

Defoors Square II Homeowners Association, Inc.

Architectural Standards Policy

(See separate Policy for Satellite Dish/Antennas)

October 15, 2015

IMPORTANT NOTE: IF ANYTHING DONE TO A PROPERTY OR LOT CHANGES ITS EXTERIOR APPEARANCE IN ANY WAY NO MATTER HOW SMALL, EVEN IF IT IS WITHIN THE SCOPE AND DESCRIPTION OF ALLOWABLE CHANGES DESCRIBED IN THIS POLICY, IT REQUIRES ARCHITECTURAL REVIEW AND APPROVAL.

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WHEREAS, the Declaration of Covenants, Conditions and Restrictions (Covenants) for Defoors Square II Homeowners Association, Inc. (DSIIHOA or Association) recorded June 14, 1983, in Book 8515, Page 148 of the public land records of Fulton County, Georgia, provides in Article IX, related to the architectural standards applicable to any part of the Properties, in pertinent part as follows:

Each owner shall maintain and keep in good repair all parts of the residence. Maintenance of the lot and residence, including all improvements, is the owner’s responsibility, EXCEPT where provided it is the Association’s responsibility.

No construction, addition, change or exterior alteration shall be made unless and until the plans and specifications showing the nature, kind, shape, height, materials, and location shall have been submitted in writing to and approved as to harmony of external design and location in relation to surrounding structures and topography and for compliance with this Article by the Board of Directors of the Association or by an Architectural Standards Committee composed of three or more representatives appointed by the Board, which shall promulgate written standards and guidelines for the exercise of this review.

WHERAS, Section 19 of the Association By-laws grants the general power to conduct the business and affairs of the Association to the Board of Directors (Board), whose members shall be members of the Association; and

NOW, THEREFORE, BE IT RESOLVED THAT in order to assure and preserve an attractive and livable community, and to preserve and enhance property values, the Board establishes a policy as follows:

I. Administration of Standards

A. Architectural Review Committee

1. Responsibilities

The Committee shall be appointed by the Board or in the absence of such appointees, the Board shall comprise the Committee. The primary duty of the Committee shall be to supervise and control the external design, appearance, location and maintenance of all

improvements on the Property, and all landscaping additions in accordance with the provisions of the governing documents and this Architectural Design Policy (Policy).

In carrying out its duties, the Committee shall review all submittals and apply the procedure, standards and design guidelines as set forth in this Policy. The Committee shall keep records and shall maintain a plans file of all construction for a period of not less than two years.

2. Policy

All owners and their contractors must meet with the Committee before commencing any construction. The committee will review plans, materials, site plan and colors to ensure compliance with the design requirements and procedures of the Policy as applicable. No construction of any kind shall be commenced until plans and specifications have been submitted to and approved in writing by the Committee.

General land use requirements and building codes are established and compliance with them is a service of the city building department. The Association assumes no responsibility for the structural integrity, safety features, mechanical operation or building code compliance of any proposed construction.

3. Committee Discretion

This Policy does not cover every possible situation that may require Committee approval. As it applies, the Committee is authorized to exercise discretion in approving or disapproving a specific proposal. In some special cases, the Committee, with special approval from the Board, may approve a proposal that may conflict with a standard set forth in this policy. This approval does not constitute a precedent for future requests.

4. Plan Submittals

Two copies of proposals for construction on any Lot must be submitted to the Committee at least 60 (sixty) days prior to the start of the proposed action (unless waived in writing by the Committee), and must include plans, specifications and signed construction agreements. Plans must adhere to the applicable standards established by the Covenants and the design criteria of this Policy. Plans must be of professional quality to clearly define the proposed project, with an artists rendering (two point perspective) or equivalent as necessary to do so.

5. Completion

Approved projects must be commenced within 90 (ninety) days of Committee approval. After 90 (ninety) days, re-submission and re-approval is required. All construction shall be completed in a timely manner. Failure to complete work within 180 (one hundred

eighty) days after issuance of a building permit will result in a penalty of \$25.00 per day, unless the Committee grants an extension due to extenuating circumstances.

6. Appeal

There is no automatic right of appeal of a decision by the Committee. An applicant may petition the Board for a review of the Committee's decision by submitting a written statement to the president of the Board, explaining the issue and the proposed solution. A majority of the Board's directors must agree that a review is appropriate and will notify the applicant within 60 (sixty) days after the applicant's statement is received of the acceptance or denial of the petition, and any conditions. The Board may set procedural limitations for the review, including restricting the scope of the review to specific issues and limiting the time the applicant may speak.

7. Enforcement

Any Owner may confidentially report an Architectural Standards, Covenant or other violation. If the Committee determines the alleged violations requires corrective action, the Board will notify the owner to correct the violation within 10 (ten) days, after which a fine of \$25.00 per day will be imposed until the violation is corrected.

II. Design Guidelines

A. Windows, Screens and Window Coverings

1. Window coverings shall be white or off-white in color only (note this is a Covenant).
2. Windows with fogged glass (caused by broken seals in multi-pane glass), that is visible to the outside, must be repaired or replaced.
3. Windows or skylights may be added to the Lot upon submission and approval of plans and specifications under procedures outlined in this Policy.
4. Double-hung windows shall be replaced only with double-hung windows and single pane bay windows shall be replaced only with single pane bay windows. Casement, sliding or other styles of windows are not permitted.
5. Replacement window frame exteriors shall be smooth vinyl or wood or composite only.
6. When windows are replaced, windowsills shall be replaced with vinyl (PVC) window sills.

7. Screens may be full, half or none. Screens are the owner's responsibility. Screen frames shall be white only. Screening material shall be nylon only (not metal) in charcoal or light grey only (no black screens).
8. Glass shall be clear only, plate or laminated or tempered. Wired security glass is not permitted. Energy efficient glass or glass treated with self-cleaning treatments that causes the glass to appear slightly darker than clear plate glass is permissible.
9. Window dividers are permitted. Window dividers shall be white or off-white in color only and placed between glass panes or on the interior of the glass only.
10. Front windows and clerestories shall be equipped with window coverings.
11. Window coverings shall be on the interior only.
12. All windows required to have window covering shall be operable.
13. Window coverings, with the exception of door sidelights, shall be identical on adjacent windows on the same level on the front and, as applicable, side of the house.
14. Sidelight window glass window covering may utilize one-way mirror glass in place of an interior window covering but may not be used as a glass replacement.
15. No window security bars or other apparatus may be visible on the property.

B. Entry Doors

1. Subject to approval by the Committee, owners may replace front entry doors only, or pre-hung front doors and sidelight units as a whole. Per the amended Covenants, owners are responsible for exterior maintenance and painting of doors and door units. All entry doors shall either be painted in approved colors or stained in dark wood colors such as walnut or mahogany. Sidelights and exterior door casings shall be in door or casing color as specified by the Association or if a wood (or simulated wood, such as fiberglass) door, the door casing, threshold and sidelight may be of the same wood color or material. Thresholds may be vinyl (PVC) or aluminum, either anodized or mill finish.
2. All replacement front entry door units shall have sidelights. Replacement sidelights can be full, half or three-quarter lengths and be of clear glass, double pane insulated plate, laminated or tempered. Wired security glass shall not be used. Decorative glass may be used in sidelights only if it matches any decorative glass in the door. The hand and swing and size of the door may not be changed. Transoms are not permitted.

3. Replacement exterior rear kitchen deck entry doors shall be direct replacements with full glass inserts and a smooth exterior finish in wood, metal or fiberglass. However, if the interior surface is to be stained a fiberglass door may be used with a wood grain embossed exterior finish. The handing of the door may be changed. Door exteriors must be painted in the current color standard.

4. All door hardware (knobs, locks, locksets, hinges, kick plates) shall be metal. All polished brass hardware shall be non-tarnish PVD and lifetime guarantee grade. See Section "F".

5. Entry door weather stripping shall be a vinyl encased foam kerf type door seal (Q-lon, Frost King, etc.) designed to fit in standard door kerfs in dark brown (bronze) or black for front doors and white for rear deck doors and may not be painted. Magnetic or adhesive-backed door seals are not allowed.

6. Screen, storm doors or security doors are permitted in front of entry doors. Screen, storm or security deck doors shall only be in the current entry door color standard of the door which it covers. Screens shall be light grey or charcoal only. Screen, storm or security doors may be divided or full. Glass storm doors or glass inserts shall be clear glass only. Wired security glass is not permitted. All doors shall be mounted (not temporary) with matching hardware finishes.

7. No pet doors may be placed in any entry door, sidelight or exterior wall.

8. Approved paint colors for painted entry doors are Sherwin Williams Super Paint – Black Fox #7020 Satin

9. All changes to doors must be approved in writing.

10. Owners must maintain all doors and door hardware in good condition.

C. Garages and Garage Doors

1. Garages may not be permanently altered to prevent two vehicles from being able to fit in the space.

2. No pet door may be placed in a garage door or exterior building surface.

3. Garage door windows may be professionally tinted with window film or the glass replaced for security. Foil, paper, curtains, blinds, shades, black out effects or other opaque window coverings that change the appearance of the glass beyond tinting is not permitted.

4. Garage doors shall be kept closed at all times except when in use.

5. Doors shall be replaced in pairs only unless the reason is damage but must always match exactly.
6. Doors shall be original wood replacements made by Overhead Door Corporation or Overhead Door Corporation Traditional Steel Collection, Standard Short Panel Design, Models 170/173 or 180/183. Alternative manufacturers may be considered if the door design is identical as determined by the Association and is pre-approved in writing.
7. All garage doors shall have one row of windows at the second panel from top.
8. Garage doors shall be the current color standard specified by the Association only. This color is Sherwin Williams Super Paint – Tony Taupe #7038 Satin
9. Plate, tempered or laminated glass or Lexan plastic windows may be used. Wired security glass, colored or solar bronze glass is not permitted.
10. Non-mirror privacy control film or one-way mirror is permitted as a window covering on the inside panel of a sidelight or inside a factory installed clear garage door glass window only. One-way mirror glass may not be used in place of garage door glass panes.
11. Side and top weather stripping is required and shall be Royal Building Products #2213 Side Flap Door Stop. The required color is Almond. Side and top garage door weather stripping may not be painted. Weather stripping door stop shall be affixed to garage doorjamb using a matched color trim nail or a countersunk brad type nail with the hole filled with color matched putty/caulk.
12. Bottom door seal is required and may be flange or bulb type. Bottom seals on both doors may only be black or grey in color and match in style on both doors so as not to be obvious if replaced. Bottom door seal may not be painted. Thresholds are permitted in rubber only in matching black or grey to bottom door seal.
13. One remote keypad per door is permitted on in the garage doorjamb only and should be neutral in color (beige, almond, putty – not black or white) so as not to starkly contrast with the doorjamb color. The keypad exterior cover and casing may be painted to match the garage doorjamb.

D. Decks

1. All lots shall have an elevated deck on the rear of the property.
2. Decks shall be constructed or reconstructed of wood or composite materials and be

of similar size and shape and construction so as to present a harmonious external appearance.

3. Decks shall have a maximum of three post supports. The Association shall have the right to clean, seal, paint or otherwise protect concrete post supports.

4. Decks shall be maintained in good condition, stained regularly at intervals determined for each deck as necessary by the Association. Decks shall be cleaned and stained and sealed so as to maintain a visibly stained appearance on all parts of the structure including the deck floor and support posts and beams and prevent their long-term deterioration, but at no less than 5 (five) year intervals beginning one year after their original construction in 2005. The underside of deck floors and deck joists do not have to be stained but this is recommended to protect the structure against carpenter bees. The Association shall have the right to inspect all decks visually from ladders placed against the deck or from the roof. All loose or warped wood shall be properly fastened or replaced.

5. Decks shall be stained only. No portions of decks or supports may be visibly painted, sealed or otherwise changed in appearance; concrete deck supports may not be painted or stained, but may be cleaned by the owner or the Association.

6. Decks shall be stained only with TWP (Amteco) brand preservative in color #205 California Cedar or TWP WS01 Cedartone for pine decks and for Ipe decks only, color #116 Rustic Oak. DO NOT use clear sealer as that has no UV ultraviolet protection and will cause the deck to be grey. (TWP is available nearby from MFG Sealants, the distributor, on Chattahoochee Avenue at the lowest price.)

7. Areas under decks, including asphalt driveways, shall be protected with canvas drop cloths heavy enough to prevent bleed through of sealer, which will permanently damage the asphalt. All siding, utility islands and air conditioners, trash cans and garage doors must be protected from sealer with plastic sheeting or canvas drop cloths as appropriate.

8. Owners and their contractors shall be permitted onto adjacent decks after giving reasonable notice to adjacent property owners for purposes of cleaning and maintaining and staining the neighbor side of any deck privacy wall or structure.

9. Usual customary and reasonable items associated with outdoor living may be placed on decks, but no permanent alteration to decks shall be made. Decks and items on decks shall be kept in a neat and clean condition.

10. Grills and fires shall be kept away from walls and overhangs to the maximum feasible extent, are not be left unattended and the flames and fuel medium fully extinguished after use.

11. Outdoor fireplaces or fire pits are prohibited.
12. Seed bird feeders on or attached to decks must be equipped with seed catch trays that prevent seed from dropping on Defoors Drive.
13. Decks must be inspected annually for carpenter bee holes and the holes fumigated and filled. Fill material (caulk, putty, etc.) must be colored to match the deck.
14. Decks shall not be used for general storage or storage of bicycles; clotheslines, poles or drying racks; composting; or more than a small, reasonable amount of firewood (no stacks of cords, half cords, etc.).
15. Owners must remove any plant cuttings dropped from decks. Leaves that fall on decks may be swept or blown off decks when this is performed regularly. Large accumulations of leaves and debris must be bagged. It is highly recommended that Owners perform regular leaf maintenance, as accumulations of leaves left over a period of time accumulate against the siding and deck boards and cause long-term damage.
16. The following items are prohibited from decks:
 - a. blue, brightly colored or camouflage or other patterned construction tarps
 - b. recycling containers or garbage cans
 - c. tents or camping gear
 - d. items draped over railings
 - e. dog houses or pet kennels
 - f. bird houses and bat houses
 - g. greenhouses
 - h. exercise gyms
 - i. extension cords connected to ground level or other building stories; architectural standards allow for proper and safe installation of electrical outlets at deck level
 - j. Any use or item deemed to be unsightly or offensive by the Committee.
18. Windchimes, Windbells and similar pure tone decorative devices or objects are permitted subject to the following requirements:

- a. Only one device is permitted per Lot with chimes themselves measuring no more than 12" in length
 - b. Placement of the device must be within the boundaries of the deck railing only. No part of the device or its hanging bracket may extend beyond the outside rail of the deck or extend above the level of any window glass on the deck. Devices may not be hung from any soffit overhang.
 - c. Owners are responsible for repairing any mounting holes to original condition.
 - d. Consideration of neighbors is required, particularly in very windy weather.
 - e. If the device becomes an unreasonable source of annoyance it must be removed.
19. Any electrical wiring, either line or low voltage, for deck or rail lighting or other purposes shall be contained wholly within the interior confines of the deck.
20. Under-deck hanging items shall be limited to live plants only. No climbing plants shall be permitted to cover any portion of deck post supports.
21. The Association or its contractors shall be permitted to place traps and barriers on or attached to deck structures as necessary to control rodents or other pests.

E. Front Porch and Garage Area

- 1. The front porch is Common Area, but generally considered under limited control by the Lot owner.
- 2. Items allowed on the front porch are usual, reasonable and customary well-maintained size door mats, plant containers, live non-fruit or vegetable plants only and small items. All front porch areas must have a doormat and are limited to one mat on the porch only. Doormats may not be placed on steps. Climbing plants are not permitted unless restricted to their own trellis and do not climb on buildings. Nothing on the front porch may be higher than the door or block entry to the Lot or adjacent porch as applicable. No chairs or bench may be placed on porches.
- 3. No storage of any type is permitted on the front porch, including lawn furniture and bicycles.
- 4. Items permitted outside garages between garage doors under decks are plant containers and statuary.

F. Exterior Lighting, Entry Hardware, Finishes, Hose Bibs (Spigots), Electrical Outlets and Dryer Vents

1. Exterior lights, house numbers, doorbell buttons, locks, doorbell buttons or voice/video doorbells/intercoms, doorknobs, kick plates and accessories such as door knockers and door viewers may be chosen by the owner. All materials must be metal only. Colors for all entry hardware and lighting must match with substantially the same finish for each entry level. In other words, front entry hardware must match but does not have to be the same as rear entry hardware. Rear entry hardware finishes must match at each story of the Lot but the deck entry hardware and garage entry hardware may be different. Lifetime no tarnish PVD brass (only) in any brass finish (polished, antique, etc.), bronze, pewter, nickel, matt or polished aluminum, polished chrome, silver or stainless steel, oil rubbed bronze or black finishes are the only color finishes acceptable. No white or colored finish may be used.
2. Handles and deadbolt locks may be separate or lockset style. If separate, only one doorknob and one deadbolt may be installed. Electronic locks are permitted.
3. Door kick panel finish must be identical to door hardware.
4. Exterior lighting must be of a decorative style for all entries, front door, garage doors and deck door. Flood lights and similar security lighting is not permitted at any entrance.
5. All Lots must have house numbers that comply with Atlanta, Georgia Fire Code. All Lots must have house numbers that are a minimum 4" high and a maximum of 6" high and 5/8" stroke (brush stroke/typeface "width") and contrasting (not painted siding color – see section F. 1. above for finishes) numbers (Sec. 505 Atlanta Fire Code). For purposes of stroke, this standard will allow part of the number to vary slightly below 5/8" due to stylized numbers that taper and cause part of a letter to be less than 5/8". However, it is the responsibility of the Owner to determine if any such variation meets the Atlanta Fire Code and as required to make any necessary legal disclosure to any future purchaser. All Lots must have house numbers in the front and rear of the lot. House numbers must be architectural flush-mounted projection/ dimensional or elevated/floating stand-off type. No self-adhesive, plastic or reflective numbers may be used. Stand-off numbers must project a minimum 1/4" (depth from surface of number to surface of building) and preferably 1/2" or 5/16". No extreme script or extreme italic numbers may be used. House numbers may only be attached to siding on the exterior entry light fixture side of the front entry, and under rear garage door entry lights on siding between garage doors. Numbers may not be placed on doors or other surfaces. Address plaques are not permitted. Lighted address numbers are not permitted.

6. Lighting, house numbers and doorbell buttons may only be installed in descending order from lighting at top, numbers in the middle and doorbell button on the bottom. with each item placed on separate laps of siding so that no item obscures another.

7. Photocell, motion activated and timed lighting are acceptable. Photocells and motion activation lights must have these devices integrated into the light and not physically projected or hung from the light. Solar lighting is not permitted. Blinking or programmed color changing lights are not permitted.

8. Only clear or white bulbs may be used. No colored bulbs or yellow bug bulbs. Fixture glass must be clear or frosted. No solid colored glass.

9. Doorbell buttons may be lighted. Voice or video intercoms are permitted as replacements for doorbells.

10. A hose bib (spigot), electrical and natural gas outlets may be added to the deck area on the building wall. All work must comply with current building, electrical and plumbing codes. This means copper pipe only routed inside the wall from the home's water pipes with a dedicated gate valve to turn it on and off from inside the structure.

11. Hose bibs (spigots) may be winterized with a cover or protector specifically designed for this purpose. Covers may not be used on any faucet that has been deactivated by closing its interior shut off (gate) valve. Covers must be removed when outside air temperatures are not forecast to drop below freezing or when the fixture is not being used regularly. Covers left in place become hazards because they provide nesting locations for wasps and cause paint to fade differently and will be removed. Hose bibs in the front and back of the Lot may be drained and closed using the interior gate valve controls.

12. Hose bibs and exterior electrical outlets may be secured using a lock designed for that purpose. The Association shall not be responsible for monitoring use or contractor use of a readily accessible hose bib or electrical outlet on a Lot.

13. Electrical extension cords between building stories and between the utility island electrical outlet and deck level are prohibited.

14. Dryer vents shall be Seiho SFB-4 with integrated backflow damper and weather hood and be painted to match exterior siding.

G. Utility Islands, Air Conditioners, Condensate Lines

1. Utility Islands and curbs are Common Area. No wiring, insulation, air-conditioning compressors and condensers, power generators or other machinery or equipment, other than that originally installed on the Utility Island or its replacement or approved by the

Association, shall be constructed, erected or maintained on or within the Common Area. This includes all plants, containers, statuary or other decorative items. All equipment shall be properly housed and installed in a manner that will blend with the Lot and site and not inhibit adequate access to building exterior surfaces that are the responsibility of the Association to maintain.

2. All air conditioning equipment must fit on the Lot side of the Party Wall and may not overlap onto the Utility Island curb.

3. Air conditioning line sets, hoses and electrical lines may be protected only with line set covers designed for that purpose and color matched to the exterior siding.

4. Air conditioning connections must run only directly from the unit into the garage only at ground level.

5. No security cage, fence or other protective device may be placed on Utility Islands or around any air conditioning equipment. Electronic security monitoring devices that connect air conditioning equipment to alarm systems are permitted.

6. The sound level of air conditioning units must not adversely impact adjacent lots.

7. All outside air conditioners shall be placed on plastic or concrete pads. A concrete slab may be installed onto which to mount and attach air conditioners for security. Any removal of such pad necessary to access utilities shall be at the sole cost of the Owner of the Lot.

8. Remote motion or other sensors that are part of an air conditioning system or security system must be discreetly mounted and hidden from view.

9. Condensate Lines

a. Any air conditioning system condensate drain line that empties to the outside must be extended at least one foot from the foundation or such minimum distance as specified in any termite contract maintained by the Association.

b. Condensate drain lines may empty onto the utility island but not onto the pavement or leak onto pavement through the Utility Island, or empty into downspout extensions or sewer lines outside the boundaries of the Lot. The purpose of the rule is 1) to prevent moisture conditions conducive for termites, thus ensuring compliance with terms of the Association's termite repair contract and 2) to prevent stains on the pavement. Condensate is slightly acidic and condensate line cleaners that empty onto the asphalt will etch and stain it.

- c. Condensate drain lines may be flexible or rigid PVC. Rigid PVC lines must be painted in siding color. Flexible lines must be clear or painted only so as to blend with the Utility Island covering. Lines must run on the firewall side of the air conditioner so as to minimize its visibility as much as possible, or if the air conditioner is elevated above its pad, between the unit and pad.
- d. Outside condensate lines must run on the surface of the utility island and not below grade. Utility islands may not be excavated to run condensate lines.
- e. Condensate lines that connect to the Lot's waste lines shall connect on the inside of the property only. Sewer lines outside the boundaries of the Lot on or under utility islands are on Common Area and are the responsibility of the Association.
- f. Condensate lines connected to inside waste (sewer) lines must comply with plumbing codes of the authority having jurisdiction. Condensate lines that empty into an interior garage sewer line need to include backflow prevention and traps to prevent sewer gas from entering the home.

H. Flags, Flagpoles, Basketball Baskets

- 1. Basketball baskets or playing is not permitted.
- 2. Permanent flag display is not permitted. Permanent flagpoles are not permitted.

I. Signage

- 1. No signs of any kind may be erected on the Property (note: this is a Covenant).
- 2. Alarm System Signs and Decals
 - a. Alarm/security signs are limited to 2 (two) total signs per Lot only in designated areas as follows:
 - b. Decal option
 - i. One decal no greater than 16 (sixteen) square inches, calculated by the greatest outside dimensions, may be placed in one garage door window; (not one window per door); decals should be placed in the lower bottom corner the window either closest to the property boundary or the center divider between both doors, but not in a center window
 - ii. One decal no greater than 16 square inches, calculated by the greatest outside dimensions, may be placed in the

front of the property only in the front door sidelight at the bottom of the sidelight

iii. Decals in the front door sidelight should be taped inside the glass. Decals in garage door windows should also be taped inside the glass unless the glass is tinted and the visibility of the decal is substantially impaired. Decals placed inside of the glass will prevent fading and peeling and removal when painting the garage doors or trim; decals must be kept in good condition and replaced when faded, peeling, worn, damaged or otherwise as conditions warrant

c. Lawn Sign Option

1. In lieu of a decal in the glass sidelight on the front of the property, but not in addition to a decal, a lawn sign may be used

2. Lawn signs may only be placed on Common Area at the front step on the sided wall of the property; no signs may be posted in the landscaped Common Area between Lots that have double walkways

3. Lawn signs must be of a customary and reasonable size and because they are subject to the elements, must be replaced when faded or otherwise worn or damaged

d. Other signs

1. Other signs, such as customary name and address signs; emergency notification signs; health related signs such as oxygen use, day sleeper, etc.; warning signs for animals; or legally required signs shall be placed in door sidelights only and must be approved by the Association.

3. Real estate for sale signs shall be of a professional type only. No real estate lawn signs are permitted at the Lot, except those placed there temporarily for open houses. One real estate for sale lawn sign is permitted at each entrance to the property, next to the driveway on Seaboard Avenue in the strip of lawn between the sidewalk on the street, and on Defoor Avenue past the Property address sign near the Property boundary line. One real estate window sign is permitted in a rear facing window.

J. Gardening

1. No in-ground planting is permitted on Common Area.

K. Holiday, Seasonal Theme and Celebratory Decorations

1. Reasonable holiday, seasonal theme and celebratory decorations may be placed on entry doors, front porches, on or suspended from decks and in first floor windows only. No decorations may be placed on Common Area other than porches. Holidays include both the national holidays of New Years Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, and Thanksgiving and religious holidays such as Halloween, Christmas, Easter, Hanukkah, Kwanzaa, Festivus and any other holiday of a recognized religion that is typically celebrated and marked with decorations. Seasonal theme decorations include celebrations of the onset of fall, winter, spring or summer. Celebratory decorations include birthdays, births, etc.

All decorations should be removed within a reasonable period after the end of the national holiday, religious observance period or celebration, or, if a seasonal theme decoration, within a reasonable period after the official start date of the season.

L. Security Alarms

1. No alarm horn, siren or audio or visual signaling or motion device shall be placed outside the structure, except hidden discreetly under a deck.
2. All monitored alarm systems shall comply with all requirements of and be registered with the City of Atlanta.

REVISIONS

The Board may from time to time, amend modify or revise provisions of the Policy, including the procedures for submitting, reviewing and approval of the Committee. No such amendment, modification or revision shall be binding upon the owners until notice has been given to owners by the Board, and no such amendment, modification or revision shall affect structures, improvements or other items approved before the enactment of such amendment, modification or revision. This Policy supersedes all previous Policies.

Recorded in the Book of Minutes February 1, 2015

Ken Everett (Signature on File)
Ken Everett, Secretary

Colors:

Decks: TWP (Amteco) brand preservative –

Pine decks - #205 California Cedar or TWP WS01 Cedartone and for

Ipe decks and pine supports only –

TWP 116 Rustic Oak

Note: TWP available from MFG Sealants, Chattahoochee Ave., Atlanta

Front door (painted) and Party/Firewalls: Sherwin Williams Super Paint –

Black Fox #7020 Satin

Front door weather stripping:

Dark brown (bronze) or black (may not be painted in these colors)

Siding, Foundation walls and Garage Doors: Sherwin Williams Super Paint –

Tony Taupe # 7038 Satin

Soffits, fascia, vertical trim, Howe casing (door/window trim) and rear deck door:

Sherwin Williams Super Paint –

Linen (match to gutters) Gloss

TRIM - LINEN MATCH

SHERWIN-WILLIAMS 3672 12/19/14
404-355-4481 Order# 0117066

EXTERIOR ARCHITECTURAL
DURATION LATEX
GLOSS COROB D600

#2 DURATION

CUSTOM MANUAL MATCH

CCE*COLORANT	OZ	32	64	128
B1-Black	-	12	-	-
R2-Maroon	-	3	1	1
Y3-Deep Gold	-	46	1	1
G2-New Green	-	-	1	-

FIVE GALLON
K34W00251

EXTRA WHITE
650406408

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0117066-001

Rear deck door weather stripping:

White (may not be painted in that color)

Downspouts: Sherwin Williams Super Paint –

Linen (match to gutters) # Satin

Gutters: Spectra Metals – SMP (Silicon Modified Polyester) Coating (20-year warranty)

- Linen

Gutter covers: TruGuard (Quality Edge, Inc.) Dupont Kynar –

Terratone (matches roof shingle color) (20-year warranty)

Garage door weather stripping (side and top):

Almond

Garage door bottom seal:

Black or grey, same color and style for both doors

Garage remote entry keypads:

Neutral or painted to match doorjamb – no black

Vinyl Windows and Window Sills:

White

Window Screens:

Charcoal

Condensate Drain Lines:

Clear tube – no paint

PVC pipe – Sherwin Williams Super Paint -

Tony Taupe #7038 Satin

Lighting: See appropriate standard

Entry hardware: See appropriate standard