

ARCHITECTURAL CONTROL DESIGN GUIDELINES

Olde England Lake Subdivision

**Olde England Development, LLC
4994 Lower Roswell Road
Suite 8
Marietta, Georgia 30068
770-973-9761**

PURPOSE

One of the most effective methods of assuring the protection of a quality lifestyle as well as individual property values, is through the establishment of high standards of design. In order to accomplish this objective, the Architectural Control Committee (ACC) reviews all plans and specifications for all new construction and landscaping.

AUTHORITY

The authority for the ACC is set forth in the Declaration of Covenants, which encumbers every lot or parcel within Olde England Lake. The ACC is responsible for carrying out its duties on behalf of all members of the Association for the benefit of the total community.

ADDRESS FOR SUBMITTALS

Olde England Lake Architectural Control Committee
c/o Olde England Development, LLC
4994 Lower Roswell Road, Suite 8
Marietta, Georgia 30068

Submittal can also be faxed to 770-973-9733 attention Olde England Lake Architectural Control Committee.

INDEMNITY CLAUSE

Neither the Architectural Control Committee nor any member thereof shall be responsible or liable in any way for any defects in any plans or specifications approval by the Architectural Control Committee, nor for any structural defects in any work done according to such plans and specifications approved by the Architectural Control Committee. By submission of such plans and specifications to the ACC, every owner of a lot releases and agrees to indemnify and to hold harmless the ACC and every member thereof from and against any such alleged liability, claim and/or damage, including but not limited to, reasonable attorney's fees and costs.

PLAN REVIEW

Prior to closing on the lot the following must be approved by the ACC:

- Floor Plan

- Exterior Elevations
- Exterior Finish and Colors

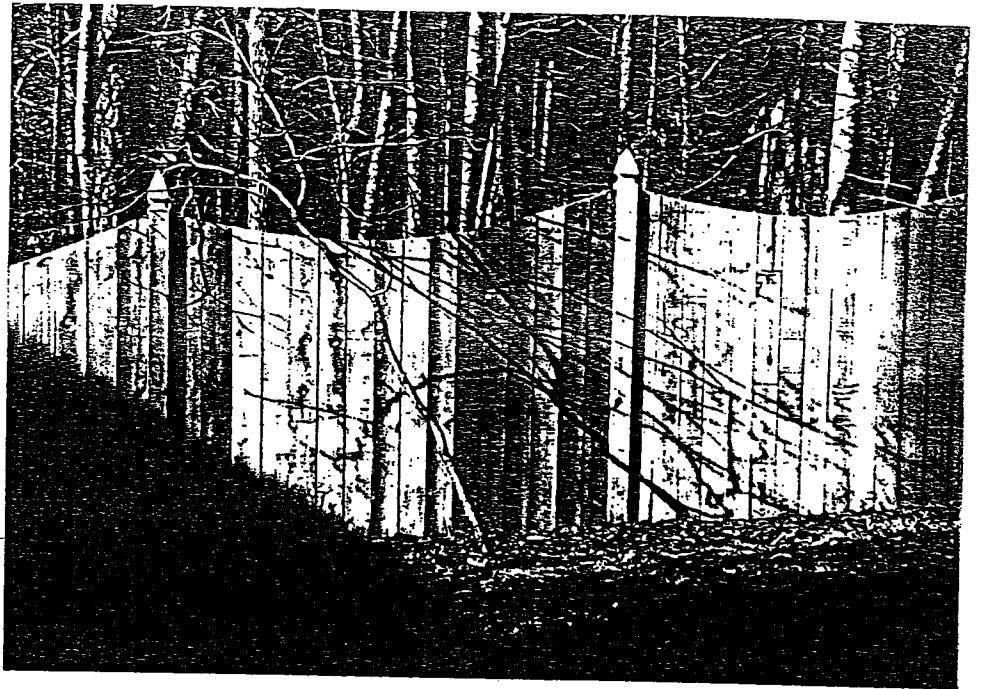
During Construction:

- Patio, Decks and/or Porches
- Landscaping

DESIGN AND BUILDING GUIDELINES

- Garage doors must be paneled wood, hardboard or metal; glass panels permitted.
- Roofing shingles may be black, dark grey colors, or weathered wood.
- Masonry steps are required on all split level plans.
- All driveways must be constructed of concrete or brick.
- No curb side parking areas may be created by extending any portion of the street pavement.
- The only mailbox permitted is the ACC approved mailbox.
- All front yards must be sodded. Corner lots must also have the side yard sodded.
- Fence styles permitted: Wood either cedar or pressure treated pine - saddle, scallop or dog ear style. Metal - aluminum or iron. Board fence minimum 3 boardrails with wire mesh. The permitted fencing can not exceed six (6) feet in height. No fencing is permitted in the front yard. No chain-link fencing is allowed. Invisible fences are acceptable.
- Window and/or wall air conditioning units shall not be permitted.
- Outside antennas of any type or size will not be permitted. Mini satellite dishes, 24" or less are permitted, however ACC review of placement is required.
- All signs, billboards and advertising structures are prohibited on any lot except with the written permission of the ACC. The ACC shall determine size, color, content and location of any sign.
- Above ground pools shall not be permitted. Swimming pools shall not be permitted on the street side of the residence.
- Sheds of any kind shall not be permitted.
- All playground equipment shall be placed to the rear of the residence and only with the approval of ACC.
- Clotheslines are prohibited.

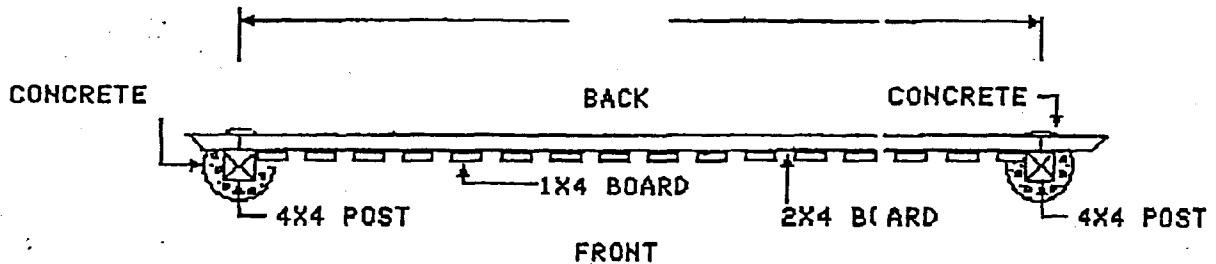
- Pre-approved acceptable exterior colors in the range of white, cream, light yellow, gray, tan and taupe. The shutter color range would included those mentioned above as well as shades of black, brown, blue, red, darker green, and dark purple. Special requests must be submitted to the ACC.
- All window coverings to the street must be conservative tones.



1X4 BOARD FENCE SADDLE STYLE



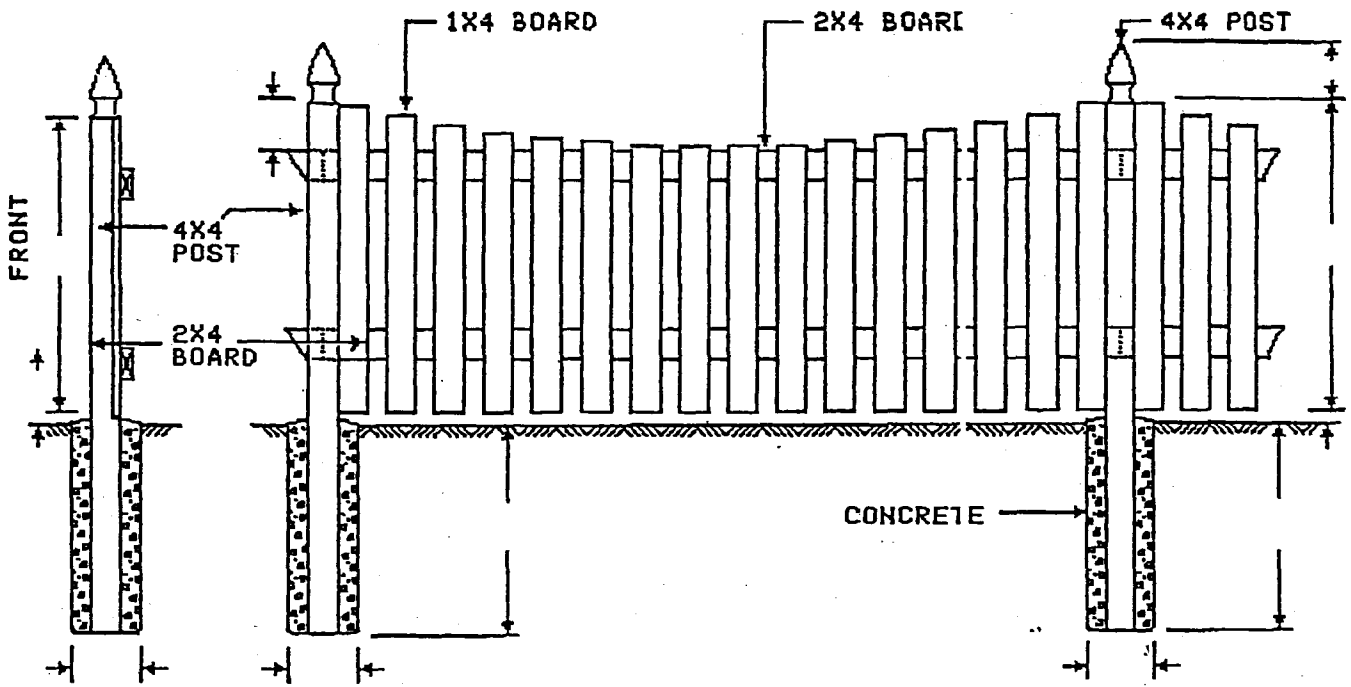
FLAT



FRONT
(PLAN VIEW)



POST TOP



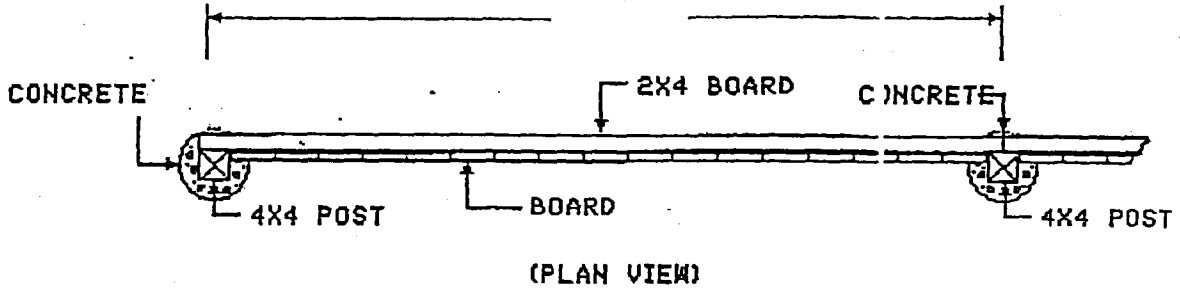
FRONT

(SIDE VIEW)

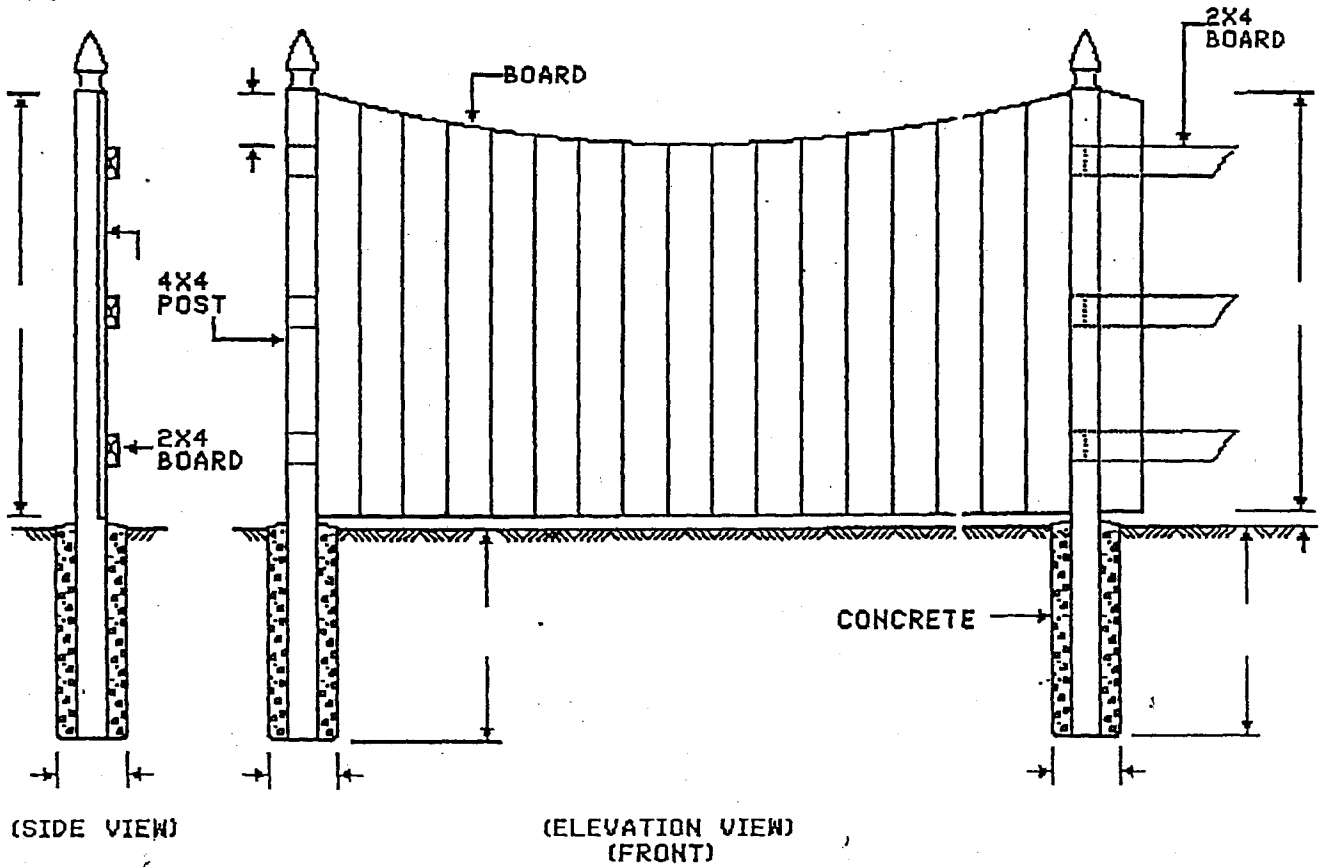
FRONT
(ELEVATION VIEW)

NOTE:
ALL DIMENSIONS ARE
APPROXIMATE AND MAY
VARY WITH INSTALLATION.

1X6 SOLID BOARD FENCE SADDLE STYLE



POST TOP



THIS PAGE WAS REPLACED WITH A NEW ARCHITECTURAL CONTROL MODIFICATION APPROVAL FORM. SEE WEBSITE FOR LATEST FORM.

ARCHITECTURAL CONTROL MODIFICATION APPROVAL FORM

NAME _____ DATE _____

ADDRESS _____ PHONE _____

SUBDIVISION _____

MODIFICATION(S) REQUESTED

- FENCES (Specify materials, Style & Sketch on plat)
LANDSCAPING (Specify ID & Sketch)
POOLS & SPAS (Plans - 2 sets)
RECREATIONAL EQUIPMENT (Kind & Location)
REPAINTING (Paint Manufacturer & Color)
ROOF (Manufacturer, Type & Color)
SCREENING (Specify Material, Style & Color)
STRUCTURE ADDITION (Plans - 2 Sets)
STRUCTURE MODIFICATION (Plans - 2 sets)
TREE REMOVAL (Sketch)
WATERFRONT LAND (Type Change & Sketch)
OTHER (Appropriate Description)

MODIFICATION(S) DESCRIPTION (attach additional information if necessary)

Return Form to:

c/o CMA
1465 Northside Drive * Suite 128 * Atlanta, Georgia 30318
Telephone: (404) 352-5470 * (800) 522-6314
Fax (404) 355-9561

ARCHITECTURAL CONTROL ACTION

Date Received _____ () in person () by mail
Date Reviewed _____ Date Responded _____
Reviewer(s) _____ () Approved () Disapproved * () Conditional Approval*
(* Requires Explanation)

RETAIN COPY OF APPROVAL FORM, LETTER AND ATTACHMENTS FOR YOUR FILES