

The Parks at Cedar Grove Community Association, Inc.
Design Standards and Guidelines
(Adopted _____)

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SECTION 1

THE PARKS AT CEDAR GROVE DESIGN
STANDARDS AND GUIDELINES

COMMITTEES

NEW CONSTRUCTION COMMITTEE AND MODIFICATIONS COMMITTEE OVERVIEW

CREATION AND COMPOSITION OF THE NEW CONSTRUCTION COMMITTEE (NCC)

The New Construction Committee (NCC) shall consist of at least three (3), but not more than five (5), persons and shall have exclusive jurisdiction over all original construction on any portion of the Property. Until one hundred percent (100%) of the Property has been developed and conveyed to Owners other than Builders, the Declarant retains the right to appoint all members of the NCC who shall serve at the discretion of the Declarant. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Declarant. Upon the expiration of such right, the Board of Directors shall appoint the members of the NCC, who shall serve and may be removed at the discretion of the Board of Directors.

The NCC has the right to veto any action taken by the MC (or its delegate) that the NCC determines, in its sole discretion, to be inconsistent with the guidelines promulgated by the NCC.

The Members of the Committee need not be Members of the Association or representatives of Members, and may, but need not, include architects, engineers or similar professionals, whose compensation, if any, shall be established from time to time by the Board of Directors.

The NCC has reviewed and approves these Design and Architectural Standards for the Property and consented to these Standards on _____.

CREATION AND COMPOSITION OF THE MODIFICATIONS COMMITTEE

The Board of Directors may establish a Modifications Committee (MC) to consist of at least three (3), but not more than five (5), persons, all of whom shall be appointed by, and shall serve at the discretion of, the Board of Directors. Members of the MC may include architects or similar professionals who are not Members of the Association. The MC, if established, or the Board of Directors (if the MC is not established) shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing structures on Units or containing Units and the open space, if any, appurtenant thereto.

The MC may delegate its authority as to a particular Neighborhood to the appropriate Neighborhood Committee or to the board or committee of the Neighborhood Association, if any, subsequently created or subsequently subjected to this Declaration so long as the MC has determined that such board or committee has in force review and enforcement practices, procedures, and appropriate standards at least equal to those of the MC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The Members of the Committee need not be Members of the Association or representatives of Members, and may, but need not, include architects, engineers or similar professionals, whose compensation, if any, shall be established from time to time by the Board of Directors.

PURPOSE, POWERS AND DUTIES OF THE NCC AND MC

The Declaration of Covenants, Conditions, Restrictions and Easements for The Parks at Cedar Grove, as amended ("Declaration") establishes the basic authority for maintaining the quality of design within the Community. The Declaration define the general scope and nature of the NCC and MC's responsibility in dealing with specific situations and request. Written design guidelines and procedures may be promulgated for the use by the NCC and/or MC in reviewing plans for new construction or modification. Any such guidelines may contain general provisions applicable to all of the Community, as well as specific provisions which vary from one portion of the Community to another depending upon the location, unique characteristics, and intended use thereof.

The accompanying Guidelines have been adopted by the Board with consent given by the NCC, and the Guidelines are in place to assist homeowners in submitting their application, requesting any exterior alteration, addition or improvement to their existing home and property. The NCC consents to these Guidelines for purposes of adhering to them for any new construction that commences after these Guidelines have been adopted.

The purpose of the NCC and MC is to assure that any no Structure shall be placed, erected, or installed upon any Unit, and no construction or modification (which shall include staking, clearing, excavation, grading and other site work, exterior alteration or modification of existing improvements, and planting or removal of plants, trees, or shrubs other than as may be permitted in Article XII, Section 15 of the Declaration) shall take place except in strict compliance with Article XI of the Declaration, until the requirements have been fully met, and approval of the appropriate committee has been obtained.

To the extent necessary to carry out such purpose, the respective committee shall have all of the powers and duties to do anything and everything necessary, suitable, convenient or proper for, or in connection with, or incidental to, the accomplishment of such purpose, including, without being limited to, the power and duty to approve or disapprove alteration of any Structure on any Unit.

For the purposes of this document, "Structure" is meant as:

- any thing or object the placement or removal of which upon any Unit may affect the appearance of such Unit, including by way of illustration and not limitation, any building or part thereof, garage, porch, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, sign, signboard, landscaping improvements, temporary or permanent living quarters, (including any house trailer, or camping equipment), or any other temporary or permanent improvement on such Unit;
- any excavation, grading, fill, ditch, diversion, dam or other thing or device which affects or alters the natural flow of waters from, upon or across any Unit, or which affects or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon or across any Unit; and
- any change in the grade at any point on a Unit of more than six (6) inches.

OFFICERS, SUBCOMMITTEES AND COMPENSATION

The members of the respective committee shall appoint a Chairman from among the members of the respective committee (NCC or MC) and may appoint such other officers and subcommittees of members of the respective committee as they shall from time to time determine necessary.

The Board of Directors, from time to time, can establish compensation terms for any architects, engineers or similar professionals who serve on either the NCC or MC.

ASSOCIATION MANAGER

The Association Manager has primary and day-to-day responsibility for the operation and maintenance of the homeowners association.

OPERATIONS OF THE NCC and MC

Items Requiring Approval

- A. The Declaration generally defines those items requiring approval of the NCC or MC.
- B. The Declaration mandates that any alterations, additions or improvements, whether permanent or temporary, to the exterior appearance of one's property requires prior written approval of the respective committee, and full compliance with the guidelines. All applications are reviewed on an individual basis.

Plans and Specifications for New Construction (NCC review)

- A. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of all proposed construction shall be submitted to the NCC for review and approval (or disapproval). The NCC may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things.
- B. The NCC is the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. Any member of the NCC or its representatives shall have the right, during reasonable hours and after reasonable notice, to enter upon any property to inspect for the purpose of ascertaining compliance with this Article.
- C. The NCC has sixty (60) days after submission of all information and materials reasonably requested to approve or to disapprove any application; otherwise, the application will be deemed approved.

Modification Request Form (for MC or Board review)

- A. General. Unless otherwise stated in these Guidelines, an application must be submitted for every exterior change, using the Modification Request Form that can be attained from the Association Manager. The form must include estimated start and completion dates; and details such as dimensions, nature, kind, shape, color materials and location of all proposed construction and modifications. A site plan of the exterior alterations is recommended to be attached to the form. Pictures of similar structures or a brochure may be substitutes for certain structures (i.e., fences, doors, decks).
- B. Site Plan. A Site Plan is a scale drawing of the Unit which shows the exact dimensions of the property, adjacent properties if applicable and all proposed improvements on the Unit described in the application.
- C. Permits (if needed). When required by local government, permits must be obtained prior to beginning work and a copy of the permit application must be provided with the Modification Request submittal.
- D. No project may be commenced prior to MC written approval.**
- E. Review Criteria. The MC (or Board) may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. The following criteria represent the general standards:
 - i. Design Compatibility. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjacent houses, and the neighborhood setting. Compatibility is defined as, but not limited to, similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
 - ii. Location and Impact on Neighbors. The proposed alteration should relate favorably to the landscape, the existing structure of the community and following the overall architectural guidelines of the community.
 - iii. Scale. The size (in the three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings.
 - iv. Color. Selections should be made which blend with the housing type within the community.
 - v. Materials. The same compatible materials as were used in the original house including, retention of architectural style; and continuation of color/trim combinations should be reflected in an addition.
 - vi. Workmanship. The quality of work should be equal to or better than that of the surrounding area.
- F. Homeowner Filing Application. The Modification Request form, including drawings, site plan, pictures or brochures (where applicable) and a copy of permit applications (where applicable) must be submitted to the Association Manager in writing.
- G. Review Process. After receiving an application, the Association Manager will submit the application to the MC or Board (serving as MC) if the application is complete. If the application is not complete, the applicant will be

informed in writing and requested to resubmit a complete application. Once a decision has been made (approval or denial), the Association Manager will issue a notice to the applicant indicating the approval or denial of the application.

- H. Sole Arbiter. The MC (or Board) is the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. Any member of the MC (or Board) or its representatives shall have the right, during reasonable hours and after reasonable notice, to enter upon any property to inspect for the purpose of ascertaining compliance with Article XI of the Declaration.
- I. Duration of Approval. If an approved project does not commence within 60 days after approval and/or estimated start date stated in the application, the approval will be null and void and a new application will have to be submitted. If an approved project is not completed by the estimated completion date, the homeowner should submit the revised completion date in writing to the Association Manager.
- J. Deadline for MC to Respond. The MC (or Board) has sixty (60) days after submission of all information and materials reasonably requested to approve or to disapprove any application; otherwise, the application will be deemed approved.

Limitation of Liability

The approval of plans or specifications by the NCC or MC (or Board acting as MC) shall in no way subject the respective committees or its members to any liability or responsibility for defects or loss sustained by virtue of the consent thereof. Plans and specifications are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications neither the NCC, the MC, the members thereof, the Board nor the Association assumes liability or responsibility therefore, for any defect in any structure constructed from such plans and specifications. Neither Declarant, the Association, the NCC, the MC, the Board, nor the officers, directors, members, employees, and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner of property affected by these restrictions by reason of mistake in judgement, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications and every Owner agrees that he will not bring any action or suit against Declarant, the Association, the NCC, the MC, the Board, or the officers, directors, members, employees, and agents of any of them to recover any such damages and hereby releases, remises, quitclaims, and covenants not to sue for all claims, demands, and causes of action arising out of or in connection with any judgement, negligence, or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands, and causes of action not known at the time the release is given.

Enforcement

Non-conformance of these Guidelines is a violation and is subject to a \$25.00 per day fine until compliance, subject to the fine notice and hearing procedure outlined in Article III, Section 23 of the Bylaws of The Parks at Cedar Grove Community Association, Inc. In addition to a fine the Association may, after sending proper notice under Article XI, Section 6 of the Declaration, take corrective action to bring the violation into compliance and assess all costs together with the interest at the maximum rate then allowed by law may be assessed against the benefitted Unit and collected as a special assessment pursuant to Article X, Section 5 (b) of the Declaration.

SECTION 2

The Parks at Cedar Grove Design Standards and Guidelines

STRUCTURAL STANDARDS

THE PARKS AT CEDAR GROVE DESIGN STANDARDS AND GUIDELINES STRUCTURAL STANDARDS

NEW CONSTRUCTION REQUIREMENTS

- i. The minimum heated/cooled areas expressed in square feet for each of the Plans shall be greater than 1900 square feet. Upon separate application, this minimum area may be reduced but in no case shall it all below 1700 square feet.
- ii. All homes shall be constructed with brick/stone (real or synthetic)/ shake (wood or cementuous) features as shown on the attached plans. This shall not prohibit the use of brick/stone (real or synthetic)/shake (wood or cementuous) elements on the side or rear elevations. Either natural or cementuous shake shall be permitted.
- iii. All homes shall have 2 car garages.
- iv. No elevation that is materially similar shall be constructed adjacent, across or diagonal from another elevation.
- v. Windows shall be constructed using wood or vinyl. No metal windows shall be installed.
- vi. All brick and stone shall be of natural colors.
- vii. All painted surfaces on dominant surfaces shall be of earth tone colors.
- viii. Doors, garage doors, trim and shutters shall be colored in a shade complimentary to the brick/stone elements and the color of the dominate surfaces.
- ix. Cementuous siding shall be used on all other areas not composed of brick, stone or shake.
- x. Roofing material shall be 3 Tab – 25 year or the equivalent. Painted galvanized metal roofing shall be permitted.
- xi. Driveways shall be constructed of concrete.
- xii. Storm water discharge from disturbed areas or hard surfaces shall be approved by Fulton County at Building Permit stage and shall be channeled to minimize discharge onto adjacent properties.
- xiii. All front and side yards shall be sodded with the exception of areas left in a natural state, flower/ornamental bush areas and areas of pine straw. Rear yards shall be sodded to a minimum of 20 feet behind the home.
- xiv. Tree re-compensation shall conform to requirements of Fulton County as provided for on the Final Plat.
- xv. Mail boxes shall be in the style of existing mail boxes in the community.
- xvi. Fences may be constructed from the rear elevation of the homes extending to the side yards and following the property lines. Fences on property lines shall deviate no further than 6” off the property line. Fences not in conformance with this provision shall require further NCC approval.
- xvii. Fences shall be painted to match the color of the dominate surface of the home or shall be stained to a natural color.
- xviii. All homes shall be sited within the minimum setbacks prescribed on the Final Plat and shall conform with all other requirements of the Code and Ordinances adopted by Fulton County.

IMPROVEMENTS TO EXISTING STRUCTURES

EXTERIORS AND PAINTING

Homeowners wishing to re-paint their homes must submit plans and specifications to the MC (or Board serving as MC) for approval. **THIS INCLUDES RE-PAINTING THE SAME COLOR.** If a homeowner chooses to re-paint without submitting such plans and specifications, they risk the requirement to re-paint their home at their own expense within a timeframe specified by the MC (or Board serving as MC).

SIDING

Replacement of siding is permitted with prior MC approval. Siding must be replaced with a _____ material. Vinyl or aluminum siding of any kind is strictly prohibited.

ROOFS

Roofs must be constructed of composite shingles. Architectural or three-tab shingles are acceptable. Roof colors must be in shades of black, gray, or brown. Color choice should be compatible with the exterior colors on the rest of the structure (i.e. a gray house should not have a brown roof). Replacing shingles of the same type and color as originally installed does not require a Modification Request Application. All other shingle changes must be approved by the MC (or the Board serving as MC).

GUTTERS

Gutters and downspouts should be securely attached to the home, free from debris and rust. Gutter covers may be installed, but must be maintained so that they remain free of rust. New gutters must be constructed of galvanized steel and must be similar in appearance to original builder product.

GARAGE DOORS

- No garage may be demolished or converted to any use other than as a garage. Garage doors must be kept closed at all time, except for the necessary use, ingress or egress.
- Garage doors must be the same style as originally installed, the same as used throughout the community or as otherwise approved by the MC.

WINDOWS

- Metal windows are not permitted.
- Windows shall be constructed using wood or vinyl.
- Windows on the front of the house must have the same look and style when viewed from the street as the original builder-installed windows.
- No signs, numerals or other writing shall be written on or placed in the windows of any home, either temporarily or permanently.
- Window bars (security or "burglar" bars, steel or wrought iron bars or similar fixtures) are prohibited regardless of whether they are attached to the interior or exterior of the window.
- If window grids are not paintable, then trim color must match or closely complement the color of the window grids (example: white window grids with dark trim are not acceptable).
- All windows of an occupied home which are visible from the street or other Units shall have draperies, curtains, blinds, or other permanent interior window treatments, and all portions which are visible from outside the dwelling shall be white or off-white in color, unless otherwise approved in writing by the Board.
- Windows may be updated to the more energy efficient styles if they meet the above criteria and are approved by the MC.

MAIN ENTRY DOORS

- Minimum standard for main entry door is a multi-panel door with or without windows. Doors with leaded glass inlays are permitted. Approved materials are steel, fiberglass, or wood.
- Entry doors must be painted to conform with the color scheme on the rest of the structure, or stained a natural wood color. Multi-colored doors are not permitted.
- Doorknobs and entry handles, knockers & kick plates should be kept in good condition, polished and free from rust or corrosion.
- No "burglar bars", steel or wrought iron bars or similar fixtures, whether designed for decorative, security or other purposes shall be installed on the exterior of any window or doors of any dwelling.
- No signs, numerals, or other writing shall be written on or placed in the doors of any home, either temporarily or permanently.

STORM DOORS/SCREENED DOORS

Storm doors and screened doors are permitted on the main entrance if they meet the following criteria and are approved by the MC (or Board serving as MC):

- Frame color should match or closely complement the trim color of the home (example: white doors on homes with darker trim are not acceptable)
- Doors must be constructed of a rigid steel frame and have a glass/screen panel that is at least 2/3 the length of the door. The preferred style for main entry storm doors is full glass.
- Etched, stained, tinted or mirrored glass on storm doors is prohibited.

DRIVEWAYS

All driveways must be constructed of concrete with the same finish used in the original construction. Driveways must be kept in good repair by the homeowner, with the exception of common driveways within the Courtyard Neighborhood (which is maintained by the Association). Driveways that are sinking, cracked or heaving must be repaired in a timely fashion.

DECKS/PATIOS

- Decks may be constructed of wood or wood composite materials. Vinyl and plastic decking materials are prohibited. Decks may be stained to a natural wood color, or painted. If a deck is painted, neutral colors (no brights) that complement the color of the home must be used. Anyone desiring to construct or replace a deck must obtain prior approval from the MC (or Board serving as MC). Decks are allowed at the rear of the home only.
- Patios may be constructed of concrete, pavers, flagstone, or brick. Anyone desiring to construct or replace a patio must obtain prior approval from the MC (or Board serving as MC). Patios are allowed at the rear of the home/structure only.
- Applications (for decks or patios) must include the following information:
 - A site plan and drawings of the structure from two different views;
 - List and specifications of construction materials
 - Finish type and color, and
 - Estimated start and completion dates, and
 - Any additional information as may be required or requested by the MC (or Board serving as MC).

AWNINGS/PERGOLAS

Awnings and pergolas are permitted on the back of the structure only, to provide shade over decks and patios. Owners must obtain prior approval from the MC prior to installing or constructing any awning or pergola.

- Awnings must be canvas and must be a solid, neutral color (no stripes, bright colors, patterned canvass, etc.).
- Pergolas must be constructed of wood or wood composite materials. Vinyl and plastic materials are prohibited.

MAILBOXES

All mailboxes and mailbox posts shall be of the same type and color as that originally installed or must be the same brick, stone, or stucco as installed on your home.

SWIMMING POOLS

All in-ground swimming pools, without exception, must receive MC (or Board serving as MC) approval prior to installation. Swimming pools must be located between the rear dwelling line and the rear lot line of the property. All swimming pools must be enclosed within fencing.

A completed application to be submitted to the MC requires the following information:

- A Site Plan showing location and dimensions of the pool, other mechanical equipment, etc., in relation to the applicant's house, property lines and adjacent dwellings;
- Detailed dimension and plans of the pool, and pertinent information concerning water supply system, drainage and water disposal system; and
- Estimated start and completion dates are required.

Wading pools for children, not exceeding 1 foot in depth, which are temporary, portable, one piece, and not requiring assembly are permitted without MC approval. Such pools must be stored indoors or otherwise hidden from view when not in use.

No above ground pools are permitted; however, Jacuzzis, whirlpools, or spas are allowed if approved by the MC (or Board serving as MC) prior to installation.

STORAGE SHEDS/OUTBUILDINGS

Storage sheds are subject to MC approval prior to installation and further subject to the following conditions:

- Sheds are not permitted in any Courtyard Neighborhood (including Waverly Park), because of the location and direction of the Courtyard Units sharing street and rear frontage.
- Approved shed size is 10' x 10'.

- Metal sheds are discouraged, but are considered on an individual basis if professionally constructed, free of ruse, enclosed within a 6' privacy fence and positioned at the rear of the Unit and out of view from the street.
- Wood sheds, professionally constructed, may be considered if painted and shingled the same as the home and positioned at rear of property and enclosed within a 6' privacy fence.

Homeowner must submit Modification Request form with detailed drawing and material list for consideration of shed installation.

STRUCTURAL ADDITIONS

All additions to the Structure, without exception, must receive MC (or Board) approval prior to commencement of construction. Modification requests should include a scale diagram of the proposed addition, materials list, paint colors (if applicable), and proposed timeframe for the project. The MC (or Board serving as MC) may request a site visit by two or more committee members to assess the impact of the addition on the homeowner Unit and adjacent properties.

SECTION 4

The Parks at Cedar Grove Design Standards and Guidelines

LANDSCAPE STANDARDS

THE PARKS AT CEDAR GROVE DESIGN STANDARDS AND GUIDELINES LANDSCAPE STANDARDS

FENCES

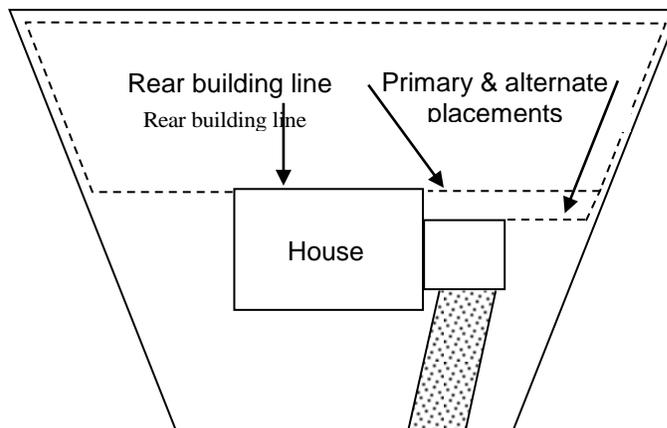
All fences must receive the approval of the MC (or Board serving as MC) prior to installation. Fences should complement the design, texture, and color of all structures on the same Unit. The following guidelines will be enforced for all fences in The Parks at Cedar Grove:

- Fences are to be a maximum height of 6 (six) feet above grade.
- Fences must follow the grade line, that is, the fence bottom must be no higher than four inches above grade.
- No front yard of any Unit shall be fenced.
- The finished side of the fence is to face away from the Unit. The support members are to be on the interior side of the fence and not visible to adjoining properties.
- Fences are to be constructed of aluminum or wrought iron.
- No fence shall be placed or constructed within 15 feet of a street, except in the rear yard of a corner Unit or where necessary to block the view of storm water detention facilities and other unsightly easement areas.
- Fences are to be placed within six inches of Unit boundaries on side and rear Unit lines unless unusual grade or terrain prevents placement on Unit boundaries. "Alleyways" are not allowed. (See diagram 1 -Placement of Fence on Unit)
- Double fencing (two fences on the same lot line) is prohibited. (see diagram 3)
- Fences are not to extend forward beyond the rear building line unless it is required to prevent creating a canyon with an adjacent fence. (See diagram 2 & 3)
- For any Courtyard Neighborhood (including Waverly Park), Owners must receive approval from the MC (or Board serving as MC) and, subject to approval, have the right to erect a fence around the perimeter of the patio appurtenant to a Courtyard dwelling but in no case shall such fence be erected at a distance greater than five (5') feet from the edge or perimeter of the patio.

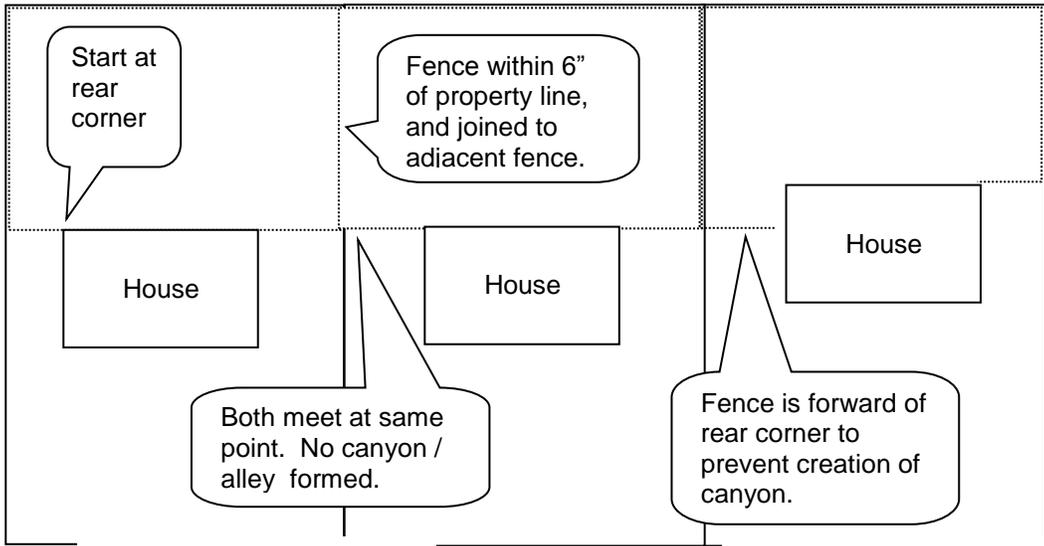
As of the adoption of these Guidelines, no new wooden fence is acceptable or allowed on any Unit.

DIAGRAMS FOR FENCE PLACEMENT FOLLOW ON THE NEXT PAGE

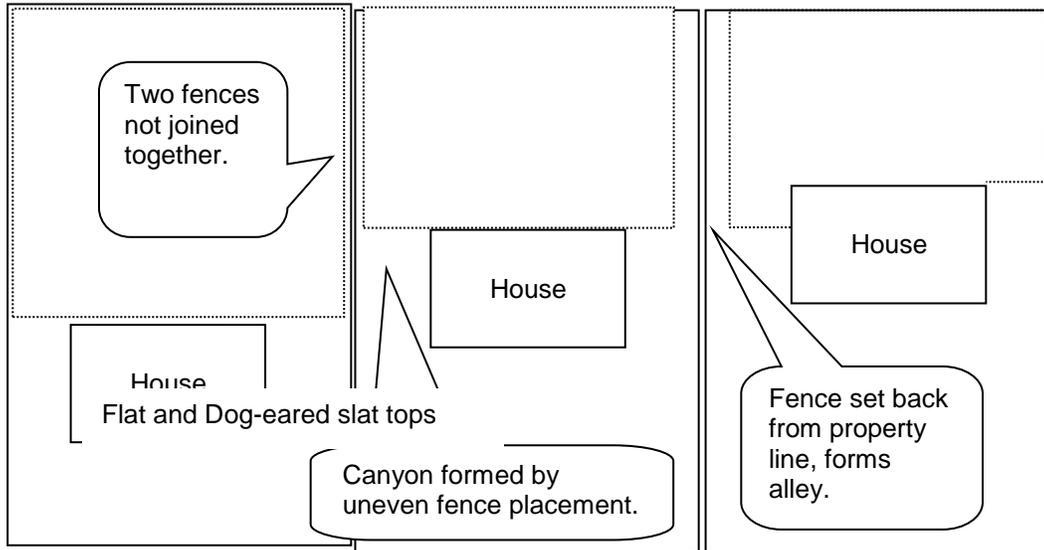
Placement of Fence on Unit
Diagram 1



Acceptable Fence Placement – Diagram 2 (typical examples)



Not Acceptable Fence Placement – Diagram 3 (typical examples)



TREES/SHRUBS/BUSHES

- No trees or shrubs or bushes, except for those which are diseased or dead or create a safety hazard, shall be removed except with prior approval by the MC.
- Dead, diseased or damaged trees must be removed in a timely fashion. Fallen tree limbs must be removed from the Unit within 10 days. Trees that lose more than 25% of their branches due to storm damage, disease, etc. must be removed, or pruned in such a fashion as to balance the appearance of the tree.
- All trees and bushes are to be kept neatly pruned. Trees and bushes planted near the street should be kept to a size that will not impede the flow of traffic. Branches that hang over the street should be removed or pruned back. Bushes and plantings near the structure should be kept neatly pruned. Bushes and plantings in front of windows must not exceed 1/3 of window height.
- In the event of an intentional or unintentional removal of shrubs, bushes, or trees in violation of this provision and the Declaration, the violator may be required by the MC (or Board serving as MC) to replace the removed tree with one or more comparable trees of such size and number and in such locations as such committee may determine necessary, in its sole discretion, to mitigate the damage.
- Any tree removal may be subject to any tree ordinance or other regulation of Fulton County or any other governing jurisdiction.

LAWN CARE

Lawns, shrubs, and plant bedding areas are to be kept in a professional and well-maintained manner. The following Design Standards have been established for lawn maintenance:

- Bushes, shrubs, and border plants are to be trimmed regularly.
- Bedding areas are to be kept free of weeds and encroaching grass.
- The grass in the front yard is to be mowed at regular intervals. The maximum height that the grass is allowed to reach is 4 inches.
- Areas of the yard under trees and bushes where grass is unable to grow must be covered with pine straw, mulch or a ground cover plants. Areas of bare dirt are unacceptable.
- Landscape beds must be well defined by the use of mulch, pine straw or a perennial groundcover. Beds must be edged regularly to provide clear definition between bedding areas and lawn areas. Bare spots, overgrowth, dead plants and weeds in landscape beds are not permitted.
- Residents are expected to pick up, and properly dispose of, accumulations of grass clippings and leaves. Dumping of any grass clippings, leaves, or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake or elsewhere within the Community, except that fertilizers may be applied to landscaping on Units (provided care is taken to minimize runoff), is prohibited.
- Hoses and/or reels must be stored out of visible sight from street. Drain pipes need to be buried.
- For any Courtyard Unit that receives approval to install a fence in accordance with the Declaration and these Guidelines, the Owner is responsible for all landscaping and maintenance within the boundaries of said fence.

GARDENS

- Vegetable gardens must be approved by MC (or Board serving as MC) and must be located between the rear dwelling line and the rear lot line of the property and should not exceed 10 x 20 feet in dimension.
- Raised bed gardens are permitted if bed height does not exceed one foot.

RETAINING WALLS

- The installation of all retaining walls requires the approval of the MC (or Board serving as MC) prior to installation.
- Retaining walls should complement the design, texture, and color of all structures on the same Unit.
- Retaining walls should not interfere with drainage on owner's or adjacent properties.
- Retaining walls should be constructed of stone, brick, or wood timbers.

SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

LIGHTING

Exterior lighting and accent lighting are permitted with MC (or Board serving as MC) approval and within the following guidelines:

- Lighting may be used to enhance walkways, vegetation, and architectural illumination. Walkway and patio ground level illumination may be used if not exceeding 12" in height and if placed at least five feet apart. Wattage must not exceed 15 watts per unit.
- Up tilt lighting is allowed when directed vertically at trees, or solely at bushes and similar vegetation. Home exterior surfaces may be illuminated; but lights should be placed and directed in such manner so as not to create nuisance conditions on neighboring Units (i.e. lights should not shine into neighbor's yards or homes).
- Lighting for security purposes shall be limited to either proximity activated lighting that shall deactivate within 30 minutes of activation, or continuous lighting that is of 40 watts or less.
- Decorative "holiday" lighting may be installed for two month prior to and one month after the celebrated holiday. Holidays must be recognized state or religious dates. Such decorative "holiday" lighting shall not require MC approval.
- Porch, garage, and deck lights should be securely attached to the structure and must be in a style that is harmonious with the structure. If multiple lights are used on the same side of the structure, they should all be the same style, color and materials (Exception: security lighting as defined above)

ARTIFICIAL VEGETATION, EXTERIOR SCULPTURE, FLAGS AND SIMILAR ITEMS

- Exterior artificial vegetation of any type is strictly prohibited.
- Exterior sculptures must be submitted to the MC (or Board serving as MC) for approval.
- Sculpture must be constructed of concrete, plaster, metal, or wood. Plastic sculptures are prohibited.
- Sculptures shall be compatible and harmonious with the colors and structure of the homes in the neighborhood. Brightly painted items are not permitted and will not be approved.
- Flags are allowed only if they are an officially recognized national or state emblem, university or seasonal decorative flags. Flags of a political nature are not allowed. Provisions of the federal flay policy needs to be adhered to.
- Vertical flagpoles are not permitted, unless authorized by the Board.
- Only one flag permitted to be displayed at a given time.
- Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or faded beyond recognition.
- Temporary flagpole staffs that do not exceed six feet in length at an incline to the wall or pillar of a Unit need to receive approval by the Board.

WATER FEATURES

Installation of any water feature (pond, fountain, stream, etc.) requires prior approval from the MC (or Board serving as MC). Water features will only be permitted at the back of the home, between the structure and the rear lot line. Selection of materials, style, and scale of the feature must be harmonious with the rest of the landscape; and positioning of the feature should enhance the overall landscape plan.

MAINTENANCE

The owners are responsible for maintaining the exterior dwelling and any other structures on their Units, such as decks, fences, and playground type equipment. The following cases represent some general conditions which would be considered violations of the guidelines (not an exhaustive list):

- Peeling paint on exterior trim, siding, and doors
- Dented mailboxes, or mailboxes and/or stands in need or repainting or repair
- Playground equipment which is broken or in need of paint
- Fences with broken or missing parts
- Decks with missing or broken railing or parts, or parts in need of re-staining
- Concrete or masonry block foundation and wall in need of repainting, resurfacing or repair.

SECTION 4

THE PARKS AT CEDAR GROVE DESIGN
STANDARDS AND GUIDELINES

MISCELLANEOUS STANDARDS

PLAY EQUIPMENT

Any hammock, jungle gym, swing set or similar playground equipment (including, but not limited to, basketball goals), whether portable or permanent, must receive prior written approval of the MC (or Board serving as MC) before it is installed on the Unit. The following guidelines will be enforced for all play equipment in The Parks at Cedar Grove:

- Playsets and swing sets must be located in the rear of the Unit (between the "rear dwelling line and the rear lot line") and be kept in good condition.
- Play equipment is to be made of wood or other natural materials where practical. Slides, canopies and other components may be made of non-wood materials. Metal play sets and swing sets are not permitted.
- Playsets and swingsets should not exceed 10 feet in height and should have an overall footprint of less than 150 square feet.
- Playhouses should not exceed 5.5 feet in height, and should have an overall footprint of less than 36 square feet.
- Plastic "prefab" play structures are permitted but must be located between the rear dwelling line and the rear lot line out of sight of the street.
- Permanent basketball goals may be installed beside the driveway as long as they are at least 25 feet from the street.
- To have minimum visual impact, poles must be painted black and maintained regularly and the net should be replaced if it becomes torn or loose.
- The backboard is a standard size, commercially manufactured white or clear material backboard.
- Temporary basketball goals are allowed but must be maintained to the same standards as permanent goals and must be placed in a location that is acceptable to residents in adjacent homes.
- Basketball goals attached to the structure of the house are prohibited.
- Basketball goals must be maintained. If broken they must be either repaired or removed within 14 days.

SIGNS

Except as provided below, no signs may be placed on any Unit unless approved in advance by the MC (or Board serving as MC). No lighted signage, whether internally or externally illuminated, will be allowed.

The following professionally lettered signs are permitted:

- Professional security sign not to exceed four inches by four inches in size may be displayed on a Unit.
- A single "For Sale" or "For Rent" sign, consistent with those generally used by residential realtors, not to exceed two (2) feet by two (2) feet in size may be placed on each Unit.
- A single political endorsement sign, not exceeding 18x24 inches may be placed up to 30 days prior to Election Day and must be removed not later than five (5) days after the election.
- One portable commercial sign not to exceed one (1) square foot may be placed on a Unit during the time a construction or modification project is taking place. This sign must be removed when the project is completed.
- No more than one sign may be placed on a Unit at one time.

DRAINAGE

Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No owner or occupant may obstruct or re-channel drainage flows. Blowing yard waste, debris or trash into the street is strictly prohibited as it will impede the natural flow of rainwater into the drain system. Homeowners who utilize this practice may face sanctions by the MC (or Board serving as MC).

SOLAR DEVICES

- No artificial or man-made devices designed or used for collection of or hearing by solar energy or other similar purposes are allowed without the approval of the MC (or Board serving as MC).
- No windmills or wind generators are allowed.
- If approved, solar devices must be installed at the rear of the house and may not be visible from the street.

PETS

- Dogs are required to be on leashes when walked on community sidewalks. Any pet that endangers health or safety, makes objectionable noise or constitutes a nuisance or an unreasonable disturbance may be removed by Owner upon request by Board.
- Pets other than common household pets are prohibited.
- Pet owners are responsible for cleaning up pet waste, including waste that occurs when walking their dogs and especially waste that occurs on the common areas.

ANTENNAS/SATELLITE DISHES

The Telecommunications Act of 1996 ("the Act") establishes rules for the installation and use of various home entertainment equipment. Specifically, the Act applies to:

- An antenna designed to receive direct broadcast satellite service (DBS Satellite Dish) that is one meter or less in diameter;
- An antenna designed to receive multi-channel multi-point distribution services (MMDS antenna) that is one meter or less in diameter or diagonal measurement;
- An antenna designed to receive television broadcast signals; and
- A mast supporting any type of antenna listed above.

Prior approval of the MC (or Board serving as MC) shall not be required for the installation or use of a complying satellite dish or mast. However, if the antenna is not one provided in the list above and is installed in a manner inconsistent with these Guidelines, the homeowner will be required to remove and/or relocate the antenna at his or her own expense.

The following shall govern the installation and use of antennas, satellite dishes and masts not covered by the Act:

- Freestanding transmission antennas (i.e. ham radio antennas, antenna towers) are strictly prohibited and will not be approved by the MC (or Board serving as MC).
- Only antennas, satellite dishes and any mast supporting any of the antennas intended for the reception of television, direct broadcast or multi-channel multipoint signals are covered by the Act. All other antennas are prohibited in the Parks at Cedar Grove Subdivision.
- Satellite dishes may not exceed one (1) meter (39.37 inches) in diameter, unless approved by the MC (or Board serving as MC).
- All antennas shall be attached to the rear of the house when such installation allows for proper reception of television, direct broadcast or multi-channel multipoint signals.
- When the antenna or satellite dish is unable to be positioned on the rear of the house, it shall be fastened to a rear corner or to the roof behind the peak as to hide the view of the antenna or satellite dish from the street. Satellite dishes may be mast or pole mounted only when both of the above installation locations unreasonably delay or prevent installation, maintenance or use; unreasonably increase the cost of installation, maintenance or use; or preclude reception of an acceptable quality signal. When mast mounting is used, the total height of the dish and pole in total is to be less than twelve (12) feet above the roof.

NUISANCE, UNSIGHTLY OR UNKEMPT CONDITIONS

It shall be the responsibility of each owner and occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property. This includes, but is not limited to the following items:

- Storage and/or maintenance of any substances, or materials which are noxious, disruptive or unpleasant, thereby disturbing, diminishing or destroying the enjoyment of the community.
- No hobbies or activities shall be undertaken which will cause an unsightly condition. This includes, but is not limited to, the assembly and maintenance of motor vehicles in public.
- **Trash receptacles** must be located such that they are screened from view of neighboring streets and properties. Screening with wood lattice is permitted with prior MC (or Board) approval. Lattice should be painted to complement the house color, or left natural. Trash collection containers are to be placed curbside no earlier than 6PM the day before scheduled trash collection, and are to be removed and re-stored no later than 9PM the day of collection.
- **Woodpiles** are allowed only for firewood, and must be located away from view of neighboring streets and properties.
- **Dead or damaged trees** are to be either removed or chipped and composted.
- **Air conditioning compressors** that are part of a whole-house system are to be screened whenever possible.
- **Window air conditioning units** are prohibited.
- **Storage of construction materials** is prohibited, except during work on modifications. In such case, materials shall be stored, when possible, in locations least visible to public view and only for such time as is reasonably necessary to complete the modification.
- **Clotheslines** are not permitted.

SECTION 5

THE PARKS AT CEDAR GROVE DESIGN
STANDARDS AND GUIDELINES

REQUEST FOR MODIFICATION

SUBMISSION OF REQUEST FOR MODIFICATION

A complete request for modification, along with any supporting documentation as required in the Design Standards or the Declaration, must be submitted by homeowners as required in The Parks at Cedar Grove Design Standards and Guidelines. We suggest that requests for modification be submitted directly to the Association Manager. Requests submitted to the management company are forwarded by the management company to the MC (or Board serving as MC).

The Parks at Cedar Grove Community Association, Inc.
APPLICATION FOR MODIFICATION

Date: _____

Homeowner's Name: _____

Address: _____

Daytime Phone: _____ Evening Phone: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Type Of Modification Being Requested

- | | | |
|--|---|---|
| <input type="checkbox"/> Arbor/Gazebo | <input type="checkbox"/> Play Equipment | |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Paint House, No Color Change | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Swimming Pool/Water Feature | <input type="checkbox"/> Fence/Retaining Wall |
| <input type="checkbox"/> Room Addition | <input type="checkbox"/> Screened or Covered Porch | <input type="checkbox"/> Tree Removal |
| <input type="checkbox"/> Statuary | <input type="checkbox"/> Other _____ | |

Permission is hereby granted for members of the MC (or Board) to enter the property to make reasonable observation and inspection of the requested modification and completed project.

Homeowner Signature: _____ Date: _____

Please allow a maximum of 60 days for a modification review.

Received by Association _____ date; by _____
Forwarded to MC _____ date; by _____
Review Completion _____ date; by _____

Application Approved _____ Application Denied _____
_____ date; by _____, Modifications Committee (or Board member)
_____ date; by _____, Modifications Committee (or Board member)

Comments and/or Conditions:

A County Building Permit is required as a condition of this approval _____

It is the responsibility of the Homeowner to obtain a County Building permit for projects that require a permit. Additionally, the MC, the Board and the Association assume no responsibility as to whether approved plans meet any applicable codes, structural integrity or suitability of use.