

Please Fax to: 678-363-6481
 Attn: Ennisbrook Property Manager
 All-In-One Community Mgmt. Inc.
 5200 Dallas Hwy., Ste. 200 #266
 Powder Springs, GA 30127
 modrequests@allinonemgmt.com

ENNISBROOK COMMUNITY

REQUEST FOR MODIFICATION

Please refer to the Covenants and Architectural Guidelines before completing

Homeowner Name: _____ Date: _____

Address: _____ City/State/Zip: **Smyrna, GA 30082**

Home Phone: _____ Office/Cell Phone: _____

E-mail Address: _____

Signature: _____

Please provide PCS, the ARC, and Board of Directors with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the ARC Guidelines approved for the community. **Approvals will be within 60 days~please plan accordingly.**

Description of Modification Requested: _____

Estimated Start Date _____ Estimated Completion Date _____

Under each of the headings/categories below, all items listed must be submitted. NOTE: Submit one form per item heading.

Fences (two styles are accepted, please CHECK one):

- θ Straight-top, dog ear (such as perimeter fence in Highlands) OR
- θ Scallop top (such as perimeter fence in Woodlands) only OR
- θ Other – Describe: _____
- Approval will not be based on the type noted on any other attached document
- Dimensions (maximum & minimum height is 6 feet, minimum post size shall be 4x4 inches and shall be anchored in concrete, and support rails must be on the INSIDE of the fence).
- Site plan denoting location (must be fully enclosed, cannot be within ten (10) feet of any curb, and must be placed either on your property line or within your property line) relative to property lines and house

Exterior Decorative Objects and/or Outdoor Lighting:

- Picture, drawing, or description of statuary, fountains, decorative structures, etc.

Pools and Spas (provide two (2) sets of the following):

- Plans and specifications, exact dimensions, as situated on site plan
- Color (if applicable)
- Include all patio enhancements, decking and fencing modifications included in the overall project

Recreation Equipment:

- Kind and location (indicate on site plan)--must have minimal visual impact on adjacent properties.
- Size and sketch or picture.

Repainting:

- Paint manufacturer with color number/name (include chip if other than Porter brand), indicate for:

Siding (plank or stucco)	Accent (Stucco or siding)	Trim	Shutters/door/metal roof

- Select from colors found in the Ennisbrook paint palette or at the Ryland Decorating Center
- If your colors are not on the pre-approved color-chip chart, submit a minimum of two choices

Landscaping (Including, but not limited to):
Trees (cannot be within 10' of curb when if it will cause sight-line obstruction) **Include plans**
Terracing and Retaining Walls (over 12" tall) **Include sample or description and location on site plan.**
Patio or Walkway **Include sample material or description and location on site plan. Building permit (if required) or lot variance.**
Planting beds (which would replace existing lawn) **Description of plants, ground cover, and location on site plan.**

Deck/Porch:

- Picture or drawing as it relates to home or site plan
- Size, color, and detailed architectural drawing of project
- Color (must be natural or painted to match exterior color of home)
- Materials (must be natural materials, No. 2 grade or better pressure-treated pine or cedar)
- Building permit (if required)

Structural Addition or Modification (provide two (2) sets of the following):

- Location of addition as it relates to home on site plan
- Size, color, and detailed architectural drawing of project
- Materials (must match existing materials of home)
- Building permit (if required)

Roof:

- Manufacturer, type, and color

Tree Removal:

- Indicate location of tree on site plan, reason for removal, and letter from reputable tree company

Other:

- Submit appropriate information and detailed description for other projects not listed above which would have visual impact in some way on passersby or adjacent property owners
- Any project which would affect natural water flow and erosion control

Additional Comments: *For your protection, inquire with City of Smyrna Community Development Department regarding permit requirements before starting any work on your property involving new construction, additions, alterations, or any modifications to structural, electrical, heating, water, gas, or sanitary plumbing systems.*

TO BE COMPLETED BY THE ARC (FINAL APPROVAL BY BOARD OF DIRECTORS):

Approved as Submitted Approved w/Conditions Rejected Deferred/Withdrawn

Comments _____

Date Received _____ Date Reviewed _____ Signature _____

TO BE COMPLETED BY THE BOARD OF DIRECTORS:

Comments _____

Approved as Submitted Approved w/Conditions Rejected Deferred/Withdrawn

Date _____ Signature _____ Signature _____

Signature _____ Signature _____

