

SENATOR'S RIDGE HOMEOWNERS ASSOCIATION, INC.

Community-Wide Standards



Building a Living Neighborhood

Last Updated September 2014

INTRODUCTION

The Declaration of Covenants, Restrictions and Easements (“Declaration”) for Senators Ridge and The Capitol at Senators Ridge (hereafter referred to collectively as “Senators Ridge”) specify that the Senator’s Ridge Homeowners Association, Inc. (“Association”) Board of Directors may adopt Community-Wide Standards for modifications that effect the exterior appearance of lots within the Senator’s Ridge community. This document represents the aforementioned Community-Wide Standards (“Standards”) and contains a design review process through which the Architectural Control Committee (“ACC”) approves property improvements. This provision applies equally to both new construction as well as any exterior modifications of any existing homes/lots and was created for the sole purpose of achieving a harmonious balance and high standards of quality with the majority of the existing homes within the community.

As an administrative arm of the Board of Directors, the role of the ACC is to preserve, protect and enhance the value of the lots in our community by enforcing the Declaration. The ACC is chartered to ensure uniform and equitable compliance with the Declaration.

The following Community-Wide Standards are provided to amplify and supplement our community’s covenants. These Community-Wide Standards supersede any previously issued Design Standards. Homeowners are encouraged to study Declaration and Standards prior to beginning any exterior modification project on your lot. Note that in the event of a conflict between the Declaration and these Standards, the Covenants will control.

PLEASE REMEMBER – you must **REQUEST APPROVAL BEFORE BEGINNING ANY IMPROVEMENTS OR MODIFICATIONS!** The vast majority of problems occur when a homeowner begins a project without written approval from the ACC.

Each request for project approval is unique to the lot to which it pertains. Each request for approval will be evaluated on the individual and unique elements of the project for which the application has been made. Unauthorized actions by a homeowner and/or prior to ACC action on the requests of a similar nature will not serve as a precedent for any subsequent request for project approval. All decisions of the ACC are final unless the homeowner makes application for an appeal to the Board of Directors pursuant to Paragraph 8(f) of the Declaration.

The contents of these guidelines, and any actions of the ACC or its agents, are not intended to be, and should not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for intended use of submitted plans, materials, or construction, nor ensuring compliance with building codes, zoning regulations or other governmental requirements. Neither the Association, the Board, the ACC, nor its members shall be held liable for injury, damages or loss arising out of any approval or disapproval, construction or through such modification to a lot.

APPLICATION PROCESS

A “Request for Architectural Change/Addition”, herein after referred to as the “Form”, may be copied from the Association’s web site (www.senatorsridge.net) under Architectural Control Committee or may be mailed to you by request from the property management company of record (also found on the web site). A copy is also attached at the back of this document.

This form is to be used for requesting review/approval of an exterior modification. This Form should be submitted to the ACC, care of Property Manager, at the Management Company and address of record as shown on the form, at least 45 days prior to the anticipated time that the work is intended to begin. Modification Requests must be approved, in writing, before any work can begin.

There are, however, modifications that may be made without the ACC approval. The following exterior modifications, and only these modifications, may be made without submitting a Form as long as certain conditions as described in the following Standards are met:

- Repainting of home with the same color as currently exists. (Ref. Std. # 1)
- Exterior Lighting (Ref. Std. # 4)
- Certain types of Flag Poles (Ref. Std. # 3)
- Garden Plots (Ref. Std. # 4)
- Ornamental Trees and Shrubbery (Ref. Std. # 4)
- Basketball Goals (Ref. Std. # 6)
- Children’s Wading Pools (Ref. Std. # 7)

A completed Form must be submitted through the ACC for all other types of improvements or modifications. **The verbal approval of any sales agent, developer, home builder, or Association representative is not sufficient. All modification approvals must be in writing.**

STANDARD # 1 DWELLING

General Standard

A Form must be submitted for all exterior building/lot modifications. Building/lot modifications include, but are not limited to, storm windows and doors, construction of driveways, garages, garage modifications, carports, porches, decks, room additions, pools, walls, any additions or deletions on a lot that were not constructed by the builder as a part of the original home construction, and new home construction.

Excluded are interior home modifications. Certain interior or exterior modifications require a Paulding County building permit and inspection upon completion. It is the homeowner's responsibility to verify with the County whether the proposed modification requires a County permit.

The original architectural character or theme of any home must be consistent for all exterior components of the home. Once the character has been established, whether it is traditional, contemporary, etc. no change may alter that character. Air conditioning units for new construction must be in the rear of the house between the sidelines of the house.

If Paulding County (or appropriate government authority) issues a building permit for making changes to the plans as approved by the ACC, the owner must submit such changes to the ACC for approval prior to commencing construction. Approval by the government authority does not guarantee or substitute for approval by the ACC.

Painting

Repainting requires prior written authorization or approval only if the color of the siding or trim is changed. A paint color change requires the following information:

- a) Paint samples
- b) Description of area of home to be painted

Awnings

Awnings are not permitted. They do not fit into the character or décor of the Senator's Ridge Community.

Gazebos

A Form must be submitted for all gazebos. They may be up to 10' tall as measured from the ground up and 10' diameter or square. They must be located to the rear of the house and be all wood construction. Any building permits that are required must be obtained by the property owner prior to construction.

Detached Buildings

A Form must be submitted for all detached buildings. Detached buildings are discouraged, but will be considered subject to the following standards:

- a) Size shall be limited to 600 square feet. Detached buildings used as a primary garage may exceed 600 square feet in size.
- b) Building must be located within the Paulding County approved building setback line found on the Subdivision Plat. However, under no circumstances may the detached building be closer to the street than the primary residential building.
- c) Building may not be used for any purpose that may be deemed by the ACC to cause any disorderly, unsightly or unkempt conditions.
- d) Detached building exterior material must match the exterior materials, trim, and colors currently used in the home.

Dog Houses and Dog Runs or Pens

A Form is not required when the below conditions are met. Otherwise a Form must be submitted for all dog houses. All dog houses, dog runs or dog pens must be located in the rear of the residence and within the extended sidelines of the house so as to have minimal visual impact and noise to the adjacent properties.

- a) Dog House Size: Maximum 6' wide, 6' long, and 4' high.
- b) Chain link dog pens or dog runs are prohibited. Dog pens or dog runs may, however, be constructed of wood similar in style to the fences permitted, but in any case not less than 36" in height. Maximum height is 8'. Actual height must be that necessary to keep dog from being able to jump or climb over the fence.

Construction type, size, and exterior colors/materials will be specific criteria governing the approval.

Storage Sheds

A Form must be submitted for all sheds. All sheds must be located in the rear of the residence in a fashion so as to have minimal visual and noise impact to the adjacent properties.

- a) The shed must be a completely enclosed structure on a concrete slab with entry door.
- b) The shed design and construction must be compatible with the architecture of the house and must be consistent with the general dwelling construction and appearance of the community.
- c) Siding and Trim Paint Color shall match the house in color and trim shall be of similar proportions.
- d) Shed may not exceed eight (8) feet in height at the eaves and no more than ten (10) feet at the highest point on the roof.
- e) Shed shall conform to Paulding County building codes.
- f) All required building permits must be obtained prior to construction of the shed.
- g) The ACC reserves the right to perform an on-site inspection before rendering a decision as to the approval and during the construction period.
- h) Failure to obtain the necessary approval from the ACC shall constitute a violation of the declaration and may require notification and /or removal at the homeowners' expense.

New Construction

A Form must be submitted for all new construction.

- a) Minimum square footage for a single story dwelling will be 1700 heated square feet.
- b) Minimum square footage for a two story dwelling will be 2000 heated square feet.
- c) There will be no vinyl siding or T1-11/RB&B allowed on the exterior of the home.
- d) The dwelling must have minimum 30 year architectural shingles.
- e) All dwellings must install a pontalba mailbox with a pineapple top. Mailbox numbers must be a 2" white script.
- f) All dwellings must include gutters and shutters that must be approved by the ACC prior to installation.
- g) Front/ back and side yards must install Bermuda sod prior to closing.
- h) All dwellings must include dead bolts on all exterior doors.
- i) All dwellings must have poured walk ways.
- j) All properties must have irrigation systems installed in the front and side yards. The irrigation zoning diagrams must be submitted to the ACC for review.
- k) All retaining walls must be modular block. The location and exterior design must be approved by the ACC prior to installation.
- l) All basement walls must be cast-in place, no CMU walls permitted.
- m) Construction hours are 7 am to 6 pm, Monday through Saturday, no construction on legal holidays.
- n) All construction sites must be maintained in a neat and orderly fashion. Trash from construction work must be contained in a trash dumpster or suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on street. Trash not removed will be removed by the Association and billed to the responsible contractor and fined an additional \$250 payable to the Association.

- o) Loud radios or noise will not be allowed within the Senators Ridge community. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes while under construction.

STANDARD # 2: DECKS

A Form must be submitted for all decks, deck extensions, and steps leading from the deck to the ground or a lower deck, pools, driveways or walkways. The following will be reviewed: location, size, conformity with the design of the house or home, relationship to the neighboring dwellings, property lines and proposed use. Approval is also required for built-in seating and built-in storage units, such as under seat storage units. The following information is required:

- a) A site plan denoting location, dimensions, materials, and color. It is the homeowner's responsibility to check on the Paulding County requirements for permitting decks. The ACC approval is required, even if a Paulding County permit is issued. *Decks must also meet the minimum requirements of Paulding County building code and may also require a building permit and inspection from Paulding County.*
- b) In most cases, the deck will not be permitted to extend beyond the sides of the dwelling. Exceptions may be made due to topography for steps and landing.
- c) Materials must be wood or other composite material and meet the Paulding County building code. Unless metal poles are utilized, deck legs must be pressure treated to resist insects and moisture.
- d) Color of the deck must be left natural, white, or finished to coordinate with the exterior color of the dwelling.
- e) Vertical support for wood decks must be a minimum of 4x6 inch wood posts or painted black metal posts, preferably boxed in to resemble wood posts. Brick, stone, or stucco finished concrete columns matching the appearance of the dwelling are acceptable alternative materials.

STANDARD # 3: PATIOS AND WALKWAYS

A Form must be submitted for all patios, patio covers, trellises, permanent seating, patio storage units, railing and other items. Submission of the Form for patio/walkway is also required along with a site plan showing house, and location of improvements with dimensions.

- a) The patio must be located in the rear yard. A walkway (maximum 4 feet wide) may be connected to the end of the driveway closest to the rear yard for the purpose of walking from the driveway to the patio or deck at the rear of the dwelling.
- b) The patio must not extend to within 10' of the side or rear property lines.
- c) The patio/walkway's elevation above the adjacent ground level at any point may not exceed 6 inches for patios and 4 inches for walkways.
- d) Walkways may be made of concrete, stone, or tiles. Gravel (small stones of various sizes (2" max.) may be used, provided the gravel is contained by the use of landscape timbers or decorative stones or concrete edging. Gravel must be protected from being washed by rainwater or other means from its intended location.

STANDARD # 4: EXTERIOR DECORATIVE OBJECTS

General Guidelines

A Form must be submitted for all exterior decorative objects placed in the front or side yards of a lot for both natural and manmade objects including, but not limited to, bridges, wagon wheels, sculptures, fountains, pools, antennas, free standing poles of all types, flag poles (see below), and items attached to approved structures. Objects will be evaluated on criteria such as location and direction of lights, proportion, color and appropriateness to the surrounding environment. Seasonal decorations such as holiday lights and other seasonal items may not be installed more than 30 days prior to the holiday and must be removed within 20 days after the holiday for which they were installed.

Exterior Lighting

Except as provided below, a Form must be submitted for all exterior lighting fixtures not included as a part of the original structures. A Form is not required if the lights meet the following criteria:

- a) Lighting does not exceed 12" in height, as measured from the ground.
- b) Lighting should consist of low voltage type lighting fixtures.
- c) Individual lights must not exceed 40 watts, and must be white or clear, non-glare bulbs and fixtures and located to cause minimal visual impact on adjacent properties and streets.

Flag Poles

A Form must be submitted for free standing flag poles. Free standing flag poles are permitted only after ACC approval. Requests for approval must include information regarding the desired location of the flag pole and the details for accompanying landscaping.

A Form is not required to be submitted for a single flag staff attached to the front of the home. The size of the flag may not exceed 3x5 feet.

Small decorative seasonal flags are permitted, placed on an 'L' shaped post placed in the ground and not to exceed two and a half feet (2'-6") in height as measured from the ground surface. Seasonal flags may not be installed more than 30 days prior to the holiday and must be removed within 20 days after the holiday for which they were installed.

Plants and Flower Pots

Plants and flowerpots must always be neat and healthy. Neatly maintained front porch flower pots that coordinate with exterior home colors and containing evergreens/flowers do not require submission of a Form. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house.

STANDARD # 5: EXTERIOR LANDSCAPING & MAINTENANCE

General Guidelines

Landscaping should relate to the existing terrain and natural features of the Lot. The amount and character of the landscaping must conform to the precedent set in the Senator's Ridge community. The following maintenance guidelines apply:

- a) Each homeowner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times. At the end of the growing season, all dead plants should be removed.
- b) Each homeowner should keep the lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, mowing, edging, weeding and pruning and cutting of all trees and shrubbery and the painting or other appropriate care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management. Weeds are always a nuisance and must be controlled continuously. Weeds need to be removed or chemically killed when they exceed 3" in height.
- c) Mulching. All landscape beds must be covered with suitable mulch such as pine straw, chopped pine bark mulch, wood mulch, etc. Rock, stone or pebbles are considered suitable mulch provided the materials match the home and surroundings. The surface must be kept neat and presentable, clear of leaves and other unsightly materials.
- d) Landscape beds are required to be mulched a minimum of once per year to keep from appearing unkempt.
- e) Edging. The preferred landscape bed edging is a neat cut trench or simply a small thin (2" maximum with edge of grass that has been trimmed with "Roundup" or other suitable treatment. A Form must be submitted if other edging is used. Other edging must not more than 2" above ground and be of a uniform type.
- f) Tool Storage. Outdoor storage of garden tools and hoses must be screened from view. Any tools or items stored under a back deck or porch should also be screened from view.

- g) Garbage. Trash Bins should be kept in the garage, behind the dwelling, or on the side of the dwelling. If not located in the garage, trash bins should be screened from view from the street. Trash Bins shall be removed from the curb within 24 hours after trash is collected.
- h) A Form is not needed for installation of irrigation systems.
- i) Vacant Lots. Owners of lots which have not been developed are required to maintain these lots. Such maintenance shall include, at a minimum, mowing an area from the curb to twelve feet back from the curb. If an owner shall sod a vacant lot or install landscaping beds, Owner shall then be required to maintain the undeveloped lot in the manner proscribed under subsections b through e above.

Trees and Shrubbery

A Form is not required to be submitted for planting ornamental trees and shrubbery. However, a Form must be submitted for screen planting (row or cluster style) and property line plantings. Forms must include a description of the sizes and types of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings and property lines.

Homeowners must be able to identify their property line on the ground. Full grown size must be indicated on the plan for each type proposed. Plants, that when full grown will hang over the property line, must have the written approval of the adjacent property owner being encroached upon.

Planting of trees in the public right-of-way is not permitted by Paulding County or these Standards. A Form must be submitted for and approval received prior to the removal of living trees more than 3" in diameter. Removal of dead trees is permitted without a Form.

Vegetable Garden Plots

A Form is not required for garden plots if all the following guidelines are met:

- a) The plot is located behind the rear line of the house and screened so as to minimize the visual impact on adjacent properties or from the street.
- b) The size of the plot is limited to 150 square feet
- c) The maximum height of plants, at full growth, is less than four (4') feet.
- d) All garden plots must be cleared at the completion of the growing season.

Compost Heaps

A Form is not required for composting heaps if all the following guidelines are met:

- a) The plot is located behind the rear line of the house and is screened so as to minimize the visual impact on adjacent properties or from the street.
- b) The heap may not exceed 4' x 4' x 5' high.
- c) Household garbage may not be used. This attracts raccoons, possums and other unwanted animals. Grass clippings, dead flowers and leaves are OK. Food scraps or waste are never permitted.

Firewood

The following guidelines apply to the storage of firewood:

- a) Firewood piles are to be maintained in good order and must be located in the rear yard between the sidelines of the house to limit visibility from the street.
- b) Woodpile coverings are allowed only if the cover is an earth tone color and the woodpile is screened from the view of the street. For example, a tarp covered woodpile may be located under a deck with shrubs planted around it.

STANDARD # 6: PLAY EQUIPMENT (OTHER THAN BASKETBALL GOALS)

General Guidelines

A Form must be submitted for all play equipment. The following general guidelines apply:

- a) The play equipment shall be located in the rear yard.
- b) The play equipment shall be located within a screened fence area of the rear of the house, if yard is fenced. In unfenced yards, the play equipment shall be in the rear yard within the sidelines the house, topography permitting.
- c) The play equipment shall be sized and located such that it will have minimal visual impact on adjacent properties.
- d) Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (earth tone colors comparable to dark green or brown).
- e) Equipment must be maintained in good working order and appearance and be safe to operate.

Play House/Tree House/Yard House

A Form must be submitted for all such type of houses. The following general guidelines apply:

- a) Play houses and tree houses must be located where they will have minimal visual impact on adjacent properties.
- b) In most cases, materials used must match existing materials of the home. On the ground houses must match the house. True tree houses must be entirely of wood.
- c) Play houses or tree houses may not be larger than 100 square feet or 10 feet in total height.

Note: Play houses and tree houses, once approved, must be maintained to preserve the approved decor.

Basketball Goals

Basketball goals are discouraged since we have a community basketball playing area. A Form is not required for portable basketball goals or if ALL of the following is met:

- a) Basketball goal is a portable version. No permanent installations are permitted.
- b) When located on the driveway, they are to be placed within the confines of the driveway, on or beside the half of the driveway closest to the home (not the street).
- c) They should be placed in such a position that balls cannot normally enter a neighbor's property or the street.
- d) Permanent mounting of backboards to the home or garage is not permitted.
- e) Backboards must be clear or white.
- f) Poles are to be black, white or gray.
- g) Backboards, goals, nets and poles shall receive routine maintenance sufficient to preserve a "like new" or "nearly new" condition at all times (no rust or torn nets).
- h) Portable basketball goals shall be stored within the garage when not in use.

Note: Negative impact related to time of use, lighting and noise on adjacent properties should be avoided.

STANDARD # 7: PRIVATE SWIMMING POOLS

Children's Wading Pools

A Form is not required to be submitted for children's portable wading pools (those that can be emptied at night) as long as they do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet. Portable wading pools must be stored when not in use.

Above Ground Pools

Above ground pools are prohibited.

Private Pools

In general private pools are discouraged since we have community pools to serve all ages. A Form must be submitted for all in-ground pools. The following information is required:

- a) Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house – some terracing may be acceptable and will be judged on a case by case basis.
- b) Privacy fencing must meet fence guidelines. Owners must comply with all county ordinances and obtain all necessary building permits prior to construction. Lockable gate is required if access to the pool area is permitted from outside of the fence enclosure. Maximum swimming pool surface area is 1000 square feet. This may be supplemented by a pool deck around the entire pool (See section on walk ways). Slides may not exceed 8' in height.
- c) Glaring light sources which can be seen from neighboring lots may not be used. Lights and noise must be turned off by 11 P.M.
- d) Landscaping enhancements of the pool area and screening with landscaping is required and must be part of the plan submitted for approval.

Hot Tubs

A Form must be submitted for exterior hot tubs. Hot tubs must be screened from adjacent properties and streets. The following information is required:

- a) Plan showing location and relationship to the home and color, dimensions, and a photo or manufacturers literature.
- b) Landscaping plan is required.

STANDARD # 8: PRIVATE TENNIS COURTS

We have two community tennis courts in excellent condition for the use of all residents; therefore, private tennis courts are not allowed.

STANDARD # 9: FENCES

The original design concept of Senator's Ridge is for large wooded lots on rolling hills to promote the open space feeling. Therefore, fencing is discouraged. However, it is permissible and must meet the following general guidelines:

General Guidelines

A Form must be submitted for all fences. All fences must be made of wood or free standing wrought iron made of iron or aluminum coated in black by the manufacturer.

The following guidelines have been adopted for fences in the community:

- a) No chain link or wire fencing is to be used, including barb wire, hog wire, or chicken wire. No electric fences or fences made from plywood, or other materials not suitable for exterior fencing use.
- b) Only one type of wire fence is acceptable for use on the inside of split rail wooden fences. It is the least visible due to the large openings of the wire mesh. The openings are approximately 2" wide x 4" tall. The wire is approximately 1/8 inch diameter.
- c) The maximum height must not exceed 8 feet for any reason. The typical fence height is 6'.
- d) The maximum span between posts shall be 10 feet (metal fences are exempt from this requirement) and the minimum post size is 4"x4" and may not exceed 5"x5". Posts for iron must be a minimum of 2" square, but may not exceed 3" square.
- e) The crossbeam structure (rails) shall not be visible from any street (e.g. finished sides of the fence must be turned to the outside) and consist of 2x6 or 2x4 inches. Metal fences are exempt from this requirement.
- f) Wood fences must be natural or treated wood normally used for fencing.
- g) Fences shall not be located closer to any street than the rear edge of the home (on corner lots, the fence shall not be closer to any side street than the property line. The fence should join the home at the rear corners on both sides.
- h) All fencing shall be constructed in a workmanlike manner and so as to be sturdy and vertically constructed. Owners are expected to maintain their fences in excellent condition.

Other items to be considered include:

- a) The initial finish and maintenance aspects of the fence in relation to weathering and deterioration over time.
- b) The ability to maintain property between fences; "alleyways" between fences are discouraged.
- c) Drainage – is there space between the fence and the ground in areas where storm water needs to pass underneath the fence – at creeks and drainage ditches?
- d) Fences traditionally are the most frequent request received by Architectural Control Committees of any homeowner's association. At the same time, fences tend to generate the most controversy between an ACC, the homeowner, and owners of adjacent property. Senator's Ridge fence guidelines are intended to establish a standard that is appropriate to the aesthetics and values of the community.

Fencing Submittals:

A Form must be submitted for all fences and must contain the following information:

- a) A picture of the fence type and listing of materials and sizes to be used.
- b) A site plan showing property lines, house, driveways, walkway, fence to be installed with all pertinent dimensions.
- c) State if wire will be placed on the inside and the kind to be used.

STANDARD # 10: VEHICLE PARKING

General Guidelines:

The following guidelines apply for the parking of all types of vehicles and boats. These apply to any form of transportation, other than those powered by a person such as bicycles and roller skates.

- a) No boat, trailer, camper or recreational vehicle or any other type of recreational vehicle may be parked or stored in open view on residential property for longer than a 48-hour period.
- b) No commercial vehicle larger than a pick-up or van or any vehicle displaying signage may be parked or stored in open view on residential property for longer than a 48-hour period. A commercial vehicle the size of a personal pickup truck or small van displaying signage may only be parked or stored in open view on residential property if it is strictly used for transportation to and from work by the resident of that home.
- c) All vehicles parked in open view and not in a garage must be operable, have a current tag and may not be unsightly. Wrecked vehicles that are not legally drivable may not be parked outside of the owner's closed garage.
- d) No vehicle may be parked on any yard or the public right-of-way.
- e) As a general rule, parking of vehicles on the street is discouraged. Temporary parking (five hours or less) is allowed if not a nuisance to neighbors or impediment to traffic flow. Homeowners are responsible for their guests parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.

STANDARD # 11: Antennas, Satellite Dishes

General Guidelines:

This guideline applies to installation, attachment and maintenance of direct broadcast satellite ("DBS") dishes or antennas and multi-channel, multi-point distribution services ("MMDS") dishes or antennas (herein collectively called "Satellite Dishes", which definition shall include the supporting mast, cabling and all other components or accessories thereof).

SATELLITE DISHES MAY BE INSTALLED AT THE SUBDIVISION FOR RECEPTION, BUT NOT TRANSMISSION, IN ACCORDANCE WITH THESE GUIDELINES. NO OTHER ANTENNAS OR SIMILAR DEVICES MAY BE INSTALLED AT THE SUBDIVISION WITHOUT APPROVAL OF THE ASSOCIATION'S ACC.

Installation or attachment of any Satellite Dish is permitted at the subdivision, however, the lot owner or occupant must notify the ACC in writing using the attached Satellite Dish Notification Form. If the Satellite Dish is installed in an approved location and in accordance with these guidelines, then no further action is required by the lot owner or occupant except providing the notification form to the ACC.

- a) Satellite dishes shall be no larger than one meter or less in diameter in total size. Satellite Dishes or antennas may be mounted on masts up to twelve feet in height where necessary for reception of an acceptable quality signal and within the total size limit provided. Concealed cabling shall not count toward this total size guideline.
- b) With submission of a notification form as provided above, and without further approval of the Board or ACC, **Satellite Dishes may be installed, in order of priority, in the following locations:**
 - 1) Satellite Dishes must be mounted in or on the rear of the home within the sidelines of the home so as not to be visible from the street.
 - 2) If ground mounted, satellite dish must be screened from view by natural landscaping – no lattice. Any cables must be buried.
 - 3) Rooftop mounting of satellite dishes is allowed only on the rear of the home.
 - 4) Mounting of masts from trees is allowed, however, mounting masts are limited to twelve feet.
- c) **The Satellite Dish must be placed in the location that is least visible to public view.** If it is determined that the Satellite Dish cannot receive an acceptable quality DBS or MMDS signal in any of the pre-approved locations designated above, then, prior to installation in an alternate location, the owner or occupant who wants to install a Satellite Dish must submit to the ACC a written request to install the Satellite Dish in an alternate location, along with specific, written documentation as to why the pre-approved locations are not acceptable. The ACC shall respond to such written request for approval of an alternate location as promptly as practical.
- d) **Installation.** The Satellite Dish must be painted so as to blend into the background to which it is mounted or placed. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to

which it is attached. No cabling shall be allowed on the roof surface, or on the surface of the exterior siding or brick of any home.

The owner or occupant shall be responsible for the maintenance and repair of the Satellite Dish including, but not limited to, (i) reattachment of Satellite Dish, and any components thereof, within forty-eight (48) hours of dislodging, for any reason, from its original point of installation; (ii) repainting or replacement, if for any reason the exterior surface of the Satellite Dish becomes worn, disfigured or deteriorated.

STANDARD # 12: BUSINESS USE

General Guidelines:

Each lot shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a Lot or any part of the Community, except that the Owner or Occupant residing in a dwelling on a Lot may conduct ancillary business activities within the dwelling so long as:

- a) The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the dwelling.
- b) The business activity does not involve visitation or deliveries to the Lot by employees, clients, customers, suppliers, couriers, mail carriers, or other business invitees in greater volume than would normally be expected from a Lot without business invitees.
- c) The business does not involve the use of the Common Property, except for necessary access to and from the Lot by permitted business invitees.
- d) The business activity is legal and conforms to all zoning and licensing requirements for the Property per Paulding County ordinances.
- e) The business activity does not increase traffic in the subdivision.
- f) The business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage.
- g) The business activity is consistent with the residential character of the Community and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other Owners or Occupants, as may be determined in the Board's sole discretion.

The Association has no liability for any business activity in the Community. The Association also has no liability for any action or omission by it, its Directors, Officers, agents, representatives and/or vendors, that may adversely impact an Owner's or Occupant's business activity. Each Owner and Occupant hereby releases and holds harmless the Association, its Directors, Officers, agents, representatives and/or vendors, for any interruption or suspension of, or any damages to, any business activities conducted on a Lot. Owners and Occupants shall obtain whatever supplemental insurance may be necessary to protect their business assets, business continuity and business interests on their Lots. The Association is not obligated to obtain any insurance coverage for any Owner's or Occupant's business activity.

The term "business," as used in this provision, shall include, without limitation, any occupation, work or activity that involves the provision of goods or services to persons other than the provider's family for a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor.

STANDARD # 13: MAILBOXES

General Guidelines:

Mailboxes shall not be altered from their original design and shall be black in color. When repainting, use glossy black paint. Alterations such as painting or covering the mailbox or post are not permitted except for temporary

holiday decorations. If replacement of a damaged mailbox is not possible due to discontinuation of style or model by manufacturer, consult with the ACC for recommendations. House numbers must be included on all mailboxes.

COVENANT ENFORCEMENT PROCEDURES

Apparent covenant violations – as reported by any source – may be submitted to the ACC to be referred for appropriate action. Should a management company be hired, then they too would be a point of contact. The first action will be confirmation that a violation exists. If substantiated, the homeowner in violation will be contacted, the violation explained, and be requested to provide corrective action in a reasonable time period according to the following policy:

- a) Upon recognition of a violation, a letter will be forwarded from the Chair of the ACC (or a designated management company) advising the homeowner of the violation, stating the steps necessary to remedy the violation and a time period in which to either respond in writing and/or remedy the violation.
- b) If the violation has not been remedied within the prescribed time period, then the ACC is obligated to refer the matter to the Board. A letter will be forwarded to the homeowner from an officer of the Association stating the steps necessary to remedy the violation, a time period in which to either respond in writing and/or remedy the violation, and the sanctions, as prescribed by the Declaration, that may be imposed if the owner fails to comply with the Declaration and/or these Standards, which may include:
 - 1) suspension of the right to vote in Association matters;
 - 2) suspension of the right to use the recreational facilities and/or common areas;
 - 3) recordation of notice of covenant violation with the superior court;
 - 4) imposition of a fine on a per violation and/or per day basis;
 - 5) correction of the violation by the association with all costs charged to the homeowner; and/or, filing of
 - 6) a lien for all fines and costs, including but not limited to legal fees, to correct the violation.
- c) As a third step, if the violation continues, the matter will be forwarded to the Association's attorneys which may result in further sanctions and the filing of a lawsuit against the owner.

SUMMARY

It is hoped that these standards will serve their intended purpose of providing help to the Senator's Ridge community and those charged with enforcing or otherwise directing the implementation of the standards in upholding our community standards for the benefit of the entire community. If there is any doubt of the need to submit a Form for a proposed project not specifically referenced in these Standards, please e-mail or call the management company, a member of the ACC, or a member of the Board of Directors for assistance.

Also, please remember that these are GUIDELINES. If your request may vary from these guidelines but you feel there are special circumstances which merit consideration by the ACC, please submit a Form for your project. The ACC will make every attempt to consider these requests