

Some corrective actions or items which may alleviate erosion concerns are listed below. Note that many of these recommendations, although they can easily be done by a homeowner constitute landscape changes, architectural changes or garden structures and require ACC approval before installation. Also, whenever redirecting storm water make sure it is discharged to a suitable area.

- Protect consistently eroding bare spots with lawns, other groundcover or mulch.
- Install rail barrels
- Install a rain garden
- Determine if you need soil amendments
- Build swales
- Install French drains
- Inspect and maintain gutters.
- Inspect gutters during rain and if you observe spillover it is an indication of an undersized gutter system.
- If spillover from the gutters is occurring during heavy rain, protect the dripline by planting vegetation along it or spreading a layer of gravel.
- Redirect gutter discharge by using downspout extensions
- Install splash blocks (concrete or plastic) at the bottom of gutter drain pipes. If erosion still occurs, place stones along a flow path at the end of the splash guard to protect the underlying soil.

EXTERIOR MAINTENANCE.

Homeowners are responsible for continued maintenance of all structures and grounds, which are part of their lot.

- Keep buildings and structures in good condition and repair including all exterior finishes: brick, metal, wood.
- Homeowners are responsible for inspecting their own property periodically to ensure that there is no faded or peeling paint, cracks or mold, rotting wood, loose mortar or spalled masonry.
- Wood surfaces such as door and window trim, bay windows, dormers and garage doors should be caulked, sanded and painted every few years to keep them in good condition. An ACC application is required for all paint work, other than touch up painting.
- Rotted or otherwise damaged wood components must be repaired or replaced. Siding must be clean and free of significant warping or bubbling.
- Decks, fences and other exterior structures such as sheds and children's recreation/play equipment must be kept in good repair. It is recommended that all wooden portions of decks, fences, privacy screening, landscaping constructions, and other structures such as storage sheds, children's recreation/play equipment, etc. be treated periodically with stain and/or wood preservative to maintain and enhance their condition.
- Violations of these maintenance standards are subject to fine and restoration assessment actions.

EXTERIOR PAINT COLORS.

ACC approval is required for repainting any substantial portion of the home, including siding, doors, shutters, trim, or roofing, even if the existing color scheme will be repeated. Small areas of “touch up” maintenance with existing colors do not require an ACC application.

- Exterior paint colors must be compatible and harmonious with the colors of nearby structures, as described in the design color criteria on page 3. When approving exterior color changes the ACC will look to determine that a well-balanced and coordinated color scheme is maintained through the community.
- Trim color and door color must be compatible with the color scheme of nearby structures and the design standards of the neighborhood.
- Gutter color may be the same color as the trim, accent or siding color or coordinate with brick or rock siding.

EXTERIOR SIDING AND OTHER FINISHES

Siding, brick, stone or stucco must be consistent with the existing architectural features of the house and the neighborhood design standards.

The exposed part of retaining walls and foundations shall be made of brick, natural stone, landscaping timbers, railroad ties, stucco (parged or painted), painted concrete, exterior insulating finishes like “Dryvit,” or veneered with brick or natural stone. (Covenants 6.3)

Plywood, exposed concrete block, exposed concrete or vinyl siding are not acceptable.

FENCES.

ACC approval is required for the construction or modification of any fence or wall. (Covenants 6.3) "Affected neighbor" signatures should be attached to the ACC Modification Application. General guidelines for the construction and approval of fences are:

- Fencing must conform to city/county codes.
- Fences will be approved only on the lines bordering the back yard.
- Fences cannot extend forward past the rear plane of the house.
- Fence post are to be secured by concrete footings.
- Fences and fence footings shall be located inside the homeowner's property line.
- Framing and support structures are to be on the inside of the fence facing the interior of the homeowner's property.
- Fences, including supporting posts, pickets, rails and gates must be constructed only of cedar, redwood, pressure treated lumber, or black wrought iron/aluminum.
- Lot line fences may be open, split-rail, picket, wrought iron or privacy.
- No chain link fences shall be permitted at any time. (Covenants 6.3)
- Wood fences shall be their natural color, not painted. The maximum height for a fence is five feet in height. Maximum height is defined as the tallest point in any fence, including the posts.
- Any fence which is extended beyond the width of a house must include tree or shrub screening for that portion closest to and parallel with the street fronting the property, by a minimum of three evergreen trees or shrubs.

Junipers, hollies, arborvitae, cypress, boxwood, tea olive, wax myrtles or yews are some suggested screenings to be planted at intervals of no greater than four feet, within four feet of the front of the fence.

Such trees or shrubs must be clearly shown in the application. The minimum height for screening is 5 feet or at the same height as the newly erected fence. Additionally, identical screening is required for the side of such fences where no other building lies between the house and the nearest street, road, sidewalk, path or parking area lying substantially parallel to the open side of the property, regardless of distance thereto, and for those extensions located closest to neighborhood entrances, at either side of any road leading into the neighborhood, which are readily visible upon first arrival.

FENCE MAINTENANCE.

Homeowners are responsible for proper maintenance of their fence, including maintaining the finish and an upright position. The recommended treatment for all wood fences is a clear stain and must be maintained to look as close to new as possible. This will require either annual or every other year maintenance in order to maintain the required appearance. As your fence ages, it may become necessary to first strip and treat the fence prior to reapplying a clear stain.

FIRES AND FIREWOOD.

Firewood shall be kept neatly stacked only on the rear ground level of the homeowner's property within the yard. Firewood should be stacked in piles which do not exceed six feet in length and four feet in height for both aesthetic and safety considerations. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks. Tarps covering woodpiles are allowed only if the woodpile is completely screened from view from the street and neighbors and is earth tone in color.

(BHR Covenants 6.17.2) No person shall burn rubbish garbage, or any other form of waste on any Lot or in the Common Property. Leaf and yard debris burning is not permitted.

Recreational fires in a fire pit or outdoor fireplace are permitted. Cobb County rules governing recreational fires should be followed.

Recreational fire means an outdoor fire in which only logs or clean wood are being burned and has a total fuel area of 3 feet or less in diameter and 2 feet or less in height for pleasure, religious ceremonial, cooking, warmth or similar purposes, and which is not used to dispose of garbage or yard waste.

Even if all guidelines for burning are followed, you may be asked to extinguish a fire if it adversely interferes with another's enjoyment of life, use of property, or if someone with a health problem is affected.

FLAGS.

Homeowners may display a flag without prior ACC approval under the following guidelines:

- Homeowners may display seasonal, decorative, state, or national flags of an appropriate size and good condition when the flag is attached at an incline to the wall or column of the homeowners' home or to the homeowner's deck by means of a temporary flag pole or staff no more than 6 feet in length.
- Flags must not be offensive in nature or violate accepted community standards.
- Homeowners displaying the flag of the United States of America should refer to the United States Flag Code (36 US Code 10) for guidelines on properly displaying the flag.
- As an alternative, homeowners may choose to temporarily display the flag of the United States of America in an appropriate traditional manner from a window or over a doorway. It is also proper when displaying a flag in this manner that the union (stars) should be presented in the upper left corner.
- Permanent freestanding flagpoles on homeowner properties are prohibited.

FRONT YARD FURNITURE.

Front porch furniture should be wood, wrought iron or wicker. No furniture should be left in the front lawn on a permanent basis.

GARDEN HOSES AND EQUIPMENT.

Garden hoses and equipment should be stored out of view from the street.

GARDEN STRUCTURES, ARBORS, TRELLISES.

An ACC Application is required for garden structures. Garden structures such as arbors, trellis, and similar structures should not exceed the fence height more than two feet to provide adequate head space.

GRILLS.

Grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines.

HOLIDAY OR SEASONAL DECORATIONS

Outside decorations for holidays must be removed no later than 15 days after the holiday.

LANDSCAPE MAINTENANCE GUIDELINES

An ACC application is not required for minor landscape improvements such as foundation plantings and single specimen plantings.

(BHR Covenants 6.22) Homeowners are responsible for continued maintenance of their grounds including trees, pine islands and plantings in a healthy and attractive condition consistent with neighborhood standards. Such maintenance shall include the care and maintenance of any portions of the lot labeled or used as drainage easements.

(BHR Covenants 6.17) Except for building materials during permitted construction no lumber, metals, bulk materials or waste of any kind shall be kept, stored or allowed to accumulate on any lot unless screened or otherwise handled in the manner approved by the ACC.

As a reminder Cobb County Ordinance prohibits blowing leaves or grass into the road or down a storm drain and Burnt Hickory Registry prohibits blowing leaves or dumping grass or pruned material into common spaces.

LAWNS

Acceptable lawns are:

- Bermuda (requires full sun)
- Varieties of Meyers type Zoysia (full sun to light shade)
- Varieties of Emerald type Zoysia (full sun to partial shade)
- Fescue grasses are permitted in back yards but not in front

Lawn Care must include:

- Keep free and clear of weeds
- Mow regularly to no higher than 4"
- Edge to maintain a crisp border.
- Fertilize and re-seed, as necessary
- Mulch shaded edges with pine straw mulch.
- Keep debris free, including but not limited to grass clippings, leaves, trash, animal droppings.

FLOWERS, SHRUBS AND ISLANDS

- Flower beds, shrubs and pine islands should be free and clear of weeds.
- Once a seasonal plant has died or becomes unsightly it should be removed.
- Annuals and perennials should be dead headed as needed throughout the growing season
- Shrubs must be trimmed as needed throughout the year

Exposed earth or red clay is not permitted and should be covered by one of these methods and refreshed as needed.

- Re-seed or sod
- Plant with appropriate groundcover
- Cover with approved mulching material.

With the neighborhood's growing tree canopy homeowners are always fighting shade when trying to maintain lawns. In some cases, where appropriate homeowners may consider just giving into the shade and removing that portion of lawn, extending an existing flower bed or creating a new bed. ACC approval would be required if this significantly changes the appearance of your front yard.

There are a few good websites that list shrubs and groundcovers that grow well and are suitable landscape plants for our area. Two of them are:

www.extension.uga.edu
www.walterreeves.com

GROUNDCOVERS

Listed below are a few suggestions for groundcovers and shrubs that are common to our North Georgia area and that are considered compatible to existing neighborhood plantings and aesthetics.

Mondo Grass	Lenten Rose
Pachysandra	Liriope Muscari "Big Blue"
Day Lily	Ferns
Phlox	Hosta
Parsons Juniper	Ajuga
Shore Juniper	

SHRUBS

Abelia	Dwarf Buford Holly	Hydrangea
Aucuba japonica (Japanese Laurel)	Dwarf Yaupon Holly	Nandina
Azalea Gumpo (small)	Carrisa Holly	Various Dwarf Conifers
Azalea Karume (medium)	Japanese Boxwood	Green and Gold
Azalea Indica/Southern Indian (Lg)	Japanese Plumb Yew	Loropetalum
Azalea Encore	Gardenia	False Cypress
Cleyera Japonica	Dwarf Indian Hawthorne	Schipka Cherry Laurel

NOTE ABOUT ENGLISH IVY

In our hilly neighborhood, English Ivy has been used effectively in a few circumstances to cover steep inclines. It does spread fast, holds the soil and grows in shade. However please NOTE, it will aggressively grow up and kill trees and must be kept well-trimmed away from them. Additionally, the low leaf growth is ideal for mosquitos and it is a favorite hiding place for the neighborhood copperhead and other snakes. (Beware, any low growing ground cover can hide critters!) We do not recommend English Ivy, sometimes called English Kudzu. Some better alternatives would be these native plants:

Alleghany Pachysandra	Liriope Muscari	Green and Gold
Canadian Ginger	Dwarf Mondo Grass	Ajuga

MULCH

- Long Leaf Pine straw is the approved mulch around street side trees and islands bordering common sidewalks.
- Other mulch material, including rock mulch must meet neighborhood aesthetics.
- Grass clippings as mulch is not acceptable in front yards.

LANDSCAPE SCREENING

Screening may be used to define private spaces and in some cases required to divert attention from particular views in connection with free standing utility apparatuses, transformers, AC units, trash containers, fences or storage areas. Screening installation requires ACC approval.

Subject to the approval on a case by case basis by the ACC, methods of screening that may be used are:

- Earth banks covered with acceptable grass or vegetation.
- Planting screens and hedges
- Structural screening complementing the home's exterior material and color.

TREES

Listed below are a few suggestions (but your choices are not limited to these) for trees that are common to our North Georgia area and would be considered appropriate for approved BHR yard planting:

Sweet Bay Magnolia
 Little Gem Magnolia
 Dogwood
 Redbud
 Various arborvitae

Riverbirch
 Foster Holly
 Savannah Holly
 Canadian Hemlock
 Flowering cherries

Crepe Myrtle
 Japanese Maple
 Deodar Cedar
 False Cypress

TREE MAINTENANCE

Homeowners must maintain trees on their property in a healthy and safe condition.

Trees located on homeowner property that overhang common sidewalks and common streets are required to be trimmed to a minimum seven (7) foot height of the lowest hanging branches on those trees.

Trees located in the parking strip between the sidewalk and the street will be maintained by the HOA landscape company.

TREE REMOVAL

ACC approval is required to remove any live tree regardless of species with a trunk in excess of four inches in diameter when measured twelve inches above grade. (Any tree over 4" in diameter that is removed without prior approval may be required to be replaced at the home owners expense.)

Dead or severely damaged trees must be removed within 30 days or sooner if deemed a danger.

Fallen or chopped down trees must be removed within 15 days or immediately if deemed a danger.

When approving or denying tree removal the ACC will consider the following criteria and may require a statement from a certified arborist to substantiate the application:

- Can the tree's negative impact be corrected by pruning?
- Is the tree diseased or damaged?
- Is there potential damage to people or property?
- What is the tree's detrimental effect on other desirable plant material?
- Does the tree block paths or vehicular sight lines?
- Are invasive roots affecting adjacent structures?
- Does the tree block lighting or windows or otherwise compromise security?

The ACC may require installation of an appropriate replacement tree as a condition of approval to remove a tree.

LANDSCAPE INSTALLATIONS

ACC approval is required for any major change to existing landscaping including but not limited to:

- Installation of trees over 2 ½" in diameter
- Removal of any tree having a diameter of 4" or more, measured from a point 2 feet above ground level and that is 30' or more from the house.
- Installation of any tree not listed on the suggested list of trees suitable for residential lots
- Installation of any plantings intended to form a hedge or screen which will attain a height of more than two feet.
- Installation of railroad ties, garden timbers, dry-stacked or motor-set stones, or similar
- Structures which will form a wall over 12 inches high and more than 8 feet long. Include a plan for all planter boxes showing that site drainage has been successfully accommodated. Installation of any proposed improvement, which is of such a scale or type that is inconsistent with the existing design features of the home, adjacent units and the surrounding area.
- The substantial or total removal of turf must be replaced with adequate plantings of suitable nature and scale to cover a minimum of two-thirds of the yard.

Vegetable gardens, while allowed, must be located behind the rear plane of the house totally within the property boundaries. They must be located so as to minimize their visibility from neighboring properties and streets.

When approving landscape projects, the following will be taken into consideration:

- Every effort shall be made to save hardwood trees.
- Any alteration, including re-grading, which changes the existing flow of water, must not detrimentally affect neighboring properties or common areas.
- Plant materials should be appropriate in character, habit, species, size (both installed and mature size), number and arrangement for their purpose and environment.
- Stone or brick, whether used as accent elements, ground cover, paving material, walls, bed edging or dry creeks, should be chosen so that its color, size, and installation complement the architecture of the house, its natural environment, and the associated plant material.

LIGHTING.

ACC approval is required for any exterior lighting which replaces, or is in addition to, the existing lighting on the house or lot. Such alterations or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number, style, bulb color and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.

Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of houses.

Lighting down driveways will not be approved.

Lighting with intensity and overly bright lamps will not be approved.

Lighting which illuminates either common areas or private property other than that on which it is installed, including reflected "backwash" behind houses, is prohibited. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the ACC reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.

MAILBOXES.

Per section 6.8 of the BHR Covenants, the ACC is given the right to approve mail boxes or other delivery receptacles and property identification markers. Mailboxes must be consistent with the type originally installed by the developer.

Mailboxes should be maintained to allow easy recognition of the house numbers and be kept free of rust, dirt and bird droppings. Only one mailbox per residence is permitted. Mailbox decorations are permitted only during the holidays

- Mailbox repair and restoration service is available for existing units at:
www.MailboxProject.net, 770-535-0036/
- Mailbox paint is **Rustoleum Matte** or **Flat Black spray paint**
- Mailbox address plate can be purchased at Addresses of Distinction. **www.addressesofdistinction.com**
The style is Williamsburg Address Number Plate #1 (Brass Numbers)

NEWSPAPER TUBES.

The addition of tubes or other containers for delivery of newspapers is prohibited.

OFFENSIVE ACTIVITIES

No noxious, offensive or illegal activities shall be carried on within any lot, nor shall anything be done which is or may become an annoyance or nuisance to other homeowners. (BHR Covenants 6.12)

Each owner shall refrain from any act which could reasonably cause embarrassment, discomfort, nuisance or annoyance to other owners or occupants.

No owner or occupant of a lot may use or allow the use of a lot in any way which may endanger the health or reasonably annoy or disturb other owners or occupants.

No disturbing noise is allowed between the hours of 11:00 p.m and 7:30 a.m..

No owner shall do any work which in the Board's reasonable opinion, would jeopardize the soundness or safety of the property or structure or otherwise reduce the value.

It is the Board's sole discretion if acts unreasonably interfere with the rights, comfort or convenience of other owners or occupants. (BHR Covenants 6.28)

PARKING AND VEHICLE STORAGE.

PARKING. Our narrow streets were designed to enhance the pedestrian friendly nature of our neighborhood but they are not conducive to street parking of vehicles. We understand that it is occasionally required for entertaining guests, deliveries and property maintenance purposes. Please be observant during these times to assure that you or your guest are not restricting the flow of traffic or creating any dangerous conditions and that you are courteous to your neighbors.

Our neighborhood documents governing parking state: (BHR Covenants 6.16) No owner or occupant may keep or bring onto the property more than a reasonable number of vehicles per Lot at any time, as determined by the HOA Board. Vehicles may not be parked on the streets within the subdivision for extended times without written consent of the Board. Parking is not permitted in fire lanes, blocking access to another owner's lot, obstructing the flow of traffic, in any grassy area or otherwise creating a hazardous condition.

If any vehicle is parked in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed.

If a vehicle is parked in a fire lane, is blocking another vehicle or access to another owner's lot, or the flow of traffic is obstructed, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed immediately. If a vehicle is towed in accordance with this Section, neither the Association or any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity.

In addition, the police will be informed and may tow vehicles that obstruct the flow of traffic or otherwise create a hazardous condition.

STORAGE. Motorcycles, golf carts, boats, and miscellaneous types of vehicles are to be stored within garages or basements. Said items shall under no circumstances be parked on the street except for very limited periods of time.

Disabled vehicles, shall be considered disabled if they do not have a current license tag or are noticeably inoperable. A vehicle is considered stored if it remains on the property for 14 days without written consent of the board. Disabled vehicle storage is not permitted except within garages.

Per Cobb County parking codes, no materials, equipment or business vehicles may be stored or parked on the premises, except for one business vehicle used exclusively by the resident. A business vehicle with a manufacturer's gross vehicle weight greater than 12,500 pounds is not allowed to be parked on residential property.

PATIOS.

Patio remodels or expansion or installation of a new patio requires ACC approval.

- Patios must be located in rear yards with the exception of homes whose rear yard fences extend beyond the width of the house, wherein such patios can extend to the fence line, but not forward of the rear plane of the home.
- Visible portions of patios must be constructed only of brick, slate, stone, or concrete interlocking pavers. Colors should coordinate with the existing materials and colors of the home and typically be neutral earth tones (such as gray, blue-gray, brown or red).
- Where installation of a patio material dictates the use of joints or seams, the joint or seam must be entirely filled with sand, compacted dust, pea gravel or mortar.
- Wooden borders or trim, as well as seating, planters, plant hangers or other similar fixed accessories, may be added if their material and finish matches that allowed for lower level deck construction.
- Any impact to existing drainage requirements, which might result from the construction of the patio must be considered, addressed in the application and architecturally and environmentally sound mitigation proposed.
- Construction of the patio must not adversely affect the existing drainage scheme for surrounding properties or common areas.

PETS

A reasonable number of generally recognized household pets, as determined in the Board's discretion is allowed (BHR Covenants 6.11). No owner or occupant may keep, breed or maintain any pet for commercial purposes. No potbellied pigs may be brought onto or kept at the property at any time.

Homeowners with pets must adhere to Cobb County animal and noise ordinances.

Structures for the care, housing or confinement of any pet require ACC approval.

Pets may not be left unattended outdoors.

Dogs must be kept on a leash and be under the physical control of a responsible person at all times while outdoors.

Feces left upon the common property by dogs must be removed by the owner of the dog or person responsible for the dog.

POOLS, HOT TUBS AND SPAS.

ACC approval is required for all pools, spas, hot tubs, surrounding decks, fencing and screening. "Affected neighbor" signatures should be attached to the Modification Application Form. Approval must be given, in writing, prior to any clearing, grading or construction.

No above ground pools will be approved.

A pool must be located in the rear of the property. Applications for in-ground pools must include details concerning safety, fencing and screening, location of existing dwelling, location of property lines and easements, location of proposed pool, drawing, photo or product brochure of proposed pool with dimensions, materials and colors indicated. Proposed plantings for visual screening, as needed.

Safety fencing for pool enclosures must meet County code requirements.

Hot tubs and spas are acceptable so long as they are in the rear of the house and out of sight or appropriately screened from the street.

Pools and decking must be maintained free of debris and algae. Pool accessories and toys should be properly stored when not in use.

RECREATIONAL/PLAY EQUIPMENT.

Semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure, requires ACC approval. "Affected neighbor" signatures should be attached to the Modification Application Form. Examples include sandboxes, playhouses, swing sets, trampolines, basketball goals, etc.. The following factors will govern approval of such equipment.

- Generally, such equipment must be placed in rear yards. All elements of the equipment must be within the homeowner's lot boundaries.
- The equipment must be compatible in scale and design with the lot size. The design and any screening are additional considerations in evaluating whether or not there will be an adverse visual impact.
- The equipment must not be readily visible from adjacent roadways and common elements. Natural colors are encouraged. Play set colors are subject to ACC approval, so please do not buy first and assume that it will be approved. ACC will use current market trends, as well as neighborhood aesthetics, as guidelines when approving play sets. The maximum height for play sets should be limited to 8 feet. A picture, ad, or internet link is acceptable when submitting ACC application. The ACC will consider a landscape plan for screening if the equipment faces adjacent roadways and common elements.

Recreational equipment must be maintained in a state of good repair.

BASKETBALL GOALS

ACC Approval is not required for removable (fold-up) basketball goals. The placement of the basketball goal needs to be at the back of the driveway or in the backyard. No goal may be placed at the edge of the street or in such a way as to encourage play in the right-of-way of vehicular or pedestrian traffic.

ACC Approval is required for permanent basketball goal installations. The above placement rules for fold-up goals apply. Backboards of permanent basketball goals cannot be in bright or fluorescent colors. White, black or clear backboards are recommended. Backboards must be maintained and conform to neighborhood standards.

Goals should be maintained in good condition with nets attached.

RETAINING WALLS AND FOUNDATIONS

The exposed part of retaining walls and foundations shall be made of brick, natural stone, landscaping timbers, railroad ties, stucco, painted concrete, or veneered with brick or natural stone.

ROOFING AND ROOFING MATERIAL.

ACC approval is required for replacement of, or changes to any roof or roof covering. Roofing material and color shall be architectural asphalt shingles in the same colors that are prevalent throughout the community.

All roof stacks and flashing must be painted to blend with roof colors.

Gutters and roofing should be maintained clean and debris free.

SATELLITE DISHES.

(See Antennae and Satellite Dishes)

SCREENED PORCHES AND SUNROOMS

ACC approval is required for the addition of a screened porch or sunroom. Criteria for project approval includes but is not limited to:

- The structure is comprised of three enclosed sides with the fourth side consisting of the rear facade of the house, to which the three enclosed sides and related structure are integrally attached.
- The size, scale, color, design, quality, and materials of the structure are architecturally and aesthetically compatible with the home, the lot, and the neighborhood. Affected neighbors have not submitted any compelling complaints regarding the prospective impact of the proposed structure.
- The structure is predominantly comprised of screened windows or panels secured to withstand any reasonably expected wind or weather without becoming a danger to homeowners, neighbors or passersby. Slatted windows are prohibited.
- The roof structure, gutter, downspouts and splashguards associated with the structure are functional and appropriate to mitigate water run-off and potential drainage impact on neighboring properties or common areas.
- If the applicant does not propose to install new gutters or downspouts, the application shall fully address the rationale for this omission. (The foregoing does not apply to below-deck screening within the footprint of an upper deck, unless a water barrier is erected above the screened-in portion, either under the decking, in which case runoff must be managed and addressed in the application.)
- The porch roof shall be shingled to match the existing roof.
- Covering of screened porches with panels or plastic sheeting shall be prohibited.

Applications Forms for screened porches rooms must attach the following exhibits:

- Architectural plans and drawings. If available, a picture or photograph of a similar structure (installed), to help the ACC visualize the improvement.
- A surveyor plat of the lot, clearly showing the location of the proposed addition. Photographs of the existing house and site conditions.
- Identification of all exterior materials to be used and treatment of those materials, including type and color of screening; framing; and roofing material, including shingles.
- Explanation of how water runoff and drainage will be mitigated (e.g., gutters, downspouts, splashguards, French drains).
- "Affected neighbor" signatures.

SHEDS AND OTHER OUTBUILDINGS.

No shack, tent, trailer, camper, barn, garage, shed or other structure of a similar nature may be situated on any lot, either temporarily or permanently, unless approved in writing by the ACC. Outbuildings of a permanent

nature shall conform in exterior design and quality to the residence on each lot. Permanent detached buildings placed on any lot shall be located only behind the residence as such residence fronts on a street.

Sheds or other temporary structures may be used during construction for the time period approved for the construction project. (BHR Covenants 6.9)

Storage sheds and outbuildings are discouraged and approval for installation is limited.

Small storage sheds may be abutted to the rear wall of the house or in an approved location abutting privacy fencing.

- The height of the shed may not exceed six feet, and the remaining dimensions shall be proportional, but not exceeding dimensions deemed as visually appropriate for the lot and the surrounding neighborhood.
- The exterior walls and doors of sheds attached to privacy fencing must be constructed of either wood whose color and finish is similar to that of the fence or of siding whose color, style and finish match that of the exterior materials of the house.
- Shed roofs must be similar in color and materials to that of the house.

Sheds secured under decks with screening may be approved under these circumstances:

- These sheds if minimally visible by neighbors may be heavy duty rubber or composite material that is portable in nature and not permanently attached to the house or fence.
- These sheds should be aesthetically harmonious with the home in terms of color, texture and finish.
- They should not be visible from common areas

ACC Modification Applications for sheds or outbuildings must include "affected neighbor" signatures.

SIGNS.

In order to maintain a neat, uncluttered appearance in the neighborhood, the use of certain types of signs is regulated. Permitted signs are intended to be placed on the private property of the homeowner, except where noted below.

- Signs required by legal proceeds are permitted, when necessary.
- One professional security sign, not to exceed four by four inches (4" x 4") in size may be displayed within a dwelling on a lot.
- Garage/Yard/Moving Sale Signs. One sign may be placed on the homeowner's property where the sale is being held and only on the day of the sale. Two directional signs within the subdivision are permitted but must be removed promptly at the end of the event and may not be taped to neighborhood sign post or street lights. Temporary yard sale signs are limited to a maximum face area of four square feet.
- Home for Sale or Rent Signs. Not more than one sign, not to exceed two feet by two feet (2' x 2'), is allowed on the homeowners property and should be of the type and design most commonly associated with real estate home-for-sale signs.
- Contractor Signs. Contractor signs are allowed while the work is being done and only for a period of no more than 30 days.

All other signs advertising goods or services are not allowed, including political signs without the prior written consent of the ACC.

Signs placed on common property, such as street sign posts, lamp posts, pool or tennis areas will be removed.

Homeowners will be assessed for repairs if signs placed on common property damage the property.

The HOA Board has the right to erect reasonable and appropriate signs on behalf of the Association.

SOLAR PANELS.

Solar panels are prohibited.

TRASH AND TRASH CONTAINERS.

Trash containers shall be kept inside the garage or basement, or if kept outside due to space limitations must be properly screened so that they are not visible from the street. Trash containers must not be put out prior to sunset the day before scheduled pick up, and should be taken in the day of pickup.

No person shall dump trash or any form of waste on any lot or common area. Landscape trimmings and Christmas trees are sometimes dumped into common wilderness area. Homeowners conducting this activity or allowing their contractors to inappropriately dispose of trash will be fined.

UTILITIES

Cobb County Department of Transportation (DOT) [770-528-2051](tel:770-528-2051). Notify them of damaged streets, curbs, street lighting or street signs. They have an APP, "YourGov" which is a handy tool to communicate and track request for repairs.

Cobb County Storm Water Management. [770-419-6435](tel:770-419-6435). Report issues with county storm drains.

AT&T [800-246-8464](tel:800-246-8464) (press 8) to report damaged utility boxes located on easements near or on your property.

Cobb EMC. To report an outage, downed power lines or trees on lines, call Cobb EMC at [770-429-2100](tel:770-429-2100).

WINDOWS AND WINDOW COVERINGS

Window coverings should be drapes, curtains, blinds or shutters. No paper, sheets or other items shall be used as window covers.

Window replacement should be consistent with the styles and colors of the original windows and/or of windows throughout the neighborhood.

ACC approval is required for windows replacement that will not be the same as the original windows in the home.