

WestPark

Preliminary
Architectural Guidelines

November 30, 2005

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The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provision of the WestPark Declaration of Covenants, Conditions, and Restrictions recorded in Deed Book _____, Page _____, Cobb County records.

PLAN APPROVAL

One set of construction plans showing all proposed details are to be submitted to the Architectural Review Committee for review. The plans should include a site plan showing the placement of the house on the lot and any trees which will remain.

After the approval of the floor plans and house features by the sales agent staff, the Architectural Review Committee will consider lot placement in relation to neighboring houses and to the general streetscape. No clearing and grading should be done until the house siting is approved on the lot by the ARC.

The ARC will suggest and recommend exterior details, use of materials, and other changes which maximize the visual quality of each house, its compatibility with other houses, and its harmony of design and general aesthetic quality.

EXTERIOR MATERIALS

Exterior building materials shall be brick, natural stone, hard coat stucco, pastel coat brick finish, wood siding, cement fiber lap siding, cedar shakes or shingles, dimensional asphalt roofing shingles, standing-seam metal roofs, wood or clad wood windows, and shutters with wrought iron hinges and tie-back hardware. Other natural materials can be considered for special design applications.

Any change from one material to another should occur on an inside corner rather than on an outside corner.

Front porch roofs shall be standing seam metal unless they are an included part of the main roof shape. All front porch decks and foundations are to be hard surface (masonry) unless otherwise approved.

All deck posts shall be wood or encased in wood, brick, stone, stucco, or authentic classical columns of composite material or fiberglass, according to the house design.

EXTERIOR COLORS

All exterior colors are to be approved by the ARC.

The exterior wall and roof colors should be compatible and harmonious with the colors of nearby houses. Highly reflective and bright colors are prohibited. All primary colors which are the large areas of painted walls shall be in subdued colors as approved by the ARC.

All garage doors must be painted to match the stucco body color, the siding or shingle body color, or a color which will blend with the brick or stone colors unless otherwise approved.

SLAB HOUSES

Unless other wise approved by the ARC, all slab houses must be on a built-up slab with a minimum of one step up from finished walkway to interior floor elevation.

BRICK HOUSES

On brick houses, all four walls must be of brick. Accents of other materials will be approved for each house by the ARC.

SIDING HOUSES

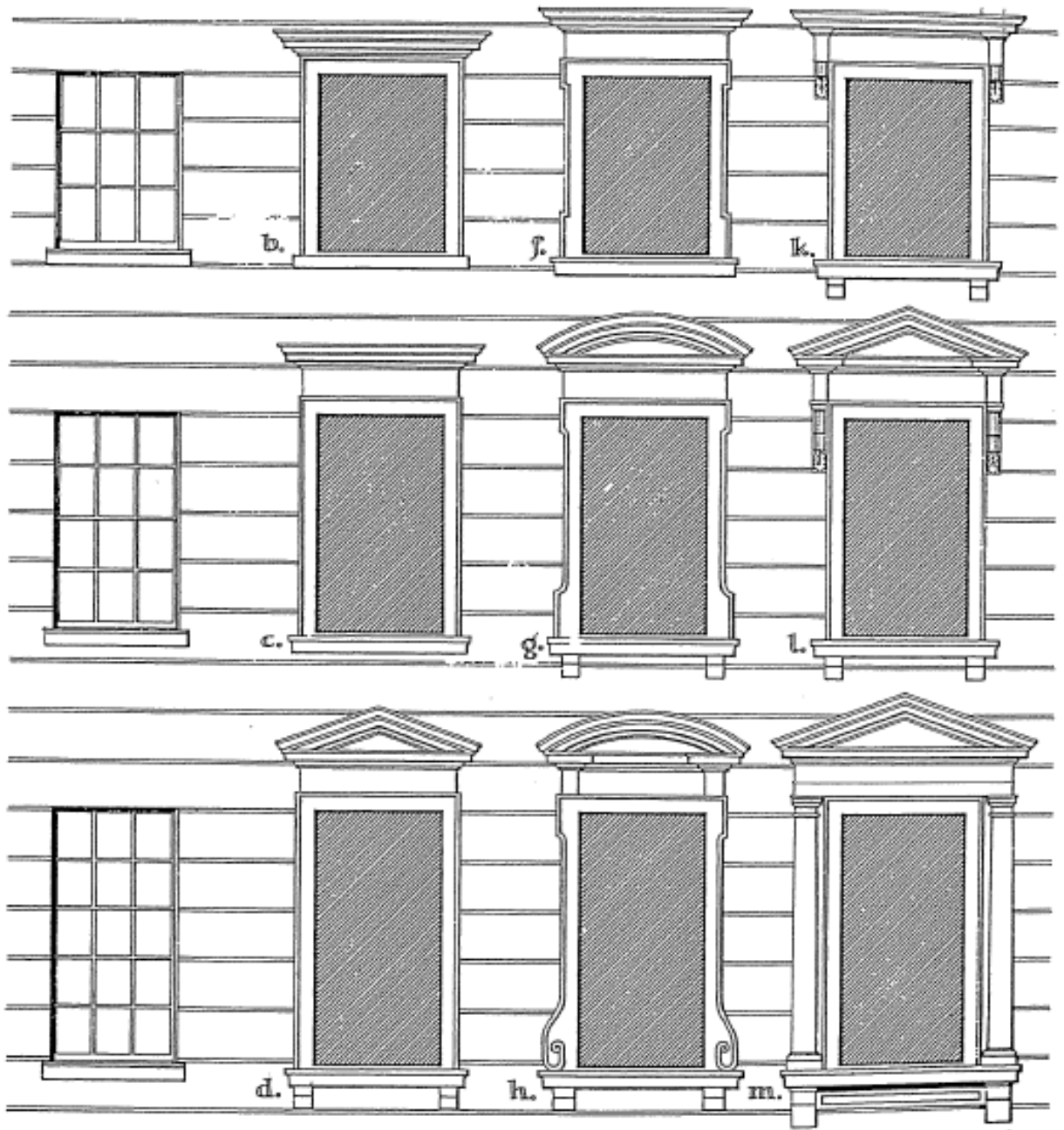
All siding houses must have brick or stone foundations across the front of the house and on the foundation and basement walls on both sides and rear of the house up to the first floor level.

Fully exposed chimneys must be brick or stone, or of an approved combination of materials.

Siding details with window and door pediments, wooden shutters with operable hinges and hooks, a bottom skirt board with drip cap molding, double-sided six inch corner boards, rake boards, frieze boards, etc., are required as specified by the ARC.

STUCCO HOUSES

All four sides must be stucco, with all stucco details based on classical stone trim details and approved throughout their construction by the ARC. Approved details are shown on Page 4.



RETAINING WALLS

All retaining walls must be stone or brick. No exposed concrete block or construction block or landscape block of any utilitarian appearance will be approved.

WINDOWS, DOORS, AND INSECT SCREENS

All windows must be of wood or of clad wood, and must have through-the-glass or outside-the-glass window muntin grids.

Any front facing garage doors must be single “carriage” type doors, and should be embellished to include some canopy and/or colonnade design to be approved by ARC

Aluminum and/or vinyl windows and doors are not acceptable.

Porch and window and door insect screens must be black or charcoal in color. Silver finish or mill finish aluminum is prohibited.

ROOFS

All roofs must be of 30, 40, or 50-year “dimensional” design or of various “slate” patterns in asphalt or fiberglass in approved colors, or of natural materials such as wood shakes or shingles, or slate.

Rake board details must meet the eave details with a design appropriate to the house style, such as Queen Anne returns or traditionally detailed end boards approved by the ARC.

CHIMNEY STACKS

All fireplaces must have an enclosed chimney stack.

Chimney stacks at the front and sides of houses may not be cantilevered so that they hang in the air without apparent support. Stacks must be on foundations and be veneered with brick, stone, or stucco to match the foundation of the house, or they must be supported by substantial brackets, of a traditional design, that can visually support the weight of the chimney.

All chimney tops must include a black metal shroud, unless a special chimney top has been architecturally designed and approved by the ARC Full masonry chimneys are exempt from this requirement, but they must be finished with appropriate design details such as brick or stone, stucco patterns, or chimney pots.

ROOF VENT STACKS

All plumbing and heating vents shall penetrate the roof on the rear side of the slope, and stacks and flashings must be of black pipe or be painted a dark color to match the roof, or flat black.

ANTENNAE

Any satellite dish must be no larger than 24 inches in diameter, and must be placed so that it is not visible from any street at which an acceptable quality signal can be received.

The location of any kind of antenna must be approved by the ARC.

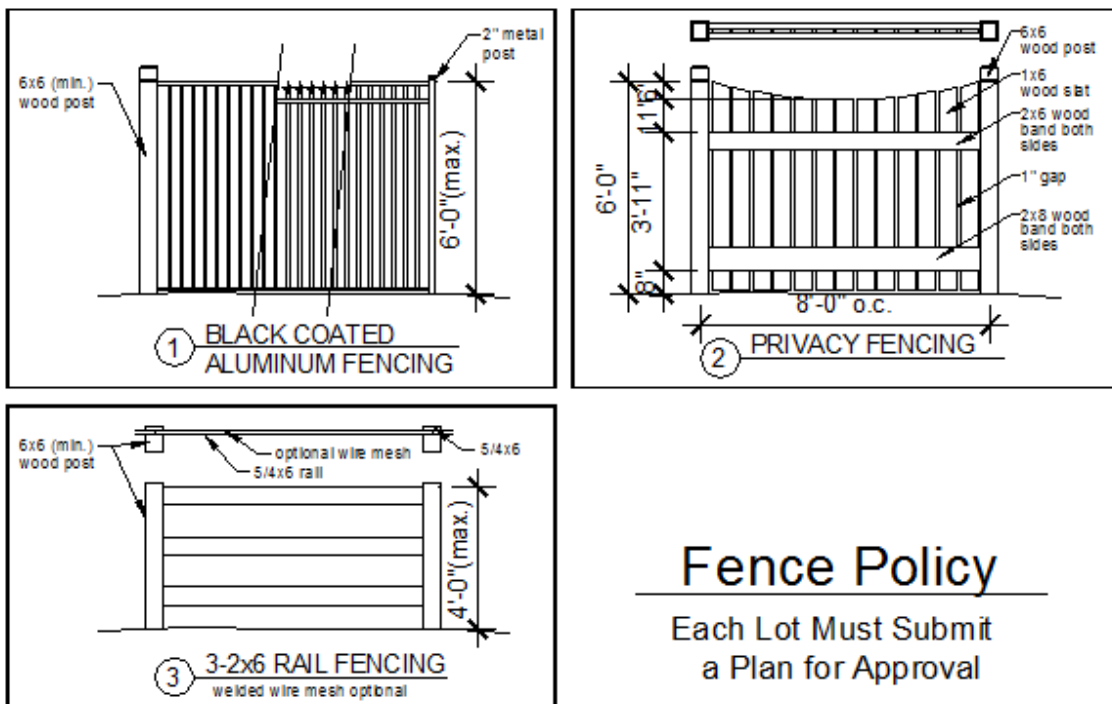
DORMERS

Dormers must be of traditional historic design and construction, and must be approved by the ARC. Examples of acceptable dormer window details are shown on Page 7.

FENCING

All fences on any residential lot must be constructed to comply with the standard "Fence Detail drawings" as approved and supplied by the Architectural Review Committee. No other fencing will be considered.

The location, design, materials, size, and color and any and all fences must be approved by the ARC before starting any construction.



Fence Policy

Each Lot Must Submit
a Plan for Approval

POOLS AND SPAS, DECKS, AND GREENHOUSES

Houses should have screened porches, enhanced deck designs, and/or open covered outdoor areas.

Plans for proposed swimming pools, spas, hot tubs, greenhouses, dog houses, and architectural screening must be submitted for approval and the placement of such items must be approved before any clearing, grading, or construction begins.

Above ground pools are prohibited.

PLAYGROUND EQUIPMENT and OUTBUILDINGS

Basketball goals are acceptable if approved by the ARC, and must be portable, black in color with a clear backboard, and must be stored out of sight when not in use.

Recreational and playground equipment must be located in the rear yard only, and must be located within the limits of the end of the house. Such items must be constructed of wood with a natural wood color. Green, beige, and brown colors must be used in any fabric or non-wood components.

All such equipment should be placed close to the rear of the house so as not to unduly impact the view from a neighboring house, and such location and equipment must be individually approved for each lot.

The Architectural Review Committee reserves the right to require heavily landscaped screening buffers.

The construction and design of garden buildings, tree houses, dog houses, etc., must be submitted to the ARC for approval of the location, design, and construction, and of any required screening. No prefabricated buildings will be approved. The design of such buildings should be a part of the house and of the entire estate, and must include design details and materials of the same quality as the main house.

None of these appurtenances may be placed or constructed without prior approval.

RECREATIONAL VEHICLES

No commercial vehicle, house trailer, mobile home, motor home, camper, boat, or boat trailer, or the like shall be permitted on any lot on a permanent bases, but shall only be allowed for a time not exceed 48 hours.

MAILBOXES

All mailboxes and posts shall be of the style and color selected by the Architectural Review Committee.

Any monumental entrance feature must be located behind the property line, and must be designed and/or approved by the ARC.

YARD ART

Additions to the normal landscape such as birdbaths, statues, water and fish ponds, benches, or other decorative items should be placed only in the rear yard.

DRIVEWAYS

Driveways shall be constructed with concrete unless other hard surface material has been submitted and approved by the ARC. Original installation will include a driveway apron of brick pavers in the selected color, installed between the curb and the property line at the street right-of-way.

LANDSCAPING

Landscape plans must be approved by the ARC, and any proposed changes to the originally approved landscaping must be approved. All landscape plans must include screening for air conditioning equipment, meters, garbage containers, and similar items, where such screening is needed.

Landscaped mulch must be a natural material (pine straw or dark brown wood mulch preferred). No red or multi-colored mulch, gravel or pebbles will be allowed.

No landscape will be allowed in front yards.

SIGNS

The number of temporary signs (i.e., garage, lawn sales, etc.) must be kept to a minimum and may be put up no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. No sign may be placed on the common property of the entrance areas to the Development. It is the intention of the ARC to limit signage on each Owner's lot to "For Sale" signs and security signs. The ARC reserves the right to remove any sign disturbing the Community-Wide Standard.

OUTDOOR LIGHTING

Floodlighting, sidewalk lighting, or any other outside lighting with high intensity and overly bright lamps is prohibited. Indirect and low level surface lighting whose source of light is not visible, may be submitted for approval

All light shall have the color of the glow of an incandescent bulb filament.

ADDITIONS and MODIFICATIONS

Any changes in the original construction, details, colors, and landscaping must be submitted to the Architectural Review Committee for approval.