

Lakes at Cedar Grove Architectural Guidelines



January 15, 2024 (update)

Lakes at Cedar Grove Architectural Guidelines

Architectural Review Process

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Architectural Guidelines (AG) are intended to preserve the quality and appearance of the community, while establishing minimum standards for the exterior of each dwelling, as well as common and limited common property. The AG are in place to help ensure that the value of the property(ies) of the community as a whole and at a minimum is maintained or increases through compliance.

These guidelines are an integral component of the Declaration of Covenants, as well as current, prevailing Rules & Regulations. Architectural Guidelines may be changed or updated from time to time based on circumstances.

Article IV Section 4.1 No structure or thing shall be placed, erected, or installed upon any Unit and no improvement or other work (including staking, clearing, excavation, grading, and other site work, exterior alterations of existing improvements, or planting or removing landscaping) shall take place within The Lakes at Cedar Grove, unless permitted or approved under this Article and the Architectural Guidelines. Approval is not required to repaint the exterior of a structure in accordance with its most recently approved color scheme or to remodel, paint, or redecorate the interior of a structure. However, interior modifications which are visible from outside the structure shall be subject to approval.

Article IV Section 4.3(b) Procedures. Unless the Architectural Guidelines otherwise specifically provide, no activity described in Section 4.1 shall commence on any portion of The Lakes at Cedar Grove until an application for approval has been submitted to and approved by the Reviewer. An application for approval must be in writing and must include such plans and specifications as the Architectural Guidelines or the Reviewer requires.

The Covenants, Conditions and Restriction (CC&R's) contain restrictions on the use of each owner's property as well as of the common areas. They specify the association's authority and obligations and define the rights and responsibilities of its members' owners). Every owner must abide by all the rules, restrictions, terms, and conditions found in the CC&Rs. You can obtain a copy at thelakesatcedargrove.com.

Lakes at Cedar Grove Architectural Guidelines

This list represents some of the more common requests for property improvements. They are not intended to be all-inclusive, but rather a guide by which a high-quality community may be planned, designed, built, and maintained. Consult the Lakes of Cedar Grove (LCG) website for the latest, most current version of these guidelines.

1. Any changes to the exterior of the home must be approved via the architectural process before construction begins.
2. Proposed changes must comply with all local building codes and regulations.
3. Homeowners must submit detailed plans and specifications outlining the proposed changes.
4. Proposed changes must maintain or enhance the overall aesthetic and value of the community.
5. All contractors used for renovations must be properly licensed and insured.
6. Homeowners are responsible for obtaining all necessary permits for the proposed changes.
7. Homeowners must agree to maintain the proposed changes and keep them in good condition.
8. Any changes that could potentially impact neighboring properties must be reviewed by the HOA board.
9. Homeowners must agree to remove any modifications that do not comply with the association's guidelines at their own expense.

What must have Architectural Approval? Improvements, additions, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the **exterior of any home**, or Common Area or the improvements located thereon from its natural or improved state, existing on the date such property was first subject to these guidelines shall be made or done without the prior approval of the architect, unless specifically exempted by this document. Each application is reviewed on an individual basis. For example, a homeowner who wishes to make an exterior alteration identical to one already approved by the architect (or existing elsewhere in the neighborhood) is still required to apply for approval.

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All Architectural Guidelines apply to the exterior of a dwelling, decks, balconies, sunrooms, it's lot and paved areas such as but not limited to walkways, driveways, and patios.

City/County Approval

All homeowners planning improvements should be aware of County regulations. Many site and home improvements require City/County approval which is the homeowner's responsibility. Architectural approval is not a substitute for city/county approval (or vice-versa), and the architectural review process will not act as a referral service to the city/County. The City/County should be consulted prior to commencement of any construction to verify what permits are needed and what construction practices should be followed.

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Definition

- **Architectural Written approval** – Written authorization to proceed with intended work.
- **Architectural Request** – Completed an application form (copy attached) detailing intended work along with pertinent supporting documentation or material samples as may be required.
- **Community Inspections** – Periodically the property manager will conduct community inspections to identify and alert Homeowners of items or areas in need of attention by the Homeowner.
- **Digital Antennas** – Satellite receptive antennas supplied by digital service provider.
- **Excessive discoloration** – Stains or discoloration not remedied through cleaning. Requires re-painting or replacement.
- **Erosion** – Excessive soil erosion due to improper extraction of storm water.
- **Hardscape** – Nonorganic, fixed landscaping elements, patios, walkways, retention walls.
- **Homeowner** – Property owner of record.
- **Landscaping** – All organic materials, trees, and turf within the lot and around the dwelling.
- **Mildew free** - No visual evidence of surface mildew.
- **Permit** – Appropriate City of South Fulton building or landscaping permit.
- **Prints** – Design, architectural or graphic representation of project.
- **Resident** – Occupant; could be a tenant or Homeowner.
- **Structural** – Dry-rot, material degradation or damage, or unsafe structure.
- **Violation Notice** – A formal, written notification of non-compliance with prevailing guidelines.
- **Written approval** – A formally approved architectural request.

Lakes at Cedar Grove Architectural Guidelines

Maintenance of Lots/Units

Repair and Replacement

Assigned maintenance responsibility include, but is not limited to, repair and replacement as necessary to maintain the property to a level consistent with the community wide standard.

In the event of damage to or destruction of a structure on a lot, the Owner shall promptly repair or reconstruct the structure in a manner consistent with the original construction of such other plans and specifications approved in accordance with Article IV. Alternatively, the Owner shall clear the property and maintain it in a neat and attractive, landscaped condition consistent with Community-Wide standards.

Each homeowner of a property which borders on or is adjacent to the lake shall maintain such grass. Planting or other lateral support on such property as is required to prevent erosion of the embankment adjacent to the lake. **The HOA may, but shall not be obligated** to, provide maintenance service on the property and, in such an event, all assessed cost incurred against the benefiting property and its owner, as a Specific Assessment in accordance with Section 8.6.

Common Areas

The HOA shall maintain in accordance with the Community-Wide Standard, all common areas, which includes, but is not limited to:

All entrances, recreational amenities, gathering parks and areas, natural areas, certain easements, walking trails, signage, lakes, and dams.

The HOA is responsible for proper functioning of the stormwater drainage system serving the Community, including repair and replacement as needed of pipes, culverts and other structures and equipment comprising the system, regardless of where the located, unless or until the local governing authority assumes responsibility.

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The HOA is not responsible for landscaping or other maintenance of any Lot/Unit upon which stormwater drainage management system lies or which is burdened by any stormwater drainage easement (unless otherwise specifically set forth in a supplement Declaration or recorded agreement or plat).

The HOA is responsible for alleys roadways within the Village. The HOA is responsible for residential landscaping within certain areas of the Village.

The city of South Fulton is responsible for sidewalks, roadways and stop signs within the common areas.

Georgia Power is responsible for streetlights.

Site Hardscaping Standards

Decks

Decks are an extension of the house and thus have a significant impact on its appearance. Decks may also affect the privacy of adjacent properties. These two factors should be weighed heavily in the location and design of decks. Privacy of adjacent homes should be considered when planning decks.

When designing and building decks, careful attention should be paid to the impact of the external architectural image, as well as the compatibility between the detailing of the deck and the house. Modifications to existing decks should provide continuity in detailing such as material, color, and the design of railings and trim.

Architectural review and approval **are not** required for uncovered main living level, or ground level, single tier, patios, and uncovered decks which are attached to the rear of the house, do not extend beyond the sides, and are not visible from a normal street view of the home, standing at the base of the driveway.

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Should the deck violate these restrictions in any way, an application for reviews required.

Covered and/or screened-in decks and under-deck storage **do** require an application, review, and approval.

Decks must be constructed from wood or composite materials specifically for use as decking. All guardrails must be constructed from wood, vinyl, or painted aluminum materials.

All painting, staining, or other colors of the deck must match the approved color scheme.

Structural Replacement

Regardless of footprint, height, or number of levels it shall be constructed of Pressure Treated (PT) lumber, resting on concrete piers.

Shall be constructed with proper hardware and anchoring devices as dictated by prevailing building practices.

Shall be compliant with existing, valid construction codes as enforced by the City of South Fulton (copy of building permit may be required).

Any structure visible from the street shall be sealed with a transparent or colored sealer after a reasonable period of installing PT.

All decking material shall be either PT lumber not less than 5/4 thick, or maintenance free composite decking.

Railings

Railings shall be constructed and completed prior to continuous, permanent use of the deck.

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All deck railings shall maintain the aesthetic design characteristics of neighboring buildings or the community.

Shall be compliant with all aspects of existing, valid construction codes as enforced by the City of South Fulton.

Stairs - Wood

Exterior stairs, regardless of number of risers shall:

Front stairs shall have solid risers – no open-air risers.

Be compliant with existing and prevailing building codes as enforced by the City of South Fulton.

Properly anchored to the dwelling and resting on a concrete pad at ground level.

Structurally sound and stable.

Doors

All entry doors shall be free of any security gates and/or bars.

All replacement/remodeling of doors shall be compliant with existing community doors, valid construction codes as enforced by the City of South Fulton. **(See website for examples.)**

Paint (Exterior Colors)

Colors/Materials selection of color and materials (texture) is a key element in producing quality architecture. A sample board showing actual materials to be used on the house, including color, texture, stain, etc. must be provided for review and pre-approval.

Exterior Painting Repainting or staining to match original colors **need not be submitted for approval**. Color changes apply not only to the house siding, but also to doors, shutters, trim, roofing, and other appurtenant structures. Change of exterior color should relate to the colors of other houses in the immediate area.

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Brick selections using subtle color blends are recommended. Avoid mixing strongly contrasting colors of brick which produce the "salt and pepper" or "checkerboard" look. Color mortar should be considered as an added, flexible design element, in addition to the relationship between siding and trim coloring. Limit the number of exterior colors on the individual building to the number of original colors of the home.

An architectural application must be submitted with corresponding color (not black & white) samples of the desired color(s), or manufacturer name, color code and reference data. Requests without detailed color information will be rejected without exception or consideration.

1. Body Color
 - a) All exterior body colors require written approval.
 - b) The paint finish shall be "*satin*" or "*semi-gloss*."
 - c) In the event an approved body color is no longer available, an alternate color shall be submitted for written approval.
2. Trim Color
 - a) Trim color shall significantly contrast body color, except when trim color is "*white*."
 - b) All exterior trim colors shall require written approval.
 - c) The paint finish shall be "*satin*" or "*semi-gloss*."

Fencing

The intended function of the proposed fence should be understood before the type of fence, or the construction materials are chosen. The following guidelines should be adhered to when planning for a fence:

Fence height shall not be greater than six (6') feet without express Board approval. One (1) foot tall decorative trellis extension are permitted with approval on a case-by-case basis.

No fencing shall be permitted in the front yard of any lot.

Boundary fences should show the property boundaries as outlined and be in compliance with the property survey. When fences are not placed on the property line, the applicant/homeowner is responsible for maintenance of that portion of the property extending beyond the fence to the property line.

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Fencing, which is finished on one side only, must be constructed with the finished side facing out. Gates should match fencing in design, material, height, and finish.

The bottom of the fence should be no more than twelve (12) inches above grade at any point depending on fence type.

Fence posts shall be bare or capped with a simple cap (lights or small decorative cap).

Privacy fencing is not permitted on lake properties.

Fences – Swimming Pools & Hot Tubs

Residential swimming pool and/or hot tubs shall have fences compliant with existing City and County codes for these amenities.

Fencing Construction Requirements

Materials – Fences shall be constructed using wood, vinyl, painted aluminum, or wrought iron. No chain link, wire mesh, cyclone, or barbed wire fences shall be constructed. (except in the Village)

Style –Approved styles are limited to common picket styles, estates fences (2-4 rail), dog ear picket, gothic picket, angled picket, common picket, solid board dog ear, solid board gothic, solid board picket, stockade, shadowbox, framed, arched, and scalloped. See attached examples.

Color – Fences made from aluminum or vinyl shall be colored either almond or white, only in the Village. Fences constructed from wood shall remain the natural wood color or may be stained. All solid stain fence must be pre-approval, along with the submission of a sample of the desired color.

Fences cannot be any closer to the street than the back corner of the house (except in the Village).

Alleys should not be created between two fences.

Framing and support structures are to be on the inside of the fence facing the interior of the homeowners' property.

Fencing style #1 (2x6 Rail fencing) is only fence allowed on lots located adjacent to the lakes, trails, and common areas.

Fence style #6 (vinyl fencing) is only allowed on lots in the Village.

All fence locations and styles must be pre-approved and built only in approved locations.

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Driveways

Carports, whether temporary or permanent, are not permitted.

Materials

Driveways must be constructed from concrete.

Asphalt, dirt, gravel, or sand driveways and/or sidewalks are not permitted as permanent access ways.

Concrete driveways may be stamped or coated. Pigmented or dyed concrete driveways must be earth tones approved by the HOA.

Driveway pavers are not allowed. Brick or stone pavers may be used as accent apron or borders.

Applications are not required for repairing already approved driveways or parking pads with the original construction material and no change in size, shape, color, or grade.

Private driveways must be kept in good condition, appearance, and repair by homeowners.

Sealing must be conducted as needed and potholes and excessive cracks must be repaired in a timely manner.

Sidewalks, driveways, or paved access areas visible from any point from the street shall not be painted. Exceptions may be considered when painting is a viable solution to a structural problem.

No Car should be parked in a manner that blocks the sidewalk.

Walkways

Private sidewalks must be kept in good condition, appearance, and repair by homeowners.

Problems with Public sidewalks (i.e., crumbling/heaving) are the responsibility City of South Fulton.

Materials

Walkways must be made from concrete or other pavers/stone materials.

Asphalt sidewalks are not permitted. Sidewalks shall not be wider than 5 feet.

Pools

All pools deeper than two (2') ft and five (5) ft wide (Kiddy pool) must be in the rear of the lot and be approved with ARC.

- Privacy fencing is required for all pools larger than a Kiddy pool.

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- Spas may be permitted but must be pre-approved. Owners must submit detailed plans proposed swimming pools hot tubs, surround decks, fountains, along with fencing and screening.

Application must include information concerning water supply system, drainage system, and water disposal systems.

Curb Numbering

Curbs may be painted to identify individual house numbers.

House numbers shall be painted black against a white background. All other colors are prohibited.

Parking and Vehicles

All vehicles must be parked in driveways, designated parking areas or legally on the street at all times. Parking is not permitted on non-paved areas (owner lot or Common Area) except in the back yard if not visible from the street.

Street parking is not allowed unless there is a 26-foot clearance for emergency vehicle passage. (City of South Fulton #2018 015)

Vehicles violating street parking laws are subject to violations, ticketing, and towing (City of South Fulton and LCG Covenants).

Major repairs to vehicles are not permitted on any Common Area, or public/private street within the Lakes of Cedar Grove.

Minor repairs/renovations may be made to vehicles in private driveways. Major repairs/renovations must be limited to one week or remain enclosed within a garage.

The following vehicles may not be parked in private driveways or parking lots:

Excessively large vehicles (i.e., campers, farm equipment, class 5 truck or higher, construction equipment or boats), or vehicles with more than two axles, including, but not limited to, moving vans, box trucks, trailers, tractors, tractor-trailers, RV's, plows, or buses.

Unregistered/unlicensed vehicles.

Junk, inoperable/disabled, or hazardous vehicles (i.e., excessively leaking gasoline/antifreeze).

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One commercial vehicle may be parked in private driveways but may not exceed the vehicle size and type limitations noted above. Care shall be taken to limit the impact of the parking of the commercial vehicle on the visual appearance of the home.

Exterior Standards

Permanent

An attached appendix provides preapproved samples that are allowed for specific structural/exterior appearance changes.

The following standards shall be adhered to when changing exterior appearance of the home and other exterior changes:

Roofs

Roofs must be structurally sound. Any buckling of roofs must be professionally inspected for damage or defect and proof of inspection forwarded to the architect.

If approximately 5% of the roof surface has missing shingles, or other damage, the roof must be replaced in its entirety. If there is less than 5% of missing shingles or damage, the homeowner may repair just those missing/damaged areas to match existing color and style of the roof.

Ridge vents and attic fans are allowed; however, the color must match the existing color of the roof. Attic fans must be installed at the back of the house. No turbine type vents are allowed.

Material

As new and improved materials come onto the market, the Architectural guidelines may change based on these materials for such use.

1. Roof covering Replacement

Of like type materials

Architectural style shingles

Shall be a minimum useful life of 25 years as represented by the manufacturer.

Textures and colors require written approval to initiate work.

In the event an approved product is no longer available, an alternative product should be submitted for approval.

All shingles must be made from asphalt.

All shingles must be in a "standard raised" or "tapered" architectural style.

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Shake roofs, rolled goods, Terra Cotta or clay tiles, or slate/slate-like materials may not be used for roofing.

Metal roofing is not allowed except at bay windows. The bay roof must be copper or pre-painted (color must be approved by ARC). All metal roofing should be Standing Seam Metal Roofing. No exposed fasteners are permitted.

Color

The color of each roof shall conform to those approved list of black, grey, or weathered wood.

Roof color must only come from the approved list of black, grey, or weathered wood.

Additions and replacement roofs shall have a similar slope to the pre-existing roof and shall meet all existing building codes. The roof design shall be consistent with the main residence and give the appearance of unity of structure.

Roof overhang shall not be less than 12 inches.

All roof vents, plumbing stacks, forced ventilation systems such as attic fans shall be placed to minimize their view from the street. Additional forced ventilation systems such as attic fans require the express written approval of the Architectural Committee.

Roof surface shall be maintained free of substantial staining, discoloration, delimitation and/or missing components leading to, but not limited to roof replacement.

All visible, finished fascia shall be a maintenance free material such as wood or wood composite materials. Cedar, redwood, pressure treated wood, particle board are not permitted.

Visible Soffit surfaces must be composed of a durable material that will not readily deteriorate due to exposure to the elements. Soffits must have sufficient venting surface area to meet attic ventilation requirements as established by existing building codes.

Siding

Siding and trim must be in good condition, uniform on all sides, and meet the community section's color requirements.

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If approximately 5% of the siding surface is damaged, the siding must be replaced in its entirety. If less than 5% of the siding is damaged, the homeowner may repair just those damaged areas. Any repairs must match the color and style of the existing siding.

Siding must match the existing siding exposures and finish/texture. Siding that is slightly larger than the typical size may be approved.

Material

Siding must be made of either stucco, or cement board. Wood siding is prohibited.

Style

Horizontal siding may be traditional/clapboard, Dutch-lap siding, beaded siding, or beveled siding. Other horizontal styles may be approved as well.

Vertical siding is not permitted.

Smooth, woodgrain, and textured finishes are all permitted. Other finish types may be approved.

Color

The siding color must be submitted prior to approval (existing color sample must be submitted for pre- approval).

All siding must be a single color/style and the color must be uniform throughout the entirety of all faces of the house.

Other

Bricks may only be used to replace existing brick homes. The color and style of the brick must match the existing color and style.

Stone is allowed only as partial architectural features upon approval from the ARC.

Painting of foundation walls is permitted if the color matches the existing house colors. Brick veneer repair permitted for foundation walls.

Stone along foundation walls is only permitted upon ARC approval.

Trim and Other Exterior Components

Keystones, Quoins, and Dentil moldings are allowed. Windowsill boxes and shutter brackets are not permitted.

All homes requiring shutters must be maintained for all front windows, except for bay windows. Shutters in a Board and Batten style shutters are permitted. Other styles are permitted only after ARC approval. Shutter must match the color of the front door.

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Louvers may be triangular, rectangular, or port styles and must match existing louver styles. Louvers must match the trim color of the home. Louvers may be made of any material.

Front Stoops and Porches

All front stoops/porches must match the architectural style of the house.

The stoop/porch must be made from concrete, brick, or stone. Astroturf, carpet, or other tiling is not permitted.

No front porches or stoops may have screens.

Covered Decks/Patios

All newly constructed covered porches and stoops require an application/approval. All covered porches and stoops must match the architectural style of the house.

If the porch or stoop is painted, the color must match the color of the house. Stain color shades shall come from the approved stain chart.

Porches and stoops must match the materials and color of the house, including trim, and Cornice.

Porches and/or stoops may not be constructed at the sides of the house, unless specifically approved by the HOA. Only rear porches may be screened.

The color and material of the porch/stoop roof must match the color and material of the house roof.

All columns should match the columns on the front porch (a minimum 6" or 8") column with a capital base and be painted to match the trim color on the home. Columns shall be made of wood, siding, or brick.

Chimneys

Chimneys must match the existing architectural style of the house and shall be made from the same material as the house.

Chimneys must have an exterior finish that matches the finish of the house.

Additional hot stacks must be placed in the rear of the house and must be approved by the ARC.

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Garage Doors

Color – All garage doors must match the exterior trim of the home. Accenting colors are not permitted on garage doors.

Multiple doors in a garage must be the same style and color.

Finish – Garage doors must only have a painted finish. Natural wood grain, multi-colored/graining or panel shape/grid finishes are prohibited.

Style – Traditional styled garage doors are permitted.

Windows – Windows are not permitted in garage doors.

Hardware – Any hardware attached to the garage door must be black, or dark metal. Handles may be either horizontal or vertical. Hinges are permitted.

Trim – The trim color must match the color of the house. The weather seal must match the trim color. Square trim, or a thin trim around the door is permitted, but must match the color of the house.

Doors

Front Doors

Front doors must be colored in accordance with the approved color pallet. The color of the front door and shutters must match.

Front doors may be full lite or 3/4 lite doors.

Iron doors are acceptable with approval.

Front doors must be painted.

The door surface area may be up to 80% glass and frosted.

The transom and sidelights must match the door style. These lights may be added to any existing home that does not currently have them installed.

Storm doors are permitted, but must be glass and match the trim color, or match the door color.

See examples on the website.

Pet doors may not be installed in front doors or within garage doors.

Side Doors

Side doors must match the siding color.

A glazing/frosted window style may be allowed to match the front door.

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Access Ramps

All newly constructed access ramps required architectural approval.

Access ramps must match the architectural style of the house.

All ramps shall be made from stone, concrete, pressure treated wood, or hardwood. If stained, all colors must be pre-approved. Metal or commercial style ramps are not permitted.

Access ramps must be kept in good condition, appearance, and repair by homeowners.

Skylights

Skylights, solar tubes, or other exterior roof penetrations intended to allow light to enter the interior are allowed in the rear of the house only.

Windows

All windows shall be free of any security gates and/or bars.

Windows may not be tinted.

All window and screen framing must conform to the color of the house trim.

Any work shall be compliant with existing, valid construction codes as enforced by the City of South Fulton.

Double-hung and Bay windows are permitted.

Horizontal sliding windows are prohibited.

Picture windows and Circular Port windows are permitted with approval.

Window trim (if applicable) must match the trim of the house.

Exterior screens must be in good condition and properly maintained.

All front window treatments must have white or off-white backing.

Window treatments visible from the outside must be maintained in good repair and of industry acceptable materials (no sheets, foil, newspaper, etc.)

Air Conditioners

Window air conditioning units are not permitted.

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Replacement central air condenser units shall be placed at (or near) existing unit location.

Additional central air condenser units shall be placed adjacent to existing.

Generators

Full-house exterior generator boxes must be inconspicuous and located on the side or rear of the house.

Temporary generators are only permitted in the rear of the house and must not be in use for more than two (2) days without written approval from the HOA except in the case of emergency due to power outage.

Holiday Decorations

Temporary holiday decorations (including, but not limited to, decorative flags, banners, and lights) may be installed without approval, but not sooner than 30 days prior to, and no later than 14 days after, the commemorated holiday.

Other decorations shall not be placed on or at the front or side of the house.

House Numbers

House numbers are optional.

For convenience and safety, homes must have a neat appearance. House numbers are to be black, bronze, gold, or white only. All other colors are prohibited. House numbers must be made from wood or metal. All other materials are prohibited. House numbers shall not exceed six inches in height. Backlit or florescent numbers are prohibited.

House numbers installed in mailboxes shall follow the requirements of that section. See attached diagrams.

Exterior Accent Illumination/Lighting

All exterior electrical systems shall be low voltage – not line voltage. Low voltage transformers shall be enclosed in certified weatherproof, Nema type enclosures, as close as possible to source of line voltage.

It is the property owner's sole responsibility to maintain the exterior lighting system, including but not limited to bulb replacement, damaged fixtures, and circuit maintenance.

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Homeowner shall hold HOA harmless for any fault, damage, or liability resulting from an exterior electrical system.

Wall Mounted Lighting

Any style of wall mounted lighting is permitted; however, the styles must match the door/porch, garage, and any pole lights. Light finishes are limited to black or brown, white is prohibited.

Any matching home colors are permitted for wall mounted lighting. All others need ARC approval.

No more than four (4) wall mounted lights are permitted per house.

Bug lights, and other flame lights are not permitted.

Other wall mounted lights may be permitted during holiday seasons but may not be kept up for greater than one (1) month.

All mounted and pole lights must match color temperature/hue. (for example, one light cannot be a yellow/red hue, like soft white, while another is a blue hue, like daylight)

Pole Lighting

No pole lighting shall exceed eight feet (8') in height.

Only single fixture pole lights are permitted. Multiple fixtures (i.e., park style lights) are prohibited.

The color and style of pole light shall match the community section and house lights.

Spotlights/Solar lights/walkways lights

Spotlights shall not be permitted at the front of the house unless such spotlight is up lighting trees or the house. Spotlights shall face towards the house.

Exposed rope lights shall not be permitted at the front of the house, except as part of temporary holiday lights (see **Holiday Decorations**).

No lights shall be directed outside of a property.

Solar lighting for walkways and driveways shall be placed in flower beds not to impede mowing of turf.

Satellites/Antennas

Lakes at Cedar Grove Architectural Guidelines

No antenna shall be installed on any Common Area of the community, except as otherwise permitted by applicable Federal Law.

The Lake of Cedar Grove HOA and Homeowners shall comply with the Federal Telecommunications Act of 1996 (Section 207, Over-the-Air Reception Devices "OTARD" rule). As such, prior approval of the ACC is NOT required for the installation of a satellite dish or antenna if the device meets the published guidelines. However, homeowners must notify the HOA within seven (7) days of installation so the HOA may consult with the homeowner with selecting the installation location in a manner that both assures the homeowner of acceptable quality signal and the community with placement in the most unobtrusive location possible.

Placement. Equipment shall be placed using a Rear Roof Mount and the height of the antenna/satellite shall be below roof peak so long as doing so does not cause an unacceptable quality signal, void the warranty, or appreciably increase the cost of installation. Equipment may be painted so long as doing so does not cause an unacceptable quality signal, void the warranty, or appreciably increase the cost of installation. All wiring (masts, cables, supports, conduits, wires, fasteners, or other necessary accessory) must be fastened securely, neatly, and in a manner that provides maximum concealment (i.e., running along existing seams, edges, rooflines, downspouts, etc.).

Homeowners and tenants may install a dish antenna that is one meter (39.93 inches) or less in diameter, a regular TV antenna designed to receive local broadcast stations that is one meter or less in diagonal measurement, and/or a Multichannel Multipoint Distribution Service (MMDS) antenna that is one meter or less in diagonal or diameter measurement, on the rear rooftop only. Any type of antenna not specifically protected by the FCC Rule is prohibited. Any type of antenna that transmits a signal of any sort or disrupts the reception of neighbors' reception devices is prohibited.

Digital antennas shall be mounted in an inconspicuous manner, when possible, attached to the dwelling.

Satellite dishes and antennas are not permitted on decks or fences.

For homes with more than two (2) satellite dishes, the HOA may require periodic documentation that ALL dishes are currently in use (i.e., provide copies of the bills verifying active contract for each dish). Any dishes that are not in use must have all wiring and hardware (except the baseplate/fasteners) removed. The baseplate/fasteners may remain so as not to create a leaking roof (until such time as the roof is replaced). This is to prevent the proliferation of unused dishes. The HOA understands many homes have two (2) dishes to provide both domestic and international service.

Lakes at Cedar Grove Architectural Guidelines

Sheds

Prefab sheds are Prohibited. All sheds must match the home color trim and finishes.

If a shed is not visible from the street, there are no dimension requirements, however, please check County requirements before installing.

All shed colors must match the exterior home colors.

If a shed is visible from the street, such a shed must not exceed 10-feet in height or 144 total square feet. o Sheds may be constructed in the backyard only. Sheds may be constructed anywhere in the back yard (but must follow County requirements).

The shed and its roof must be structurally sound and present a well-kept appearance. Any parts showing visible signs of failure such as rust, loose/rotting/damaged/missing boards/wood or pieces, or damaged/loose/missing shingles or panels must be repaired.

Solar Panels

Approval Requirements:

Identify the photovoltaic panel manufacturer and model number, preferably by submission of a specification sheet.

Include photographs or drawings showing the specific proposed panel layouts and the location of any inverter hardware, or other system infrastructure, which is located on the exterior of the home.

o Restrictions:

Solar panel installation shall be roof-mounted, ground mounted solar panels are not permitted without express, prior written permission from the ARC. All solar panels are restricted to the rear of the home (roof or yard).

Panels must not be on Association property.

Roof-mounted panel design must conform to existing roofline geometry and stay within the surface of the roof exposure on which they are installed.

Any exposed electrical conduit must be colored to match the roof or the surface on which it is mounted (i.e., siding, trim). All piping, wires and control devices must be concealed to the extent possible.

Solar panels shall have a low profile and shall be mounted flat on the rear slope of the roof, parallel with the roof ridge and edges. Other location may be considered on a case-by-case basis. (Example in a fenced backyard which conceal the panels).

The size and number of collectors shall be in proportion to the area where they are to be installed.

Lakes at Cedar Grove Architectural Guidelines

Framing must be painted a dark color or to match the roof color.

Must install an inverter certified by the electric company.

Landscaping Standards

There is no requirement for the homeowner to apply to the for architectural review and approval for landscaping anywhere on the homeowners' property, except where the landscaping violates these guidelines or the protective covenants. The guidelines urge each homeowner to develop a personal, comprehensive landscaping plan for their property. However, if landscaping results in a nuisance or perpetuates an appearance that is not orderly and neat, it is not permissible.

When making landscaping changes, if there is any doubt about what is acceptable and what is protected, the homeowner is strongly encouraged to apply for review, direction, recommendations, and clarifications regarding the protective covenants. Landscaping deemed by the HOA as impermissible according to guidelines or protective covenants shall be considered in violation.

Lawns and landscaping shall present a neat, clean, well-maintained, and organized/planned appearance.

Homeowners are responsible for maintaining all trees on their property outside of the public right of way (ROW) according to community-wide standards. All ground vegetation within the public right of way (property beyond sidewalk toward road) must be maintained by homeowner in accordance with community wide standard. Trees within public right of way are by default to be maintained by homeowners. The community strives to maintain uniformity of tree maintenance in the right of way and the HOA may occasionally intervene.

The following guidelines shall be followed:

Trees

Trees that are considered invasive or produce invasive vines shall not be allowed.

All dead/dying trees must be removed, including stumps. Holes left from stump removal shall be filled to be level with yard. Tree removal requires ARC approval.

No trees within state stream or Lake buffers shall be cut down without city approval.

No tree canopy should be topped. Trimming should be cut up from bottom up.

The City of South Fulton ordinances requires homeowner to maintain the right-way, this includes maintaining the trees found in that area (to include periodic trimming, and replacement as necessary).

All trees must be trimmed and maintained to provide a clean and well-maintained appearance.

No tree shall impede any path, sidewalk, driveway, or road.

Size – Old trees are excluded from size requirements. All new trees planted in the front yard shall be no greater than 60'. There are no size requirements for new trees planted in the side or back yards.

Lakes at Cedar Grove Architectural Guidelines

Shrubs

No shrubbery that is considered invasive or produces invasive vines shall be allowed. All shrubbery and plants listed on the “No Plant List” shall not be allowed.

All dead/dying shrubbery must be removed, including any stumps. Holes left from stump removal shall be filled to be level with yard. Shrubby and plant removal do not require ARC approval.

All shrubbery and plants must be trimmed and well-maintained.

Shrubby and other plants shall not impede site lines to roads or impede paths, sidewalks, roads, or driveways.

Grass

Open lawns areas shall not be replaced with stone gravel or other types of artificial ground coverings. Total non-grass landscaping areas shall not exceed thirty percent (30%) of the total front or side lawn area.

Grass must be trimmed and well-maintained and shall not exceed six inches in length. Grass must be properly edged and shall not impede on sidewalks, driveways, or other walkways. Any patches or dead areas of grass shall be properly maintained.

All weeds must be controlled and kept to a minimum. Lawns containing too much weed overgrowth shall be weeded and properly maintained to reduce the unsightliness of weed overgrowth.

Grass types to be used include various types of Bermuda and other shade tolerant like Zoysia which can be used under heavily shaded areas.

Artificial turf shall not be installed. Each homeowner is responsible for erosion and sediment controls, as well as proper stormwater management for his or her lawn.

Irrigation Sprinklers

ARC approval not required. Homeowners should avoid any water emitted from the sprinkler from entering streets or adjacent properties.

Bedding

Bedding includes all mulch, stone, etc. used in landscaping projects. Bedding is required for landscaping projects. Bare dirt is not allowed.

All mulch bedding that is red, black, brown, or tan is pre-approved and does not require ARC approval. All other mulch colors require ARC approval.

All stone/gravel bedding that is listed and shown within approved bedding does not require ARC approval. All other stone/gravel colors require ARC approval.

Lakes at Cedar Grove Architectural Guidelines

Edging

Landscape edging and borders must be made of materials designed and/or suited for that purpose: natural stones, brick, pavers/concrete edging specifically made for the purpose, other solid those commonly available at home improvement stores.

Border fencing and Chicken wire are not allowed.

Landscaping edging and borders must be consistent throughout or present a purposeful design. The edging/border style must match the architectural style of the home.

No edging/border material shall be greater than four inches in height from normal grade.

All edging/border material must be colored must consist with the community.

No Construction brick boarders allowed.

Interlocking concrete boarders should be limited to small sections and limited to beige, buff, or chocolate in color.

Retaining Walls

All retaining walls shall be made from stone, brick, architectural concrete, wood landscape timbers, or stacked stone. Railroad ties, cinder block must be consistent with the community. Bare/painted concrete shall not be allowed.

All homeowners must maintain the retaining walls and must properly repair/replace any damaged areas. Retaining walls must contain a plumb or step back surface. Leaning or loose pieces must be properly replaced or repaired.

All retaining walls must match approved house colors and must be a natural color. There are no height limitations to retaining walls, but they must follow County requirements.

Lawn Ornaments

Lawn ornaments greater than two (2) feet in height shall not be allowed. A garden banner or flag that does not exceed two square feet is also acceptable.

Bird Baths/Houses

Shall not be allowed in the front or side yard.

Limited to two per home.

Fountains/Ponds/Pool

Are not permitted in the front or side yard.

Signs

Other than real estate signs and temporary political signs, signs are not permitted.

Lakes at Cedar Grove Architectural Guidelines

Notwithstanding the above provision, one (1) 2'x3' political sign will be allowed per lot within one month of any election and shall be removed within 14 days after the election. *All other requests for signage must be submitted for pre-approval by the ARC.*

Miscellaneous Standards

Docks

Certain homeowners on designated lots/units adjacent to any lake have the right to construct a dock extending from their property into the lake but is subject to approval accordance with Article IV.

Woodpiles

Wood piles should be in the rear yard and have minimum visual impact. Tarps covering woodpiles are allowed only if the woodpile is completely screened from view and is earth tone in color.

Clotheslines

The use of exterior clotheslines is prohibited.

Dog Houses

Dog houses should be compatible with the applicant's house in color and material and should be located where they will not be visually obtrusive.

Dog houses must be at the rear of the house and not visible from the normal street view.

Fenced dog runs and overhead cable runs are prohibited.

Flags/Flagpoles

Displays of American Flags shall be in accordance with the United States Flag Code (Title 4, United States Code).

One flagpole may be permitted per property, in the front yard, within the limits of the house line. Flag poles must be installed within fifteen feet of the house.

Flag poles may not exceed 20-feet in height.

Flag poles require proper lighting. Please refer to the "Lighting" requirements enumerated in these Guidelines.

A maximum of two flags shall be permitted at the front and/or side yard (including on a flagpole).

Garbage/Recycling Cans

Homeowners are responsible for the proper quality and type of trash, yard waste, and recycling containers.

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Although trash receptacles are normally to be stored inside, a fenced "carousel" concealing receptacles may be constructed out of materials which relate to the exterior of the house subject to the Architectural Review and approval, or combination of natural cover such as bushes or cover shrubs neatly trimmed with fence door to full conceal bins at the side of the house.

These containers can only be placed on the front curb the day before or on the day of collection.

Containers must not be visible from the street (except on designated pickup days) when looking straight at the house or concealed (See concealed examples).

Hose Boxes

Hose boxes must be architecturally sound and must be properly maintained and kept in good condition and repaired.

Any rigid hose must be kept in a hose box or otherwise in a concealed container. Flex hoses must also be properly concealed.

Livestock

No home or exterior or any lot shall contain livestock or participate in the raising of livestock.

Mailboxes

Mailboxes must be constructed according to specified section guidelines.

Mailboxes must not overhang into the street or impede sidewalks.

Mailboxes must be properly maintained, kept in good condition, and repaired along meet all US Postal regulations.

Pest Control/Trapping

Pest control and trapping is allowed on a temporary basis and must conform to City/County/State requirements and industry standards.

Recreation and Play Equipment

The following guidelines govern the use, construction, and visual impact of recreational and play equipment:

Hot Tubs

All hot tubs must be at the rear of the house.

Lakes at Cedar Grove Architectural Guidelines

Outdoor Furniture

All outdoor furniture must be contained at the front or side of the house. Furniture is not allowed in lawns or landscaped areas.

Outdoor furniture shall not be in the front yard. Furniture is restricted to the back and side yards. o All outdoor furniture must be of decorative wood, metal, or plastic. Porch swings are allowed on the porch, but must be made from wood, metal, or plastic/composite. Exterior fans are allowed but must be properly maintained by the homeowner.

Playsets/Treehouses/Forts

Children's play equipment or swings should be located where it will have minimum visual impact on adjacent properties and streets. Landscape screening may be required in certain areas. The equipment must be manufactured of natural wood and all accessories should be of a solid color. Metal and plastic swing sets are not allowed.

Sports Equipment

Basketball Hoops:

All mobile basketball hoops must be in the driveway or backyard where it will have minimum visual impact on adjacent properties and streets.

Goals must have a clear or gray background with a black pole and base.

Shall not be attached to the house or garage.

Shall not be permitted in any street.

All portable basketball hoops shall not be left in the front or side yard when not in use.

Other Sports Goals

Only temporary sports goals are allowed. Sports goals shall not be left on the side or front yard/driveway when not in use.

Trampolines

Trampolines are only allowed in the rear of the property.

Tree Swings

Tree swings must be in the rear of the property.

Outdoor Firepits, Fireplaces

Outdoor firepits and fireplaces are permissible under the following guidelines:

Location must be compliant with current Fire Department regulations. It is the responsibility of the homeowners to familiarize themselves with these regulations.

Lakes at Cedar Grove Architectural Guidelines

The firepit or fireplace must be placed in the back yard on a temporary basis and removed after use unless it is placed on a permanent patio consisting of stone or similar patio material.

Use of the firepit or fireplace is subject to all current Fire Department regulations.

Complaints from neighbors regarding smoke or other nuisance factors that are reported to the fire department will result in cessation of the activity.

Lakes at Cedar Grove Architectural Guidelines

Appeal Process

An appeal may be made if the following occurred:

Proper review procedures were not followed during the review process.

The applicant disagrees with the decision given.

The requested change was not within the scope of the given guidelines and covenants.

The applicant or affected residents must request a written appeal within ten working days of the applicant receiving the denial decision. Exceptions to these deadlines will be made only for extenuating circumstances or circumstances beyond the control of the owner on a case-by-case basis, at the discretion of the Board of Directors.

Enforcement Procedures

The protective and Restrictive Covenants require the Board to ensure compliance of all homeowners. The Board of Directors have established the following enforcement procedures:

Homeowners wishing to report violations of the protective covenants, and/or guidelines and requirements contained within this publication, must submit that report in writing before ANY investigation by the property management company and/or Board of Directors will begin. The Board may initiate complaints upon their own authority.

All written reported violations shall be confirmed by a site visit by the property management company or Homeowner Association Representative.

Periodic review site visits will be announced in advance in the homeowner's association newsletter or by a special mailing. All other site visits will be pre-arranged with the homeowner.

The applicant/homeowner will be notified of a violation in writing by the property manager or his designate, the written notification to be delivered in person and/or by First Class Mail and Postmarked within five (5) business days of the site visit.

If the violation is not resolved within thirty calendar days after notification, a second written notice will be sent by certified mail.

If the violation is not resolved within fifteen (15) calendar days after notification of the second violation notice, a third notice will be sent certified mail informing the resident of the time and place of a Board of Directors meeting concerning the violation.

If the violation is not resolved by the Board of Directors, the violation will be turned over to the proper authorities with a recommendation for legal action.

Lakes at Cedar Grove Architectural Guidelines

Home that are presently in violation of these new guidelines, due to a change in this version shall be exempted from enforcement and shall be “grandfathered in” until such time as replacement of the component creating the violation is necessary or performed. This will be addressed on a case-by-case basis. Grandfathering shall survive changes in homeownership.

Lakes at Cedar Grove Architectural Guidelines



AMP

LAKES AT CEDAR GROVE NEIGHBORHOOD ASSOCIATION APPLICATION FOR MODIFICATION

Please read the instructions on page 2 before completing the application. Allow a maximum of 45 days for a modification review.

Date: _____

Homeowner's Name: _____ Address: _____

_____ Lot#: _____

Home Phone: _____ Daytime Phone: _____

Est. Start Date: _____ Est. Completion: _____

TYPE OF MODIFICATION BEING REQUESTED

MINOR \$40.00 Review Fee

For minor modifications, please see #5 on page 2 of this form

- Arbor Statuary Garage Door Other
- Basketball Goal Satellite Dish Exterior Lighting Landscape Lighting
- Fence/Fence Stain Retaining Wall Exterior Door Change
- Minor Landscaping Changes Play Equipment

MAJOR \$60.00 Review Fee

For moderate and major modifications please see #6 on page 2 of this form.

- Room Addition Swimming Pool Other
- Deck Revision/Expansion Screened Porch/Sunroom Detached Structure
- Major Landscaping Changes Driveway/Walkway Modification House Color Change

Permission is hereby granted for members of the Architectural Review Committee and appropriate Association Representatives to enter the property to make reasonable observations and inspections of the modification request and completed project.

I have discussed this modification with my neighbors who will be directly impacted by the proposed modification.

Homeowner Signature: _____

The Lakes at Cedar Grove Community Association		
Received: _____	Reviewed: _____	Completed Review: _____
Application Approved: _____	Application Denied: _____	

INSTRUCTIONS FOR REQUEST FOR MODIFICATION

Please read instructions on this page carefully before completing the application

The Lakes at Cedar Grove Community Association utilizes a complete package application procedure. The application will not be considered when all required documentation is received. If your application is incomplete your application will be returned unprocessed.

1. PLEASE PRINT LEGIBLY IN BLACK INK

2. Give your complete legal name.
3. Give the address where your evaluation should be mailed.
4. Complete the entire application; please sign and date the form.
5. For **minor** modifications, submit a drawing, product brochure, or description of the planned addition with location clearly marked on diagram or survey.
6. For **major** modifications, please enclose two copies of the following with your request:

A site plan to include:

- To scale, showing exact location of modification being requested in relation to your property lines.
- A State of Georgia registered survey plat clearly showing property lines.
- Existing improvements, and proposed modification(s).
- Please show exact location of modification(s) being requested in relation to your property lines.
- Existing fences, decks, walkways, driveways, etc., should also be indicated.

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- A brief description of the modification, drawings, exterior elevations, floor plan, detail of materials to be used,
 - i. pictures, catalog pages, copy or name of brochures.
 - ii. color, color samples, name of paint company must be included.
- 7. It is recommended that the homeowners check with the Fulton County Building and Inspections Department to obtain necessary permits and building code information.

Important: All applications must be mailed or emailed to:

Pam Cumberlander
Property Manager, CAM
Association Mgt Pros
PO Box 1706
Douglasville, GA 30133
d678-813-2505 x 1000
f678-217-8601
www.associationmgtpros.com

When emailing please scan in all the required information.

All Exhibits are found on LCG website at: thelakesatcedargrove.com