MADISON GREEN HOMEOWNER'S ASSOCIATION

ARCHITECTURAL AND LANDSCAPE STANDARDS

The following Architectural and Landscape Standards have been adopted by the Board of Directors of the Madison Green Homeowner's Association to be consistent and expand upon the "Declaration of Covenants, Restrictions and Easements for Madison Green Cobb County, Georgia" (Covenants). For a full description of the rights and obligations of ownership at Madison Green, refer to the Covenants.

The design standards detailed in this document are applicable to all residential lots in the Madison Green Homeowner's Association. This information is not intended to be an exhaustive list of all possible improvements; it is meant to provide Owners with standards and guidelines for potential improvements.

Any change or modification in an existing structure and/or property requires submission of an Architectural Modification Application to the Architectural Review Committee (ARC).

Unless specifically indicated in the description, all items require the Owner to submit an Architectural Modification Application Form and receive prior written ARC approval for any architectural change.

1. **ACCESSORY BUILDINGS:** Requires ARC approval. Sheds, greenhouses, doghouses and any other accessory building must be compatible with the style, color and composition of the main house and must be maintained to the same level of repair and appearance as the main house.
   a. Accessory buildings and/or structures must be located at the back of a home and no closer than five (5) feet from the property line.
   b. If the building and/or structure are on a corner lot, it cannot be any closer to the side street than the house itself.
   c. Any accessory building and/or structure larger than 650 square feet require additional approval from zoning officials.

2. **ADDITIONS**: Any exterior alterations to a building (including but not limited to room additions, eaves and balconies) are considered major construction items and require ARC approval.
   a. They shall be constructed with materials that conform to the type, quality, character, and detailing established in the existing dwelling.
   b. Sunrooms, screened porches, patio enclosures, greenhouses, bay windows, and room additions must incorporate the same materials and color of the existing structure and style as applicable to the type of addition.
   c. The type and size of the addition will depend on the size of the lot and style of the home.
   d. Any addition to the existing dwelling must meet minimum setback requirements as outlined in the County Code and Covenants.

3. **AIR CONDITIONING UNITS**: Individual air conditioning units and/or other appliances protruding from windows or through any exterior wall are prohibited.

4. **ALTERATION OF DRAINAGE**: No improvement (including but not limited to driveways, pools, fences, and landscaping) that would change the soil conditions or the level of the land of any portion of a lot, which results in a permanent change in the flow or drainage of the surface or subsurface water within the Community or adjacent lots, is permitted without receiving prior written consent of the ARC.

a. Owners may not interfere with established drainage patterns unless they have received prior written approval from the ARC.

5. **ANTENNAS (AERIALS AND SATELLITE DISHES):** In accordance with FCC Rule, 47 CFR 1.4000, regarding the installation, maintenance and use of direct broadcast satellite, television broadcast, multipoint distribution service and customer end fixed wireless signal antennas, the Association's goal is to enable Owners to obtain the best possible signal reception, while at the same time, keeping the antennas as unobtrusive as possible.

a. In accordance with Article VI [Section 6] of the Covenants, Owners may install, without prior approval, an antenna/satellite dish that meets all of the following requirements:
    i. Is one meter (39.37 inches) or less in diameter
    ii. Blends in with the color or roof or wall where it is installed
    iii. Installed so as not to be visible from the front of the Lot or the street
b. Satellite dishes and other antennas that are larger than one meter in diameter are prohibited.
c. The preferred location for satellite dishes and other antennas on lots is below the peak of the roofline on the back plane of the dwelling unit (i.e. house), so as to have no, or minimal visibility from the front of the home.
d. Installation of antenna and satellite dishes in areas other than the pre-approved locations requires the submission of an Architectural Modification Application to the ARC Committee, which will then consider the matter on a case-by-case basis. The applications will be reviewed in an expedited manner. Antennas shall not be installed on or in any way encroach upon the common area
e. The Association may require Owners to install or provide screening around the antenna or dish if the antenna or dish is visible from the street or from other lots.
f. The Association may also require Owners to paint (to the extent that it does not void the antenna warranty) or reasonably camouflage any portion of the antenna or dish so that it matches or is reasonably compatible with the color of the structure to which it is attached.

6. **ARBORS:** An arbor is a decorative bar supported by vertical shafts for the purpose of supporting vines or hanging plants.

a. Arbors shall not exceed eight feet in height from the ground or deck floor level and shall not be enclosed to create a solid barrier.
b. Arbors as described herein are generally permitted on decks, patios, or can be freestanding decorative elements.
c. If attached to a deck, the material and color must be the same as the deck.
d. Arbors cannot be directly above a fence or gate.

7. **ATTIC VENTILATORS AND OTHER MECHANICAL APPLIANCES:** Attic ventilators or other mechanical apparatus requiring penetration of the roof shall be as small in size and height as is functionally possible. They shall be located on the least visible side of the roof as viewed from the front of the house.

8. **AWNINGS:** Fixed awnings are prohibited. Retractable awnings over patios or decks with suitable dimensions may be permitted on the rear of the house.
a. Awnings must be fully retracted when not in use.
b. The shield or cover into which the awning retracts must be permanently mounted on the house.
c. The awning hardware must be heavy-duty hardware painted the same color as the house or trim.
d. The awning must be of a material, which will not fade from the sun, mildew or mold, and which matches the color of the house siding.

9. **CASUALTY DESTRUCTION**: In the event that a house, lot, or other improvement on a lot is damaged or destroyed by casualty hazard or other loss, within a reasonable period of time after such incident, the Owner is responsible for rebuilding or repairing the damaged house, lot, or improvements and must diligently continue rebuilding and repairing activities to completion.
a. Houses must be replaced and restored to their original condition as is possible.
b. A destroyed house or improvement must be replaced with a new house and/or improvements of similar size and type as those destroyed, unless prior written ARC approval has been obtained.
c. If the Association and Owner determine that an improvement (not including a house) cannot be replaced or repaired, the Owner must promptly clear the debris and landscape the area in a manner that is consistent with the rest of the community.
d. The Association is responsible for maintaining, rebuilding or repairing damage to Common Areas and has the authority to impose a Special Assessment in order to pay such repairs.

10. **CHIMNEYS AND METAL FLUES:** Masonry chimneys and flue enclosures shall be compatible in design, location and color with the existing house.

11. **CLOTHESLINES:** Prohibited. No exterior clotheslines of any type shall be permitted on any portion of any lot.

12. **COMMON AREAS:** The Association is responsible for maintaining, rebuilding or repairing damage to Common Areas and has the authority to impose a Special Assessment in order to pay such repairs. The Common Areas are referred to as:

a. Entrance and Wall Monuments – this includes street-side fencing, brick wall, landscaping, exterior lighting and sprinkler system.
b. Detention Ponds (2) – this includes landscaping, boundary fencing and property that encompasses the detention ponds.

13. **COMPOST BINS:** Visual and odor impact on neighbors must be considered. Only tree**,** leaves and grass clippings may be composted. Screening with landscaping may be required.

a. Location and size: Bins shall be in the rear of the lot, at least ten (10) feet from property lines. The bin shall not be over four (4) feet high and not exceed sixteen (16) square feet.
b. Materials: Bin shall be of unpainted pressure treated, naturally weather resistant wood, or plastic with tones of black, tan or green in color.
c. Maintenance: Compost must be properly covered and turned periodically to ensure odor control.

14. **COURTS, BASKETBALL, TENNIS AND MULTISPORT:** Prohibited on all lots.

15. **DECKS:** Decks will be approved based on size, material, and location.

a. The deck size shall be compatible with the house and lot size.
b. The material and location shall be in harmony with existing approved decks in the area.
c. Lattice may be used to screen the under-deck area. Lattice may be used above the deck rail for privacy.
d. Decks must be maintained to present a good appearance. All portions of the deck (except flooring and railings), to include band boards and posts, should be the same color.
e. Decks may be left to age naturally. However, decks of pressure treated yellow pine need periodic cleaning and waterproofing in order to maintain their appearance.
f. Gazebos and screened porches on decks are prohibited.

16. **DOGHOUSES, DOG RUNS, DOG PENS, DOGGIE DOORS:** Doghouses are discouraged, as dogs left outside tend to disturb neighbors by their barking.

a. Doghouses may be approved if compatible with the applicant's house in terms of color and material.
b. Doghouses may not exceed sixteen (16) square feet of floor space and may not exceed four (4) feet in height at the highest point.
c. Doghouses should be located where they are visually unobtrusive to neighbors and the use of plantings to screen the house may be required to minimize the visual impact on neighbors.

d. Doggie doors must be located in the rear of the home and exit to a yard with a fence. Doggie doors require ARC approval.
e. Dog runs, dog pens, kennels and animal hutches are prohibited.

17. DOORS, STORM AND SCREEN:

a. Storm or screen doors shall be coordinated to match or be compatible with the entry doors or the trim. Consideration will depend on the design of the particular door and its relation to the design of the house.
b. Commercial metal storm/screen doors and windows which coordinate with the rest of the existing house color and trim may receive approval upon application.
c. Doors and screens of other material or construction will require specific evaluation of the application.
d. Doors with security bars are prohibited.
e. Proposed doors, which are full view, with or without a kick plate, must match the color of the house trim.
f. Proposed doors, which are less than full view, must match the color of the related entry door.
g. Application requirements:
    i. Drawings, photographs or manufacturer's literature of proposed door, color of proposed doors and related entry door or house trim, location of door to be installed.
    ii. All screen or storm doors require ARC approval before installation.

18. DRIVEWAYS (SIDEWALKS AND PATHWAYS): Extensions, modifications, additions and replacements to driveways, sidewalks and pathways may be considered.

a. DRIVEWAYS
    i. Under no circumstances will a driveway be permitted to wrap around side elevations.
    ii. Appropriate materials for extensions, modifications, additions and replacements are poured concrete, brick, stone, interlocking concrete pavers, or other paver materials.
    iii. Driveways must be maintained in good condition by pressure washing and cleaning. Owners are required to keep both clean of oil and grease stains.
    iv. Cracks or separations in the driveway must be repaired or replaced with the same materials as the existing driveway.
    v. No driveway or walkway can be blacktopped.
    vi. Extensions to driveways and walkways require prior ARC approval.
b. SIDEWALKS AND PATHWAYS
    i. Sidewalks and pathways must be flush to the ground.
    ii. Only stone, brick, concrete or similar durable construction material should be used.
    iii. Sidewalks and pathways may not be constructed of asphalt.

iv. Sidewalks and pathways must be maintained in good condition by pressure washing and cleaning. Owners are required to keep both clean of oil and grease stains.
v. The scale, location and design should be compatible with the lot, home and surroundings.

19. **EXTERIOR MATERIALS AND COLORS:** Proposed materials and colors for exterior modifications will be evaluated on a case-by-case basis.
a. Continuity or compatibility of color and materials with the original construction and surrounding dwellings will be specifically considered by the ARC in evaluating the acceptability of proposed changes.

20. **EXTERIOR DECORATIVE OBJECTS AND GARDEN STRUCTURES:** No exterior decorative objects, such as sculptures, fountains, garden structures and "yard art, are permitted in the front yard.
a. Landscaping-related elements, such as bird feeders, stepping stones, small decorative garden ornaments & ornamental fencing, or removable plant support structures do not require an application so long as they are placed in the rear of the home.

21. **FENCES (WALLS):** General design standards for the construction and approval of fences are provided below.
a. STANDARDS
i. All fences are intended to fence in the back or rear yard portion of the lot.
ii. Any fence or wall adjacent to a public road right-of-way and within a residential yard cannot be more than six (6) feet in height.
iii. Fences or walls at the rear of a residence cannot exceed eight (8) feet in height. The height limitation includes posts and ornaments on top of the fence or wall.
iv. The posts of lot-line fences must be set as closely as possible to the property line without encroaching onto the neighboring property. Posts should touch or be within one inch of the actual property line. A one-foot setback is prohibited.
v. Under no circumstances will fences be permitted in the front yard of any lot.
vi. No double fencing along common boundary lines
vii. If the Owner has raised the ground level within the yard, the fence must be measured from the outside, and must meet the level of the adjoining fences.
viii. Fences must be properly maintained through regular inspection and the wood/boards must not be allowed to warp or separate from posts or corners.
b. STYLES
i. Privacy (natural, unpainted) with a convex top or straight dog-eared top. May be solid or shadowbox.

ii. Ten foot (10') sections with posts in between.
iii. Maximum height is 6 feet (6').
iv. Good side must face outward from the applicant lot.
v. Final design may be contingent on fences bordering the applicant lot.
vi. Natural sealer/stain is permitted so long as the stain color has received ARC approval.

c. GATES
   i. Gates must be of the same material as the fence, and the same height.
   ii. Double gates are not permitted.
   iii. Gates may not open to adjacent private property.
   iv. Gates must be located so that people will either exit from the fenced area onto the front yard on which the fence is located.

d. EXCEPTIONS
   i. Fences may be approved for the partial enclosure of rear or side yards in situations where topography, house location, the location of exit doors or where fences will serve as a rear lot-line fence for an adjoining property.
   ii. Invisible (i.e. underground electronic dog fences) fences may be installed without application so long as they meet the criteria in this section.

e. PROHIBITIONS
   i. Chain link fences, and the like, are not permitted under any circumstances.
   ii. Painting of fences is prohibited.

22. **FIREWOOD:** Firewood shall be stacked in piles which do not exceed eight (8) feet in length, and four (4) feet in width for aesthetic reasons.

a. Firewood shall be stacked only in rear or back yards. Wood shall not be stacked on the driveways, the front yard or in side yard(s) of any lot.
b. Tarps must be tones of black, tan or green in color.
c. Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

23. **FLAGS AND FLAG POLES**:

a. Permanent freestanding flagpoles are not permitted.
b. Only one flag will be allowed to be mounted on the front of the home, on a flagstaff attached to the house and in 3'x5' size. Temporary flagpole staffs, which do not exceed six (6) feet in length, and are attached at an incline to the wall or pillar of a dwelling unit are permitted.
c. Flags – The only flag permitted is the United States flag and can be displayed at any time. The only exception is the day of a sporting event of a professional or college sports team. Any professional or college sport team flag can be displayed on the day of the event only. The professional or college sports team flag must be removed by the next day. All flags must be kept in good condition and flowing freely.

24. **FURNITURE, OUTDOOR**: Lawn furniture (chairs, tables, umbrellas, benches, and the like) does not require ARC approval and must be located in the rear of the house or property.

25. **GARAGES, DOORS:** Garage doors shall match or coordinate with the house siding, architectural style, construction materials and colors.

a. Carports are prohibited.
b. All garage door designs must be approved and must be consistent and compatible with the exterior design of the home.
c. Conversion of garages is not permitted. The purpose of the garage is to store vehicles. Garages may not be converted into living spaces.
d. All vehicles must be kept and stored within the Lot's garage space. Garage doors are to be kept closed at all times, except for entry and exit, and except for periods not to exceed two consecutive hours for Owner-related maintenance activities.

26. **GAZEBOS**: Gazebos may be approved based on size, material, design and location. The size and design shall be compatible with the house and lot size.

27. **GUTTERS AND DOWNSPOUTS:** Replacement of gutters and downspouts with an exact duplicate of the original item does not require an application. An application is required for relocation of gutters and downspouts, or a change of color. Gutters and downspouts should be painted to match the exterior trim colors.

28. **GREENHOUSES:** Greenhouses are considered a major modification and require ARC approval.

a. Greenhouses may not be attached to the main house or an ancillary structure.
b. The size, type and design must be compatible with the house and lot size.

29. **GRILLS (Permanent):** Permanent grills must be placed in the rear or back yard of the lot and as far as practical from the adjacent property lines.

a. Permanent barbecues shall not be a dominant fixture on the landscape and shall be located so they will blend as much as possible with the natural background.
b. Supplemental planting shall be provided to soften the visual impact of the barbecue, particularly when little or no natural background or screening is available.

30. **HOT TUBS/SPAS:** Hot tubs are a private amenity, the installation of which must consider the privacy of both the lot owner and adjacent property owners. Evaluation of application will consider not only the location of the hot tub installation but also the associated deck or patio, privacy screening and equipment concealment.

a. Hot tubs shall be located only in the rear or back yards.
b. The hot tub and any mechanical equipment shall be screened from view by a fence or privacy screening and both will be contiguous to the house or deck.
c. Fences and gates shall conform to the fencing standards set forth in these Guidelines.

31. **HOUSE NUMBERS:** House numbers should be legible and must be uniform to those of existing homes as installed by the Builder. Gross variations in house number style is not permitted.

a. Street numbers or surnames are not permitted to be posted on any part of the house without ARC approval

32. **IMPROVEMENTS:** The Owner is responsible for ensuring that any and all improvements comply with County and/or City ordinances.

a. No exterior colors or any improvement shall be permitted that in the sole judgment of the ARC would be inharmonious or discordant with the Property or Community.

33. **LANDSCAPING, MAJOR:** ARC approval is required if 25% or more of the existing landscaping on any property will be significantly altered. This also includes, but is not limited to grading, excavation, and the like.

a. It is strongly recommended that such landscaping projects, particularly if it will be close to property lines, be discussed during the planning stage with adjacent neighbors to provide for continuity.
b. Total replacement of grass areas may be approved upon Application, and will be considered on a case-by-case basis.

34. **LIGHTING, EXTERIOR:** Includes the altering of lighting that is part of the original structure. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

a. Lampposts are not permitted.
b. Placement of outdoor lighting, such as illuminated path lighting, requires ARC approval prior to installation.
c. No exterior lighting shall be directed outside of the Owner'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.
d. Colored, moving or flashing lights are prohibited.
e. Site lighting should be compatible with the style and architecture of the house and sensitive to neighboring properties.
f. Application requirements: All exterior lighting fixture locations must be identified on the site plan (plat) and building elevations (drawn to scale) and fixture specifications must be provided.
    i. Applications for exterior lighting shall include wattage, height of light fixture above ground, and a complete description, including descriptive material of the light fixture and location on the lot.

35. **MAINTENANCE STANDARDS (BUILDING AND LANDSCAPING):** Owners shall be responsible for the maintenance of all structures and grounds, which are a part of their lot. This responsibility includes, but is not limited to, items such as mowing the grass, removal of trash and structural maintenance.

a. GENERAL

i. All portions of a lot, which are not improved by an impervious surface or a structure, must be maintained with grass (or other vegetation installed by a builder or approved by the ARC). No bare earth may be exposed on a lot (except for flowerbeds or vegetable gardens with appropriate approvals as required).
ii. All homes shall be landscaped with the following or a combination thereof: grass, ground cover, shrubs, vines, and trees.
iii. All landscaping must be neatly trimmed, and properly cultivated.
iv. Homes are not permitted to fall into disrepair, and must be kept in good condition.

b. BUILDING MAINTENANCE
   i. The exterior of a building must be maintained in an attractive manner.
   ii. The Owners shall be responsible for maintaining the structural integrity and repair of his/her property.
   iii. Significant blistering or peeling of exterior painted surfaces is prohibited.
   iv. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair, must be repaired.
   v. All additions, improvements and structures must be properly maintained, cleaned and in good repair. This includes, but is not limited to structural integrity, painting, staining, pressure washing and sealing.

c. CONSTRUCTION MATERIALS AND DEBRIS
   i. No trash or debris may accumulate or be stored in a visible location on a lot.
   ii. Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use.
   iii. Storage or dumping of materials on common areas is prohibited.

d. GARDENS (Decorative Plant, Flower& Vegetable)
   i. Owners are permitted to plant any perennials and annuals. However, if a home is found to have an inordinate amount of plants that is not in line with current community aesthetics, the Board has the right to request that the Owner alter the landscaping to make it in line with the landscaping of adjacent homes.
   ii. Vegetable gardens should be located in rear or back yards and on land which will not cause water to run into adjacent property during periods of supplemental watering.
   iii. Gardens should be properly maintained during the growing period. After the growth season, dead plants, stakes, etc., should be removed

e. GRASS, GRASS AREAS
   i. Lawns shall be Bermuda sod to ensure consistency with the community
   ii. All grass areas on a lot must be kept neatly mowed and edged during the growing season. Grass shall not exceed six (6) inches in height.

iii. Grass areas and other vegetation should be maintained in good condition by watering and fertilizing. Any dead areas should be removed and replaced.
iv. Owners whose residences are next to the sidewalk are also required to mow and edge the swale (the portion of grass that resides between roadside curb and the Owner's yard).
v. Grass areas should be kept as weed-free as possible. At no time should weed cover exceed more than twenty-five percent (25%) of the total grass area.

f. LANDSCAPING EQUIPMENT
   i. Garden and maintenance equipment, including without limitation - lawn mowers, tractors, bush hogs, shovels and rakes - must be stored in the garage or in an enclosed structure or screened from public view so that it is not visible other lots, common area, or public or private streets and roadways.

g. MULCH AND PLANTING BEDS
   i. Original planting/mulch beds, as installed by the builder on the front yard, may not be altered or covered up.
   ii. They must be kept in reasonably good shape, free of weeds, and maintained by the Owner.
   iii. Mulch should be changed out no less than twice per year (Spring/Fall).
   iv. Edge borders or fencing, other than plastic black borders, around planting beds in the front yard require ARC approval.

h. NATURAL AREAS (Tree Preservation/Tree Save)
   i. Natural areas must be kept free of trash, weeds, debris, and dead tree limbs.
   ii. Natural areas must be left undisturbed.
   iii. Edges of natural areas must be mulched and/or landscaped.
   iv. Refer to County ordinances regarding the maintenance of tree preservation (tree save) areas.

i. TREES AND SHRUBBERY
   i. Trees originally planted by the builder may not be removed. ARC approval is not required when replacing a tree that is found to be defective, damaged or diseased with another tree of the same or similar type.
   ii. The Owner is responsible for the removal and replacement of any tree that dies or becomes diseased on the front yard
   iii. Trees, with the exception of those originally planted by the builder, may not be added to the front yard of any home
   iv. All hedges, trees, shrubs, and tree stumps must be neatly trimmed and maintained (including fertilization) and their size maintained in proportion to the lot and home through pruning.
   v. Owners must trim trees and shrubs sufficiently to allow unobstructed pedestrian passage on all public walkways.

vi. Views from neighboring lots, shade patterns of larger trees, and possible physical damage by encroaching plantings should be considered. If plantings are found to be detrimental, Owners may be required to abate the problem.

36. **MAILBOXES:** Must be unobtrusive and blend with all other mailboxes so as not to be visually distracting.

a. The standard mailbox color is black with a red flag, and is a standard steel mailbox.
b. The approximate mailbox size: (8-3/4"H x 6-3/4"W x 19"D)
c. Mailboxes must be mounted on 4x4 pressure treated wood, painted white, with a four-sided, beveled top. A 4x4 post, attached from the vertical post, must be used to support the mailbox from the bottom.
d. A "newspaper box" may be mounted on the support below the mailbox
e. The display of lettering, advertising or notices is prohibited.
f. Mailboxes must be regularly maintained through cleaning and painting. Discolored or rotted posts must be either painted or replaced.

37. **MOTION DETECTORS:** Motion detectors added to approved, or existing, exterior lighting does not require an application.

38. **PAINTING:** Includes all exterior color changes, including any change in shade or hue for a given color. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

a. Any change in color from the original primary or trim colors of any dwelling requires prior submission and approval of the ARC.
b. Any future exterior color changes, other than what was initially approved, must have ARC approval.
c. ARC approval is not required in order to repaint or re-stain an object to match the original color.

39. **PATIOS:**

a. Patios should be located in rear yards and the size compatible with the size and scale of the lot.
b. Patios constructed of asphalt are not permitted.
c. Patio walls are not permitted.
d. Flower planters not to exceed eighteen (18) inches in height may be used around the patio.

40. **PONDS:** Prohibited.

41. **PORCHES:** Location and design must match the house style and community standards.

a. The construction materials and colors shall be compatible with the same components of the house, including roof shingles.

b. Size must be compatible with the home, lot, and surrounding homes.
c. The wood along the porch must be painted to match the house or trim.
d. Shingles shall match those of the existing house.

42. **PRIVACY SCREENING:** All privacy screening requires ARC approval. Privacy screening may be used for screening in-ground pools, patios, decks and spas.

a. Privacy screening shall be of lattice only.
b. Privacy screening may not exceed seven (7) feet in height for patios.
c. For decks, privacy screening may not exceed seven (7) feet in height from floor of the deck.
d. Generally, privacy screening may not be used around more than fifty (50) percent of the area (deck, pool, etc.).

43. **RECREATION AND PLAY EQUIPMENT:** All other types of play equipment, including but not limited to, large swing sets, gymnastic/climbing structures, play houses, trampolines, require prior approval from the ARC. Specific attention will be placed on location and impacted neighbor notification. Play equipment may be installed at a minimum of five feet from any property wall/line.

a. Play Houses and Recreational Equipment
    i. All play houses and equipment must be placed in the rear yard of the home.
    ii. Recreational equipment (including toys) must be placed out of public view when not in use. Recreational equipment is not permitted to be left on front yards (including sidewalks, driveways) or any common areas.
    iii. Only one (1) swing set or jungle gym is permitted per property
    iv. For lot backyard use, the maximum size for play equipment is twelve (12) feet in height and seventeen (17) feet in length. The width should be generally no more than twelve (12) feet.
    v. DESIGN: The equipment should be compatible with the scale of the lot, the home, and all the surrounding homes and properties. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.
    vi. SIZE: The overall size and scale of such equipment will have a considerable bearing on approval or disapproval. Equipment of such a scale and height as to overpower the lot or the home will not be approved.
    vii. COLOR AND MATERIALS: Equipment must be constructed of wood and left in its natural color.
    viii. TRAMPOLINES: Prohibited.
    ix. TREE HOUSES: Prohibited.
    x. EXCEPTIONS
        1. Plastic play houses and recreational equipment, similar to those manufactured by STEP2 and LITTLE TYKES, do not require ARC approval, and must be placed in the rear of the home.

2. Manufactured metal gyms and swing sets which cannot be readily seen above any surrounding fence do not require prior approval.

b. Basketball Backboards - An application is not required for portable basketball backboards, but the following guidelines should be taken into account:
   i. Permanent backboards, whether pole mounted or attached to homes or garages, are strictly prohibited. Basketball backboards cannot be affixed to any structure.
   ii. Only portable, free-standing basketball stands are permitted. Portable basketball backboards are those with wheels permitting them to be easily moved.
   iii. Each home is permitted only one (1) portable basketball backboard.
   iv. Portable backboards are not be permitted in the street, in any public right-of-way, or placed in such a manner that any portion of the public space serves as the play area.
   v. Backboards found in public streets without an owner's name and address, shall be considered abandoned property and disposed of without notice immediately.
   vi. Use of the basketball backboard is restricted from the hours of 9:00 p.m. and 7:00 a.m. Monday through Sunday in accordance with the Cobb County Noise Ordinance (Sec. 50-257), and must be stored either in the garage or along the side or rear of the house out of public street view when not in use.

42. **RETAINING WALLS:** Construction is limited to the use of railroad ties, landscaping timbers, stones, brick or reinforced concrete with brick veneer.
   a. Walls may not divert the flow of water onto a neighboring lot.
   b. No wall shall be maintained in such a manner as to obstruct sight lines for vehicular traffic or as to interfere with the purpose for which easements have been established as to installation, maintenance, or access.

43. **ROOFS:** Permitted roof materials are those that match, or are very similar, to the original roof materials that were installed by the Builder. Painted metal roofs may be allowed for porches and bay windows only in cases where such similar structures exist on the present structure.
   a. All roof stacks, flashing, vents or protrusions from the roof shall be painted to match the color of the roof.
   b. Roof stacks and plumbing vents shall be placed on the rear slopes of the roof where possible.

44. **SEASONAL HOLIDAY DECORATIONS, EXTERIOR.** Exterior seasonal holiday decorations do not require approval but shall not be installed more than one week (7 days) before the holiday and must be removed within one week (7 days) after the holiday.

a. Exception: Exterior Christmas decorations and lighting may be displayed one week (7 days) before Thanksgiving Day and must be removed by January 7th.

45. **SHUTTERS:** Shutters, which are added to a house on a lot, shall be compatible with the style of the house and shall be of proper proportions to match the adjacent window. Colors shall be compatible with the colors of the house.
a. Plastic and vinyl shutters are prohibited.

46. **SIDING REPLACEMENT:** Includes replacement of trim, soffits, etc. Sample of proposed siding is required to be submitted with the application. Replacement of existing siding with identical materials and color does not require an application to be submitted.

47. **SIGNAGE:**
a. REAL ESTATE SIGNS: Only signs advertising a property for sale or lease may be displayed. Such signs must meet applicable County regulations with respect to size, content and removal.
    i. Signs may only be placed in the front yard of available properties. Only one sign per property is permitted.
    ii. One (1) small Leader sign is permitted only on the swale area outside the entrance to the community. These signs are permitted from 3 p.m. on Friday through midnight Sunday only (per County ordinance). The County reserves the right to remove such signs without prior notification.
    iii. Signs may not be placed on common areas (with the exception of the front entrance swale).
b. SECURITY SIGNS: Two security signs, each not exceeding a total of sixty-four (64) square inches [8" by 8"] may be posted on the property.
c. "BEWARE OF DOG" SIGNS: Two "Beware of the Dog" signs, each not exceeding sixty-four (64) square inches [8" by 8"] may be posted on the property.
d. CONTRACTOR SIGNS: One sign may be posted by a contractor working on a residential lot, such as building a deck or painting. The sign may be posted only during the period of the actual construction. The sign must be posted on the lot.
e. YARD SALE SIGNS: Refer to the section - YARD SALE.
f. ADVERTISING SIGNS: Signs advertising privately owned vehicles may be placed inside the window of the vehicle for sale.
    i. One (1) such sign is permitted, and shall not exceed 8 ½" by 11" in size.
g. POLITICAL SIGNS: Signs may be displayed thirty (30) days prior to Election Day and no longer than ten (10) days after Election Day.
    i. Political signs may not be posted on the Association's common areas.

48. **SKYLIGHTS:** Skylights must be on the rear elevation(s) of the house. Skylights should have a low profile with a flat or slightly curved panel.

49. **SOLAR PANELS:** Requires ARC approval and will be considered on a case-by-case basis.

50. **STORAGE SHED:** All storage sheds and utility buildings require ARC approval. The purpose of such buildings is for storage purposes only and not for any other activity, such as wood working, machine shop, or any home hobby.

a. Any structure to the existing dwelling must meet minimum setback requirements as outlined in the County Code and Covenants.
b. They must be placed on the property so as to have minimal visible impact from the street or adjacent properties. They must be placed in the rear of the property.
c. Sheds less than four (4) feet tall may be permitted on the side plane of the home if placed along the side of the home and screened from view using landscaping
d. Sheds taller than four (4) feet must be located behind the rear plane of the house and must not extend beyond the side plane of the home.
e. Sheds built identical to the existing dwelling in material and finish may be visible from the streets so long as they receive prior approval and meet minimum setback requirements.
f. Pre-fabricated, freestanding sheds
    i. Must be compatible in size, color and materials with the house in order to be considered.
    ii. Metal sheds are not permitted.
g. No temporary structures, such as tents or shacks, are permitted.

51. **STAINED GLASS:** Stained, clear glass for front doors or windows surrounding a door will be considered on a case-by-case basis. Stained, colored glass and glass brick are prohibited.

52. **SWIMMING POOLS:** Requires ARC approval.

a. Above ground pools are prohibited.
b. Temporary children's or wading pools are permitted in the rear yard only, and must be emptied and moved every 48 hours (for public health reasons). All pools must be stored out of public view when not in use.
c. In-ground swimming pools may be constructed, but require detailed plans and must consider the following.
    i. The type and design must fit naturally into the topography of the proposed lot.
    ii. The pool must be located to provide minimum visual impact to the surrounding properties and streets and must be located in the rear of the property.

iii. Pool filtration equipment should be shielded from adjacent properties using mature shrubbery or screening of an appropriate size and scale.
iv. Fencing for pools shall be of the standard type and height specified under the heading FENCING.
v. Mesh safety pool fences may be considered on a case-by-case basis
vi. Pool alarms or pool covers are permitted.

d. Pools, and the like, are prohibited in tree preservation/tree save areas.

53. **TANKS, OIL AND GAS**: Prohibited.

a. Exception – Propane gas tanks for gas grills and gasoline containers for limited use in maintenance equipment is permitted so long as these items are properly stored in a safe manner.

54. **TRASH (RUBBISH AND CONSTRUCTION DEBRIS)**

a. No trash or debris may accumulate or be stored in a visible location on a lot at any time.
b. Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use.
c. Storage or dumping of materials on common areas is prohibited.
d. Trash, refuse and garbage shall be kept at all times in a covered container and any such container shall be kept within an area so as not readily visible from public view.
e. Landscaping debris should be disposed of using appropriate collection bags. The disposal of landscaping debris onto sidewalks, streets and common areas is not permitted.

55. **TRASH, CONTAINERS:** Trash, recycling containers must be stored away from public view. Trash containers may be stored outside along the side of the home (garage side) as long as the containers are enclosed or screened from view by appropriate landscaping/shrubbery.

a. ARC approval is not required to plant shrubbery that will be used to screen trash containers.
b. ARC approval is required if trash containers cannot be stored outside alongside the home due to topographical limitations.
c. Per County ordinance, garbage cans can only be placed at the curb the evening before collection and must be removed by 11 p.m. on the day of collection.

56. **TRELLISES**: Scale, size, and color should be compatible with the home and surrounding areas.

a. Trellises shall not exceed eight (8) feet in height from the ground or deck floor level and shall not be enclosed to create a solid barrier.
b. If attached to a deck, the material and color must be the same as the deck.

57. **UNDERGROUND DRAINAGE PIPES**: Underground drainpipes and sprinkler systems may be installed upon approved application. The Association may require that new drainage be professionally certified at the owner's expense.

59. **WINDOWS, COVERINGS/SCREENS:** Storm/screen windows should have frames and coverings that coordinate with the existing design and color of the exterior window trim.

a. Permanent window coverings must be installed within 90 days after close of escrow.
    i. When using temporary window coverings, newspapers, foil, bed sheets, or other unsightly coverings are prohibited.
b. All window treatments facing the street must be lined in white and be of the same style/type in order to give the house a uniform look from the outside.
    i. The type of window treatments may include but are not limited to: white sheers, white blinds, or white lined curtains.

60. **WINDOWS, TINTING:** Tinting of windows does not require formal ARC approval so long as it meets the following criteria:

a. Windows must all be tinted using the same color of film or in the same manner. The tinting of windows in various hues/strengths is not permitted.
b. Windows that face the street must all be tinted in the same manner to provide a uniform appearance. It is not permitted to have tinted and un-tinted windows facing the street.
c. The use of mirrored film or glass is prohibited.

61. **YARD SALES:**

a. In adherence with County ordinances, yard sales, and the like, are limited to three (3) weekends per year and cannot exceed three (3) days per sale.
b. Owners wanting to hold a yard sale should contact the Association at least two weeks in advance of the pending date for the yard sale. This is to notify the Association as to the potential increase in traffic and inconvenience to residents, and provide an opportunity for other residents to hold yard sales at the same time.
c. Upon receipt of such request, the Association will work to schedule a specific weekend whereby Owners can participate in the yard sale. Details regarding a scheduled yard sale will be distributed to all participating Owners.
d. One yard sale per season may be scheduled, and yard sales will be held during one weekend within the following seasons (upon request):
    i. Spring – March, April, May
    ii. Summer – June, July, August
    iii. Fall – September, October, November
e. The association can provide signage to advertise the yard sale, upon request. These signs may be placed on the outside of the community and must be removed at the end of the yard sale day.

f. Yard sale items and set-up materials must be picked up and stored out of public view by the end of the yard sale day.