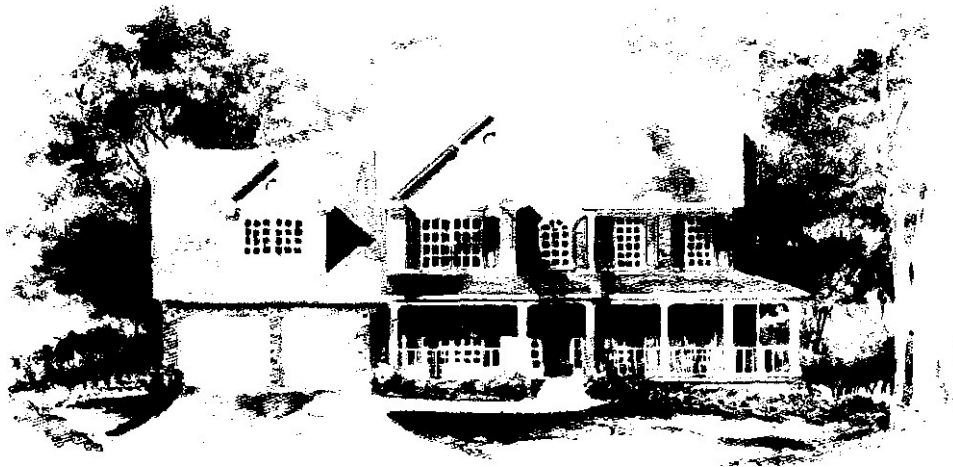


DESIGN STANDARDS AND COMMON AREA RULES, REGULATIONS AND RESTRICTIONS FOR



CEDAR MILL

Created on May 26, 2004

Revised on:

June 22, 2004; August 26, 2004; June 26, 2007; August 27, 2015; September 2016

INTRODUCTION

Capitalized terms used and not otherwise defined herein shall have the meanings given such terms in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Cedar Mill (the “**Covenants**”) to the extent defined therein.

These Design Standards and Common Area Rules, Regulations and Restrictions (the “**Design Standards**”) have been established by the Architectural Review Committee (the “**ARC**”) in order to create and maintain a community of high quality and visual harmony. The Developer has gone to great lengths to protect natural areas and wants to ensure the protection of the Cedar Mill concept, community lifestyle and individual property values. All property owners are bound by these Design Standards that govern the architectural control requests made by residents. In the event of a conflict between the Covenants and the Design Standards, the Covenants shall prevail.

Architectural Review Request Procedure

No exterior addition or alteration may be commenced on any Lot without prior written approval from the ARC prior to the start of the project in order to maintain architectural integrity and association records. The only exceptions to this procedure are planting of annual or perennial flowers, or the planting of less than ten (10) shrubs adjacent to the house and/or porch.

Requests for all projects must be made in writing to the ARC in care of the current Association property management company. If the Association does not currently utilize a property management company, requests for all projects must be made in writing and submitted to the ARC in care of the Board.

All ARC requests must include the following:

1. A completed ARC Fence Request Form and/or a completed ARC Exterior Modification Request Form, as applicable. The forms are located at the end of these Design Standards, current Association property management company (if utilized), the Board, and on the official Association website maintained by the Board.
2. A site plan of your property (received at closing) showing the location of your addition or alteration; and
3. A full description of your project, including dimensions, colors, and proposed materials.

The ARC will respond to your request within thirty (30) days from the date of receipt of your request by the ARC. The approval or denial of your request will be sent to you via a letter from the Board. The Board has the right to observe the project upon completion to verify compliance with these Design Standards.

DESIGN STANDARDS

Landscaping

Any addition or alteration to a Lot which makes a noticeable change from the street, or which might cause erosion, requires prior written approval from the ARC in advance (i.e. - major landscaping improvements, retaining walls, landscape timbers, railroad ties). Work must be performed in a way to prevent water from flowing across one Lot to another Lot. The homeowner is responsible for maintaining proper grades at all times.

Landscaping must relate to the existing terrain and natural features of the Lot. Landscape borders may not exceed four (4) inches above the ground in height and must be of natural color and material. No plastic edging is allowed other than that of continuous, heavy-duty black plastic edging. No gravel, pebbles, stone, slate, rock, lava or anything similar in contour are permitted in landscaping or landscape features without the approval of the ARC.

No living tree that is more than four (4) inches in diameter at a point twelve (12) inches above ground shall be removed from a Lot without prior written approval from the ARC. Owners shall remove fallen, dead or dangerous trees. All cut trees shall be removed off the property in a timely manner or stored in the appropriate location for firewood.

All Lot owners are responsible for maintaining all landscaping on their Lots. Regular mowing, weeding, mulching and edging are required and debris must be removed promptly.

Fencing

The homeowner is responsible for acquiring the necessary permits and following all governmental regulations and building codes.

No fencing may be erected up any Lot without the prior written approval from the ARC. Fencing may not be closer to the front street than six (6) feet from the rear edge of the home as determined by the ARC. On corner Lots, fencing into the side yard adjacent to the roadway may be subject to additional restrictions as determined by the ARC. Fencing on Lots with private alleyways will be considered individually. The finished side of the fence must face the neighboring streets and properties on all sides.

Fencing will not be allowed to climb or descend slopes located on certain Lots, and will be required to stop at the top or bottom of the slope, whichever is applicable. On these Lots, a rear gate must be installed in order for homeowners to access and maintain the remainder of their property.

Fencing on Lots 1-5 and 374, which contain landscaping and/or utility easements or access easements, will be considered on an individual basis in order to maintain the look of the entrance. Lots which contain the 30' Atlanta Gas Light Easement will be required to install a twelve (12) foot wide gate at each end of the easement with non-locking gates in order to allow for AGL's vehicles to access the easement.

The homeowner will be required to have the gas line and easement located before installing any fencing to verify the gates are located in the correct location. **Any Lot that contains an easement could be subject to special fencing requirements or restrictions.**

No fence may be taller than six (6) feet.

Fences may be sealed with a clear sealant without approval from the ARC.

No colored paint and/or stain, except for black paint on an iron fence, may be applied to a fence without prior written approval from the ARC.

Only six (6) foot tall and four (4) foot tall fencing are permitted. Chain link fences are prohibited. Listed below are the styles and types that are acceptable and the attached Exhibit "A" provides additional details and specifications.

Six (6) Foot Tall Wood Fencing (Pressure Treated Pine or Unpainted Cedar)

*Solid Privacy- Dog Eared Straight, Arched or Scalloped

*Shadow Box - Dog Eared Straight, Arched or Scalloped

Four (4) Foot Tall Wood Fencing (Pressure Treated Pine or Unpainted Cedar)

*Spaced Dog Eared Pickets - Straight, Arched or Scalloped

*Spaced French Gothic Pickets - Straight, Arched or Scalloped

Four (4) Foot Black Iron Fencing (See Exhibit "A")

Fences must be constructed as shown on Exhibit "A" or an equivalent fence of similar quality shall be installed.

Decks/Porches

No deck or porch may be erected upon any Lot without the prior written approval from the ARC. Deck and porch design and colors require prior written approval from the ARC. The deck and porch design and colors must be natural in color and if any lattice or arbors are added to a deck, they must be approved and match the deck color. Natural in color shall mean, "clear or natural wood colored stain as determined by the ARC". Approved screening or landscaping must conceal any storage items below a deck.

Statuary/Signage/Flags

No exterior sculpture, birdbaths, birdhouses, fountains, etc., may be erected upon any Lot without the prior written approval from the ARC.

No sign of any kind shall be erected upon any Lot without the prior written approval of the ARC with the following exceptions: one (1) For Sale sign, two (2) small (not larger than 18 inches by 18 inches) security signs located in landscape beds and any signs required by legal proceedings may be erected. All signs must be kept in good condition.

A bracket attached to the House may display the United States flag, approved State flag, as well as seasonal and decorative flags. Flags cannot be larger than three (3) feet by five (5) feet and attached to a pole no longer than five (5) feet. Flags cannot be torn, faded, or controversial in nature.

Exterior Lighting

No colored lights shall be used on any portion of a Lot except that decorative, ornamental and holiday lighting that will be permitted during the holiday season from the week of Thanksgiving through New Year's Day. Exterior lighting, including landscape lighting requires written approval from the ARC. Exterior lighting must be low level, non-glare type in locations that have the least amount of impact on adjacent Lots and streets. All outdoor lighting must be properly maintained.

Gardens and Play Equipment

No vegetable garden, hammock, play equipment (including basketball goals and trampolines), or garden pool shall be erected upon any Lot without the prior written approval of the ARC.

Vegetable gardens, hammocks and play equipment must be located between the rear of the dwelling and the rear Lot line. Where play equipment is installed on a corner Lot and is visible from the street, it must be constructed of natural unpainted wood. Plastic semi-permanent play equipment must be approved and screened from view where visible from the street. Portable play equipment must be removed when not in use. Trampolines are allowed by prior written approval from the ARC only and must be screened from adjacent properties and the street.

No Basketball Goal (defined as a "basketball rim/basketball backboard/basketball net combination") shall be erected upon any Lot without prior written approval of the ARC. Basketball Goals must be mounted on a standard black metal pole. The backboard must be white or clear in color. The rim must be black or orange in color. The net must be white in color. Basketball Goals must be properly maintained (i.e. – no torn or missing nets, non-level (side to side) rims and/or rims at an angle of less than or greater than ninety (90) ± five (5) degrees measured perpendicular to the face of the backboard, poles that are greater than five (5) degrees from vertical, etc.) The pole and/or backboard may not be attached to the house.

Antennae/Satellite Dishes

Exterior antennae and satellite dishes may be no larger than one meter in diameter and no higher than twelve (12) feet above the roofline. Transmission only antennae are prohibited. Antennae and dishes shall be located in a place shielded from view from the street and from other Lots to the maximum extent possible. Landscaping, painting or screening may be required to minimize visual impact as determined by the ARC.

Mailboxes

All mailbox structures will be standardized and must be repainted and/or replaced with the same color and style as the original installation. No additional decorations or information is allowed on the mailbox with the exception of vines or flowers around the mailbox post. All damaged or destroyed mailboxes must be replaced within thirty (30) days of damage.

Exterior Colors

As the exteriors of homes need repairing or repainting, any change from the original color scheme requires prior written approval from the ARC before repainting is permitted to commence. The exterior color request must include the following: reference name/number of the Board-approved color(s), and/or non-Board pre-approved color chips, and a drawing detailing where on the house each color will be applied. Repainting the exterior of a home in the same exact colors and color scheme does not require ARC approval.

Sheds/Outbuilding (the “Building”)

No Building may be erected on any Lot without prior written approval from the ARC. A Building may not block or obstruct egress through windows or doors on the residence. A Building may only be placed in the portion of the Lot owner’s yard that is located behind the rearmost edge of the Lot, and must not be visible from the street in front of the house. A Building may not exceed dimensions of twelve (12) feet long by twelve (12) feet wide by eight (8) feet high as measured from the outermost edges of the Building.

1. Construction Parameters:
 - a. Concrete floor/foundation or floor/foundation resting upon concrete blocks or appropriately-sized landscaping timbers
 - b. All-wood frame
 - c. Cement fiber siding or natural cedar siding
 - d. Roofing
 - i. Material: Shingles must match the color and type of shingles on the home located on the Lot.
 - ii. Style: gambrel, peak, or front extended peak---see attached examples. No flat roofs are permitted.
 - e. Materials NOT permitted are metal, fiber, vinyl and plastic. Under special circumstances, the Board may review for approval small plastic storage cabinets to be placed up against the rear of the residence or under a residence’s deck. In these special cases, the building MUST be painted to match the residence colors and/or deck to disguise it.
 - f. The Building must be painted the same base color and trim colors of the home located on the Lot. If the siding on the Building is natural cedar siding, the natural cedar color with or without clear weather seal is acceptable.
 - g. The Resident or Home Owner is responsible for obtaining all required building permits and inspections.
 - h. Lots without fencing which would prevent view of the Building from the neighboring Lots (notwithstanding the building cannot be viewed from the street) must install landscaping around the Building to provide a natural fencing satisfactory to the ARC.

Storm Doors

No storm door may be installed on any home within the Community without the prior written approval from the ARC. Storm doors are permitted; however, they must be either full glass or half glass/screen and be factory finished in white, almond, black, dark brown or dark green to match the house trim or door. The ARC may approve other colors provided the colors match the house trim or door in color.

Garbage Cans/Clotheslines/Woodpiles, Etc.

Garbage cans, woodpiles, and other similar items must be located or screened so as to be concealed from view of neighboring Lots, streets and adjacent property. Any tarp covering a woodpile must be black or an earth tone color.

Water hoses must be stored adjacent to the water source or inside the home/garage when not being used. Clotheslines are not permitted. No window air conditioning units or installed window fans shall be permitted.

Window Treatments and Window Boxes

No foil or other reflective materials shall be used on any windows. The side of all window treatments including blinds, shutters, shades, drapes or curtains, which can be seen from the outside of any structure must be white or off-white. Natural wood blinds are acceptable. Window boxes are not permitted.

Parking/Garage Doors

Parking for each Lot is within the garage unless the owner has more vehicles than garage spaces. Additional vehicles can be parked in the driveway. Recreational, commercial or inoperable vehicles, watercraft and trailers must be parked in an enclosed garage or off-site, and not on any common property within the community. On street parking of vehicles at any time is prohibited by Paulding County Ordinance (Chapter 62, Article 3, Section 62-63 (b)) and may result in fines and/or towing of vehicle(s).

With written Board approval, overflow parking is available to any homeowner in the HOA pool parking lot under the following conditions:

1. All parking spaces are first come, first served.
2. Unless there is written Board approval, over-night parking is prohibited. This is posted at the entrance to the parking lot.
3. No commercial vehicle/semi-truck/trailer, etc., or in-operational vehicles/watercraft or trailers may be parked in the parking lot at any time.
4. RV's driven by homeowner's guests MAY be permitted to park per this provision, but only with written Board approval and if space is available. No dumping of waste, waste water or gray water is permitted on HOA property.
5. The intent of this provision is to safely accommodate overflow parking (i.e. no more space is available in the homeowner's driveway) for homeowner events (parties, private occasions, etc.) but NOT to provide additional personal parking for any homeowner.
6. Failure to abide by these provisions may result in homeowner fines, assessments and towing/storage charges.
7. Written Board Approval must be as follows:
8. Approval must be applied for at least one week prior to the event or occasion for Board Review and approval or non-approval. ii. Duration dates of the request for use of the parking lot; however, no one will be approved for more than one week (7 days).
9. The number of vehicles (cars/motorcycles/pickup trucks, vans) to be parked.
10. All vehicles MUST have the address of the homeowner clearly displayed on the driver door or front windshield.
11. Approvals are to be requested via email to Board@Cedarmillcommunity.com.

All garage doors must be operational and if damaged, they must be repaired, repainted, or replaced immediately. Garage doors must remain closed at all times, except when entering and exiting the garage.

Hot Tubs, Spas, Pools

Any exterior hot tubs, spas, or pools require the prior written approval from the ARC and must be screened from neighboring Lots and streets. All pumps, filters, equipment, etc. also must be screened from view. No above ground pools are allowed.

Dog/Pet Houses

Dog/pet houses require the prior written approval from the ARC and must be screened from adjacent Lots and streets. The color and material of any dog/pet house must match the exterior design and color of the house. Fenced dog runs or pens are not permitted. In accordance with Paulding County Ordinances, invisible fences are not permitted and dogs/pets must be kept inside the house or in a fenced enclosure. All fences/fenced enclosures must be located in back of the house on the Lot and are subject to the terms detailed in the "Fencing" section of these Design Standards.

Front Porches/Decorations

Furniture may be placed on front porches provided the furniture is outside furniture and is natural in color or a color that matches the color scheme of the house. No plastic or shiny aluminum furniture is permitted on front porches. Decorations and furniture must be kept in good condition. One wreath is permitted on the front door of the house. Flowerpots must be earth tone colors such as clay, beige or white and be made of ceramic, concrete or wood. Empty pots must be removed and plants must be kept neat and healthy.

COMMON AREA RULES, REGULATIONS, AND RESTRICTIONS

Definition and Liability

The Amenity Area and Open Space are for residents and guests of Community homeowners only. The Association assumes no responsibility for the use of common area by owners and their guests. Homeowners are financially responsible for damage done to common areas by any family member or guest.

Enforcement

Enforcement of Common Area regulations will be in accordance with Article 6.6 "Enforcement" in the Protective Covenants, Conditions, Restrictions and Easements for Cedar Mill.

General Use Rules

1. Shoes and shirts are required.
2. The use of profanity is prohibited.
3. Drugs and alcohol are prohibited.
4. Littering is prohibited.
5. Dogs must always be on a leash and homeowners are required to pick up their dog's waste when walking them in the common area. No pets are allowed within the mulch at the playground area. No pets are allowed within fenced areas (i.e. - pool and tennis courts).
6. The Association reserves the right to suspend privileges and/or prosecute an individual for destruction of property.
7. Any common sidewalks, driveways, or passageways shall not be obstructed.
8. No resident or guest shall cause or permit any noises to be made in the common area that interferes with the peace and quiet of other residents.
9. No swimming, ice-skating, playing or use of personal flotation devices or boats is allowed in the lake.

Pool Rules (the "Pool Rules"), Revised August 2016

Pool Season: Specific dates to be announced by the Board each year prior to April 1st.

The pool area (the "**Pool Area**") is defined as the Association property (including but not limited to the pool and pool deck) bordered by the fence that surrounds both the pool and pool deck terminating with the back edge of the Association clubhouse.

1. The Pool Area is only available for use by HOA members (inclusive of members of the HOA members' family who are permanently residing in the HOA members home) (the "**Members**") in good standing (as defined by the Board) and their guests. Members not in good standing may not be guests of Members in good standing. Good standing Members who allow non-good standing Members and/or an excess number of guests into the Pool Area without Board approval will lose their pool access according to the following schedule:
 - a. 1st offense – loss of access for seven (7) days
 - b. 2nd offense – loss of access for thirty (30) consecutive Pool Season days
 - c. 3rd offense – loss of access for sixty (60) consecutive Pool Season days
2. Loss of access days shall carry-over into the next year's Pool Season if the number of days remaining in the current Pool Season is less than the number of days in the current loss of access penalty.

3. Members and/or guests violating these Pool Rules may be asked to leave. Refusal to leave may subject the Member and/or guest to arrest and/or prosecution for trespassing on Association property.
4. The Pool Area is open from 8:00 AM to 10:00 PM (the “**Pool Hours**”) each day during the pool season set by the Board. No one, other than the Board or Board-approved contractors, is allowed in the Pool Area before or after Pool Hours or after the pool season.
5. All issues (safety, maintenance, vandalism, etc.) must be reported to the Board and the Chairperson of the Pool Committee as soon as possible.
6. The Pool Area may not be exclusively reserved for any reason.
7. A maximum of four (4) guests per home of Members in good standing are allowed in the Pool Area at any one time. At least one (1) Member eighteen (18) years of age or older must accompany their guests and are responsible for the actions of their guests at all times.
8. Members and/or their guests may only enter the Pool Area through the gates utilizing Association-issued access cards/fobs. The Association-issued access cards/fobs are assigned by household and may not be shared.
9. The gates must not be propped open at any time.
10. Gate areas must be kept clear to provide unencumbered ingress/egress.
11. No climbing on or over the Pool Area gates and/or fencing.
12. Running or horseplay is not permitted in the Pool Area.
13. Solo swimming is not permitted.
14. Children under the age of 14 must be accompanied by a Member 18 years of age or older.
15. Verbal abuse or disrespectful language/actions is not permitted at any time.
16. Diving is not permitted at any time.
17. Swim accessories may be used only in accordance with their intended design.
18. Pets are not allowed in the Pool Area.
19. Only Board-approved signs/notices may be posted in the Pool Area.
20. An emergency phone and first aid supplies are available and marked. Rescue flotation device and pole are located on the East fence.
21. Sound producing devices must be kept at a volume level that does not disturb other Members and or their guests.
22. Members and/or their guests having the following conditions are not permitted to swim:
 - a. Infectious and/or contagious diseases
 - b. Uncovered cuts, sores, and/or abrasions
 - c. Diarrhea conditions
 - d. Puking conditions
23. Only proper swim attire (no cut-off shorts) is permitted in the Pool Area.
24. The Kiddie Pool is reserved for infants and toddlers.
25. Non-potty trained children must wear swim diapers.
26. Members and/or their guests must properly dispose of trash in the trash receptacles located in the Pool Area.
27. Members and/or their Guests are expected to keep the bathrooms clean and tidy. Malfunctions or vandalism must be immediately reported to the Board and the Chairperson of the Pool Committee.
28. Smoking, including the use of electronic cigarettes and vaping devices or tobacco use of any type is prohibited in the Pool Area including the upper Clubhouse deck. Smoking is only allowed in the designated smoking area outside the east entrance to the Pool Area located not closer than twenty (20) feet from the fence and/or gate. Participants and/or smoking materials containers must not in any way block or restrict use of the entrance gate and/or the sidewalk. Members and/or their Guests may not consume food and/or drinks while any portion of the Member and/or their guests are within the boundaries of the pool.
29. Glass containers of any sort are strictly prohibited in the Pool Area by the regulations of the Georgia Department of Public Health (the “**GDPH**”). Per GDPH regulations, if glass is broken in the Pool Area, the pool must be drained and inspected before re-filling. The party responsible for the broken glass may be required to reimburse the Association for the costs associated with refilling the pool.
30. All persons (members and their guests) using the pool swim at their own risk.

Tennis Court Rules

1. Proper attire required - tennis shoes only.
2. No bicycles, skateboards, skates, scooters, or other wheeled devices are allowed on the tennis courts, except for those devices used to assist persons with certified disabilities.
3. No pets are permitted on the tennis courts.
4. The Tennis Courts must be shared with all participants equally. Play must be limited to one hour if others are waiting to use the courts.
5. All players are responsible for clean-up after play.

**CEDAR MILL COMMUNITY, INC.
Architectural Review Committee (ARC) Fence Request Form**

Request Date		HOA Rec'd Date	
Homeowner Name		Address	
Phone #	()	Email	
Planned fence project start date		Planned fence project completion date	

Place an "X" in the box adjacent to your selections:

Fence Style:	<input type="checkbox"/> Picket	<input type="checkbox"/> Shadow Box	<input type="checkbox"/> Solid Privacy
Picket Style:	<input type="checkbox"/> Dog Eared	<input type="checkbox"/> French Gothic (4' tall only)	
Material:	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pressure Treated Pine	<input type="checkbox"/> Iron (4' tall only)
Height:	<input type="checkbox"/> Four (4) Feet	<input type="checkbox"/> Six (6) Feet	
Color:	<input type="checkbox"/> Natural/Clear Sealant	<input type="checkbox"/> Other (provide color chip)	<input type="checkbox"/> Black (Iron only)

Fencing may not be closer to the front street than six (6) feet from the rear edge of the home. All requests must include applicable drawings/plans/designs/photos, etc. to provide appropriate details to the ARC for approval. All approvals are subject to city, county and state regulations. Homeowner is responsible for acquiring the necessary permits and following all governmental regulations and building codes.

Supporting Comments:

Architectural Review Committee Action

Date Received		Date Reviewed	
<input type="checkbox"/> Approved	<input type="checkbox"/> Conditional Approval	<input type="checkbox"/> Denied	

Denial or Conditional Approval Explanation:

Current with HOA obligations	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date checked with Property Mgmt. Co.	
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Reviewed by: _____	ARC Chairperson	Date _____
Approved by: _____	Board Member	Date _____
Approved by: _____	Board Member	Date _____

All three signatures are required for the decision described by this form to be valid.

**CEDAR MILL COMMUNITY, INC.
Exterior Modification Request Form**

Request Date		HOA Rec'd Date	
Homeowner Name		Address	
Phone #	()	Email	
Planned fence project start date		Planned fence project completion date	

Place an "X" in the box adjacent to your selection (one selection per request form):

	Deck/Patio
	Landscaping
	Play Equipment
	Pools & Spas
	Repainting
	Screened Enclosure/Sunroom
	Statuary (i.e. exterior sculpture, bird baths, bird houses, decorative flags, etc.)
	Storm Door
	Tree Removal
	Other

All requests must include applicable drawings/plans/designs/photos, etc. to provide appropriate details to the ARC for approval. All approvals are subject to city, county and state regulations. Homeowner is responsible for acquiring the necessary permits and following all governmental regulations and building codes.

Supporting Comments:

Architectural Review Committee or Landscape Committee Action

Date Received		Date Reviewed	
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<input type="checkbox"/> Approved	<input type="checkbox"/> Conditional Approval	<input type="checkbox"/> Denied
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Denial or Conditional Approval Explanation:

Current with HOA obligations	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date checked with Property Mgmt. Co.
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Reviewed by: _____	ARC Chairperson	Date	_____
Approved by: _____	Board Member	Date	_____
Approved by: _____	Board Member	Date	_____

All three signatures are required for the decision described by this form to be valid.