

DESIGN STANDARDS FOR RESERVE AT MILLERS CREEK HOA ASSOCIATION

PURPOSE

These Design Standards have been established by the Board of Directors in order to create and maintain a community of high quality and visual harmony. Design Standards govern the architectural control requests made by resident homeowners and are not arbitrary. In the event of a conflict between the Declaration of Protective Covenants for the community and the Design Standards, the Covenants shall prevail.



ARCHITECTURAL CONTROL REQUEST PROCEDURE

Any addition, alteration or change of any kind to the exterior of your home or lot **requires written approval, in advance**. Requests for all projects must be made in writing to the **ACC** on a **(MRF) Modification Request Form** and sent to the following address:



5200 Dallas Hwy. Suite 200 / #266
Powder Springs, GA 30127
Phone: (678) 363-6479 Fax: (678) 363-6481
modifications@allinonemgmt.com
www.allinonemgmt.com

All **ACC** request must include the following:

A full description of your project, including dimensions, colors, and material used.

The Architectural Control Committee (**ACC**) will respond to your request within thirty (30) days from the date of receipt by the committee.

ARCHITECTURAL STANDARDS (Covenant Article 5.7, page 14)

No exterior addition or alteration may be commenced on any lot without written approval from the **ACC** prior to the start of the project. If approval was not granted, a completed project will be labeled as a **violation** and will be subject to a **violation fine**.

The following Design Standards have been adopted for **The Reserve at Millers Creek HOA Association**:

LANDSCAPING, LAWNS, CURBS & TREE REMOVAL: (Covenant Article 6.13, page 19)

No trees that are more than three (3) inches in diameter at a point 2 feet above ground shall be removed without prior written consent of the ACC. No flowering trees including, without limitation, **Dogwood Trees**, regardless of their diameter, shall be removed without prior consent.

Grass areas must be cut and maintained in a manner consistent with the community. You are required to keep your front lawn weed free and patch unsightly dead spots. Curbs must be edged and kept clean in front of your home and weeds must be treated including those in the landscaped beds that are visible from the street. Replace old Mulch or Pine Straw as needed. Shrubs should also be trimmed periodically. Inspect your property and make the necessary improvements.

All dead bushes, flowers or tree limbs should be removed from the property.

STORM & SCREEN DOORS & WINDOWS: (Covenant Article 6.35, page 21)

Owners shall not add a storm and screen doors and storm windows on any Home/Unit without written approval from the **ACC**. No entry feature should be altered, removed or added without approval from the **ACC**. No foil or other reflective material shall be used on any windows for sunscreens, blinds, shades or other purposes. All shades, drapery linings, or other window treatments visible from the exterior of the dwelling on any window or door shall be white or off-white.

SIGNS: (Covenant Article 6.4, page 16)

No sign of any kind shall be erected without prior approval from the **ACC**. Real Estate signs and those for legal purposes are automatically approved.

ANIMALS & PETS: (Covenant Article 6.9, page 18)

No animals, livestock, or poultry of any kind may be raised, bred, kept or permitted on any lot with the exception dogs, cats or other usual and common household pets in reasonable number. No pets shall be kept, bred or maintained for commercial purposes.

Dogs shall at all times when outside your home be kept on a leash or otherwise under control. An owner shall not allow any animal waste to remain on the Common Property, Community Open Space, or any exterior portion maintained by the Association.

Cobb County Statue for Dog Emptying (dumping)... Sec. 10-138. - Sanitation... (Ord. of 5-24-05; Amd. Of 2-24-09)

Persons who permit their animals to defecate on public or private property other than their own property are required to immediately pick up the feces, bag the feces, and properly dispose of the feces. **Any person** found in violation of subsection (a) or (b) of this section shall be in violation of this chapter and **subject to a fine**.

EXTERIOR PAINTING: (Covenant Article 6.28, page 20)

Any change to the exterior color of any improvement located on a Lot, including, without limitation, the dwelling, must be approved by the **ACC**.

AIR CONDITIONING UNITS: (Covenant Article 6.21, page 20)

No window air conditioning units may be installed.

ARTIFICIAL VEGETATION, EXTERIOR SCULPTURE, and SIMILAR ITEMS: (Covenant Article 6.23, page 20)

No artificial vegetation shall be permitted on the exterior of any Home/Unit. Exterior sculpture, fountains, flags, must be approved by the **ACC**. Only items that are automatically approved are U.S. Flags that can be flown from a pole which can be attached to the side of your home, security company signage, for sale signs, and Christmas or other temporary holiday decorations.

FENCES: (Covenant Article 6.19, page 20)

No fence of fence type barrier shall be erected without prior written **ACC** approval.

All boards must be maintained and replaced or repaired if needed; all closure hardware must be maintained to keep gates closed. All privacy fences shall not exceed a height of 6 feet and must not extend beyond the middle sides of the Home /Unit. Color must be of an earth tone color and approved by the **ACC**.

MAILBOXES and POSTS: (Covenant Article 6.27, page 20)

All mailboxes must be maintained in good condition and in the style and color originally installed. Mailboxes must be replaced or repaired if mailbox is leaning, dented, missing front door or flag. Mailbox post which is wood in construction must be cleaned and painted with outdoor enamel white paint. Mailbox post which is plastic in construction must be cleaned with a bleach type solution to remove any mold or residue build up (plastic posts do not require painting). Any mailbox posts which have house numbers that are faded, missing or damaged must be replaced on the right side of the post facing the mailbox door. Mailbox post which leans towards the street or otherwise must be leveled in such a way that it is vertical.

Deviation from the original Mailbox and post must be approved by the **ACC**.

GARBAGE CANS and TRASH CONTAINERS: (Covenant Article 6.38, page 21)

Trash Containers shall not be permitted to remain in public view except on days of trash collection. They must be stored out of view either in the garage or on the side of the house screened by shrubs or other means to prevent view from the street like an enclosed holding bin. Trash cans should be removed from the roadside within 24 hours of pickup.

UNSIGHTLY or UNKEMPT CONDITIONS: Covenant Article 6.11, page 18)

Pressure Wash Exterior Siding and Driveway of your home not to exceed 2 years from each last service performed. Inspect your home for mold and mildew build up on the siding. Pressure wash your driveway to remove soil and oil stains which are visible from the street.

RESIDENCE CARS: (Covenant Article 6.6, page 17)

No vehicles may be parked in areas other than driveways or garages. No vehicle should ever be parked on an unpaved surface without prior approval from the **ACC**. Vehicles which are parked in the street on a routine basis or for extended time periods (over 48 hours) will be towed at the owner's expense.

Only functioning, road-worthy vehicles may be visible and parked on an owner's lot in an approved parking area such as the driveway. No car parts such as spare tires, paneling, bumpers, etc. should be seen from the street or another lot.

VEHICLES: (Covenant Article 6.5, page 17)

Having no more than 2 axles such as trailers, boats and similar equipment should be stored in the garage or out of view of the street. No vehicles or commercial like vehicles shall be permitted on pathways or unpaved Common Property.

SWIMMING POOLS: (Covenant Article 6.25, page 20)

No swimming pools shall be constructed, erected or maintained upon any Lot without the prior written consent of the **ACC** and in no event shall any above-ground swimming pool be permitted.

PLAY EQUIPMENT: (Covenant Article 6.26, page 20)

Trampolines, playground equipment and other large recreational structures such as basketball stands, or soccer nets should be permanently placed in the homeowner's backyards behind an enclosed fence. No recreational equipment is allowed in the street or cul-de-sacs. (including, without limitation, basketball goals). This poses a safety concern within a public street.

BURNING or STORING TRASH: (Covenant Article 6.37, page 21)

No burning of any trash and no accumulation or storage of Litter, Lumber, Scrap, Metals, Refuse, Bulk Materials, Waste, new or used Building Materials, or Trash of any kind shall be permitted on any lot.

Note: You can find the full "**Covenants & By-Laws**" located on our site **Reserve at Millers Creek** through **All-In-One Community Management's** web page by going to www.allinonemgmt.com.