

# PEACH PLANTATION DESIGN STANDARDS

June 30, 2015



## TABLE OF CONTENTS

Purpose of the Handbook	2
Plan Approval Form - Sample	3
5 Step Approval Process	4-6
Penalties and Violations	7-8
Design Guidelines	09-26
Notes	27-30

## Purpose

The following "Design Standards" have been adopted by the Architectural Control Committee (ACC) of the Peach Plantation Subdivision pursuant to Article V, Section 5.04(b) of the Declaration of Covenants, Restrictions and Easements (Covenants).

The Peach Plantation Architectural Control Committee has adopted these Design Standards to assure that any installation, construction, or alteration of any "structure" on any lot is in conformance with the external designs and general quality of the existing standards of the Peach Plantation Subdivision. The term "structure" includes any house when alterations are being made to the exterior of the house. The term "structure" also includes any plant or object which, when placed on a lot, affects the appearance of the lot.

The Design Standards define what is meant by the installation, construction, or alteration of any structure by listing specific items which the Design Standards are being set forth to regulate within the Peach Plantation Subdivision. Please note however, that other items may exist, which are not listed in the Design Standards, that will require approval of the Architectural Control Committee. If a homeowner intends to construct, install or alter any structure which is not designated in the list of items included in the design standards, the homeowner should contact any member of the ACC to determine if approval is necessary. Please note that the ACC reserves the right to change, alter, or add to the current Design Standards.

In the event of a conflict between the Covenants and the Design Standards, the Covenants will prevail.

The Design Standards include a five (5) step process which must be used by the homeowner in order for the ACC to approve the installation, construction, or alteration of any structure.



**RETURN THIS FORM TO**  
**Peach Plantation HOA – ACC**  
 c/o All-in-One Community Management  
 5200 Dallas Highway, Suite 200 #266  
 Powder Springs, GA 30127

Tel: 678-363-6479  
 FAX: 678-363-6481  
[modifications@allinonemgmt.com](mailto:modifications@allinonemgmt.com)  
[www.allinonemgmt.com](http://www.allinonemgmt.com)

## Peach Plantation ACC MODIFICATION REQUEST FORM

PROPERTY ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

### MODIFICATION(S) REQUESTED

Check appropriate box. No construction or alteration is to begin without written approval from the ACC. The ACC will respond within 45 days. Any request lacking adequate information will be disapproved and must be resubmitted for approval. Homeowner is required to get all permits, etc from applicable government departments.

<b>FENCE(S)</b> Specify materials, style & attach sketch on plat	<b>ROOF</b> Mfg Name, Type & Color – Provide sample if needed
<b>LANDSCAPING</b> Specify materials & attach sketch	<b>SCREENING</b> Specify material, style & include drawing of elevations
<b>POOL(S) &amp; SPA(S)</b> Attach plans	<b>STATUARY</b> Provide complete description, location & picture/photo
<b>RECREATIONAL EQUIPMENT</b> Specify type (play set, trampoline, etc.) & attach sketch with specific location	<b>STRUCTURE ADDITION</b> Provide 2 sets of plan drawings with elevations and include list of materials to be used
<b>REPAINTING</b> Paint Mfg. & Color(s) Provide paint samples & specify areas	<b>STRUCTURE MODIFICATION</b> Provide 2 sets of plan drawings with elevations and include list of materials to be used
<b>OTHER</b> Include detailed description and plans if applicable	<b>TREE REMOVAL</b> Provide sketch with location of proposed tree removal & type of tree

### MODIFICATION(S) DESCRIPTION

(Attach additional information as necessary)

#### FOR ARCHITECTURAL CONTROL COMMITTEE (ACC) ONLY

Date Received:	<input type="checkbox"/> In Person <input type="checkbox"/> By Mail
Date Reviewed:	
ACC Reviewer(s):	
Date Responded:	
<input type="checkbox"/> <b>APPROVED</b>	<input type="checkbox"/> <b>CONDITIONAL APPROVAL **</b> <input type="checkbox"/> <b>DISAPPROVED **</b>
**Explanation:	

**IMPORTANT – PLEASE READ - NOTE:** Please allow up to Forty five (45) days after submission to the ACC in writing. Only one request per ACC form will be accepted. Remember to submit color samples, drawings, sketches or site plans as applicable. FOR YOUR PROTECTION: Inquire with your City, County, and/or any other applicable government agency regarding required permits before starting any work on your property involving new construction, alterations, or additions (etc).

APPROVAL OF ANY STRUCTURE OF ARCHITECTURAL CHANGE BY THE ACC IS IN NO WAY A CERTIFICATION THAT THE STRUCTURE FOR ARCHITECTURAL CHANGE HAS BEEN BUILT IN ACCORDANCE WITH GOVERNMENTAL RULE OR REGULATION OR THAT THE STRUCTURE COMPLIES WITH SOUND BUILDING PRACTICE OR DESIGN.

NOTE: Improvement work may not commence without written approval of your community HOA Board and/or ACC.

Unauthorized improvements are subject to removal at the expense of the homeowner.

## Peach Plantation – 5 Step Approval Process

### Step 1 – Submit Plans

Any homeowner intending to install, construct, or alter a structure on their lot shall deliver, by certified mail, **two (2) copies** of the plan(s) they desire to obtain approval for. All plans must be submitted on a Plan Approval Form, which can be found on the Peach Plantation

[www.allinonemgmt.com](http://www.allinonemgmt.com)

A copy of the homeowners lot survey, if applicable, from their closing package, shall be attached to both copies of the Plan Approval Form which is submitted to the ACC to show the placement of a proposed structures on the lot in reference to property boundaries, house, easements, and/or other pertinent information.

Any pertinent drawings, plans, brochures, pictures, color charts, or other items shall also be attached to the Plan Approval Form when the lot survey is not pertinent to the installation, construction, or alteration of a structure. The colors must be submitted with a 4" X 4" sample and a firm description color layout (Trim, Borders, Siding etc).

Submit plans to:

**RETURN THIS FORM TO**  
**Peach Plantation HOA – ACC**  
c/o All-in-One Community Management  
5200 Dallas Highway, Suite 200 #266  
Powder Springs, GA 30127

Tel: 678-363-6479  
FAX: 678-363-6481  
[modifications@allinonemgmt.com](mailto:modifications@allinonemgmt.com)  
[www.allinonemgmt.com](http://www.allinonemgmt.com)

### Step 2 – Approval of Plans

All plans will be either approved, disapproved or approved with modifications, by the ACC in accordance with Article V, Section 5.07 of the Covenants. Disapproval of plans may occur when

1. Necessary information is not provided.
2. The plans fail to comply with the Design Standards or Covenants (ie. Plans are not submitted in duplicate. Plans submitted in full by e-mail will be considered a duplicate. ACC will notify receiving duplicate.
3. Any other matter which, in the judgment of the ACC, would be likely to cause the proposed installation, construction or alteration of a structure to fail to be in conformity and harmony of external design and general quality with the standards of the Peach Plantation Subdivision as set forth

in the Design Standards, or (ii) as to location to be incompatible with topography, finished ground elevation and surrounding structures. In any case in which the ACC shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such approval or qualified preapproval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal may be prepared and submitted for approval. The ACC will approve, disapprove, or approve with modifications all plans within **forty-five (45) days** of receipt of said plans. All approvals, disapprovals, and approvals with modifications will be hand delivered, sent by certified mail, or via e-mail.

Any plans disapproved or approved with modifications by the ACC shall be accompanied with a statement which explains why such disapproval or approval with modifications is being made in accordance with Article V, Section 5.08 of the Covenants.

Approval of plans relating to any lot or structure are final as to that lot or structure and cannot be rescinded.

### **Step 3: Install, Construct, or Alter Structure**

The installation, construction, or alteration of any structure approved in Step Two must be complete within ninety (90) days of the intended start date listed on the plan approval form. A start other than that designated on the plan approval form can be used if notification is given to the ACC in writing. If the installation, construction, or alteration is not started within one year of the date of approval, plans for approval must be resubmitted.

### **Step 4: Notify ACC of Completion**

The homeowner shall notify a member of the ACC by phone, via e-mail, or certified mail within seven (7) days when the installation, construction, or alteration to a structure has been completed so that it can be inspected by a member of the ACC.

### **Step 5: Inspection- Certification of Compliance**

The ACC will inspect the installation, construction, or alteration of a structure to insure conformance with the plans submitted in Step One and approved in Step Two. Provided the installation, construction, or

alteration of a structure conforms with the submitted plans, the ACC will provide the owner with a Certification of Compliance as required by Article V, Section 5.12 of the Covenants.

A Certification of Compliance will be issued to the homeowner and a copy filed with the ACC as proof to the owners of a lot and to any possible purchaser of that lot, that the installation, construction, or alteration of a particular structure has been completed in accordance with approved plans. The Certification of Compliance in no way certifies the workmanship, quality, engineering, materials, or equipment that make up a particular structure.

PHOA  
ATTN: ACC Committee  
PO BOX 664  
POWDER SPRINGS, GA 30127

1<sup>st</sup> Violation: Homeowner will have ten days (10) to correct the situation or supply notice to the ACC of when the violation will be corrected. OR to contest the notice to the ACC. The violation carries no penalty.

2<sup>nd</sup> Violation: Shall carry a Penalty. Homeowner will have ten days (10) to correct the violation. Beginning on the eleventh (11<sup>th</sup>) day after the violation is sent a penalty of twenty-five dollars (\$25.00) PER DAY will be assessed against the homeowner.

Notice of intent to suspend Amenity Privileges: If the penalty continues on the 41<sup>st</sup> day after the date of the 2<sup>nd</sup> violation, then the homeowner shall be notified of the Board's intent to revoke the voting and amenity privileges of that homeowner. The homeowner shall then have ten (10) days to request a hearing in writing sent to the Board. The issue of the hearing shall be as follows:

Has the homeowner corrected the problem and paid the assessments as of the hearing date? Is so, then the hearing shall be adjourned with no further consequences except that the Board shall issue a finding of fact stating that the Board convened a hearing and the result there of.

## Peach Plantation – Violations and Penalties

**1<sup>st</sup> Notice** – Is meant as a “Friendly Neighborhood Reminder” and carries no penalty. It is our deepest hope that these are the only type we will ever need to send out. The intention of the “Reminder” is to simply ask one of our neighbors for attention in an area of concern. While we know there is a great deal of work that our residents put into their houses and lawns, the reminder is just a snapshot of what was seen the day an ACC member came by. If you receive one, please accept it as intended.

The following explains the Associations penalties for non-compliance with our community standards. It is our hope that none of these will be needed.

Homeowners shall respond to all violation notices in writing to:

**Peach Plantation HOA – ACC**  
c/o All-in-One Community Management  
5200 Dallas Highway, Suite 200 #266  
Powder Springs, GA 30127

**1<sup>st</sup> Violation:** Homeowner will have ten days (10) to correct the situation, or supply notice to the ACC of when the violation will be corrected, OR to contest the notice to the ACC. The violation carries no penalty.

**2<sup>nd</sup> Violation:** *Shall Carry a Penalty.* Homeowner will have ten days (10) to correct the violation. Beginning on the eleventh (11<sup>th</sup>) day after the violation is sent a penalty of twenty-five dollars (\$25.00) **PER DAY** will be assessed against the homeowner.

**Notice of intent to Suspend Amenity Privileges:** If the penalty continues, on the 41<sup>st</sup> day after the date of the 2<sup>nd</sup> violation, then the homeowner shall be notified of the Board’s intent to revoke the voting and amenity privilege of that homeowner. The homeowner shall then have ten (10) days to request a hearing in writing sent to the Board. The issues of the hearing shall be as follows:

Has the homeowner corrected the problem and paid the assessments as of the hearing date? Is so, then the hearing shall be adjourned with no further consequences except that the Board shall issue a Finding of Fact stating that the Board convened a hearing and the result there of.



Are there extenuating circumstances making necessary any special considerations by the Board? The Board shall have the right to accept or reject any such circumstances and continue or discontinue temporarily or permanently any sanctions. The Board shall then issue a Finding of Fact stating that the Board convened a hearing and the results there of.

If no hearing is requested within ten (10) days, then the privileges shall be suspended until such time as the homeowner corrects the violation and pays the penalty.

Following the date fixed herein for the hearing, if the homeowner has not corrected the problem then the Board may abate and assess the cost of such abatement to the homeowner.

The Board shall designate three (3) Board members to include at least one (1) executive Board member, who shall act as the presiding officer, conduct the hearing and issue a Finding of Fact prior to the hearing being adjourned.

## **DESIGN GUIDELINES:**

The following are the Peach Plantation Homeowners Association Community Standards. Please remember the ACC standards were developed to maintain the aesthetic beauty of or neighborhood and keep the property values high.

### **ARBORS, TRELLISES, SHEPPARD HOOK, etc.**

Permitted with the following requirements:

- Location of arbors and trellises must be approved by the ACC Committee.
- No artificial flowers or plants will be permitted.
- Arbors and Trellises must be maintained in good condition - cleaned and painted on a regularly basis.
- Plants growing Arbors and Trellises must be healthy and groomed regularly.
- Sheppard hoods must be placed appropriately with healthy plants growing in the baskets.

### **AIR CONDITIONERS**

- Window air conditioners are strictly prohibited

### **ANTENNAS**

- Please see "Satellite Receivers and Antennas".

### **ATTIC VENTILATORS**

- Attic ventilators and turbines are permitted if painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end)
- Ventilators and turbines should be mounted on the least visible side of the ridgeline so as to minimize their visibility and should not extend above the roofline.

### **AWNINGS**

- Requires ACC 5-Step approval process.
- Metal or aluminum awnings will not be permitted or approved. In general exterior awnings are discouraged unless demonstrated to be clearly compatible with the architectural design and qualities of the home.

- Overhangs over front doors which are constructed with wood and covered with black shingles may be permitted, after following the ACC 5 step process.

### BASKETBALL GOALS

- **Permanent basketball goals** must be placed or erected **behind the rear line of the house**. Basketball goals can be erected behind the rear of the house without the use of the 5-step approval process.
- **Temporary basketball goals** are permitted for use in front of the rear line of the house, and must be stored in the garage or behind the rear line of the house on a nightly basis.

### CARPORTS

- Strictly prohibited.

### CLOTHESLINES

- Strictly prohibited.

### CLUTTER

- Excessive personal effects in the front of the house and yard shall be avoided.
- Personal effects include but are not limited to: indoor furniture, potted plants, boxes, toys, rugs, decorative items, etc.

### CURB AREA

- Curb area around the house must be kept free of debris (grass clippings, pine straw, pine cones, etc.)
- This area should be edged regularly along with the driveways and sidewalks.

### COMPOST BINS

- A compost bin is defined as a visually screened, contained, properly maintained area for decomposition of plant materials such as grass clippings, leaves, small brush and vegetables which is then used for mulching or soil conditioning. No meat or dairy products are permitted.
- Bins cannot be visible from the street.

**DECORATIVE APPURTENANCES**

- Any decorative appurtenances, including but not limited to, sculptures, bird baths, poled birdhouses, fountains, gazebos, or other decorative embellishments must be approved by the ACC using the 5 Step Approval process.

**DECKS and GAZEBOS**

- **Requires ACC 5-Step approval process.** Homeowners are advised to consider the following factors:
  - ✓ **Location.** Decks and gazebos should be located in rear yards. Front and side yard locations will be evaluated on their individual merit.
  - ✓ **Scale and Style.** The scale of all decks and gazebos shall be compatible with the scale of the house as sited on the lot. Decks, particularly elevated decks, should be of a scale and style which are compatible with the home to which attached, adjacent homes and the environmental surroundings.

**DOG HOUSES and DOG RUNS**

- **Dog House:** Shall be located behind the rear of the house and where visually unobtrusive to neighbors. The use of appropriate screening is encouraged, and may be required in some cases, in order to minimize any negative visual impacts
- **Dog Runs:** Strictly prohibited.

**DOORS and WINDOWS (Storm/Screen)****DOORS:**

- **Requires ACC 5-Step approval process.** When the addition or removal involves the physical opening of a new doorway or closing of an existing doorway.
- All storm or screen doors added to any front door must be full view storm or screen doors and can be added without approval if the door frame is white, black, or the house or trim colors. Unpainted doors or aluminum framed doors are not permissible.

## 1. STORM/SCREEN DOORS:

To comply with the Design Guidelines, the storm/screen door must:

1. Be full-view (no panels). This means a single sheet of glass with no crossbars.
2. The color must be:
  - a. A reasonable color match to the unit door or to the adjacent trim to which it is attached. Adjacent trim is defined as all of the trim around the unit door and/or the window mullions (trim) in the side lights on either side of the unit door. Reasonable color match is defined here as the exact color or a color shade lighter or darker than, but in the same color family. This determination will be made by a majority vote of the "ACC" members; or
  - b. White, if the residence has white eaves, soffits, gutters, downspouts, and windows, and/or all of the trim relating to the front door frame is white. This option is at the discretion of the "ACC" or
  - c. White, if the trim relating to the frame of the unit door is painted white. This option is at the discretion of the "ACC".

## 2. WINDOWS:

- **Requires ACC 5-Step approval process** when all windows added to, removed from, or replaced from a house. They shall be similar to the existing windows in the Peach Plantation Subdivision.

Storm windows. Can be installed *without* pre-approval using the 5 Step Approval Process provided the frames of the storm windows are white in color. Storm windows which have frames which are not white in color are not permitted.

## DRIVEWAYS (EXTENSIONS/EXPANSIONS)

- **Requires ACC 5-Step approval process** prior to construction or alterations.
- Collapsed driveways shall be replaced promptly.
- Driveways shall be maintained and kept free of debris.

## FENCES

- Requires ACC 5-Step approval process prior to installation.
- All fences must be maintained and repaired on a regular basis.
- Finished side must face outward on privacy fences.

## FIREWOOD

- Firewood stored on a lot shall be kept neatly stacked and shall be located to the rear of the residence and in such a manner as to avoid adverse visual impacts for adjoining properties. Screening may be required in certain cases.
- Firewood should be stacked in piles which do not exceed eight 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.
- Firewood cannot be stored off your property - i.e.: in common area, this will result in a violation.

## FLAGS and FLAGPOLES

- Permanent, free standing flagpoles are prohibited.
- One full size flag – United States or garden flag and pole is permitted and may be mounted on the front of the home.
- One small garden flag is permitted in the front yard of a lot.

## FURNITURE

- The only furniture permitted on front porches is wood, wrought iron and wicker. Furniture must be kept in good condition
- No plastic, folding chairs or PVC furniture may be placed in the front of the home.
- Benches placed in yard as part of landscape plan require approval of the ACC Committee.
- It is constructed of wicker, wood, wrought iron or other standard outdoor furniture material.
- Color meets the architectural standard of the Peach Plantation Community.
- Size is proportionate to the structure it is placed upon.
- Furniture shall be kept in attractive/maintained condition.

**GARAGE/GARAGE DOORS and WINDOWS**

- Requires ACC 5-Step approval process. Detached garages for single-family homes will be considered on a case-by-case basis. The scale and location must be compatible with the lot and adjoining lots. The architectural style, construction materials and colors must match the home.
- Garage doors without windows are acceptable for the community.
- Garage doors that have windows spray painted or have tin foil, contact paper or obstructions are **NOT** permitted. Tinting is permissible.

**GARBAGE CANS/ RECYCLING CANS**

- All cans shall be stored behind the frontline of the house.
- Containers may be put at the curb for collection the evening before pick-up and must be stored immediately after collection.

**GREENHOUSES**

- Strictly prohibited.

**GRILLS**

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

**GRASS, GRASS BEDS and LAWNS**

- Lawns shall be maintained and edged regularly.
- Lawn shall not exceed four (4)" in height
- Lawn shall be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, pine cones, weeds and trash.
- Lawns should be fertilized and re-seeded at least once annually to maintain aesthetic appeal and prevent weed growth.
- Grass clippings **may not** be blown or tossed down storm drains.

**GUTTERS**

- Gutters shall be cleaned on a regular basis and kept debris free. Debris includes, but is not limited to, leaves, pine straw, weeds, etc.
- Gutters may not be removed.

## HOSES and GARDEN EQUIPMENT

- Hoses, brooms, tools and garden equipment shall be stored where it is not visible from the street.
- Excessive personal effects in the front of the house and yard shall be avoided.

## HOME BUSINESSES

### Restrictions:

- No signs, products or equipment are permitted around the exterior of the home.
- All business activities must occur inside the home.
- No outside employees are permitted to work in the home or to gather at the home for work purposes.
- No more than 25 percent of the home may be used for the business.
- No commercial deliveries are permitted to home businesses.
- No customers or clients are permitted to visit home businesses except for tutoring or musical lessons.
- No vehicles are permitted with a business name or logo, other than in the garage.

## HOT TUBS, SPAS and JACUZZIS

- **Requires ACC 5-Step approval process.**
- Hot tubs, Spas or Jacuzzis must be located in the rear yard adjacent to the dwelling unit.
- The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged.
- The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related.

## HOUSE NUMBERS:

- To be placed on the ACC approved mailbox post.
- Shall not exceed more than four (4)" in height, black in color, and shall not be the stick-on type.

## ISLANDS

- Cover materials in islands and flowerbeds shall be refreshed as needed.



- Island flowerbeds and driveways are to be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, weeds, and trash.

#### **JUNKED, WRECKED, DISCARDED etc, PERSONAL PROPERTY**

- It shall be unlawful for any person to permit the accumulation of any furniture, appliances, machinery, equipment or personal property, including, but not limited to, motor vehicles, trailers, other vehicles of any kind or type, boats, or other watercraft of any kind or type, which are either in a wholly or partially rusted, wrecked, junked, dismantled, inoperative condition to remain on their property, i.e., including, but not limited to, any dwelling unit, place of business or vacant lot, in outside storage.
- It shall also be unlawful for any person to permit the exterior accumulation of any indoor furniture, appliance, machinery, equipment or personal property other than operable motor vehicles, trailers, boats and other watercraft, to be stored on the premises of any dwelling, dwelling unit, place of business or vacant lot in outside storage or otherwise exposed to public view for a period in excess of thirty (30) days.

#### **LIGHTING (EXTERIOR)**

- Lighting which is part of the original structure may not be altered, except for the addition of a small motion sensitive sensor to the light fixture, without prior approval of the ACC or Board. Proposed replacement or additional fixtures must be compatible in style and scale with the homeowners's house.
- No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.
- Mercury lights will not be approved or permitted.
- Seasonal Holiday decorative lights and decorations may be displayed three (3) before the holiday and shall be removed three (3) after the holiday

**NON-WORKING VEHICLE/TRAILERS**

- Disabled or stored vehicles are prohibited from being parked on the property, except in garages. For purpose of this subparagraph, a vehicle shall be considered "disabled" if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered "stored" if it remains on the property, other than in a garage, for fourteen (14) consecutive days or longer without prior written Board permission.
- An inoperative or "junk" condition shall include, but not be limited to, any motor vehicle, trailer or other vehicle of any kind or type or boat, or watercraft of any kind or type, or contrivance or part thereof, the condition of which is one (1) or more of the following:
  - (1) Wrecked;
  - (2) Dismantled;
  - (3) Partially dismantled;
  - (4) Inoperative;
  - (5) Abandoned;
  - (6) Discarded;
  - (7) Resting on a jack, jack stand, concrete blocks, or other support; or
  - (8) One which does not have a valid license plate attached thereto.

**LANDSCAPING:**

- Requires ACC 5-Step approval process for major landscaping.

**LEASH LAW**

- **All animals** (including cats) 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 or (770) 590-5611 to report violations.

**LATTICEWORK**

- Requires ACC 5-Step approval process for all latticework.

**LIVESTOCK****City Code Section Appendix A 2-6 – Residential Zoning**

- The principal use for a Single Family Residential District is to provide locations for single-family detached residential uses. Some secondary uses are allowed but harboring and/or raising farm animals is not allowed.

**MASONARY**

- **Requires ACC 5-Step approval** process for all above ground masonry.

**MAINTENANCE**

- Each owner shall keep and maintain each lot and structure owned by him, as well as all landscaping located on the lot, in good condition and repair, including but not limited to:
  1. the repairing and painting (or appropriate external care) of all structures;
  2. the seeding, watering and mowing of all lawns; and
  3. the pruning and trimming of all trees, hedges and shrubbery so that the same are not obstructive of a view of a motorist or pedestrians of street traffic.
- The maintenance shall extend from the boundary of a lot to the curbing.

**MAILBOX and MAILBOX POST**

- No mailbox other than the standard posts and standard U.S. Post Office mailboxes will be approved by the ACC.
- Mailbox Post – Wood or Vinyl.
- Mailbox post shall be maintained to allow easy recognition of the house numbers.
- House Numbers- Address numbers placed on the house or mailbox shall not exceed four (4) inches in height, black in color, and shall not be the stick on type.
- Mailboxes shall be maintained to keep them rust free with all parts in working order.
- Mailboxes shall have minimal “non-postal” items placed around them such as flags, banners, etc.

- Flowers or a flowering vine may be planted around the mailbox post, but shall be maintained for they do not conflict with any other mailbox provision.

### PAINTING (EXTERIOR)

- **Requires ACC 5-Step approval process.** For exterior color scheme, including stucco colors, brick colors, mortar colors, siding colors, trim color, shutter color, gutter and downspout color, and door color is required. Please contact a member of the ACC or Board to see color schemes which will be permitted and approved.
- An approval is not required in order to re-paint or re-stain an object to match the original color.

### PARKING

- Vehicles may not be parked in the grass or unimproved surface between the roadway and the home's front setback.
- A vehicle used as commercial transportation with a manufacturer's gross vehicle weight greater than 12,500 pounds is not allowed to be parked on residential property
- 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 Board; provided, however, the Board may adopt reasonable rules limiting the number of vehicles which may be parked on the property. Vehicles only may be parked in garages, designated parking spaces or other areas authorized in writing by the Board.
- Disabled or stored vehicles are prohibited from being parked on the property, except in garages. For purpose of this subparagraph, a vehicle shall be considered "disabled" if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered "stored" if it remains on the Property, other than in a garage, for fourteen (14) consecutive days or longer without prior written Board permission.
- Boats, trailers, trucks with a load capacity of one (1) ton or more, full-size vans (excluding mini-vans or utility vehicles used as a passenger vehicles), recreational vehicles (RV's and motor homes), vehicles used primarily for commercial purposes and containing writings on their exteriors are also prohibited from

being parked on the property, except in garages or other designated by the Board as parking areas for particular types of vehicles. Notwithstanding the above, trucks, vans, commercial vehicles and vehicles with commercial writings on their exteriors shall be allowed temporarily on the common property during normal business hours for the purpose serving Lot or the common property. Without the prior written consent of the Board, no such vehicle shall be authorized to remain on the common property overnight or for any purpose except serving a lot or common property.

- If any vehicle is parked on any portion of the property in violation of this subparagraph or 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 will be towed. The notice shall include the name and telephone number of a person to contact regarding the alleged violation. A notice also shall be conspicuously placed at the property stating the name and telephone number of the person or entity which will do the towing and/or booting hereunder. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed or booted in accordance with the notice, without further notice to the vehicle owner or user.
- If a vehicle is parked in a fire lane, is blocking another vehicle or access to another owner's or occupant's Lot or dwelling, is obstructing the flow of traffic, is parked on any grassy area, or otherwise create a hazardous condition, no notice shall be required and the vehicle may be towed immediately. If a vehicle is towed or booted in accordance with this subparagraph, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of towing or booting activity. The Association's right to tow or boot is in addition, and not in limitation of all rights of the Association including the right to assess fines. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or other available sanctions, rather than exercise it's authority to tow or boot.

### **PATH LIGHTS**

- Requires ACC 5-Step approval process.

### **PETS**

- No owner or Occupant may keep any pets other than a reasonable number of generally recognized household pets on any portion of the property, as determined in the Boards discretion.
- No owner or occupant may keep, breed or maintain any pet for any commercial purpose. 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 in unfenced areas. Feces left by pets upon common property, or any lot of in any dwelling, including the pet owner's lot or dwelling, must be removed promptly by the owner of the pet or the person responsible for the pet.
- No potbellied pigs may be brought onto or kept at the property at any time.
- No pit bulldogs or other dogs determined in the sole discretion of the Board to be dangerous dogs may be brought onto or kept on the property at any time by and lot owner, occupant, or guest of an owner or occupant. Any pet which endangers the health of any owner or occupant of any lot or which creates a nuisance or unreasonable disturbance, as may be determined in the Board's sole discretion, must be permanently removed from the property upon seven (7) days' written notice by the Board. If the owner or occupant fails to comply with such notice, the Board may remove the pet and/or obtain a court order requiring the owner or occupant to do so. Any pet which, in the Board's sole discretion, presents and immediate danger to the health, safety or property of any member of the community may be removed by the Board without prior notice to the pet's owner.
- Chickens/Roosters – See livestock.

### **PATIOS**

- Requires ACC 5-Step approval process.

## POOLS

- In-ground pools must be pre-approved using the **5 Step Approval Process**.
- They must be screened (fenced) from adjacent property and street. All pumps, filters, equipment, etc., must be placed where
- it will not cause a nuisance to neighbors and must be screened from view.
- Above ground pools will not be permitted or approved.
- Portable children's pools no larger than twelve (12) feet in diameter and eighteen (18) inches high are permitted without approval. When portable children's pools are used in front of the back line of the house, they must be put away on a nightly basis.

## ROOFING

- Requires **ACC 5-Step approval process**. Roof colors have been extended to shades of black, gray, medium brown or dark brown.
- Gutters and roofs shall be kept debris free.

## RECREATIONAL VEHICLES and TRAILERS

- No trailer, house trailer, mobile home, motor home, recreational vehicle, campers, truck with camper top, boat or boat trailer or like equipment shall be permitted on any lot on a permanent basis.
- Such vehicles are permitted on a temporary basis, not to exceed 48 hours.

## RECREATION and PLAY EQUIPMENT

- **Portable basketball hoops** are only permitted to be used in the driveway and must be stored in the garage or behind the rear of the house nightly. Sidewalk and curb side set up is not permitted.
- Play equipment not requiring an application such as bikes, toys and portable basketball hoops must be stored out of sight each evening after use.
- Semi-permanent play equipment which either constitutes a structure or is appurtenant to an existing structure requires approval. Examples include sandboxes, play-houses, swing-sets, etc.
- The following factors will govern the semi-permanent play equipment and approval of such equipment.

1. Location. Such equipment should be placed in rear yards. Recreational equipment may be used in front of the rear line of the house if it is put away or placed behind the rear line of the house on a nightly basis
2. Scale and Design. The equipment should be generally compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.
3. Color and Materials. Equipment constructed of wood and left in a natural condition to weather is encouraged. Metal play equipment should be painted solid earth tones. (i.e., brown, tan, dark green) to blend with the natural environment.

#### RENTALS

- Strictly prohibited.

#### SEASONAL LIGHTING AND DECORATIONS

- Seasonal Holiday decorative lights and decorations may be displayed three (3) weeks before the holiday and shall be removed three (3) after the holiday.

#### SETBACKS:

- The ACC may establish setback requirements for the location of additions and fences. No structure shall be erect or placed on any lot unless it's location is consistent with such setbacks.

#### SATELLITE RECEIVERS and ANTENNAS

- Only one satellite dish per property is permitted. The dish must be placed in an inconspicuous location or must be screened by landscaping.

#### SCREENED PORCHES/SUN ROOMS

- Screened-In Porches: Requires ACC 5-Step approval process and must comply with the following design guidelines:
  - ✓ Roof shingles to match existing house.
  - ✓ Triangular end gables to have exposed lumber painted to match existing house trim screen panels to clear span between support posts.



- ✓ Screen panels to be inside porch railing. Roof fascia along low edge to match existing house and any gutter and rain leaders to match existing house in style and color.
- ✓ Roof support posts to be used to support railings.
- ✓ Screen door to be "clear view" (i.e., single screen panel) or only one horizontal center divider to form two screen panels.

- **Sun Rooms:** Requires ACC 5-Step approval process.

### SHED and OUTBUILDINGS

- Requires ACC 5-Step approval process One permanent outbuilding is permissible.
- The outbuilding must be constructed on a concrete slab.
- The outbuilding must be constructed at ground level and be no more than eight (8) feet high to the eaves.
- The outbuilding must be constructed using hardboard wood siding.
- The roof must be shingled with black shingle or same color shingles on the house.
- The outbuilding shall be painted the same color as the house.
- The square footage of the outbuilding cannot exceed one-hundred (100) sq feet (10X10).
- No outbuildings constructed of metal, aluminum, glass, or plastic (exception see below) will be approved or permitted.

**Rubbermaid storage sheds will be permitted but no larger than 74 cu. ft. capacity. 66w x 36d x 78h**

### RETAINING WALLS

- Requires ACC 5-Step approval process.
- Retaining wall must be built out of railroad ties, stone or concrete block. Materials must be approved by the ACC.

### SIDING

- Requires ACC 5-Step approval process.
- Siding materials shall be wood or cementitious lap siding, some vinyl siding shall be permitted.

## SIGNS

- Except as may be required by legal proceedings.
- No signs, advertising posters or billboards of any kind shall be erected, placed, or permitted to remain on the property without the prior written consent of the Board or its designee, except that two (2) profession security signs not to exceed eight (8") inches by eight (8") inches each in size may be displayed from within a dwelling on a Lot and one (1) professionally lettered "For Sale" sign not to exceed two (2') feet by two (2') feet in size may be displayed on a Lot being offered for sale.
- Only one job identification sign (i.e. painter, roofer etc) may be displayed while the work is being done.
- Temporary signs (i.e.garage sale) are limited to a maximum of two (2) signs and may be put up no sooner than twenty-four (24) hours in advance of the event. Signs must be removed promptly after the event has ended.
- The Board shall have the right to erect reasonable and appropriate signs on behalf of the Association.
- The Board shall have the authority to adopt regulations permitting temporary signs on Lots announcing open houses, births, birthdays or other events for limited periods of time.
- "For Rent" signs are STRICTLY prohibited.

## SIDEWALKS and PATHWAYS

- Requires ACC 5-Step approval process for sidewalks and sidewalk extensions.

## SKYLIGHTS

- Requires ACC 5-Step approval process.

## SOLICITATIONS

- Strictly prohibited.

## SPRINKLER SYSTEMS

- No application is needed for in-ground water sprinkler systems. However, the homeowner will notify the "ACC", in writing, of their intent to install an in-ground water sprinkler system.

- The HOA will not be responsible for damage to sprinkler system when landscape work is to be performed in the common area.

#### TENTS

- Recreational use of tents by adults and children is permissible without approval.

#### TREES

- Prior to removing any tree, homeowners must contact the **City of Powder Springs Arborist at 770-943-1666** and obtain a letter of approval from the City.
- Trees that are broken, damaged, or that fall during storms are to be cleaned up immediately.
- Trees that are diseased or determined to be dangerous by the City Arborist should be removed promptly. Submit modification form along with the letter from the arborist for record keeping purposes only-homeowners do not need to wait for ACC Committee approval to remove a hazardous tree.
- To obtain ACC Committee approval to remove any other tree, submit a modification form stating the reason the tree needs to be removed along with a copy of the letter of approval from the City Arborist.
- Trees not exceeding three (3)" in diameter may be removed without approval of the ACC Committee.

#### WINDOW TREATMENTS:

- Window blinds and/or treatments shall be in good condition.

#### YARD SALES

- Yard sales, bazaars and the like are limited to three (3) weekends per year and cannot exceed three (3) days per sale. Permit must be obtained from the City of Powder Springs.

Planning & Zoning Department  
4484 Marietta Street  
Powder Springs, Georgia 30127  
770.439.2500

The HOA will not be responsible for damage to sprinkler system when landscape work is to be performed in the non-irrigated areas.

**NOTES:**

Recreational use of tents by adults and children is permissible without approval.

Prior to removing any tree, homeowners must contact the City of Powder Springs Arborist at 770-992-2000 and obtain a letter of approval from the City.

Trees that are broken, damaged, or that fall during storms are to be cleared up immediately.

Trees that are diseased or determined to be dangerous by the City Arborist should be removed promptly. Submit modification form with a copy of the letter of approval for record keeping purposes only-homeowners do not need to wait for ACC Committee approval to remove a hazardous tree.

To obtain ACC Committee approval to remove any other tree, submit a modification form stating the reason the tree needs to be removed along with a copy of the letter of approval from the City Arborist.

Trees not exceeding three (3) in diameter may be removed without approval of the ACC Committee.

Window blinds and/or treatments shall be in good condition.

Yard sales shall be limited to three (3) weekends per year and cannot exceed three (3) days per sale. Permit must be obtained from the City of Powder Springs.

770.439.2500  
Powder Springs, Georgia 30127  
4484 Marietta Street  
Planning & Zoning Department