



Brown's Farm

Architectural Design Guideline

Appendix "C"

To Brown's Farm

Design Standards

Amended April 15, 2022

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Purpose

This document contains revisions to the Brown's Farm Design Standards. This document is intended as a compliment to the Brown's Farm Architectural Design Guidelines Appendix "C" to clarify and further define areas not covered in the Brown's Farm Design Standard Document found in the Declaration of Covenants, Conditions and Restrictions for Brown's Farm, recorded in Deed Book 8116, Pages 171-221, Cobb County, Georgia. **This document is effective April 15, 2022.**

Introduction

Brown's Farm is a design standard community. One of the appeals of a managed community is the pleasing views and uniform aesthetics of the neighborhood. A managed community also helps to sustain and enhance property values. A major renovation can easily ruin the look of the neighborhood with the addition of an extension that looks out of place. This means the properties within maintain a consistent, orderly, and clean appearance.

Prior to **any** modifications to the exterior appearance of your home or yard, you must submit your planned changes to the Brown's Farm Architectural Review Committee (ARC). It's up to the Architectural Review Committee to identify and prevent design violation issues before it becomes a source of complaints from neighbors. By placing limits on the height, road proximity, and color of modifications, the committee can preserve the visual harmony of the community.

When submitting your property modification request to the ARC, please be as specific as possible regarding the nature of your request. Requests can be submitted electronically through the Brown's Farm HOA's selected management company website or via mail by completing the Application for Modification form available on the Brown's Farm webpage: <https://www.mybrownsfarm.com/>. A blank modification form is attached to this document for your convenience.

The Brown's Farm Neighborhood Association utilizes a complete package application procedure. The application is considered when all required documentation has been received. If your application is incomplete, your application will be returned unprocessed. The Brown's Farm Architecture Review Committee has **30 days to review the request from the date of receipt**. You will be notified when the request has been received by the committee. The 30 days shall not commence until all questions and detailed information is provided to ARC.

Failure to comply with ARC guidelines will result in a **fine levied against the property at a rate of \$25.00 per day.**

Modification requests must be submitted to ARC through the HOA management company either online or via e-mail. Please note that each modification must be submitted separately and may require additional detailed information (site map, color sample, pictures, etc.). Directions for online and e-mailed applications can be found below:

Electronic Property Modification Request

1. Go to the Brown's Farm management company website: <https://allinonemgmt.com/>
2. Scroll down to the box labeled "Find Your Community," and use the drop-down menu to select "Brown's Farm."
3. Next you will need to locate the menu bar on the left of the screen titled "Modification Documents." Once you have located that title, double-click on that option.
4. Two options will be presented to you. One is a hyper-link to the most current "Design Guidelines & Amendments" and the other is for the "Modification Request Form." Click on "Modification Request Form."
5. In the "Address" box please enter your street number and name.
6. In the "Zip" box, please enter your zip code of 30127 and then click on the "Find" button.
7. Once you have confirmed your information you may begin entering your project into the electronic form for submission. When you have entered all the information needed for your project click on the "Submit" button.

E-mailed Property Modification Request

The modification form can be found at <https://www.mybrownsfarm.com> > ARC > ARC Guidelines and Forms. Please remember to:

1. Please print legibly in blue ink, if completing a hard copy.
2. Provide the complete legal name of the homeowner.
3. Provide the full address for the property and alternative mailing address if your approval should not be mailed to the property address.
4. Include current phone number email address on the request. Illustrate all requests on a copy of your site plan and attach it to your application (if applicable).
5. Complete the entire application, sign and date the form.
6. Email completed form and documentation to: modrequests@allinonemgmt.com

NOTE: *Please be aware that the ARC has 30 days after submission to provide you with a determination or request additional information on your project. Modification Requests are not automatically approved. Typically, 30 days is not the average turnaround time for submitted requests. If you have not been contacted by a member of the ARC please e-mail or call All-In-One.*

NOTE: *It is the responsibility of the homeowner and NOT the ARC committee to check with the Cobb County Building & Inspections Department and obtain required permits. This information (if applicable) should be submitted to ARC with your request.*

Basketball Goals

Basketball goals are acceptable subject to ARC approval of the location and colors of both sides of the backboard.

Basketball goals may be portable or fixed based with black metal poles and have standard white, gray, or clear backboards. Goals shall be located on the side or rear yards and oriented for minimal visual impact from the street. If the basketball goal meets these requirements, ARC approval is not necessary. Any other type of basketball goal, color or location must be approved by the ARC.

Detached Structures

Detached storage buildings, including but not limited to detached garages, MUST conform to the style and structure of the Homeowner's home, and MUST be approved by ARC.

Exterior Antennas, Aerials, and Satellite Dishes

No exterior television or radio antennae shall be placed, allowed, or maintained upon any portion of a structure or lot without prior written approval by the ARC. Satellite dishes are permitted and must be placed at the rear of the house or side of the house in an inconspicuous location. Small (24" or less) satellite dishes do not need approval if they cannot be readily viewed from the street in front of the house. If this is not possible, the satellite dish must be submitted for approval in the most unobtrusive location possible on the lot.

Garbage Cans, Woodpiles, Etc.

All garbage cans are to be kept in the rear of yards or out of view from the street in front of the home. The homeowner is to conceal garbage cans from neighbor's view.

Woodpiles shall be in the rear yard out of view from the front street and have a minimum visual impact. Tarps covering woodpiles are allowed, only if the woodpile is completely screened from view from the street in front of the home and neighbors. Tarps must be earth toned in color. Blue and silver tarps are not permitted.

Exterior Maintenance

Each lot and home must be kept in good repair, which includes exterior painting and or pressure washing, as needed.

Doors and Windows

Silver-finished aluminum doors (including sliding doors) shall not be approved for front and side exterior doors. A factory-painted or anodized finish aluminum may be used, the color shall be specified in the ARC modification request and MUST follow the Exterior Paint Color Guidelines as previously noted.

Windows may be covered from the inside with drapes, blinds, shades or shutters. Window coverings must be lined with a neutral color if visible from the exterior. No sheets, paper or foil products are permitted as coverings.

Landscape:

In general, reasonable rules governing planting and maintenance of the landscape are designed to create an attractive, aesthetically diverse and harmonious plan within the neighborhood.

The utilization of non-living objects as ornaments (i.e., gazing balls, pet houses, statuary, birdhouses, birdbaths, flowerpots ponds or pools) in the landscape must be harmonious with the character of the neighborhood, be limited in quantity and must be approved by ARC. No large immovable planters will be permitted within a homeowners' front or size yard. End of year holiday decorations are permitted from Thanksgiving through January 15. At other times during the year, decorations may be placed on the front porch, yard, or bedding areas a few days before a holiday but must be removed within a reasonable period of time after the holiday.

All new trees and large bushes installed on a property must be approved by ARC. The committee will require all trees/bushes to be located within the foundation lines of the unit and will review the application based on the following, but not limited to, guidelines: size, shape, type, must be maintained, pruned. and fertilized by the homeowner.

Landscaping lighting:

Landscape lighting in the front of the property must be approved by ARC. Landscape lighting installation request must contain the specifications for the lighting fixtures, including:

1. Only black, bronze or copper-colored fixtures will be considered.
2. Bulb type (incandescent, LED, halogen, fluorescent) and bulb wattage.
3. All bulbs must be white/clear.
4. Solar Light fixtures are only permitted in the front of homes planting beds.

5. Fixtures must not be located along the driveway.
6. Landscape lighting controls, transformers and timers must be securely mounted and not be visible from the street.
7. Homeowner must always maintain all fixtures in full working order.

Security Lighting

Floodlight fixtures must be mounted under the eaves of the home (structure) in order to have minimal visual impact when not lit. All floodlight fixture wiring and conduit must be installed as to not be visible on any exterior portion of the home. Light resulting from any floodlight fixture must be focused within the homeowner's yard and may not disturb adjacent neighbors. It is required that any exterior lighting be installed properly and according to local building and electrical codes.

Mailboxes

All mailboxes MUST conform to the community design and color. Mailboxes MUST be maintained in good repair by the homeowner, this includes street numbers. Replacement mailboxes must match existing mailbox structures and should be purchased from www.mailboxmakeovers.com/mailboxes or by calling Mailbox Makeovers at 404-419-6236. Replacement of mailboxes is at the homeowner's expense.

Exterior Paint Color Guidelines

A home modification request MUST be submitted to the ARC when the homeowner plans to paint any exterior surface of their home. The request MUST include a current photograph of the home to be painted and a sample paint color, name, and number from manufacturer in the request. Highly reflective and bright colors are prohibited. No two homes may be painted the same color that are situated side-by-side or adjacent to the home. Garage door color and styling must be complimentary to the primary residence. Gutters shall be attached to the home, in good functioning capacity and be painted the same color as the trim or the accent color of shutters or exterior doors.

Roofing Materials

Roofing materials and color shall be specific in the plans submitted to the ARC for approval and shall be subject to the color and material guidelines contained in the Brown's Farm Covenants, Appendix A, Design Standards. All roofs shall have a minimum pitch of 10:12. No plumbing or heating vent shall penetrate roof surfaces which face the street or street adjacent to the residential structures.

Solar Devices

Solar devices require ARC approval. Solar devices shall not be visible from the street and require approval for the design of the array.

Shutters

Shutters must be matching in style and sized appropriately for the window height. Shutters must also be kept in good repair, painted, and hung securely on the home. Shutter colors must be complementary and an approved color.

Trees

All tree removal requires ARC approval. All dead trees shall be removed. Trees larger than 6 inches or more in diameter and six feet high (measured from a point of 6 feet above ground level) requires written approval from ARC. A drawing must be submitted to include number of trees and approximate location of trees on plot to be removed. Failure to comply with these terms will result in a fine of up to \$500 per.

If trees are removed from the front or side of the home tree stumps MUST be ground out. Tree stumps in the rear of the home MAY be ground out or cut level to the ground.

A landscaping plan for replanting trees or replacing the area with landscaping or grass must be submitted with the tree removal request.

Yards and Landscaping

Yards are to be properly sodded, seeded, mowed, edged, watered and weeded. Trees, hedges, and bushes are to be trimmed and pruned on a regular basis. Landscape beds or islands of mulch or pine straw shall be maintained at a minimum of 2 inches in depth with no visible bare spots and free of weeds. All front yard grass MUST be a Bermuda or Zoysia type grass (current exceptions apply for yards with heavy shade). The type of backyard grass is left to the discretion of the homeowner.

Flags

Any flags in good repair may be flown without the approval of the ARC. All flags must be no larger than 4 feet by 6 feet and must attach to the dwelling with a bracket and a short pole that is no longer than 6 feet. Flag poles mounted in the ground or outside the guidelines are expressly prohibited.

Pools and Spa Equipment

Plans for proposed swimming pools, hot tubs, surrounding decks, fencing, pool equipment and screening MUST be submitted in its entirety and approved by Cobb County and ARC before any clearing, grading or construction is commenced. No above ground pools will be approved. The zoning committee of Cobb County needs to approval all pools.

The current Cobb Country Zoning requirements state that homeowners must install Pool/spa fencing at minimum of 4 feet high around the pool area with a self-closing, self-latching gate, or door in the fence to make pool areas inaccessible to children or unauthorized swimmers. See approved fence types and heights on page 10.

NOTE: *Scaled site plans are required with your request to the county and as such MUST be submitted with your modification request to ARC.*

Recreational Equipment

Playground:

Play equipment MUST be located in the backyard where it will have a minimum visual impact on adjacent properties and streets. Equipment may not be stored or kept in the front of the house, this includes and is not limited to: bikes, scooters, motorized toy vehicles, sand boxes, soccer goals, hockey nets, bike and skateboard ramps, etc..

All play equipment excluding basketball goals MUST be stored out of sight of the road as seen from the front of the home.

Signs

All signs are subject to Section 9.3 of the Brown's Farm HOA Declaration of Covenants. The number of temporary signs (i.e., garage lawn sales, etc.) must be kept to a minimum and may be put up no sooner than 48 hours in advance. Signs must be placed on the common property of the entrance areas to the Development. Signs must be removed within 24 hours after a sale.

Signs are not to be installed, altered, or maintained on any lot without prior written permission from the Architectural Review Committee except one (1) "for sale" sign or one (1) "political" sign having a maximum face area of four (4) square feet installed in the front yard.

Temporary signs such as celebratory events, advertising house painting, basement refinishing, landscaping, etc. may be temporarily placed on your lot upon initiation of such project. Signs must not have a face area of larger than four square feet and must be removed when the project is complete or within two weeks whichever occurs first.

Vehicles

The parking of any vehicles and trailers used for commercial purposes including those with commercial lettering, logos or equipment, buses, golf carts, boats and other watercraft, ANY trailers, stored, inoperable or unlicensed vehicles in places other than enclosed garaged is prohibited.

Personal recreation vehicles (RV's) may be parked in the driveway to allow for loading or unloading, preparation or cleaning ONLY. RV's should be off of the property within 72 hours unless extraordinary weather conditions interfere. No storage or occupancy of any RV is permitted in driveways.

Garages and driveways are for parking of vehicles of the occupants and visitors to a residence. Any parking of a vehicle shall not obstruct the sidewalk. Parking on sidewalks or turf is not permitted. Vehicles shall not be parked on the street and is prohibited by Browns Farm covenants. Vehicles in driveways may not be covered with a tarp or other material. No vehicle repairs or maintenance shall be performed in any driveway except for emergencies. All vehicles parked and stored on driveway must have current registration and tags. Maintenance, if any, must be done in the resident's garage.

Screening and Fencing

Fences and Screening may be used within the Development to define private spaces or to attract or divert attention to or from views. Screening may be used in connection with free standing utility apparatus, such as a transformer, and switching equipment; exterior, ground-level machinery, such as air conditioning and heating equipment; outside storage and service areas for equipment and supplies; and refuse containers and related storage areas.

All fence and screening design and material must be approved by the ARC prior to installation. The following screening methods may be used:

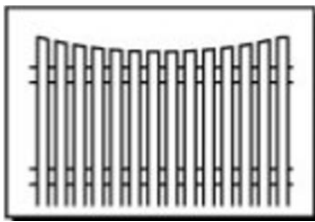
1. Earth Banks and Berms shall have a maximum slope of 2:1 and be covered with an acceptable grass/landscape.
2. Planting screens, hedges, species, and layout designs are to be approved by ARC.
3. Fences and Walls shall compliment the design, texture, and color of all structures on the same lot.
4. All fences shall be constructed of wood, aluminum or wrought iron. (Vinyl, woven metal or cyclone fencing (aka chain link fencing) are not approved screening materials).
5. Fences cannot be any closer to the street than the back corner of the house unless the ARC determines that the house position, elevation, or other landscape feature makes the fence position reasonably inconspicuous.
6. Alleys cannot be created between two fences unless prior approval that includes a landscaping plan is obtained from the ARC. **NOTE:** Approval must be secured prior to installation.
7. All fence posts are to be secured by concrete footings.
8. All fence post footings must be on the homeowner's property.
9. All fences shall be located inside the property line, unless connecting to existing adjacent property where both homeowners give written permission that is submitted to the ARC during the approval process prior to fence installation, in accordance with Georgia law.
10. Homeowners are responsible for proper maintenance of the fence.
11. Framing and support structures are to be on the inside of the fence facing the interior of the homeowner's property.
12. Wood fences shall be stained or sealed in a color which must be approved by ARC.

13. Modification request for fences or fence changes MUST include a drawing on the site plan of the exact placement of the fence and MUST include a photo sample of the type of fence panel to be used.
14. Fence installation cannot result in islands or partial fence lines.
15. Fence height and styles will conform to the approved fence styles and heights found on page 11 (below).

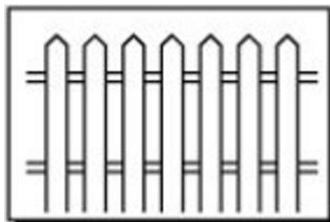
Approved Fence Styles – to be used in conjunction with Fence Guidelines

Rear Yard perimeter fences. May enclose entire backyard.

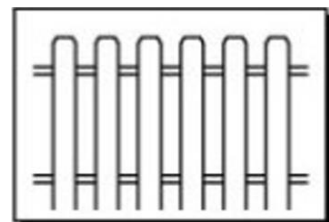
Picket Scalloped
Height Req. 4'6"



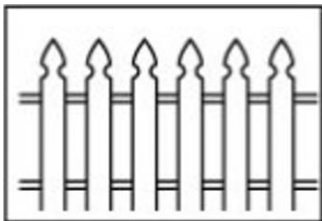
Traditional Picket
Height Req. 4'6"



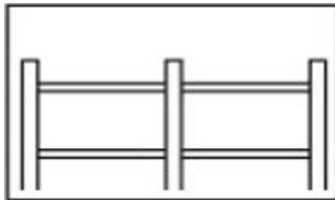
Dog Eared Picket
Height Req. 4'6"



French Gothic Picket
Height Req. 4'6"



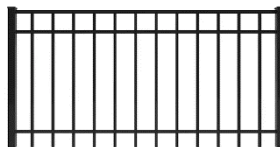
Split Rail
Height Req. 4'



Ranch Rail
Height Req. 4'

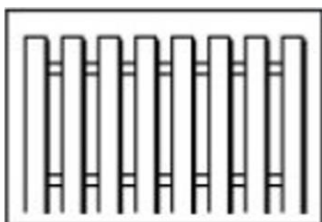


Black Metal/Aluminum
Height Req. 6'



Shadow Box and Black Metal/ Aluminum may only be used when enclosing a Pool.

Shadow Box
Height Allowed up to Req. 6'



Black Metal/Aluminum
Height Allowed up to Req. 6'

