



DESIGN STANDARDS FOR AUTUMN CREEK



A Heritage Community
PURPOSE

These Design Standards have been established by the Architectural Review Committee (ARC) in order to create and maintain a community of high quality and visual harmony. Design Standards govern the architectural control requests made by residents and are not arbitrary. In the event of a conflict between the Declaration of Protective Covenants for your community and the Design Standards, the Covenants shall prevail.

ARCHITECTURAL CONTROL REQUEST PROCEDURE

Any addition, alteration or change of any kind to the exterior of your home or lot requires written approval, in advance. Requests for all projects must be made in writing to the ARC in care of:

**Community Club Management, Inc.
11735 Pointe Place
Roswell, GA 30076**

Written requests may also be faxed to CCM, Inc. at (770) 751-8343, or a request can be sent via email to srichardson@communityclubmgmt.com.

All ARC requests must include the following:

- 1) A site plan of your property (received at closing) showing the location of your addition or alteration
- 2) A full description of your project, including dimensions, colors, and materials used.

The Architectural Review Committee (ARC) will respond to your request within thirty (30) days from the date of receipt by the committee.

ARCHITECTURAL STANDARDS

No exterior addition or alteration may be commenced on any lot without written approval from the ARC prior to the start of the project. If construction does not commence on a project for which plans have been approved within twelve (12) months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans for reconsideration.

The following Design Standards have been adopted for your community:

FENCING

Fencing must originate from within the rear third of the house. Exceptions to this guideline may be granted at the sole discretion of the ARC. Every effort must be made on fence installations to follow the finished grade of the land along the fence line. The following fence types are acceptable: split rail, solid cedar, shadow box or picket. Maximum fence height is six (6) feet. In no event will a chain link, wire or barbed wire fence be approved. Dog pens and runs are prohibited.

LANDSCAPING

Any addition or alteration to a lot which makes a noticeable change from the street, or which might cause erosion, requires approval in advance, including retaining walls, landscape timbers, railroad ties, etc. Landscaping should relate to the existing terrain and natural features of the lot. Borders may not exceed four (4) inches above the ground and the material used must be of earth tones.

STATUARY

No artificial or plastic decorations shall be permitted on the exterior of any property. Exterior sculpture, bird baths, bird houses, fountains, flags, etc., must be approved in advance.

EXTERIOR LIGHTING

No colored lights shall be used on any portion of a lot except that decorative, ornamental and holiday lighting which will be permitted during the holiday season from the week of Thanksgiving through New Year's Day. Landscape lighting must be approved in advance.

GARDENS, PLAY EQUIPMENT, AND GARDEN POOLS

Vegetable gardens, hammocks, play equipment and garden pools must be located between the rear of the dwelling and the rear lot line. Where play equipment is installed on a corner lot and is visible from the street, it must be constructed of natural unpainted wood. Basketball goals must be mounted on a standard black post with a white or clear glass backboard. Location of basketball goals must be approved in advance.

ANTENNAE/SATELLITE DISHES

Any owner desiring to install an antenna or satellite dish must notify the ARC. Exterior antennae and satellite dishes may be no larger than one meter in diameter and no higher than twelve (12) feet above the roof line. Transmission-only antennae are prohibited. Antennae and dishes shall be located in a place shielded from view from the street and from other lots to the maximum extent possible.

MAILBOXES

All mailbox structures will be standardized and must be repainted and/or replaced with the same color and style as the original installation.

EXTERIOR COLORS

As the exteriors of homes need repairing, any change from the original color scheme must be approved in advance. The request submittal should include color chips for ARC review. Repainting in the same color does not require ARC approval.

SHEDS

All sheds must be approved in advance. The following guidelines must be followed:

- No larger than 8' by 10'

- No higher than 8'

- Color must be the same (or a close match) as the house

- Roof shingles must match the house

- Metal sheds are not allowed

- Submittals must show placement of the shed on the lot. Whenever possible, the shed must be placed behind the house.

GARBAGE CANS/CLOTHESLINES/WOODPILES

Garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of neighboring lots, streets and adjacent property. Clotheslines are not permitted.

AIR-CONDITIONING UNITS

No window air conditioning units may be installed.