

LAKE ZACHARY

BY

LAKE ZACHARY HOME OWNERS ASSOCIATION

THESE ARCHITECTURAL GUIDELINES ARE WRITTEN PRIMARILY FOR NEW CONSTRUCTION, BUT THESE STANDARDS ALSO APPLY TO ANY ALTERATIONS, ADDITIONS OR REPAINTING OF EXISTING STRUCTURES IF THE HOMEOWNER PROCEEDS WITH ANY ALTERATIONS, ADDITIONS OR REPAINTING WITHOUT PRIOR APPROVAL BY THE DECLARANT, THE HOMEOWNER RUNS THE RISK OF HAVING TO CORRECT ANY VIOLATION AT HIS OWN EXPENSE.

- 1. AUTHORITY. These ARCHITECTURAL GUIDELINES are promulgated for Lake Zachary (hereinafter referred to as the "Development") pursuant to authority granted to Lake Zachary Home Owners Association, (hereinafter referred to as the "Declarant") under Article 6 of the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Lake Zachary, recorded in the Coweta County, Georgia land records as amended (hereinafter referred to as the "Declaration"). The requirements of these Architectural Guidelines shall be in addition to and not in lieu of the requirements and provisions of the Declaration.
- 2. PURPOSE. Plans must be submitted to and approved by the Declarant pursuant to the Declaration and these Architectural Guidelines for the sole and exclusive purpose of assuring that all structures within the Development are in conformity and harmony of external design with existing standards of the neighborhood.
- 3. DEFINITIONS. The words "Owner", "Lot" and any other capitalized terms used herein shall have the same meaning as such words have in the Declaration,

4. SUBMISSION OF PLANS

- A. Two (2) sets of blueprints for the proposed house must be submitted for approval on each Lot.
 - B. Any change in the approved plans must be resubmitted for approval.

5. CONSTRUCTION.

- A. After approval by the Declarant of the plans for any improvements and prior to the commencement of any construction or grading on the Lot for which such plans were approved, the location of such improvements shall be clearly marked on such lot. After such marking, the Owner or the Owner's contractors shall request in writing that a representative of the Declarant inspects the proposed location of the improvements as marked on the Lot to determine whether such location is consistent with the guidelines for location of buildings contained in Appendix A of these Architectural Guidelines. Within a reasonable time after receipt of such written request, the Declarant shall: 1) inspect the proposed location of the improvements as marked on the Lot, and 2) notify the owner in writing of its approval or disapproval of the proposed location of the improvements. In any case in which the Declarant shall disapprove the proposed location, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accomplished by a statement of the grounds upon which such action is based. In any case the Declarant shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the owner allow any grading or cutting of trees on the Lot prior to approval of the proposed location by the Declarant. No trees shall be removed beyond six feet from the house foundation or driveway.
- B. During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots by access points approved by the Declarant. In no event shall any driveways other than those approved by the Declarant be constructed or used for temporary access to any Lot. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot. No tractors or construction equipment shall be parked or stored on streets.
- C. All stumps and brush are to be removed from Lots prior to foundation construction, and no such stumps, brush or other debris shall be buried on such Lots. Construction debris shall be removed as often as necessary to keep the Lot and any structure thereon attractive and additionally, shall be removed no later than 12:00 noon each Friday. Construction debris shall not be dumped in any area of the Development unless approved in writing by the Declarant. No open burning shall be permitted. The Declarant shall levy fines in the amount of \$1,000.00 for violation of this provision.
- D. Lots shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage structures. Earth and hay berms shall be installed on Lots by the Owner thereof when, in the opinion of the Declarant, such Lot may erode due to topography. Whenever possible, Lots shall drain independently rather than to adjoining Lots.

- A. <u>Minimum House Size</u>. No single family residential structure shall be located on any Lot unless said improvements for a one-story home have at least two thousand three hundred (2,300) square feet of heated living area, and all other homes have at least two thousand seven hundred (2,700) square feet of heated living area..
- B. <u>Set Backs</u>. Building area set backs shall be within the recommended building lines indicated on the recorded subdivision plats of the Development. In no event shall the set backs be less than those required by the Coweta County Subdivision Ordinance.
- C. <u>Chimneys</u>. Chimney stacks on front or sides of houses may not be cantilevered and hung in the air, but must sit on foundations veneered with brick or stone or as applicable to the material of each individual house. Drive-under houses must have a built-out shed roof at the side of the house which can function as a chimney base. Chimney caps shall be installed on all chimneys.
- D. <u>Garages</u>. The orientation and location of garages should be determined in relation to topography, trees and building lines in conjunction with overall house approval. Garages which face a street should be equipped with automatic closing devices. Garage doors shall be coordinated with all structures on the Lot and materials and colors for such doors shall be specified on the plans submitted to the Declarant for approval.
- E. <u>Windows and Doors</u>. Silver-finish aluminum doors (including sliding doors) and windows shall not be approved. A factory-painted or anodized finish aluminum may be used, the color of which shall be specified in the plans submitted to the Declarant for approval, and shall be subject to the color guidelines contained in Appendix A of these Architectural Guidelines.
- F. Exterior Color and Materials. Exterior colors and materials on all houses shall be specified in the plans submitted to the Declarant for approval and shall be subject to the color and material guidelines contained in Appendix A of these Architectural Guidelines. Should a builder or homeowner wish to make changes in these scheduled color schemes or design their own colors, this may be done only by consulting with the Declarant in order to achieve a well-coordinated color scheme throughout the community. Exterior masonry or other finish on corner Lots shall be continued along all sides facing a street.
- G. <u>Roof</u>. Roofing material and color shall be specified in the plans submitted to the Declarant for approval, and shall be subject to the color and material guidelines contained in Appendix A of these Architectural Guidelines. No plumbing or heating vent shall penetrate roof surfaces which face the street or streets adjacent to the residential structures. All roof stacks and flashings must be painted to blend with roof color.
 - H. Driveways. Driveways shall be constructed with concrete.

- I. <u>Sidewalks</u>. Each builder is responsible for checking with the Declarant to determine whether his Lot requires a sidewalk. If the Lot requires a sidewalk, the Owner or Owner's contractors shall be responsible for constructing the sidewalk. Sidewalks shall be constructed in accordance with the size and material requirements of the Community.
- J. <u>Landscaping</u>. A written plan of landscaping must be submitted to the Declarant prior to installation of any materials; this plan should include a drawing to show location, variety and size of all plant materials, as well as location and description of all "hardscape" items such as fences, walls, rocks and so forth. Landscaping shall be completed in accordance with approved plans no later than thirty (30) days after: 1) final inspection by the Coweta County building inspector, or 2) occupancy of residential structure, whichever is earlier.
- K. <u>Pools and Spa Equipment</u>. Plans for proposed swimming pools, hot tubs, surrounding decks, fencing and screening must comply with the Coweta County code, and must be submitted for approval before any clearing, grading or construction is commenced. There will not be any above ground pools approved.
- L. <u>Mailboxes</u>. No mailboxes other than the standard post, as defined by the Declarant, and standard U.S. Postal Service mailboxes will be approved by the Declarant. Any exceptions to this must be brought before the Declarant for approval.
- M. <u>Basketball Backboards</u>. Basketball goals with backboards are acceptable provided they are located behind the front building line of the property. No basketball goals or backboards shall be permitted on any street or cul de-sac.
- N. <u>Prefabricated Improvements</u>. Prefabricated or factory built structures shall not be permitted within the Development, and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property within the Development except by express written consent of the Declarant.
- O. <u>Signs</u>. All signs are subject to approval by the Declarant. The number or temporary signs (i.e., garage, lawn sales, etc.) must be kept to a minimum and may be put up no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. No sign may be placed on the common property at the entrance areas to the Development without the prior written consent of the Declarant.
- P. <u>Storage and Sheds</u>. Any storage sheds must be made of materials and colors that coordinate with the home and approved by the Declarant. Any storage sheds must be placed in the rear of the house.
- Q. <u>Fences</u>. All fences are subject to approval by the Declarant. Guidelines for fencing are set forth in Appendix "B."

APPENDIX "A" TO ARCHITECTURAL GUIDELINES COLOR AND MATERIAL GUIDELINES

The exterior materials of all structures on all Lots shall be harmonious and complementary.

A. Materials - Recommended materials include:

- (1) Natural wood lap siding; hardy plank siding; vinyl siding will not be approved.
- (2) Brick All brick shall be in subdued colors and samples must be submitted for approval.
- (3) Stucco -Visible stucco on foundation walls shall not exceed 36" in height. All foundations above must be covered and/or veneered in the primary material of the house exterior. All foundation stucco shall be painted to match the exterior of the house.
 - (4) Roofing The roof of all structures shall be fiberglass shingles and approved by the Declarant. Shingle color must coordinate with the exterior walls.

B. Color Schemes

- (1) Color schemes must be submitted to the Declarant for approval.
- (2) The exterior colors of the walls of all single-family residential structures shall be compatible and harmonious with the colors of nearby single-family residential structures. Highly reflective and bright colors shall be avoided.
 - (3) Secondary colors shall be compatible with the primary colors and be limited to architectural details such as fascia, frames, shutters, front doors, etc.
- (4) The color of exterior walls of adjacent residential structures shall not be the same.
- (5) All proposed exterior repainting must be submitted to the Declarant for consideration and approval.

APPENDIX "B" TO ARCHITECTURAL GUIDELINES SCREENING GUIDELINES

- A. <u>Screening Area</u>. Screening may be used within the Development to define private spaces or to attract or divert attention to or from particular views.
- B. Objects to Be Screened. Screening may be used for the following:
 - (1) Free standing utility apparatus such as transformers, and switching equipment;
 - (2) Exterior, ground-level machinery, such as air-conditioning and heating equipment;
 - (3) Outside storage and service areas for equipment and supplies; and (4)

Refuse containers and related storage areas.

- C. <u>Methods of Screening</u>. Subject to the approval of the Declarant, the following methods of screening may be used:
 - (1) Earth banks and berms such banks and berms must:
 - (a) have a maximum slope of 2:1; and
 - (b) be covered with an acceptable grass.
 - (2) Planting Screens, hedges, specie and layout design to be approved by Declarant.
 - (3) Fences and walls: All fences and walls shall be approved by the Declarant.

Fences and walls shall:

- (a) compliment the design, texture and color of all structures on the same lot:
 - (b) shall be a maximum of 6 feet above grade in height;

D. Prohibited Fencing.

(1) Fences made of unusual materials such as, but not limited to, plywood, tin, cardboard, or sheetrock, are strictly prohibited.