



Official Policy Document: Architectural Control Design & Maintenance Standards
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SECTION 1.0: General Information

These Design and Maintenance Standards are set forth by the Architectural Control Committee (ACC) and published by the Barns Mill Lake Homeowners Association (BML). They serve as the basis for a common understanding of design objectives and standards for all current and future residents. These guidelines are effective July 17, 2026, and supersede all prior standards.

This document outlines the overall design standards of the community. The ACC intends to be fair and objective in the design review process and impartial in the understanding of individual goals.

1.1 Scope of Authority & Bylaws Compliance

These standards are established in accordance with Section 9 of the BML Bylaws, which grants the ACC the authority to approve or deny any proposed exterior modification, structure, or property alteration. To maintain the aesthetic harmony, safety, and property values of the Barns Mill Lake community, the ACC has exercised this authority to designate certain items and modifications as automatically prohibited. These explicitly banned items are outlined in detail below, and applications requesting them will be automatically denied.

1.2 Prohibited Items & Modifications

 **Effective July 17, 2026:** The following items and property modifications are strictly prohibited within the community, including all individual private lots and common areas:

- Artificial turf replacing some or all parts of natural green space.
- New cement/concrete patios or porches on front lawns, or anywhere that renders underground utilities inaccessible.
- Composting systems and bins.
- Greenhouses.
- New fences (all types).
- Outdoor fireplaces and permanent outdoor kitchens.
- Swimming pools and hot tubs.
- Permanent or semi-permanent play structures, large swing sets, jungle gyms, or dedicated playground areas.
- Rain barrels.

 **Grandfather Clause:** Any prohibited item listed above that was physically installed and completely finished prior to July 17, 2026, shall be considered "grandfathered" and permitted to remain, subject to the following strict conditions:

- **Maintenance:** The item must be continuously maintained in excellent, structurally sound, and safe aesthetic condition. The ACC reserves the right to require immediate repairs or total removal if the item falls into disrepair.
- **Replacement:** If a grandfathered item is destroyed, removed, or requires replacement, the grandfathered status is permanently revoked. Any new installation must fully comply with current standards. (See Section 24.8 Grandfathering and Prior Non-Compliance).
- **Modifications:** No grandfathered item may be expanded, enlarged, relocated, or structurally altered without explicit ACC review and approval.

1.3 Application and Approval Process



⚠ Important Requirement: For all non-prohibited items, homeowners must obtain formal, written ACC approval prior to initiating any work modifications, alterations, repairs, replacements, maintenance, additions, or changes to the exterior of their property.

To submit a request, visit the ACC portal at bmlcommunity.com/about/acc/ and complete the following:

1. **Submit the Application:** Complete the ACC request form online through our website portal. Applicants must provide specific details, digital photos/diagrams, dimensions, and material specifications for the planned project. The homeowner bears sole legal and financial responsibility for the accuracy of all dimensions, property lines, and setbacks submitted (See Section 24.10 Accuracy of Information).
2. **Select Your Project Category:** Review this standards document to determine your project type:
 - **Category A (Detailed Review):** Complex projects requiring comprehensive committee evaluation.
 - **Category B (Expedited Review):** Standard maintenance or replacements that qualify for fast-track processing. *Note: Work may not begin until the automated electronic approval is officially issued.*
 - **Category C (Unlisted Project Type):** For any planned exterior improvement or modification not explicitly outlined within this document.
3. **Receive Notification:** Once the committee has processed the application, the homeowner will receive a formal response email confirming the approval, conditional approval, or denial status of the request. No physical site work may commence without an official approval notification. Approvals are subject to expiration timeframes (See Section 24.9 Expiration of Approval).

1.4 Disruption & Neighbor Notification

All planned exterior modifications, replacements, repairs, and maintenance that could cause disruption to an adjacent neighbor's lot or home—including but not limited to excessive noise, structural access limitations, or the presence of parked commercial work vehicles—must be formally attested to the ACC via the website submission form.

- **Notice Period:** At least two (2) weeks' notice must be provided to the ACC and affected neighbors for any planned work, except in the case of verified emergency repairs.
- **Neighbor Access and Acknowledgment:** If a project requires physical access through or onto an adjacent lot, the executing homeowner must obtain prior consent (written, verbal, or otherwise) from the affected neighbor. By submitting the ACC application, the homeowner formally attests that all necessary neighbor notifications and access consents have been secured.



SECTION 2.0: Air Conditioners/Heat Pumps/Emergency Generators

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to the relocation of existing units, or the installation of any brand-new additional air conditioning units, heat pumps, or permanently mounted standby emergency generators.
2. A Category B (Expedited Review) approved application is required for routine maintenance, minor repairs, or mechanical like-for-like swap-outs of existing, previously approved units in their current locations.
3. Cobb County Permit Notice: Homeowners are reminded that Cobb County Code Chapter 18, Section 18-27 mandates that any person or contractor installing, altering, or replacing mechanical or electrical systems must secure the proper permits through the Cobb County Community Development Agency prior to starting work, and must pass all mandatory county inspections. The homeowner assumes all liability for ensuring their contractor complies with local code requirements.

Specific Guidelines

1. Aesthetic & Scale Scale: Air conditioners, heat pumps, and emergency generators shall be appropriate in size, capacity, and exterior profile to the architecture of the house and adjacent properties.
2. Installation & Pad Placement: Ground-mounted machinery must be structurally balanced on a level, engineered concrete pad or ground mount. Equipment must be positioned to minimize its visual and acoustic (noise) impact on neighboring units.
3. Window Units Prohibited: Air conditioning or heating units extending outward from windows or protruding abruptly from the primary exterior wall structure are strictly prohibited.
4. Standby Generator Boundaries: Emergency generators must be installed strictly in the rear or side yard; generator installations are completely prohibited in front yards. To satisfy Cobb County safety and fire codes:
 - a. Fire Clearance: The unit must maintain a minimum 5-foot clearance from all operable home windows, exterior doors, or wall vents to eliminate carbon monoxide exposure inside the dwelling.
 - b. Visual Screening: Any generator element visible from the street or neighboring public pathways must be fully screened from view using structural screen walls or a dense tier of evergreen landscaping.

Maintenance Requirements

1. Equipment Preservation: Homeowners must maintain all exterior mechanical units to remain free of surface rust, denting, structural damage, or severe paint deterioration. Elements must maintain the original manufacturer's finished color palette.
2. Debris & Enclosure Upkeep: Units must be kept clear of environmental debris—including dead leaves, accumulated mulch, climbing vines, weeds, and pine straw—along the top, bottom, and all peripheral sides to ensure proper airflow and eliminate fire hazards.



SECTION 3.0: Antennas/Satellite Dishes

Application Requirements

1. Compliance with Federal Law: In accordance with the FCC Over-the-Air Reception Devices (OTARD) rule, homeowners may install antennas or satellite dishes for the reception of video programming signals.
2. While no prior approval is required for the physical installation of compliant devices, a Category B (Expedited Review) application must be submitted concurrently to ensure the installation strictly adheres to the "least visible" placement guidelines below.

Specific Guidelines

1. Size Restrictions: Satellite dishes shall not exceed 1 meter (39 inches) in diameter.
2. Placement Priority: Devices must be installed in the most discreet location that still allows for a high-quality signal reception.
3. Order of Preference: (1) Rear of the home, (2) Side of the home not visible from the street, (3) Roofline (as low as possible).
4. Screening: If a device is visible from the street, the homeowner may be required to utilize tasteful screening (such as landscaping or aesthetic enclosures) that does not interfere with the signal reception.
5. Mounting Restrictions: Devices may not be mounted to common area property, nor may they be installed in a way that causes permanent damage to the home's siding, trim, or roofing materials. Wires must be routed neatly and tucked away to avoid visual clutter.

Maintenance Requirements

1. Functional Requirement: Any antenna or satellite dish that is no longer in use, is in a state of disrepair, or is no longer providing a signal must be promptly removed by the homeowner.
2. Removal Scope: When a device is removed, the homeowner is responsible for removing all associated hardware—including the dish, mounting post, support arms, and all visible wiring, cables, and conduits—and repairing any mounting holes or surface damage to the home.



SECTION 4.0: Attic Ventilators

Application Requirements

1. A Category B (Expedited Review) approved application is required for the addition, routine maintenance, or like-for-like replacement of existing approved attic ventilators, provided they comply with the specific guidelines below.
2. Cobb County Permit Notice: Homeowners are reminded that installing a motorized attic exhaust fan wired directly into the home's 120V electrical system falls under Cobb County Code Chapter 18, Section 18-27. This requires an electrical sub-permit and code inspection because it involves adding a new electrical circuit.

Specific Guidelines

1. Visibility Mitigation: Attic ventilating equipment shall be selected, located, and installed to minimize its profile on the house, as well as its visibility from neighboring properties and the street.
2. Placement & Height: Mechanical attic ventilators shall be located exclusively to the rear of the main roof ridgeline or gable, shall not extend more than 12 inches above the roof surface, and must not extend higher than the highest point of the roofline.
3. Color Matching: Roof-mounted attic ventilators must be painted flat black or finished with a flat paint that matches the exact color of the surrounding roof shingles.
4. Solar Units: Attic ventilators powered by a small, low-profile, flush-mounted solar panel are permitted, subject to the same placement and color-matching guidelines.
5. Ridge & Gable Vents:
 - a. Ridge Vents: Must be low-profile and finished in the same color family as the roof shingles.
 - b. Gable Vents: Must be painted to exactly match the color of the siding or trim in which they are installed.
6. Wall Vents: Wall vent units are permitted, provided they are located on side or rear walls and do not visually or structurally impact neighboring properties.
7. Prohibited Equipment: Rotating or wind-powered turbine ventilators ("whirlybirds") are strictly prohibited.

Maintenance Requirements

1. Surface Condition: Ventilator housings, caps, and grills must be regularly maintained to remain free of structural damage, cracks, or rust.
2. Paint Integrity: Painted vent surfaces must be touched up or repainted as needed to prevent fading, peeling, or chipping, and must continuously match the underlying roof, siding, or trim color.



SECTION 5.0: Awnings/Pergolas

Application Requirements

1. Awnings: A Category B (Expedited Review) approved application is required for installing brand-new exterior awnings, provided they comply with the material and placement guidelines outlined below.
2. Pergolas: A Category A (Detailed Review) approved application is required prior to installing any brand-new pergolas, or structurally expanding or changing the footprint of existing ones.
3. A Category B (Expedited Review) approved application is required for the routine maintenance, addition of minor accessories, or like-for-like replacement of existing, previously approved awnings and pergolas.
4. Cobb County Permit Notice: Homeowners are legally required to comply with Cobb County Code Chapter 134 for all new pergola construction:
 - a. *Setbacks*: Pergolas up to 144 square feet must maintain a minimum 5-foot safety clearance from all property lines. Structures exceeding 144 square feet must adhere to the standard residential building setback limits of the primary home.
 - b. *Permits*: Any pergola that is physically attached or anchored directly to the home or an elevated deck structure requires a standard residential building permit and proper field inspections through the Cobb County Community Development Agency before construction begins.

Specific Requirements

1. Property Placement: No pergolas or similar standalone shade structures are allowed in the front yard of homes.
2. Aesthetic & Style Harmony: Awnings shall be harmonious in color, configuration, detail, material, scale, and style to the architecture of the house and adjacent properties.
3. Material Limitations: Only vinyl or canvas fabrics are permitted. Hard surface awnings, such as aluminum or molded plastic, are strictly prohibited.
4. Encroachment & Nuisance Mitigation: No awnings, pergolas, or similar structural attachments are allowed to distract from or interfere with neighbor or street views, disrupt natural airflow, or attach to or compromise a neighbor's house structure, fence, or property line elements in any way.

Maintenance Requirements

1. Awnings and pergolas shall be kept free of fading, fraying, tears, mildew, mold, or any additional visual or operational impairments.



SECTION 6.0: Car Charging Stations

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to the installation of any new electric vehicle (EV) charging stations, or any structural/location changes to existing stations, where equipment is located on the exterior of the home.
2. A Category B (Expedited Review) approved application is required for the routine repair or like-for-like replacement of existing, previously approved exterior car charging stations.
3. Cobb County Permit Notice: All EV charging stations must be installed by a licensed and insured electrician. In accordance with Cobb County Code Chapter 18, Section 18-27, the homeowner or their contractor is legally required to pull an electrical permit through the Cobb County Community Development Agency and pass all mandatory county safety inspections.

Specific Guidelines

1. Common Area Restriction: The installation of car charging stations, utility lines, or related charging equipment on, through, or across BML common areas is strictly prohibited.
2. Placement & Safety: Car charging stations must be located as close as practically possible to the home's garage structure. No charging cords, cables, or electrical lines may stretch across pedestrian walkways, sidewalks, or driveways in a manner that creates a tripping hazard or blocks right-of-way access.
3. Residential Use Only: Car charging elements shall be intended and used for private residential purposes only. Commercial charging operations or grid-reselling are prohibited.
4. Aesthetics: Any exterior-mounted charging units, junction boxes, or exposed conduit lines must be neatly anchored and painted to match the color of the home's exterior wall or trim.

Maintenance Requirements

1. Aesthetic Upkeep: The homeowner is solely responsible for maintaining the exterior appearance of the charging station, including any mounting hardware, protective boxes, and exterior conduit lines. If the unit, box, or conduit cracks, chips, rusts, or fades, it must be promptly repaired, replaced, or repainted to match the home's exterior palette.
2. Cord & Cable Management: When the charging station is not actively connected to a vehicle, all cables and charging cords must be neatly coiled, docked, or retracted within the approved housing unit. Cables may never be left lying on driveways, lawns, or walkways where they could be damaged by landscaping equipment or present a hazard.
3. Safety & Operational Condition: Equipment must be maintained in safe working order according to manufacturer specifications. If a charging station malfunctions, shorts out, or suffers structural damage, the homeowner must immediately de-energize the unit and perform repairs. The HOA reserves the right to order the unit disconnected if it is deemed a fire or electrical hazard.
4. Liability and Transfer of Ownership: The homeowner assumes 100% financial and legal liability for any property damage or personal injury resulting from the installation, maintenance, use, or eventual removal of the charging station. This maintenance obligation, along with all operational costs and utility bills, is tied to the lot and automatically transfers to any future buyer of the property.



SECTION 7.0: Chimneys/Flues

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to the construction of any new chimneys and flues or any structural alterations to existing ones.
2. A Category B (Expedited Review) approved application is required for the routine maintenance or like-for-like replacement of existing approved chimneys and flues that are identical in type, size, location, and color.
3. Cobb County Permit Notice: In accordance with Cobb County Code Chapter 18, any new structural framing, structural chimney construction, or new roof penetrations require a standard residential building permit and proper county safety inspections.

Specific Guidelines

1. Aesthetic Harmony: Chimneys and flues shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the main house structure and adjacent properties.
2. Foundation: Exterior chimneys must be structurally constructed to grade and shall not be suspended or cantilevered above the ground surface.
3. Masonry Matching: Masonry chimneys must be constructed using brick, stone, or mortar that matches the existing masonry materials found elsewhere on the home.
4. Rooftop Metal Flues: Rooftop metal flues must be located on the roof slope least visible from neighboring properties and the street (typically the rear roofline).
5. Height & Finish: Flues shall be constructed no higher than the minimum safety height required by the local building code (the standard 3-2-10 rule under the International Residential Code). Exposed metal pipes must be painted flat black or finished with a flat, heat-resistant exterior paint matching the roof shingle color.
6. Flue Enclosures: Siding-enclosed chimney structures must utilize the exact same siding material, trim style, and paint colors as the principal dwelling.
7. Direct-Vent Flues: Sidewall direct-vent metal flues must be painted using flat-finish, heat-resistant exterior paint matching the exact color of the exterior wall through which they terminate.

Maintenance Requirements

1. Structural Integrity: Chimneys and flues must remain free of structural damage, cracking, leaning, or visible deterioration.
2. Metal Component Upkeep: Metal flues, caps, and flashings must be kept free of fading, rust, or peeling paint, and must be repainted as needed to prevent roof staining.
3. Masonry Upkeep: Masonry chimneys must be kept clean and free of loose or missing bricks, major mortar cracks, climbing invasive vegetation, or nesting animal habitats.
4. Accessory Trim: Integrated chimney components—including concrete crowns, hearths, wooden flue enclosures, and trim boards—must be maintained to remain free of fading, wood splintering, rot, mold, or breakage.



SECTION 8.0: Color Changes

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to initiating any exterior painting, staining, or color alterations.
2. A Category B (Expedited Review) approved application is required for routine touch-ups or repainting/restaining project areas, provided the new paint exactly matches the existing, previously approved color scheme.

Specific Guidelines

1. Exterior color choices must maintain the visual continuity and aesthetic integrity of the community. All selections must be architecturally compatible with the home itself and harmonious with adjacent properties.
2. House Body & Siding: Any new body color must either match the existing shade or remain within neutral earth-tone color palettes. Siding color selections must complement, rather than clash with or identically mirror, immediate neighboring units.
3. Trim & Garage Doors: Exterior trim, fascia boards, window framing, and garage doors must be limited to monochromatic shades within the white, cream, or beige color families, or match the established trim color of adjoining units.
4. Front Doors & Shutters: Accent colors on front entry doors and window shutters allow for more individual expression, provided the selected hue is cohesive with the main house body and is not deemed jarring, neon, or otherwise detrimental to the neighborhood's aesthetic.
5. Concrete & Wood Elements: Painting or staining exterior concrete stairs, front stoops, landings, or rear decks is permitted, subject to color approval.
6. Grandfathered Wood Fencing: Any natural wood fencing installed prior to July 17, 2026, must be treated with a protective clear sealant or semi-transparent stain to prevent a mismatched or heavily weathered appearance.

Maintenance Requirements

1. Surface Integrity: All painted and stained exterior surfaces—including siding, trim, garage doors, shutters, front doors, and decks—must be kept free of peeling, flaking, cracking, or chipping paint. Surfaces showing signs of bare wood exposure or weather damage must be promptly scraped, primed, and repainted to prevent structural rot.
2. Fading & UV Discoloration: High UV exposure can cause deep or dark accent pigmentations (particularly on shutters and front doors) to fade or discolor unevenly. Homeowners are required to refresh or recoat faded exterior elements to preserve a crisp, uniform appearance.
3. Biological Growth: Due to local humidity levels, shaded exterior walls, brick accents, and concrete stoops are highly susceptible to green algae, mold, and mildew buildup. Homeowners must regularly clean or power-wash these surfaces to keep the exterior free of discoloration.
4. Fence Upkeep: Grandfathered wood fences must be routinely maintained. Sealants or stains must be reapplied as needed to prevent wood from dry-rotting, splitting, or turning an unappealing, neglected gray.
5. Cobb County Code Chapter 54 (Property Maintenance) states that exterior surfaces of structures must be maintained in good condition and protected from the elements to prevent rot and deterioration.



SECTION 9.0: Decks/Patios/Privacy Screens

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to constructing any new decks, patios, or privacy screens, or making structural modifications, additions, or color changes to existing structures.
2. Cobb County Building Permit: In accordance with Cobb County Code Chapter 18, homeowners are legally required to obtain a residential building permit from the Cobb County Community Development Agency for any deck attached to the home, or any structure standing more than 30 inches above grade, prior to the start of construction.

Specific Guidelines

1. Material & Aesthetic Standards:
 - a. Aesthetic Harmony: Decks, patios, and privacy screens shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the principal dwelling and adjacent properties.
 - b. Approved Materials: Structural components, railings, landings, and support posts must be constructed of cedar, redwood, pressure-treated lumber, high-quality wood-colored composite materials (e.g., Trex quality), or white vinyl.
 - c. Sealants & Stains: All natural wood portions of a deck must be sealed, stained, or coated within one (1) year of initial construction. Clear, natural wood-toned stains or solid exterior deck colors are permitted and should carry a manufacturer's performance warranty.
 - d. Uniformity: All vertical surfaces belonging to a single deck unit (including railings, privacy screens, arbors, and trellises) must be constructed of the same material and match in color.
 - e. Trim Boards: A solid, finished fascia/trim board must be installed on all open sides of the deck to fully conceal structural floor joists and raw cut ends of the decking boards. This trim board must match the railing system in material and color.
2. Placement, Footprint, & Environmental Controls
 - a. Rear Yard Default: Decks, patios, and stairs must be located strictly within the rear yard. Side yard placements will only be considered if severe underlying drainage or grade issues exist, and require joint Cobb County variance/permit approval alongside ACC authorization.
 - b. Structural Attachment: Decks must be structurally engineered and anchored directly to the primary house framework.
 - c. Drainage Protection: Any adjustments to property grade or drainage patterns resulting from deck or patio installation must not adversely affect or shed runoff onto adjoining properties.
 - d. Environmental Preservation: Deck designs and footprints must be planned to minimize or completely avoid the removal of mature trees.
 - e. Low-Profile Lighting: All deck lighting must be low-voltage, non-invasive to adjacent properties or common areas, and physically installed below the upper handrail level.
3. Railing & Guardrail Code Compliance (Cobb County / IRC)
 - a. Guardrail Requirement: In compliance with the International Residential Code (IRC), a protective guardrail is strictly required on any deck surface sitting greater than 30 inches above adjacent grade at any point.



- b. Guardrail Dimensions: Guardrails must stand at a uniform height of not less than 36 inches (and up to 42 inches) measured vertically from the deck floor.
 - c. Safety Baluster Spacing: Vertical balusters/pickets must be spaced close enough together so that a 4-inch diameter sphere cannot pass through any opening.
 - d. Visual Alignment: No deck railing system may intersect, begin, or terminate within the clear opening of an exterior window or door frame.
- 4. Stairways
 - a. Stairs must run strictly parallel or perpendicular to the primary edge of the deck structure, or be integrated immediately adjacent to the deck platform footprint.
- 5. Privacy Screens
 - a. Placement & Length: Structural privacy screens may only be integrated into the side railings of a deck and may not exceed the maximum length of that corresponding deck side.
 - b. Structural Integration: Privacy screens must structurally coincide with and anchor to the vertical railing support posts.
 - c. Aesthetics & Height: Privacy screens must exactly match the material and color of the deck railings, be uniform in height, and be fully framed to present a polished, finished appearance on both sides.

Maintenance Requirements

- 1. Surface Condition: All deck, patio, and privacy screen materials must be kept in clean, safe condition, remaining free of peeling paint, severely faded stain, splintering wood, structural breakage, or advanced rot.
- 2. Structural Alignment: Decks and supporting timber pillars must remain structurally sound, plumb, and level in appearance. Leaning or sagging decks must be instantly reinforced or repaired.
- 3. Screen and Lattice Upkeep: Privacy screens, lattice panels, and framing tracks must remain fully intact, tightly framed, and structurally sound.
- 4. Biological Mitigation: Homeowners are required to regularly wash or power-wash decks and privacy screens to keep them free of green algae, mold, mildew, or leaf-tanning stains.



SECTION 10.0: Doors

Application Requirements

1. A Category B (Expedited Review) approved application is required for the installation, repair, or replacement of any exterior doors—including front entry doors, rear/patio doors, fire-rated utility doors, screen/storm doors, or sliding glass doors—provided they strictly comply with the specific design guidelines outlined below.
2. Any non-standard structural modifications, such as widening a door frame or cutting a new exterior door opening into the home's structure, require a Category A (Detailed Review) approval and a Cobb County building permit.

Specific Guidelines

1. **Style and Architectural Harmony:** Replacement doors must match or closely complement the original architectural design, scale, and traditional style of the home. Ornate, overly contemporary, or commercial-grade flush steel doors are prohibited as primary front entry doors.
2. **Color Alignment (Cross-Reference):** All painted or stained door elements must strictly align with the rules established in SECTION 8.0 (Color Changes). Front doors and shutters may utilize approved accent colors, while utility, rear, or side doors must remain harmonious with the main siding or trim palette.
3. **Glass and Glazing:** Decorative glass inserts, side-lites, and transoms on front entry doors are permitted, provided they utilize clear, frosted, or textured privacy glass. Highly reflective, dark-tinted, mirrored, or colored stained glass that is visible from the street is prohibited.
4. **Storm and Screen Doors:** Full-view or half-view storm/screen doors are permitted. The frame of the storm door must be a factory-finished color that exactly matches either the main entry door color, the surrounding white/beige trim color, or the home's siding. Unfinished or raw aluminum frames are strictly prohibited.
5. **Hardware and Accents:** Door handles, deadbolts, hinges, and kickplates must be finished in standard residential metallic hardware finishes (such as oil-rubbed bronze, brushed nickel, brass, or matte black) and kept visually uniform.

Maintenance Requirements

1. **Surface Condition:** All doors, frames, surrounding door jambs, and exterior trim work must be maintained in clean, damage-free condition. Surfaces must be regularly repainted or stained to remain completely free of peeling, cracking, or fading.
2. **Glass and Screen Integrity:** Glass panes must remain free of chips, deep scratches, or structural cracks. Window screens, patio sliders, and storm door mesh screening must be replaced immediately if they develop fabric tears, sagging, holes, or warping.
3. **Hardware Functionality:** Strike plates, weatherstripping, and handles must remain rust-free and in good repair to ensure doors close tightly, preventing water infiltration and preserving a neat community appearance.



SECTION 11.0 Driveways/Parking Pads

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to the installation of any brand-new driveways, parking pads, or the complete structural removal/re-routing of existing ones.
2. A Category B (Expedited Review) approved application is required for routine maintenance (such as pressure washing, sealing, or minor crack repairs) or for widening an existing driveway by adding stone or concrete pavers, provided the extension does not exceed a maximum of two (2) feet in width on either side.
3. Cobb County Permit Notice: In accordance with Cobb County Code Chapter 106, any modifications, widening, or structural pouring that extends into the public right-of-way or alters the street-level curb cut requires an approved Right-of-Way permit and inspection from the Cobb County Department of Transportation before work begins.

Specific Guidelines

1. Aesthetic Continuity: Driveways and parking pads must be architecturally harmonious with the design style of the primary home and immediate adjacent properties.
2. Approved Materials: Materials must match the existing approved surfaces in the neighborhood. Driveways and pads shall be constructed of poured concrete. Loose gravel, crushed stone, dirt, or unpaved parking surfaces are strictly prohibited.
3. Paver Extension Limits: The addition of accent pavers to widen a driveway or parking pad is strictly capped at a maximum width of two (2) feet on each lateral side. Pavers must be structurally set flush with the existing driveway surface to prevent tripping hazards.
4. Location Limits: Driveway extensions and dedicated vehicle parking pads are strictly prohibited within the rear yard of any property.
5. Drainage Protections: Any modification to the grade/slope must not adversely redirect stormwater runoff, cause pooling, or increase flooding onto adjoining properties or HOA common areas.
6. Utility Clearances: Driveway extensions and parking pads must not obstruct, cover, or encroach upon access points to underground utilities, water meters, cleanouts, or sewage lines.
7. Under Georgia law, homeowners are required to contact Georgia 811 to have all underground utility lines professionally located and marked before starting any excavation or construction project, no matter how small. Link to Submit Request: <https://georgia811.com/the-811-process/>

Maintenance Requirements

1. Structural Repair: Driveways, parking pads, and paver extensions must be kept in good structural condition. Homeowners must promptly repair severe surface spalling, open cracks, deep pitting, crumbling edges, or structural sunken depressions.
2. Stain and Fluid Mitigation: Driveways must be kept reasonably clean and free of heavy, dark, or long-standing chemical stains—including automotive fluid leaks, brake dust, and grease buildup.
3. Biological Growth & Weeds: Due to humidity, driveways and the joints between paver extensions are prone to weed growth, moss, and green algae. Homeowners are required to regularly treat, pull weeds from, and pressure-wash paved surfaces to maintain a clean appearance.
4. Paver Alignment: Decorative paver borders must be maintained so they remain tightly set, level, and flush. Any loose, shifting, or uneven pavers that create a shifting surface or an untidy edge must be re-bedded and stabilized.



SECTION 12.0 Fences

Application Requirements

1. In accordance with Section 1.2 of these standards, the installation of any brand-new exterior fences, perimeter boundaries, or structural enclosures is strictly prohibited on all lots within the community due to vital utility access, common drainage paths, and emergency service egress concerns.
2. A Category B (Expedited Review) approved application is required solely for minor repairs or structural maintenance to grandfathered, previously approved fences. Any maintenance work must strictly retain the original footprint, height, and location of the existing fence.

Specific Guidelines

1. Prohibited Materials: Chain-link, hog-wire, chicken wire, barbed wire, and split-rail fences are strictly prohibited within the community.
2. Mandatory Replacement: In accordance with community standards, any non-conforming chain-link or hog-wire fences currently existing on any lot must be completely removed and replaced with an approved material (such as traditional wood or black aluminum, matching prior neighborhood standards) or removed entirely at the homeowner's expense.
3. Encroachment: Grandfathered fences must sit entirely within the homeowner's explicit property lines and must never lean into, block, or encroach upon HOA common areas or neighboring lots.

Maintenance Requirements

1. Structural Soundness: Existing fences must be kept plumb, level, and structurally sound. Fences that are sagging, leaning severely, missing pickets, or have broken support posts must be repaired or structurally reinforced immediately.
2. Prohibited Material Attrition: If a non-conforming fence (such as a chain-link fence) suffers damage affecting more than 25% of its linear footage, it cannot be patched; the entire fence must be permanently removed or replaced with an approved conforming style.
3. Wood Preservation (Cross-Reference): In alignment with SECTION 8.0 (Color Changes), all grandfathered natural wood fences must be regularly treated with an approved clear sealant or semi-transparent wood stain. Fences must be kept free of rotting timbers, splitting boards, or an uneven, severely blackened/weathered appearance.
4. Biological Growth: Due to local humidity and ground moisture, the bases of fences are highly susceptible to rot, weed overgrowth, and green algae. Homeowners are required to keep the fence line clear of invasive vines, tall weeds, and regular mold or mildew buildup via routine cleaning.



SECTION 13.0 Gazebos

Application Requirements

1. A Category A (Detailed Review) approved application is required for the installation, footprint adjustment, or structural replacement of a gazebo, provided the structure strictly complies with the property setbacks and guidelines outlined below.
2. A Category B (Expedited Review) approved application is required for routine maintenance, minor cosmetic repairs, or identical like-for-like roof shingle replacement.
3. Cobb County Permit & Code Notice: While exempt from internal ACC review, homeowners are legally required to comply with the Cobb County Community Development Agency regulations. Any gazebo exceeding 120 square feet in floor area, or any gazebo featuring hardwired electrical components (such as overhead lighting, outlets, or ceiling fans), requires a standard Cobb County building/electrical permit and must pass local code inspections prior to use.

Specific Guidelines

1. Architectural Harmony: Gazebos must be architecturally harmonious in color, configuration, detailing, material, scale, and style with the principal dwelling and adjacent properties. Overly commercial, brightly colored, or temporary pop-up canopy tents are not considered permanent gazebos and are prohibited.
2. Roofing Materials: The roofing materials, shingles, and color used on the gazebo must exactly match the style and color of the shingles on the primary residential home.
3. Screening Restrictions: Any integrated insect screening material must be made of dark charcoal or black nylon, fiberglass, or visually similar mesh. Bright aluminum or high-visibility white screening mesh is prohibited.
4. Property Placement & Setbacks: Gazebos are strictly prohibited in the front or side yards of any property. They must be located exclusively in the rear yard and must maintain a minimum safety distance of at least six (6) feet from both the rear and side property lines.
5. Environmental Preservation: The design, footprint, and physical location of the gazebo should be carefully planned to minimize or entirely avoid the removal of mature trees on the lot.

Maintenance Requirements

1. Structural and Finish Integrity: Gazebos must be kept in safe, plumb, and structurally sound condition. All painted or stained surfaces must be maintained to remain free of peeling, cracking, chipping, or severe UV fading. Natural wood elements must be sealed or stained to prevent advanced wood rot or severe splintering.
2. Roof and Screen Upkeep: Gazebo roofs must be kept free of missing shingles, structural sagging, and accumulated debris like pine straw or dead leaves. Insect screening must be maintained tightly within its tracks and remain entirely free of holes, fabric tears, warping, or sagging.
3. Biological Mitigation: Due to Georgia's high humidity and shaded yard environments, gazebo steps, railings, columns, and roofs are highly susceptible to organic growth. Homeowners are required to regularly wash or pressure-wash the structure to keep it free of green algae, mold, mildew, and environmental stains.



SECTION 14.0 Gutters/Downspouts

Application Requirements

1. A Category B (Expedited Review) approved application is required for the initial installation or structural like-for-like replacement of gutters and downspouts, provided the materials and color paths strictly comply with the specific guidelines outlined below.

Specific Guidelines

1. Architectural Harmony: Gutters and downspouts shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the main house structure and adjacent properties.
2. Color Matching Options: To ensure visual uniformity along the roofline and walls, gutters and downspouts must be finished using one of the following standard options:
 - a. Painted or factory-finished to exactly match the home's existing gutter system.
 - b. Painted the exact color of the structural surface (siding or brick) to which they are physically attached.
 - c. Painted to match the approved exterior trim color of the home.
3. Water Discharge & Splash Blocks: Vertical downspouts must be brought completely to grade (ground level), and functional erosion-control splash blocks must be provided at all discharge points to distribute water flow safely.
4. Drainage Extensions: Downspout extensions—including corrugated plastic piping, rigid PVC lines, or underground French drain networks—must be positioned and graded so that they do not create a nuisance or detrimentally impact any adjacent property with concentrated water runoff, soil erosion, or flooding.

Maintenance Requirements

1. Debris & Flow Management: Homeowners must regularly clear gutters and downspouts of accumulated leaves, pine straw, twigs, and silt. The system must remain entirely free of blockages to ensure stormwater flows unrestricted and does not overflow, which can cause wood rot to the home's fascia boards and soffits.
2. Structural Alignment: Gutter troughs must be maintained so they remain securely fastened, level, and properly sloped toward downspouts. Sagging gutters, detached hangers, pulling spikes, or bent downspout segments must be repaired or re-anchored immediately.
3. Finish and Leak Repair: Gutter systems must be kept leak-free at all joints, seams, and end caps. Painted surfaces must be maintained free of severe chipping, peeling, or rust streaks, and must be touched up or repainted as needed to match the approved underlying surface color.
4. Erosion Control Upkeep: Ground-level splash blocks and underground drain terminations must be kept clear of grass overgrowth, soil backup, or heavy mulch accumulation to ensure water discharges away from foundations without pooling.



SECTION 15.0 House Numbers

Application Requirements

1. A Category B (Expedited Review) approved application is required for the initial addition, structural replacement, or aesthetic update of residential house/unit numbers, provided the chosen numerals strictly comply with the sizing, placement, and visibility guidelines outlined below.

Specific Guidelines

1. Architectural Harmony: House and unit numbers shall be harmonious in color, configuration, detailing, material, scale, and style with the traditional architecture of the primary house and adjacent properties.
2. Sizing and Typography: House numbers must be displayed as clear, legible, standard Arabic numerals (e.g., 1, 2, 3). Script lettering, Roman numerals, or written-out word variations (e.g., "Three") are prohibited. To ensure code compliance, numerals must be no taller than six (6) inches in height.
3. Contrast and Legibility: The color of the house numbers must strictly contrast with the background color of the siding, trim, or brick surface to which they are attached (e.g., dark metallic numbers on light trim, or white/cream numbers on dark siding) to ensure instant readability.
4. Structural Location: Numbers must be permanently mounted to the main house structure and located immediately adjacent to the primary front entrance door or centered directly above/beside the main garage opening. Numbers may not be attached to trees, free-standing posts, or landscape rocks.
5. Nighttime Visibility: In accordance with emergency response standards, house numbers must be located near or directly underneath an exterior light fixture to ensure maximum visibility and legibility during nighttime hours.

Maintenance Requirements

1. Obstruction Control: Homeowners are required to regularly trim, prune, and maintain all foundation plantings, climbing ivy, hanging flower baskets, and trees to ensure that growing foliage does not obscure, cover, or block the view of the house numbers from the street at any time.
2. Surface and Structural Upkeep: House numbers must be kept tightly secured and flush against the mounting surface. Drooping, loose, crooked, or missing numerals must be repaired or replaced immediately.
3. Finish Preservation: Numbers must be kept clean and free of dirt buildup, bird nests, or heavy oxidation. Painted or finished metal numerals must be touched up or replaced if they display severe UV fading, rust bleeding, or peeling paint that reduces their high-contrast legibility against the home's exterior surface.



SECTION 16.0 Retaining Walls

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to the construction of any new retaining wall, the complete removal of an existing wall, or any modifications to the structural configuration, height, or materials of a current wall. To be considered for review, applications for regrading, terracing, or retaining walls must include detailed site plans showing:
 - a. Existing vs. proposed topographic grading lines.
 - b. Exact layout, proximity to property lines, and dimensions of structural elements.
 - c. Cross-section engineering drawings showing underlying foundation details, drainage pipes/weep holes, and structural installation specifications.
2. A Category B (Expedited Review) approved application is required for standard routine structural maintenance or like-for-like, identical replacement of an existing, previously approved retaining wall.
3. Cobb County Permit Notice: All wall designs must comply with local municipal building regulations. Any wall four (4) feet or taller requires an engineered design and a Cobb County building permit. If a retaining wall requires a safety guardrail along the top edge due to height, the guardrail style, color, and design must be fully compatible with the architectural style of the adjacent residential structure.

Specific Guidelines

1. Architectural Harmony: Retaining walls shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the main residential house and adjacent properties. Approved materials typically include interlocking masonry blocks, natural stacked stone, or heavy-duty pressure-treated landscaping timbers.
2. Visual Impact & Height Optimization: Walls must be designed to be as visually unobtrusive as possible. They must be limited to the minimum structural height required to safely stabilize the grade. al play equipment, toys, or temporary sports gear in any HOA common area is strictly prohibited.
3. Structural Integrity: All walls must be securely constructed following professional masonry or landscaping standards, incorporating deadman anchors or structural tiebacks into the hillside as needed to withstand continuous soil pressure.
4. Grading and Elevation Changes: The top surface of the retaining wall must remain flat and level. Where a slope drops or rises, the wall must be cleanly stepped down or up in uniform sections to accommodate the shifting grade rather than following a continuous sloped angle.
5. Stormwater Drainage Protection: Retaining walls must be engineered to prevent adverse drainage or erosion problems. Diverted stormwater or concentrated drainage exit paths must not wash out landscaping or negatively impact adjacent lots.



Maintenance Requirements

1. **Structural Failure Remediation:** Homeowners must inspect retaining walls regularly for signs of movement. Any wall that begins bowing outward, leaning severely, displaying shifted or falling stones, or showing signs of structural separation must be repaired, reinforced, or rebuilt immediately to prevent a landslide or collapse.
2. **Drainage and Weep Hole Maintenance:** The integrated drainage system behind the wall—including gravel pockets, perforated pipes, and face-level weep holes—must be kept clear of dirt clogs, dense root invasion, and heavy silt. Blocked drainage channels cause hydrostatic water pressure to build up, which is the primary cause of retaining wall failure.
3. **Biological Growth and Finish Cleaning:** Due to ground-level humidity and shading from hillsides, walls are highly prone to organic staining. Homeowners are required to routinely clean or pressure-wash masonry or wood surfaces to prevent severe accumulation of green algae, mold, mildew, or invasive weeds growing through structural joints.
4. **Timber Preservation:** For grandfathered or approved timber walls, wood elements must be checked for internal rot or termite damage. Soft, hollowed-out, or decaying timbers must be promptly replaced to maintain the structural stability of the bank.



SECTION 17.0 Roofing

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to installation if a homeowner intends to change the shingle manufacturer color family, transition to a different material type (e.g., metal roofing, synthetic slate), or install functional roof accessories like solar panel arrays or custom skylights.
2. A Category B (Expedited Review) approved application is required for standard roof repairs, structural leaks, or full like-for-like shingle replacement projects using currently approved colors.

Specific Guidelines

1. Architectural Harmony: New or replacement roofing shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the structure of the house and adjacent properties.
2. Approved Color Palette: To maintain a uniform streetscape, all residential roofs must utilize heavy-weight dimensional (architectural) asphalt shingles within the community's approved neutral color families.
 - a. Standard Approved Colors: Standard selections must be equivalent to "Weathered Wood" (blended gray/brown wood-shake aesthetic) or "Charcoal/Moire Black" (deep slate tones). Bright, highly reflective, or non-traditional shingle colors (such as green, red, blue, or stark white) are strictly prohibited.
3. Rebuild and Patching Boundaries: When replacing a roof, the entire continuous structure plane must be completely rebuilt at one time. Partial reroofing or piecemeal patching is strictly prohibited unless the replacement shingles are an exact, seamless match in brand, model, aging, and color blending to the remaining roof surface.
4. Ancillary Roof Fixtures: All structural roof penetrations—including attic vents, plumbing exhaust pipes, chimney flashing, and turtle vents—must be painted a dark, flat color (such as black or dark charcoal) to match or blend directly into the surrounding shingles. Exposed, unpainted silver aluminum vents are prohibited.

Maintenance Requirements

1. Organic Streak and Stain Mitigation: Due to Georgia's high humidity and tree canopy shade, roofs are highly susceptible to blue-green algae blooms. Homeowners are required to treat or wash their roofs to keep them free of dark, unsightly black streaks, thick green moss clumps, and advanced lichen growth that damages shingle integrity.
2. Debris Removal: Roof valleys, gutters, and areas around chimneys must be kept clear of heavy accumulations of dead leaves, pine straw, twigs, and fallen tree branches.
3. Structural Repair: Shingle surfaces must be maintained in good repair. Damaged, curled, wind-torn, or completely missing shingles must be replaced immediately to prevent structural water leaks, rotting wood on the underlying roof deck, and a neglected exterior appearance.



SECTION 18.0 Shutters

Application Requirements

1. A Category B (Expedited Review) approved application is required to add or replace existing approved shutters, provided the new shutters are identical in style, material, window location, and color to the ones being replaced.

Specific Guidelines

1. Architectural Harmony: Shutters (including their installation, modification, or complete removal) shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the underlying architecture of the house and adjacent properties.
2. Sizing and Scale: Replacement shutters must match the height of the window casing they flank. Each individual shutter pane must be sized to appear as though it could fully cover exactly half of the adjacent window if closed, maintaining traditional architectural proportions.
3. Style Restrictions: Shutter styles must remain uniform across the entire home facade. Mixing different architectural styles—such as installing raised-panel shutters on the lower level and louvered or board-and-batten shutters on the upper level—is prohibited.
4. Encroachment and Placement: Shutters must be mounted securely and flush against the home's exterior walls immediately flanking the window trim. They must be configured so that they do not extend past the home's corners or physically encroach on a neighboring lot's vertical airspace.

Maintenance Requirements

1. UV Fading and Refinishing: Due to prolonged sun exposure, exterior window shutters are highly prone to fading, chalking, and discoloration. Homeowners are required to repaint, touch up, or replace shutters when they exhibit severe UV bleaching or uneven weathering to keep them looking clean and uniform.
2. Structural Alignment: Shutters must be kept securely anchored to the exterior wall. Sagging, crooked, loose, or hanging shutter panels must be re-anchored, leveled, or replaced immediately.
3. Warping and Damage Upkeep: Homeowners must routinely inspect vinyl or wood shutters for structural distortion. Shutters that are cracked, chipped, broken, or warped out of shape from high temperatures must be replaced promptly.



SECTION 19.0 Siding

Application Requirements

1. A Category B (Expedited Review) approved application is required for localized siding repairs or a full siding replacement, provided the new siding is identical in material, style, profiles/lap size, and paint color to the existing approved siding.

Specific Guidelines

1. Architectural Harmony: Siding shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the original architecture of the house and adjacent properties.
2. Approved Materials: To ensure structural longevity and fire safety, replacement siding must consist of high-quality, durable materials. The community standard is premium fiber-cement siding (such as James Hardie planking or an approved equivalent) featuring a traditional smooth or subtle wood-grain texture. Raw vinyl or low-grade metal siding is prohibited.
3. Uniform Replacement & Patching: When replacing siding, all existing siding on the house structure shall be replaced at one time. Partial replacement or localized patching is strictly prohibited unless the replacement planks are an exact, seamless match in material composition, thickness, and profile width to the remaining siding.
4. Trim and Detail Continuity: All replacement siding must integrate seamlessly with existing architectural trim details, including corner boards, window casings, door wraps, and soffit/fascia transitions. Trim profiles must not be minimized or omitted.
5. Mandatory 60-Day Paint Window: All newly installed or repaired siding, trim, and flashing must be painted to match the approved exterior home color palette within sixty (60) days of installation to protect the underlying substrate from weather damage and maintain community aesthetics.

Maintenance Requirements

1. Organic Growth Removal: Due to shade and humidity, siding is highly susceptible to mold, mildew, and green algae accumulation, particularly on the north-facing sides of the home. Homeowners are required to routinely power-wash or soft-wash the home's exterior to remove these unsightly organic stains.
2. Paint and Finish Preservation: Homeowners must maintain the exterior painted finish in good condition. Siding that exhibits severe chalking, UV fading, cracking, bubbling, or peeling paint must be prepped, scraped, and repainted promptly.
3. Structural Damage Repair: Siding panels must be kept free of physical damage. Loose, rotting, warping, or cracking planks must be cut out and replaced immediately to prevent structural wood rot and pest intrusion.



SECTION 20.0 Skylights

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to cutting or installing any brand-new skylight or solar tube on a roof plane visible from the street or adjacent properties. The application must include the manufacturer product specification sheet showing the frame profile, glass type, and dimensions.
2. A Category B (Expedited Review) approved application is required to replace an existing, previously approved skylight, provided the replacement unit is identical in size, frame color, and profile, and is installed in the exact same footprint.

Specific Guidelines

1. Architectural Harmony: Skylights shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the underlying architecture of the house and adjacent properties.
2. Profile and Roof Integration: To minimize visual disruption to the streetscape, all skylights must feature a low-profile design and sit flush and flat against the roof surface. High-domed, bubble-shaped, or severely raised pyramid skylights are strictly prohibited on any street-facing roof plane.
3. Geometric Alignment: Skylights must be installed symmetrically and parallel with the roof ridge, eaves, and outer edges. Angled or askew framing configurations are prohibited.
4. Color Matching: The exterior perimeter frame of the skylight must match or be highly compatible with the surrounding roof shingle color palette. Frames must be finished in a factory-anodized dark color (such as dark bronze, black, or deep charcoal)—unpainted silver aluminum frames are prohibited.
5. Uniformity across Roof Planes: If multiple skylights are installed on the same roof plane, they must match each other perfectly in manufacturer brand, frame style, size, glass tinting, and horizontal alignment.

Maintenance Requirements

1. Seal and Flashing Upkeep: Skylights are high-risk areas for structural water penetration. Homeowners are required to regularly inspect and maintain the rubber seals, gaskets, and surrounding step-flashing. Rusted flashing or leaking seals must be repaired or replaced immediately to protect the home and prevent external rotting.
2. Glass and Lens Clarity: Skylight lenses must be kept clean and structurally sound. Homeowners must replace or repair units if the glass becomes severely cracked, permanently fogged due to a broken internal vacuum seal, or covered in dense organic mold and tree sap.
3. Debris Prevention: The upper ridge where the skylight frame meets the roof shingles is prone to catching debris. Homeowners must regularly clear away accumulations of dead leaves, twigs, and pine straw to ensure proper rainwater runoff and prevent water from backing up under the shingles.



SECTION 21.0 Sunrooms

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to the commencement of any site preparation, structural framing, or construction of a new sunroom, patio enclosure, or solarium, as well as for any subsequent structural modifications to an existing sunroom. Sunroom applications must include professional architectural drawings, an official property survey plot map highlighting exact property line setbacks, and a detailed list of exterior material specifications (siding, roofing, windows).
2. A Category B (Expedited Review) approved application is required for routine, non-structural maintenance, localized window repairs, or cosmetic updates of an existing, previously approved sunroom.
3. Cobb County Permit Notice: Homeowners must obtain a formal Cobb County Building Permit and any required trade permits (electrical, HVAC) prior to beginning construction. A copy of the approved county permit must be submitted to the ACC to complete the application file.

Specific Guidelines

1. Architectural Integration: Sunrooms shall be architecturally harmonious in color, configuration, detailing, material, scale, and style with the main residential house and adjacent properties. The structure must look like a natural extension of the original home rather than a temporary add-on.
2. Structural Attachment: Sunrooms must be attached directly to the primary home foundation and framing. Freestanding sunrooms, detached glass green houses, or independent solariums are strictly prohibited anywhere on the lot.
3. Location Constraints: Sunrooms are permitted exclusively in the rear yard behind the home. The construction of a sunroom on the front facade or side yards of a dwelling is strictly prohibited.
4. Roofline and Material Matching:
 - a. Roof Pitch: The sunroom's roof pitch and architectural style must be fully compatible with the existing roofline of the primary house.
 - b. Materials: The framing, siding, window trims, glass styles, and roofing shingles used on the sunroom must match or be highly compatible with the materials, textures, and color palette of the existing house. Raw, unpainted aluminum or industrial metal framing is prohibited.
5. Deck Integration: When a sunroom is designed to sit on top of an existing elevated deck, it must be integrated both visually and structurally with the decking foundation. The lower support pillars and framing must be properly braced, skirted, or finished to match the home's exterior standards.
6. Tree and Landscape Preservation: Sunrooms must be carefully positioned within the rear yard to minimize or completely avoid the removal of mature trees. If tree removal is unavoidable, a revised landscape plan must be submitted with the application.



Maintenance Requirements

1. **Glass and Seal Integrity:** Due to the extensive use of glass panels, sunrooms are highly prone to seal failures over time. Homeowners are required to promptly replace any cracked, shattered, or permanently fogged double-pane windows caused by ruptured internal vacuum seals.
2. **Exterior Finish and Algae Cleansing:** Given the high percentage of exterior glass and trim surfaces, sunrooms easily accumulate environmental grime. Homeowners must routinely soft-wash or clean the exterior framing and glass panels to remove dark streaks, bird droppings, mold, and green algae.
3. **Roofing and Flashing Maintenance:** The intersection where the sunroom roof meets the primary home wall is a high-risk area for water leaks. Homeowners must regularly inspect and maintain the flashing and caulking seals along this joint to prevent structural wood rot and internal water damage.



SECTION 22.0 Structures/Sheds

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to the delivery, placement, or on-site construction of any detached utility shed, storage building, or permanent accessory structure.
2. A Category B (Expedited Review) approved application is required for localized, minor repairs or direct like-for-like maintenance of an existing, previously approved detached structure.

Specific Guidelines

1. Architectural Harmony & Material Matching: Detached storage sheds and accessory structures must be custom-built or selected to match the architectural style of the primary residential home.
 - a. Siding and Paint: The structure's exterior siding must match the material, profile, and paint color family of the main house.
 - b. Roofing: The roof pitch must be compatible, and the shingles must match the exact brand, style, and color of the primary home's roof (SECTION 8.0).
 - c. Prohibited Materials: Pre-fabricated, corrugated bright sheet metal, raw aluminum, thin plastic/resin kits, and unpainted green pressure-treated plywood structures are strictly prohibited.
2. Location and Setback Restraints:
 - a. All detached structures are strictly prohibited in front or side yards. They must be located exclusively in the rear yard, completely behind the back plane of the primary home.
 - b. Structures must strictly comply with Cobb County zoning setbacks and must be positioned to minimize their visual impact on adjacent properties
3. Quantity and Size Limits: No more than one (1) detached storage structure is permitted per lot. The footprint must be reasonable and proportional to the rear yard, with a standard maximum height restriction of ten (10) feet from the ground to the highest roof ridge peak.
4. Temporary Containers and Portable Toilets: Temporary on-site storage solutions—such as portable moving containers (PODS) or construction-related portable toilets (Port-a-Potties)—are permitted under strict conditions:
 - a. They must be located at the rear of the property or tucked out of primary street view on the driveway wherever physically possible.
 - b. Time Limits: Portable toilets are allowed only during active, ACC-approved home construction or major remodeling projects and must be removed immediately upon project completion. Moving containers (PODS) are limited to a maximum of fourteen (14) consecutive days per calendar year for loading and unloading.



Maintenance Requirements

1. **Structural Soundness:** All detached structures must be maintained in a structurally sound, plumb, and safe condition. Shed doors must remain securely on their hinges, windows must be unbroken, and roofs must be free of leaking or missing shingles.
2. **Exterior Aesthetics:** Homeowners must routinely power-wash or soft-wash the exterior of sheds to keep them entirely free of green algae, mold, mildew, and bird droppings. Paint surfaces must be maintained without cracking, peeling, or severe UV fading.
3. **Surrounding Vegetation:** The immediate perimeter of the structure must be kept free of overgrown weeds, high grass, or invasive vines climbing up the siding. Trees or large branches overhanging the roof must be trimmed back to prevent physical roof damage and organic debris accumulation.



SECTION 23.0 Windows

Application Requirements

1. A Category A (Detailed Review) approved application is required prior to cutting a brand-new window opening, altering the physical size of an existing window frame, or applying any aftermarket window tinting or privacy films.
2. A Category B (Expedited Review) approved application is required to replace existing windows, or to install/replace exterior storm windows and screens, provided they are an exact match in type, architectural style, frame color, and grid configuration to the existing windows.
3. Cobb County Window Permit Notice: Homeowners must obtain a formal Cobb County Building Permit prior to beginning construction on any new, altered, or structurally modified window openings. A copy of the approved county permit must be submitted to the ACC to complete the architectural application file. No county permit is required for direct, like-for-like window replacements.

Specific Guidelines

1. Style, Grid, and Frame Standards
 - a. Mandatory Grid Style: To preserve the traditional architectural character of the community, all front-facing and highly visible side windows must feature the standard Colonial 6/6 grid style (six individual glass panes over six glass panes) or modern "gridless" windows.
 - b. Frame Color Restrictions: Window frames must be factory-clad or painted a uniform color that is completely consistent with the rest of the home's windows. All window frames must remain strictly within the white color family. Stark black, dark bronze, or unpainted metallic silver frames are prohibited.
 - c. Material and Continuity: Windows, sliding glass doors, and French doors must be architecturally harmonious in color, scale, and detail with the house. Individual or piecemeal replacement windows must blend seamlessly with the home's remaining windows, matching their frame width, profile depth, and material composition.
 - d. Glass Clarity and Tinting: Windows must feature clear, transparent glass. To prevent a commercial or industrial appearance, the following glass treatments are strictly prohibited:
 - i. Highly reflective, mirrored, or dark smoke-colored window tints.
 - ii. Opaque privacy films or frosted glass visible from the front streetscape.
2. Storm and Screen Windows
 - a. Visual Alteration Boundaries: Exterior storm windows or screens must be designed to fit precisely within the existing window casing and must not substantially alter or distort the clean appearance of the underlying window.
 - b. Frame and Color Matching: The frames of storm windows and screens must be composed of the same material (or a highly compatible material) and must match the exact white color of the primary window frame. Raw aluminum or unmatched screen borders are prohibited.



Maintenance Requirements

1. **Screen and Frame Repair:** Window screens must be kept taut and free of visible tears, holes, or sagging mesh. Bent, dented, or heavily scratched screen frames must be repaired or replaced promptly to keep the exterior looking clean.
2. **Seal Failure Remediation:** Due to moisture and sun exposure, insulated double-pane windows eventually experience thermal seal failures. Homeowners are required to replace any window sash or glass unit that becomes permanently fogged, clouded, or filled with trapped condensation between the panes.
3. **Cleanliness and Algae Removal:** Window sills, frames, and exterior trim easily trap dirt, mold, and green algae. Homeowners must routinely clean or soft-wash window exteriors to maintain their bright white appearance and prevent organic rot on adjacent siding.



SECTION 24.0 Disclosures

24.1 Definition and Scope of Authority

All references to the ACC within this document shall include, but are not limited to, the Barns Mill Lake Homeowners Association, its Officers, Directors (BOD), the ACC, its respective members, secretaries, successors, assignees, agents, representatives, employees, or legal counsel.

24.2 Conflicts with the Master Declaration and Bylaws

In the event of any operational conflict, ambiguity, or inconsistency between these Architectural Guidelines and the Amended and Restated Declaration of Bylaws and Covenants, Conditions, and Restrictions ("Declaration"), the master Declaration shall control and take absolute precedence in all matters.

These Guidelines are intended exclusively to supplement, clarify, and implement the procedural requirements of the Declaration and shall not be interpreted to modify, override, or supersede it in any respect. These Guidelines are formally adopted in accordance with the Declaration's mandate requiring written prior approval for all exterior modifications before physical work commences, as further supported by the officially approved Board Meeting Minutes dated 07/10/2026.

24.3 Waiver, Amendment, and Third-Party Benefit

The BML HOA Board and the ACC maintain the explicit right, from time to time and at their sole discretion, to amend, modify, supplement, or repeal these Architectural Guidelines. The BML HOA Board and the ACC maintain the explicit right, from time to time and at their sole discretion, to amend, modify, supplement, or repeal these Architectural Guidelines. Neither the BML HOA Board, the ACC, nor their agents or representatives shall be held liable for any failure to strictly enforce or follow these Guidelines as herein defined. These Guidelines are established solely for the administrative guidance of the Association and confer no third-party benefits, legal rights, or causes of action upon any individual entity, resident, lot owner, contractor, or builder.

24.4 Non-Liability of the Association and Committees

Neither the BML HOA Board, the ACC, nor their respective members, secretaries, successors, assigns, agents, representatives, or attorneys shall be liable for monetary damages or otherwise to anyone submitting plans for review, or to any applicant, by reason of mistake in judgment, negligence, or non-feasance arising out of or in connection with any action, approval, conditional approval, or disapproval of any architectural submission.

24.5 Structural and Technical Suitability

The role of the BML HOA Board and the ACC is strictly limited to the review and evaluation of site planning, exterior appearance, architectural style, and community aesthetics. The ACC assumes



absolutely no responsibility or liability with regard to the underlying engineering or construction design. ACC approval does not constitute a verification, endorsement, or warranty regarding civil, structural, mechanical, plumbing, or electrical design; methods, safety protocols, or techniques of construction; or the technical suitability, quality, or lifespan of materials used.

24.6 Non-Exhaustive Listing (Category C)

This document is not a comprehensive or exhaustive listing of all design and maintenance requirements. Other architectural or property standards not explicitly detailed in this document remain subject to full review and approval by the ACC. For any projects, styles, or items not specifically outlined within this document, homeowners must select Category C: Project Type Items on the formal ACC submission form.

24.7 Non-Precedent and Variances

Approval of any plans, specifications, or variances by the ACC for a specific lot or project shall be based solely on the unique circumstances, topography, visibility, and aesthetics of that particular property. The granting of an approval or variance to one Lot Owner shall not be deemed a waiver of the ACC's right to disapprove similar plans, features, or elements for a different lot, nor shall it establish a binding precedent or a standard of consistency binding upon the ACC for future submissions.

24.8 Grandfathering and Prior Non-Compliance

Amendments or modifications to these Architectural Guidelines shall apply to all projects submitted after the effective date of the change. Existing structures or modifications that were formally approved by the ACC under prior guidelines are considered grandfathered and may remain until such a time as they require substantial repair, replacement, or modification—at which point they must be brought into compliance with the current standards.

The continued existence of an unapproved or unauthorized modification on any lot does not constitute a grandfathered status, nor does a lapse in enforcement time preclude the ACC from requiring the Lot Owner to remedy the violation and bring the property into compliance.

24.9 Expiration of Approval

Any architectural approval issued by the ACC shall automatically expire and become null and void if physical construction or modification has not actively commenced within ninety (90) days from the date of issuance. In such events, the Lot Owner must resubmit the plans for a new review under the guidelines active at the time of resubmission. Actively commenced is defined as the visible beginning of substantial, physical site work or structural modification (e.g., excavation, framing, or demolition). The staging of materials or clearing of debris alone does not constitute the active commencement of construction.



24.10 Accuracy of Information

Any property owner or representative submitting architectural plans to the ACC shall be solely and completely responsible for the verification, mathematical accuracy, and truthfulness of all components of such submission. This includes, without limitation, all physical site dimensions, boundary lines, property setbacks, topographic grades, soil elevations, underground/overhead utility locations, and any other pertinent features of the lot or structural plans.

24.11 Lot Owner and Applicant Representation

By entering into the architectural review process with the ACC, each Lot Owner legally represents that all of their designated representatives—including, but not limited to, the primary builder, general contractors, architects, civil engineers, sub-contractors, and their respective agents and employees—have been made fully aware of all applicable requirements, restrictions, and rules within these Guidelines. The Lot Owner ensures that all such parties shall strictly abide by these Guidelines and the master Declaration with respect to all executed development plans and specifications.

24.12 Vendor Qualifications and Insurance

For all repairs, improvements, and maintenance, homeowners are strongly encouraged to utilize reputable, qualified vendors who are fully licensed, bonded, and insured. The Association assumes no liability for work performed by contractors hired by individual homeowners.

24.13 Regulatory and Governmental Compliance (Permits)

Permitting Responsibility: It is the exclusive legal responsibility of the Lot Owner to secure any and all necessary municipal building permits, trade permits (electrical, plumbing, HVAC), and environmental clearances prior to beginning construction. While permitting considerations were evaluated during the drafting of each section, the absence of an explicit mention of permits in any specific rule does not waive the requirement. It is strictly incumbent upon the homeowner to ensure that all necessary local, county, and state permits are properly obtained before any work begins.

Building Codes: All plans submitted for ACC review must fully comply with all applicable local, state, and federal building codes, environmental regulations, and the zoning requirements of all governmental entities having jurisdiction over Barns Mill Lake.

Separation of Authority: Regulatory approvals or permits granted by a government entity (such as Cobb County) do not pre-empt, override, or satisfy the independent design review authority of the ACC. Conversely, an approval certificate issued by the ACC does not incorporate, substitute, or guarantee governmental approvals or compliance with safety codes, which remain the sole legal responsibility of the Lot Owner.



24.14 Promulgation of Use Restrictions

The Board of Directors of the Barns Mill Lake Homeowners Association, Inc., may from time to time promulgate, publish, and enforce specific use restrictions governing the daily use of private lots and Association common areas. Each Lot Owner is required to thoroughly review any such active use restrictions to ensure that all proposed lot improvements or lifestyle modifications remain in strict compliance with community rules.

24.15 Right of Entry for Inspection and Stop Work Orders

By submitting an architectural request or commencing an exterior modification, the Lot Owner grants the ACC, the BML HOA Board, and their authorized agents a limited right of entry onto the exterior of the lot. This access shall be exercised at reasonable hours solely to inspect the progress or completion of work to ensure strict compliance with approved plans.

The ACC and HOA Board reserve the absolute right to review, reject, or amend any requests as they see fit, and maintain the authority to issue an immediate Stop Work order on any ongoing project found to be unapproved, deviant from submitted plans, or otherwise in violation of community guidelines.

24.16 Timelines for Clean-Up and Repairs

In the event of property damage, destruction, or planned improvement to any structure, all necessary clean-up, repairs, or reconstruction must be performed on a timely basis. Work must be completed no later than sixty (60) days after the damage occurs or the improvement begins (unless otherwise permitted in writing by the ACC).

24.17 Homes Listed for Sale

If a home listed for sale has active maintenance or design violations, the listing Realtor will be notified of the infractions with a formal request that the property be brought up to standard prior to closing.

24.18 ACC Appeals Process

The BOD serves as the formal appellate body for all ACC decisions. If an application receives a denial or a conditional approval, the homeowner has the right to appeal the decision. Appeals must be submitted via email directly to the BOD, detailing the grounds for the appeal and any supporting documentation or proposed modifications for reconsideration.

24.19 Appendix

The items detailed in Section 25 Appendix are not structural, architectural modifications that require the formal approval of an ACC application. Instead, these guidelines represent community standards, local ordinances, and operational safety rules that must be continually considered, respected, and followed by all residents to maintain the safety, legal compliance, and peaceful enjoyment of the neighborhood.



SECTION 25.0: Appendix

25.1 Burning, Grills, Fire Pits, Bonfires, and Fireworks

Application Requirements

1. Strictly Prohibited: You may not construct or install any permanent, built-in outdoor masonry fireplace, integrated stone fire pit, or dedicated underground natural gas/liquid propane fuel line. These features are strictly prohibited anywhere on your lot, and no applications for permanent fire installations will be accepted or approved.
2. No Application Required: You do not need to submit an architectural application or notify the board to use, maintain, or execute a direct like-for-like replacement of portable, freestanding barbecue grills, outdoor chimineas, or manufactured portable fire pits.

Specific Guidelines

- Open Burning, Grills, and Fire Pits
 - a. Absolute Open Burning Prohibition: The burning of yard debris, tree leaves, garbage, household trash, plastic, or construction scrap material is strictly prohibited anywhere on a private lot or common area at all times to comply with Georgia Environmental Protection Division (EPD) clean air regulations.
 - b. Prohibited Placement Zones: To minimize structural fire risks, no cooking grills, fire pits, or chimineas of any kind may be placed, stored, or operated in the front yard of a home, on natural grass turf, over pine straw/mulch beds, or directly upon bare dirt.
 - c. Permitted Rear Yard Cooking & Fire Zones: All cooking and recreational wood-burning equipment must be positioned exclusively in the rear yard behind the home and must rest entirely upon a stable, non-combustible, fireproof surface (such as a poured concrete patio, stone pavers, or brick mortar).
 - d. Wood-Burning Fire Setbacks: In strict compliance with Cobb County Fire and Emergency Services regulations, all recreational wood-burning fires (including portable fire pits and wood chimineas) must be located a minimum of twenty-five (25) feet away from any residential structure or combustible asset. This includes homes, adjacent properties, wooden decks, pergolas, privacy fences, and low-hanging tree canopies.
 - e. Charcoal and Overhead Hazards: Charcoal grills are permitted for cooking exclusively over a fireproof foundation, provided there are no wooden deck overhangs, roofs, or low-hanging tree branches directly above the cooking surface that could catch stray sparks.
 - f. Bonfires: Large, uncontained structural bonfires are strictly prohibited anywhere within the community boundaries.
- Consumer Fireworks Regulations
 - a. Common Area Absolute Ban: The ignition, discharge, or display of consumer fireworks is strictly prohibited on all Barns Mill Lake common grounds, neighborhood streets, sidewalks, public right-of-ways, community amenity centers, parking lots, and natural buffer areas.
 - b. Private Property Discharge Boundaries: Fireworks may only be discharged on private lot property and must never be directed toward or detonated near residential structures, parked vehicles, neighborhood pets, mature trees, or dry landscape foliage.



- c. Permitted Holiday Hours (Georgia State Law Exemption): Pursuant to Cobb County noise ordinances and O.C.G.A. § 25-10-1, fireworks are legally restricted to the hours of 10:00 AM through 9:00 PM on standard days. Fireworks may be discharged up until 11:59 PM exclusively on the following state-protected holidays:
 - d. July 3rd and July 4th (Independence Day)
 - e. December 31st (New Year's Eve — Extended until 1:00 AM on January 1st)
 - f. January 1st (New Year's Day)
 - g. Labor Day (First Monday in September)
 - h. Memorial Day Weekend (The consecutive Saturday and Sunday immediately preceding the holiday)

Maintenance Requirements

1. Immediate Post-Event Cleanup: Homeowners are strictly required to clear away all spent firework canisters, cardboard launch tubes, plastic wrappers, and smoky paper debris immediately following use. Debris must be thoroughly extinguished in water and discarded to prevent neighborhood litter and wind-blown trash from entering storm drains.
2. Ash and Coal Disposal Upkeep: Spent charcoal briquettes and wood ashes from fire pits must never be dumped onto common areas, woods, or natural neighborhood buffers. Homeowners must allow coals and wood embers to cool completely for 48 hours (or thoroughly douse them in water) before wrapping them in heavy foil and placing them inside a secure trash receptacle.
3. Equipment Storage: When not in active use, cooking grills and portable fire pits should be covered with a fitted, weather-resistant black or neutral cover to prevent rusting and maintain a neat, clean exterior appearance. Broken, heavily rusted, or structurally failing fire containment equipment must be removed from public view immediately.



25.2 Home Offices

Application Requirements

1. No Application Required: You do not need to submit an architectural application or notify the board to operate a home office or remote workspace within your primary dwelling, provided the activity remains entirely invisible from the exterior of the property and strictly complies with the operational guidelines below.
2. Cobb County Compliance Notice: Homeowners are reminded that all residential businesses must comply with Cobb County Zoning Code Section 134-270 (Home Occupations). It is the homeowner's sole responsibility to secure and maintain any legally required Cobb County business licenses or occupational tax certificates.

Specific Guidelines

1. Aesthetic Invisibility: No commercial signage, advertisements, display products, inventory, or specialized business equipment are permitted to be visible on or around the exterior of the house, garage, or lot.
2. Personnel Restrictions: The home office must be conducted entirely by the residents of the dwelling. No outside business employees, independent contractors, or day laborers are permitted to report to work at the home, gather on the property, or use the address as a physical dispatch site.
3. Square Footage Limitation: In strict compliance with county code, the home occupation must be secondary to the residential use of the property. No more than 25 percent of the gross floor area of the dwelling may be utilized for business purposes.
4. Commercial Deliveries: Routine residential mail and standard package deliveries (e.g., USPS, UPS, FedEx, DHL) are permitted. However, large commercial freight deliveries, box truck drop-offs, semi-truck loading, or specialized bulk courier services are strictly prohibited.
5. Client & Customer Traffic: The home business must be conducted entirely via phone, internet, or mail. No walk-in customers, clients, patients, students, or business visitors are permitted to visit or receive services at the home.

Maintenance Requirements

1. Waste and Trash Management: Home offices must not generate a volume of trash, cardboard boxes, or packaging material that exceeds the capacity of standard residential garbage and recycling bins. Oversized commercial waste, electronics disposal, or pallet storage on driveways, porches, or side yards is prohibited.
2. Commercial Vehicle Restrictions: Homeowners must ensure that no marked commercial vehicles, utility trucks, trailers, or equipment associated with the home business are parked overnight in the driveway or on the street, in accordance with neighborhood parking rules.
3. Nuisance Mitigation: The home occupation must be maintained in a manner that produces zero external byproducts. The office or workspace must not generate any audible noise, structural vibrations, electrical interference, smoke, dust, or odors detectable from neighboring properties or common areas.



25.3 Lighting/Decorations

Application Requirements

1. No Application Required: You do not need to submit an architectural application or notify the board to install custom exterior lighting networks, landscape up-lighting systems, permanent architectural track/trim lighting, or freestanding post installations. All exterior lighting designs are exempt from formal approval, provided they strictly comply with the operational and aesthetic guidelines outlined below.
2. No Application Required: You do not need to submit an application for a like-for-like replacement of pre-existing coach lights or porch fixtures, provided the replacement matches the architectural style, scale, and finish size of the original fixture.

Specific Guidelines

1. Color, Temperature, and Illumination Standards
 - a. Permitted Bulb Colors: All standard exterior lighting must emit a traditional "white" or warm-white color spectrum (e.g., incandescent, LED equivalents, metal halide, or mercury vapor). High-pressure sodium vapor fixtures that cast an intense yellow-orange glow are strictly prohibited.
 - b. Color-Changing Systems: Permanently installed architectural, trim, or smart LED lighting systems must be locked into a standard "white" color palette year-round. They are only permitted to transition into colored patterns during recognized seasonal or holiday periods.
 - c. Light Trespass & Limits: Exterior light beams, including landscape accents and safety floods, must be aimed and contained entirely within the homeowner's explicit property lines. Direct illumination or spillover light must not exceed the property boundary.
2. Fixture Placement and Glare Control
 - a. Nuisance Mitigation: Gutter lines, walkway lights, wattage outputs, and bulb positions must be selected to completely minimize harsh glare onto neighboring windows, pedestrian sidewalks, and community streets.
 - b. Security & Floodlighting: Motion-activated or safety spotlights and floodlights must be mounted discreetly under or immediately below the home's roof eaves. Fixtures must feature protective shields or directional shrouds to direct light downward and eliminate blinding side-glare.
 - c. Ground and Tree Units: Ground-mounted landscape spots or tree up-lights must utilize deep directional shields or louvers to screen the raw bulb source from public view.
 - d. Concealed Wiring: Exterior light fixtures and landscape transformers must be flush-installed. There must be no visible loose wiring, dangling electrical cords, or surface-mounted metal conduit pipes running across the home's exterior siding or brick facades.
 - e. Developer Continuity: All functional and accent lighting originally installed on the home or lot by the community developer is permitted to remain.
3. Seasonal Holiday Decorations and Displays
 - a. Standard Holidays: Temporary holiday lights and exterior decorations may be installed no earlier than fourteen (14) days prior to the calendar holiday and must be completely taken down and stored away no later than fourteen (14) days after the holiday concludes.



- i. For the purposes of this section, "Standard Holidays" are defined as widely observed national, cultural, or religious occasions that traditionally feature temporary exterior residential displays. The fourteen (14) day installation and removal timeline applies strictly to the following events:
 1. Spring, Summer, & Patriotic Holidays: Valentine's Day, Easter, Memorial Day, Independence Day (4th of July), Labor Day, and Veterans Day.
 2. Autumn Holidays: Halloween and Thanksgiving.
 3. Cultural & Religious Milestones: Any single-day or multi-day heritage milestone celebrated by the resident that falls outside the winter window (including, but not limited to, St. Patrick's Day, Lunar New Year, Eid, and Diwali).
- b. Winter Holidays Exception: Due to freezing winter weather conditions, traditional winter holiday decorations (e.g., Christmas, Hanukkah, Kwanzaa, New Year's) may be installed beginning November 15th and must be entirely removed no later than January 15th

Maintenance Requirements

1. Bulb Upkeep: Dead, burnt-out, or rapidly flickering exterior light bulbs must be replaced promptly. Mixed-color temperatures (e.g., mixing ice-blue bulbs with amber bulbs on the same porch fascia) are prohibited.
2. Fixture Finish Preservation: Exterior coach lights, landscape fixtures, and mounting boxes must be kept in clean, rust-free condition. Peeling paint, corroded brass finishes, or cracked glass panels must be repaired, repainted, or replaced immediately.
3. Structural Alignment: Walkway tier lights, post lamps, and spotlight housings must remain straight, plumb, and properly anchored. Sagging, crooked, or leaning fixtures must be re-staked or secured.
4. Holiday Cleanliness: Seasonal lights and temporary cords must be maintained in good repair while active—free of hanging strands, fallen decorations, or blown-out bulbs. Once the seasonal window closes, all hanging hooks, clips, extensions, and decorative elements must be entirely removed from gutters, trees, and trim.



25.4 Nuisances

Application Requirements

1. No Application Required: You do not need to submit an application or notify the board for standard residential living. However, the Board of Directors retains full legal authority to enforce compliance, issue violations, and mandate the immediate cessation of any activity deemed a nuisance under the community covenants.

Specific Guidelines

1. Covenant Incorporation: In accordance with Article VI, Section 7 of the Restated and Amended Covenants, all provisions, restrictions, and legal definitions regarding property nuisances apply in full and are incorporated herein. No noxious, offensive, or illegal activity shall be carried on upon any lot.
2. Acoustic Nuisances (Noise): To maintain the peaceful residential character of the community, excessive or disruptive noise is prohibited. This includes, but is not limited to:
 - a. Loud, sustained music, television audio, or social gatherings audible from neighboring yards or the street.
 - b. Sustained, continuous animal barking, howling, or whining left unmitigated by the pet owner.
 - c. Operating loud power tools, lawnmowers, chain saws, or heavy machinery outside of standard daytime working hours (permitted strictly between 8:00 AM and 8:00 PM).
3. Visual Nuisances (Clutter): Properties must be kept free of unsightly accumulations that degrade neighborhood curb appeal. The following are considered visual nuisances:
 - a. Storing indoor furniture, appliances, uninstalled car parts, or construction materials anywhere on the exterior of the property, porches, or visible side yards.
 - b. Accumulated piles of yard waste, logs, brush, or trash bags left on the property outside of regularly scheduled county collection days.
 - c. Leaving bright, high-intensity security lighting or unshielded spotlights angled directly into a neighbor's bedroom windows or across property lines.
4. Environmental & Safety Hazards: Activities that endanger residents or property are strictly prohibited. This includes:
 - a. The open burning of household trash, plastics, toxic materials, or large piles of yard debris (leaves, branches) on any lot.
 - b. Allowing standing, stagnant water to accumulate in uncovered containers, tarps, or neglected water features, creating a breeding ground for mosquitoes.
 - c. Discharging firearms, BB guns, air rifles, or high-velocity archery equipment anywhere within the community boundaries.
 - d. Allowing fluids from leaking vehicles (oil, coolant, transmission fluid) to pool on driveways or wash into the community stormwater drainage system.

Maintenance Requirements

1. Property Upkeep: Homeowners are required to maintain their lots in a clean and sanitary condition, completely free of vermin infestations, foul odors, or structural hazards that pose a health or safety threat to adjacent properties.
2. Prompt Violation Cure: Upon receiving a formal nuisance notice from the Board or management



company, the homeowner must take immediate action to suppress the noise, clear the visual clutter, or eliminate the safety hazard within the timeline specified in the notice to avoid escalating fines or legal action.



25.5 Play Equipment

Application Requirements

1. Strictly Prohibited: You may not assemble, construct, or install any permanent or semi-permanent play structures, large swing sets, jungle gyms, slides, or dedicated playground areas anywhere on your lot. These items are strictly prohibited, and no applications for them will be accepted or approved.
2. No Application Required: You do not need to submit an application or notify the board for small, portable play equipment designed for daily use, provided the items are easily transportable by one person and are stored out of sight when not in active use.

Specific Guidelines

1. Permitted Portable Equipment: Small, lightweight toys and play structures (such as plastic toddler slides, small sports nets, or pop-up tents) are permitted during daylight hours, provided they can be easily moved and stored by a single person.
2. Prohibited Recreational Equipment: To preserve neighborhood safety, aesthetics, and liability standards, the following items are strictly prohibited from being installed, parked, or stored anywhere on a lot:
 - a. Trampolines of any size.
 - b. Permanent or portable treehouses and elevated platforms.
 - c. Permanent basketball goals or backboards.
3. Daily Storage Mandate: All large portable equipment—including skateboard ramps, climbing walls, portable basketball hoops, soccer goals, and standard lawn toys—must be dismantled or packed up and stored completely out of sight inside a garage or behind a fenced yard on a daily basis when not in use.
4. Inflatable Kiddy Pools: Small, temporary inflatable kiddy pools are permitted in rear yards during daytime hours on a temporary basis, provided they are emptied of water, removed from the lawn, and stored entirely out of public sight daily to prevent grass damage and safety hazards.
5. Common Area Restriction: The placement or use of personal play equipment, toys, or temporary sports gear in any HOA common area is strictly prohibited.

Maintenance Requirements

1. Lawn and Turf Protection: Portable play equipment and inflatable pools must not be left on the grass long enough to kill, yellow, or damage the turf. Homeowners are responsible for maintaining lawns free of dead spots caused by recreational items.
2. Condition of Stored Items: Any portable equipment stored outside (such as on a rear deck or patio) must be kept in clean, unbroken condition, free of stagnant water, mold, or severe weathering that degrades the clean appearance of the property.



25.6 Signage and Flags

Application Requirements

1. No Application Required: You do not need to submit an application or notify the board to display standard real estate signs, temporary contractor signs, or bracket-mounted protected flags, provided they strictly comply with the sizing, quantity, and placement guidelines below.

Specific Guidelines

1. Real Estate and Temporary Signage
 - a. Quantity and Dimensions: Homeowners are strictly limited to one (1) temporary "For Sale" or "For Rent" sign advertising the active listing of the property. The sign must be consistent with the community-wide aesthetic standard and have a maximum surface area of four (4) square feet.
 - b. Placement Boundaries: Real estate signs must be neatly posted inside a standard window of the primary dwelling, excluding garage windows. Alternatively, if placed in the ground, the sign must be positioned on a single metal frame in the front yard turf—never on trees, utility poles, or perimeter fences.
 - c. Open House and Event Signs: One temporary "Open House" directional sign may be utilized on the day of the active event only and must be removed immediately at the conclusion of the open house hours.
 - d. Contractor and Project Signs: Temporary residential yard signs—such as those for roofing contractors, pool builders, or landscape companies—are permitted while active physical work is being conducted on the lot. All such project signs are subject to a maximum thirty (30) day temporary limit and must be removed instantly upon completion of the project.
 - e. Prohibited Content and Zones:
 - i. Signs cannot advertise or promote personal, off-site, commercial businesses.
 - ii. No private signage of any kind is permitted to be placed in community common areas, entrances, or medians.
 - iii. Signs must never block traffic sightlines, pedestrian sidewalks, or public right-of-ways.
2. Flag and Flagpole Regulations
 - a. Protected Flag Exemptions: In accordance with the federal Freedom to Display the American Flag Act, homeowners have a protected right to display one (1) standard official United States flag on their property. The association also permits the display of one (1) official State of Georgia flag or one (1) official U.S. Armed Forces/Military branch flag.
 - b. Mounting and Placement: Protected flags must be displayed utilizing a standard 45-degree diagonal bracket securely mounted to the front facade of the house, porch column, or garage trim. Permanent, in-ground freestanding flagpoles are strictly prohibited in front yards without explicit, engineered ACC architectural approval.
 - c. Flag Sizing and Proportions: To prevent visual overwhelming of the home facade, the maximum permissible size for any flag flown on residential property is 3 feet by 5 feet.
 - d. U.S. Flag Etiquette: In accordance with the federal Federal Flag Code, the American flag must be treated with respect. If flown at night, the flag must be properly illuminated by a dedicated exterior light fixture or shielded landscape spotlight (complying with SECTION 25.3 Lighting).



Maintenance Requirements

1. Signage Upkeep: Any permitted real estate or temporary sign must be maintained in clean, upright, and structurally sound condition. Cracked plastic, faded lettering, or signs leaning severely on bent metal stakes must be replaced or removed immediately.
2. Flag Retirement and Condition: Flags must be replaced immediately if they become severely faded, UV-bleached, stained, torn, or frayed along the fly end. Flying a tattered or damaged flag is considered a community violation and a breach of flag etiquette.
3. Removal Mandates: The Board retains the explicit legal right to enter a property and remove any unapproved, non-compliant, or expired temporary signage or flags that are left unmaintained or violate the safety and aesthetic sightlines of the community.

25.7 Solicitation, Advertisement, and Announcements

Application Requirements



2. Strictly Prohibited: You may not request an application or variance to place private commercial advertisements, business solicitations, or handbills anywhere within the public view of the community. No such applications can be accepted or approved by the Board of Directors or the Architectural Control Committee (ACC).
3. No Application Required: Official community notices, board election announcements, or safety updates issued directly by the Board of Directors or the community management company are explicitly permitted and exempt from these restrictions.

Specific Guidelines

1. Mailbox Integrity (Federal Law): In strict accordance with federal postal law (18 U.S. Code § 1725), no solicitation, flyers, advertisements, menus, or announcements may be placed inside, hooked onto, or resting upon any resident's mailbox. The mailbox receptacle is strictly reserved for official, postage-paid United States Mail.
2. Community Fixtures and Utilities: No signs, notices, lost-pet flyers, or informational leaflets may be taped, stapled, nailed, or otherwise affixed to any community asset. This includes, but is not limited to:
 - a. Mailbox support posts.
 - b. Street signs, stop signs, and speed limit posts.
 - c. Utility poles (electrical, telephone, or fiber-optic boxes).
 - d. HOA perimeter fencing, neighborhood entrance monuments, and streetlights.
3. Door-to-Door Solicitation and Litter: Commercial door-to-door solicitation is strictly discouraged within the community. Handbills, business cards, flyers, and coupon packets may not be wedged into front doors, tucked into screen doors, hung from door knobs, or left weighted down on driveways, as these items create severe wind-blown litter and visually signal to potential intruders that a resident may be away from home.
4. Vehicle Placement: Placing business cards, marketing brochures, or political flyers under the windshield wipers of vehicles parked in driveways or along community streets is strictly prohibited.

Maintenance Requirements

4. Immediate Debris Removal: Homeowners are responsible for the prompt removal and disposal of any unsolicited commercial flyers, handbills, or coupon packages left on their immediate property, driveway, or front porch to prevent the accumulation of visual litter.
5. Restoration of Damaged Fixtures: If a homeowner, tenant, or guest causes damage to a community mailbox post, streetlight, or signpost by taping or stapling unauthorized signage to it, the homeowner will be held financially responsible for the cleaning, pressure-washing, or repainting costs required to return the fixture to community-wide standards.
6. Enforcement Action: The Board of Directors, property management personnel, or designated neighborhood committee members retain the explicit right to immediately remove and discard any unapproved advertisements or signs found pinned, taped, or attached to any common area structure or street post without prior notice.