



## **Paces Farm Design Standards**

Revised: March 1, 2012

Replaces July 1, 2011 Version, which replaced April 1, 2010 Version

**MISSION STATEMENT.** The Paces Farm Homeowners Association, Inc. (the “Association”) Board of Directors (the “Board”) is dedicated to promoting an aesthetically appealing community and maintaining property values through the conscientious development, re-evaluation and enforcement of our neighborhood’s architectural and design standards. We will do this through the careful and timely consideration of homeowner requests and with an open communication during this process.

**THIS DOCUMENT.** The goal of this document is to provide further clarification as to the accepted Design Standards that govern the Lots and Structures within the Paces Farm Subdivision (the “Subdivision”). Furthermore, it seeks to give guidance to homeowners as to what modifications, changes, upgrades, improvements, additions, deletions, and the like are acceptable to the exterior of homes and property and the process by which they can gain approval for them. This document is not inclusive of all possible situations. As such, each request will be reviewed on its own merit and with deference to the Community-Wide Standard. This document supersedes any prior Design Standards documents that may or may not have been disseminated.

The Board believes that these Design Standards benefit all members of the Association by helping its members govern the use of the land and the conduct of its members to preserve, protect, and increase property values and their quality of life as residents. It believes that enforcement of these Design Standards is essential to the continued success of our Subdivision. Any homeowner not possessing a copy of the Declaration of Covenants (the “Declaration”) should contact the Board or a management company contracted with by the Board for a copy. A copy of the Declaration is also available on our Subdivision website located at: <http://pacesfarm.com/forms/PFHOAcovenants.pdf>.

**These Design Standards apply to all Lots within the Subdivision. As such, these Design Standards apply to new structures, alterations, and additions on existing, previously developed Lots as described in the Declaration. These Design Standards also apply to new structures, alterations, and additions on existing, previously undeveloped Lots as described in the Declaration.**

## Paces Farm Design Standards

1. **AUTHORITY.** The following are Design Standards for Paces Farm Subdivision (the “Subdivision”). The same have been created pursuant to authority granted to the Board of Directors (“the Board”) of the Subdivision under Article XII of the Declaration of Covenants (the “Declaration”). **All Lots, whether previously developed or currently undeveloped, within the Subdivision are subject to the Design Standards.** In the event of any discrepancies between these Design Standards and the Declaration, the Declaration will prevail. For more detailed information, please refer to Article VII (Maintenance), Article VIII (Use Restrictions and Rules) and Article XII (Architectural Standards) of the Declaration.
  
2. **PURPOSE.** All new construction or modifications, changes, upgrades, improvements, additions, deletions, and the like to Lots within the Subdivision shall be subject to these Design Standards and shall only be made after the submittal of a Paces Farm MC/NCC Modification Request Form (an “Modification Request Form”) and approval of the Modification Request Form by the Board acting in its role as the Modifications Committee (the “MC”) and/or the New Construction Committee (the “NCC”) in accordance with Article XII of the Declaration (unless otherwise stipulated herein or in the Declaration).

All Lots are different, and every Modification Request Form will be evaluated based upon the individual Lot and house placement. The following Design Standards are to assist homeowners in submitting a Modification Request Form, to set forth the minimum standards expected, to provide owners with knowledge of potentially permitted alterations, and to guide the Board in its approval process.

3. **DEFINITIONS.** Any word as used herein shall have the same meaning as such words have in the Declaration:
  - A. **“Lot”**  
Refers to any plot of land within the Subdivision, **whether or not improvements are constructed thereon**, which constitutes a single-family dwelling site as shown on a plat recorded in the land records of the county where the Subdivision is located.
  
  - B. **“Structure”**  
Refers to: (i) any thing or object the placement of which upon any Lot within the Subdivision may affect the appearance of such Lot, including by way of illustration and not limitation, any building or part thereof, garage, porch, shed, greenhouse or fire pit, coop or cage, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, grass, sign, signboard, or any other temporary or permanent improvement to such Lot; (ii) any excavation, grading, fill, ditch, diversion, dam, or other thing which affects the natural flow of surface waters from, upon, or across any Lot, or which affects or alters the natural flow of any waters in any natural or artificial creek, stream, wash, or drainage channel from or across any Lot; and (iii) any change to grade at any point on a Lot of more than six (6) inches.

C. **“Owner” and “Homeowner”**

Refers to the record owner, whether one or more persons, of the fee simple title to any Lot located within the Subdivision.

D. **“Community-Wide Standard”**

Refers to the standard of conduct, maintenance, and other activity generally prevailing in the Subdivision. Such standard may be more specifically determined by the Board at any time. Such determination, however, must be consistent with the standard originally established by the Declaration.

**4. ARCHITECTURAL REVIEW AND APPROVAL PROCESS**

**A. Submission of Request for Architectural Review**

All requests shall be submitted to a management company contracted with by the Board (the “Management Company”). Standard submissions include, but are not necessarily limited to, a Paces Farm MC/NCC Modification Request Form (“**Modification Request Form**”) (provided in PDF format at <http://pacesfarm.com/acc.html>). A copy of the Modification Request Form may also be obtained directly from the Management Company or from a representative of the Board. More detailed information as to what should be submitted for a given change can be found in the Architectural Guidelines section below. **Comprehensive submissions, including the necessary items for a request, as highlighted throughout this document, are more likely to be completed in a timely fashion.**

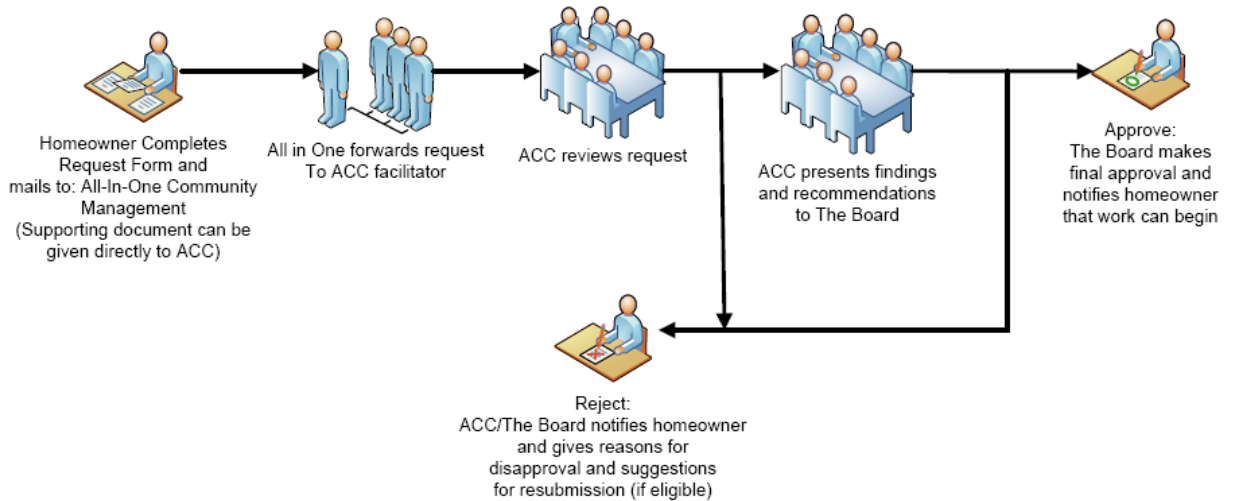
Any change to previously submitted and/or approved requests must be resubmitted using a new Modification Request Form. If the homeowner proceeds with any modifications, changes, upgrades, improvements, additions, deletions, and the like without prior written approval by the Board, the homeowner runs the risk of having to correct any violation at their own expense.

**B. Approval of Request for Architectural Review**

Once the Modification Request Form and all supporting documentation have been provided to the Management Company, the review process can commence. Incomplete forms or missing information can result in delays. When additional information or documentation is requested, the more promptly it is received, the sooner a decision can be rendered.

Most Modification Request Forms will be initially reviewed by the Management Company, who will then communicate all requests to the Architectural Advisory Committee (the “AAC”), which serves in an advisory role to the Board. Once the AAC has completed its review, a recommendation is made to the Board, which officially serves as the MC and the NCC in accordance with Article XII of the Declaration. In turn, the Board will convene and render the ultimate decision of approval or denial of the Modification Request Form. Afterwards, the Management Company will notify the requestor in writing or via email of the Board’s decision.

The above-referenced process for approval of Modification Requests Forms is depicted graphically on the subsequent page:



In the event that a Modification Request Form is not expressly approved or disapproved within fifty (50) days after submission of **all** information and materials required and requested, the request shall be deemed approved. **When a Modification Request Form is either incomplete or additional information or materials are necessary, the fifty (50) day period will not begin to run unless and until all required and requested information and materials are received.** However, no approval, whether expressly granted or deemed implicitly granted pursuant to the foregoing, shall be inconsistent with any of the Architectural Guidelines unless an express Variance, as defined in Article XII of the Declaration, has been granted.

**All approvals are valid for a period of one (1) year from the time notification is made to the homeowner. If work has not been commenced within one (1) year, a new Modification Request Form must be resubmitted and reapproved. Except for the new construction of a residence on a previously undeveloped Lot, all work, once commenced, shall be completed in its entirety within ninety (90) days from the date of commencement, unless otherwise agreed to in writing.**

**C. Execution of Request for Architectural Review**

During approved work or construction, all vehicles in any way connected with such work or construction shall enter the Lot only by the driveway as approved in the plans submitted with the Request. All vehicles shall be parked at the Lot in such a manner as to avoid damage to trees, paving, curbs, gutters, and any other improvements on the Lot.

All approved work or construction on Lots must be sensitive to the occupants of neighboring Lots and homes. Work or construction should be planned and constructed such that they will have minimal impact on the views from neighboring Lots, and such that they will not change existing water runoff. Impacts on neighboring Lots may be considered as a factor in the decision to approve or deny a Request.

## 5. ARCHITECTURAL GUIDELINES

The Guidelines are meant to provide a general reference as to what types of modifications, changes, upgrades, improvements, additions, deletions, and the like are allowed and/or not allowed in the Subdivision. It does not necessarily cover all situations. Homeowners are always welcome to submit a Modification Request Form for changes that fall outside these Guidelines and each Form will be reviewed individually and upon its own merit. **The Guidelines are in alphabetical order for easy reference.**

This document does not explicitly specify any Local, City, State, or Federal laws that may or may not apply to certain situations. IT IS THE HOMEOWNER'S RESPONSIBILITY TO COMPLY WITH ALL LAWS.. THE BOARD DOES NOT VALIDATE LEGAL COMPLIANCE.

### A. Animals

No animals, including but not limited to birds, insects, and reptiles, may be kept on any Lot unless thereon solely as household pets and not for commercial purposes. No animals may be bred for any commercial purpose or for the benefit of any Person not residing on the Lot where bred. No dog runs, kennels, dog houses, or other similar structure for animals shall be erected constructed, or installed on any Lot unless its design, location, and placement are approved. All dog houses must be dark and substantially match the color scheme of the house. Placement on the lot is important as to how it will affect neighboring and adjacent lots and no animal structure shall be placed on any Lot such that it is visible from the street. Dogs must be kept on a leash and under the physical control of a Homeowner at all times while in the Common Areas or anywhere off the Homeowner's Lot. Feces left by dogs anywhere in the Subdivision must be removed by the owner of the dog.

The Board may require that any animal, which, in the Board's opinion, endangers the health of anyone within the Subdivision or creates a nuisance of unreasonable disturbance within the Subdivision, be permanently removed from the Subdivision within seven (7) days of written notice. If the animal is not removed, the Board may remove the animal. Any animal, which, in the Board's sole discretion, present an immediate danger to the health, safety, or personal property of any Homeowner within the Subdivision, may be removed by the Board without prior notice to the Owner.

**Acceptable:** Household pets, dogs on leashes, dark colored dog houses

**Unacceptable:** Feces, dangerous animals, commercial breeding

#### **Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing and proposed structures; and
  - b. Measurements between all of the above; and
3. Drawing or photo and product brochure of proposed structure with dimensions, materials, and colors (finish) indicated.

B. Antennas and Satellite Dishes

No exterior antennas, satellite dishes or multi-channel multi-port distribution service larger than one meter in length or diameter shall be placed, allowed, or maintained upon any portion of a Lot. All above referenced devices measuring one meter or less shall be installed in accordance with FCC rules and regulations and shall not be placed in plain view from the street, unless it is the only positioning that allows for reasonable reception of a signal.

**Acceptable:** Satellite dishes or antennae one (1) meter or smaller

**Unacceptable:** Large dishes/antennae unnecessarily visible from street

C. Basketball Goals

One temporary or permanent basketball goal shall be permitted on each Lot, without the necessity of approval if the same has a dark pole (black) and a clear, standard sized backboard. The backboard and net must be maintained in a good and clean condition at times. In the event the pole, the net and/or the backboard are not maintained in good and clean condition the owner shall be required to repair or remove the same.

All basketball goals shall be placed substantially adjacent the end of the driveway adjacent a house located on the Lot (e.g., not partially down the driveway or adjacent the street). No goal may be placed in the street, at the edge of the street or in the right-of-way.

**Acceptable:** One temporary or permanent; dark pole/clear backboard

**Unacceptable:** Goals in the street, at edge of street, in right-of-way

D. Business or Trade on a Lot

All Lots shall be used for residential purposes only and no trade or business of any kind may be conducted in or from a Lot or any part of the Subdivision, except as follows: a Homeowner may conduct ancillary business activities so long as: (i) the existence or operation of the ancillary business activities are not apparent or detectable from the exterior of the home; (ii) the ancillary business activities do not involve people coming into the Subdivision who do not reside in the Subdivision; (iii) the ancillary business activities are consistent with the character of the Subdivision and do not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other Homeowners in the Subdivision; and (iv) the ancillary business activities do not result in a materially greater use of the Subdivision Common Areas.

**Acceptable:** Unnoticeable ancillary business activities

**Unacceptable:** Business activities that create a disturbance or burden

E. Corner and Common Area Lots

Corner Lots and Lots backing up to common area will have stricter standards than those that do not, subject to the sole discretion of the Board.

F. Decks, Patios, Fireplaces, and Permanent Fire Pits

Approval is required for all deck, patio, fireplace, permanent fire pit, and the like installations, modifications, and extensions. This also includes, but is not limited to deck coverings and awnings. Approval must be given, in writing, prior to any clearing, grading, or construction. All installations shall be located at the rear of the home.

Decks shall be constructed out of Pressure Treated Pine or Cedar although new composite decking material is also suitable. The color of the decking material, or in the case of wood decks the paint or stain color, must be harmonious with the existing house color as well as the color palette of the Subdivision. For further clarification, please see Section G. The usual and preferred deck fencing consists of a 36" high railing with cedar or treated wood vertical posts and spindles spaced no more than 4" apart. Additions or extensions of decks must conform to existing designs.

Patios installation, modification, or extension, including decorative walls, landscaping, water features, and the like located adjacent the patio must be approved.

**Acceptable:** Pressure Treated Pine, Cedar, or Composite Materials

**Unacceptable:** Structures installed or modified without approval

**Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing structures;
  - b. Location of proposed structure; and
  - c. Measurements between all of the above; and
3. Drawing or photo and product brochure of proposed structure with dimensions, materials, and colors (finish) indicated.

G. Deck Stain or Paint

Decks are preferred to be stained with a dark or natural stain. If decks are to be painted, the paint shall match the trim or exterior color scheme of the home. All stain and paint colors, including any re-stain or re-paint colors (even if of the same color), must be approved. If both a deck and a fence are stained or painted, the stain or paint color for both the deck and the fence must match, except by approval from the Board.

**Acceptable:** Dark or natural stain

**Unacceptable:** Stain or paint not matching exterior color scheme of home

**Minimum Items for a Request:**

1. Completed Modification Request Form; and
2. Proposed stain/paint samples with color name, number, and brand.

H. Energy Conservation Equipment

No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure and approved by the Board.

I. Exterior Paint

Approval is required for repainting any exterior surfaces of the exterior of any structure on a Lot, even if repainting is to be the same as the structure's existing color scheme. Such exterior surfaces include, but are not limited to, trim, shutters, doors, and hardiplank surfaces. Should a Homeowner wish to make changes to his/her current color scheme for any of these surfaces, careful consideration should be given to the colors of adjacent homes. A 4' x 4' color sample must be painted on each pertinent surface portion of the structure being repainted with new color schemes, and a physical review of the painted sample by the Board or a representative thereof is required prior to final approval. Although all color schemes are subject to approval, generally acceptable color schemes are identified below.

**Acceptable:** Natural Earth Tones, provided complementary to existing color scheme of Subdivision

**Unacceptable:** Any other color schemes, including but not limited to pastels, deep jewel tones, and/or fluorescent colors.

**Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Proposed paint samples with color name, number, and brand; and
3. 4' x 4' painted sample area on structure for any new color scheme.

J. Fences and Walls

Fences may be made of treated pine or cedar wood or wrought iron. All wood fences shall be at least six feet (6') in height, and shall be full privacy fences, installed with the good or finished side facing outward. Notwithstanding the above, wood fences of substantially the same design as that of the fence adjacent the Paces Farm Clubhouse may be permitted, upon approval from the Board. The unfinished side of the fence must not be visible from any street or neighboring Lot. All wrought iron fences shall be at least four feet (4') but no more than five feet (5') in height.

All fences shall start at the back corners of the home, except by approval from the Board. Fences on corner Lots will have stricter standards. The fence may come off the corner of the home a maximum of five feet (5') on the side of the home that is adjacent to the street. All portions of fences must be inside the property line, with the exception of portions joining up with an existing adjacent fence. When joining an existing adjacent fence, written agreement of the neighboring property owner must be submitted with the Modification Request Form.



Approval of the location is subject to style of fence, location of the fence and the view of the fence by other Lot owners. The submittal of a Modification Request Form for all fences must be accompanied by a survey of the Lot completed by a professional surveyor. Chain link, barbed wire, picket, split rail, timber or railroad tie, and chicken wire fences are prohibited.

Underground electric fences may be erected on a Lot with approval. No such underground electric fences may be erected closer than fifteen feet (15') of a sidewalk or public right of way. Approval shall be subject, at least in part, to the Homeowner of the Lot agreeing to indemnify the Board for all costs and expenses associated with any claim arising out of or related to the use of the electric fence.

Walls may either be constructed in a natural stacked stone or brick that matches the brick of the home on the Lot, as is prevalent throughout the Subdivision. It is preferred that walls should only be used for retaining earth or fill such as when cutting into a hillside or slope. Any free standing walls on a Lot must be approved.

**Acceptable:** Full Privacy, 6' or taller, cedar or wrought iron

**Unacceptable:** Picket, chain link, split rail, timber, barbed, chicken wire

**Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing structures;
  - b. Location of proposed structure; and
  - c. Measurements between all of the above;
3. Drawing or photo and product brochure of proposed structure with dimensions, materials, and colors (finish) indicated; and
4. Written agreement of the neighboring property owner if adjoining their pre-existing fence.

K. Fences for Lots Backing up to West Sandtown

In order to preserve architectural harmony within the community, any Lot that backs up to the main road (West Sandtown) shall be allowed to install a treated pine or cedar wood or wrought iron fence. All wood fences shall be at least six feet (6') in height, and shall be full privacy fences, installed with the good or finished side facing outward. Notwithstanding the above, wood fences of substantially the same design as that of the fence adjacent the Paces Farm Clubhouse may be permitted, upon approval from the Board. The unfinished side of the fence must not be visible from any street or neighboring Lot. All wrought iron fences shall be at least four feet (4') but no more than five feet (5') in height.

No fence shall encroach the maintenance easement. (Specifically Lots 1, 8, 9, 10, 11, 75, 76, 77, 78 & 79). All fences must be approved prior to installation. No fence built in this area (whether or not the same was previously approved) shall

undergo repair or replacement unless the fence is brought into compliance with this paragraph at the time of such repair and replacement and unless the same passes appropriate approval, in accordance with these Design Standards and the Declaration. The submittal of the Modification Request Form for all fences must be accompanied by a survey of the Lot completed by a professional surveyor.

L. Fence Stain or Paint

Fence stain or paint is preferred to be a dark brown color. Fence stains are preferred to be dark in color or left with a natural stain. All stain and paint colors, including any re-stain or re-paint colors, must be approved. Notwithstanding, a re-stain (not re-paint) utilizing the same stain color as the prior year shall not be subject to re-approval. All wrought iron fences shall be painted black. If both a deck and a fence are stained or painted, the stain or paint color for both the deck and the fence must match, except by approval from the Board.

**Acceptable:** Dark brown wood or black wrought iron

**Unacceptable:** Any other colors painted without approval

**Minimum Items for a Request:**

1. Completed Modification Request Form; and
2. Proposed stain/paint samples with color name, number, and brand.

M. Flags and Flagpoles

Approval for the installation of one normal-sized (3' x 5') house-mounted flagpoles is not required. The United States Flag, the Official Georgia State Flag, as well as seasonal, decorative, and sports-related flags, may be displayed by the placement of a small bracket attached to the home. Any flags that are deemed by the Board, in its discretion, to violate accepted Community standards may be removed by the Board in accordance with the requirements of Article XII, Section 7 of the Declaration. Flags may not be mounted to or cover up any window of a house. Flags may not be allowed to become torn, tattered, or faded. Only one house-mounted flagpole is allowed per home. Permanent, in-ground flagpoles are not allowed.

**Acceptable:** One 3' x 5' flag (US, GA, seasonal, decorative, sports)

**Unacceptable:** Multiple flags, in-ground flagpoles, faded or tattered flags

N. Driveways and Extensions or Expansions

All driveways and extensions or expansions must be approved. All driveways, including extensions and expansions, are to be constructed of hard-surfaced paving matching the existing driveway (i.e., concrete with a minimum depth of four (4) inches). Concrete reinforcing is preferred. All driveways and extensions or expansions shall be poured to one side of the home.

**Acceptable:** Consistent with Subdivision; on one side of a home

**Unacceptable:** On multiple sides of a home

**Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing and proposed structures; and
  - b. Measurements between all of the above; and
3. Drawing or photo and product brochure of proposed driveway with dimensions, materials, and colors (finish) indicated.

O. Garage Sales

Absolutely NO garage sales, yard sales, flea markets, or similar activities are permitted unless pre-approved by the Board. Approval may include limitations on the date, duration, and scope of any event. Homeowners may instead participate in the Semi-Annual Community Sponsored Garage Sale, as coordinated by the Board or representatives thereof.

P. Landscaping, Tree Removal, and Exterior Lighting

All landscaping, pine island buffers, edging and any curbing, must be approved. Landscaping Mulch, other than pine straw and dark pine bark mulch must be approved. Water features, including fish or water ponds, waterfalls, streams, or the like must be approved. Rocks/pebbles/gravel & stone are not allowed, except in drainage areas by approval. Notwithstanding, the planting of annuals may be completed every season without approval if the plantings are placed within existing beds and in an attractive manner. Vegetable gardens should be placed in the rear yard and not be visible from the street.

Every effort shall be made to save all hardwood trees. Any tree removal must be approved if:(A) the tree: (i) is bigger than six inches (6”) in diameter; (ii) is taller than eight feet (8’) in height above the ground; or (iii) was planted by the developer and/or builder, except if (B) the tree is (i) diseased or dead; or (ii) within ten (10) feet of a residence, driveway, or walkway. To fit satisfy the “diseased or dead” exception, independent verification from a Certified Arborist is required prior to removal. Further, **all trees that are removed, including those falling within either of the above-noted exceptions must be replaced with a tree of the same type and variety that is at least two to three inches (2-3”) in diameter and at least eight feet (8’) in height, type and variety and location** subject to approval by the Board, based upon submittal of Replacement

Tree Plan by homeowner. **Clear cutting of trees is under no circumstances allowed.**

All exterior lighting must be approved. No lighting fixture may create glare or a level of illumination that is offensive or inappropriate when viewed from adjacent Lots or common areas. Lights mounted on homes, poles, or trees to provide general Lot or home illumination must be mounted fixtures which shield visibility of the lamp from the street and adjacent Lots and which direct the illumination upward or downward. Gas lights are acceptable for exterior applications if they do not exceed eight feet (8') above the natural grade. No colored lights, other than seasonal decorations, are allowed. No low voltage or solar landscaping accent lights are allowed.

**Acceptable:** Shielded lighting; tree removal & replacement with approval or prior submittal of Certified Arborist verification.

**Unacceptable:** Removal of ANY trees with prior approval or status verification; not replacing trees; colored or solar lights

**Minimum Items for a Landscaping/Tree Removal/Lighting Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing structures, landscaping, trees, lighting;
  - b. Location of proposed landscaping, lighting, tree removal, etc.; and
  - c. Measurements between all of the above;
3. Drawing of proposed changes with sizes and types of plants **and replacement trees**, materials, and product brochure with sizes, types, wattage, and colors of plants, trees, and/or lights indicated. Additional detail and samples or photos may be requested by the Board; and
4. **For tree removal**, if seeking to qualify for the “diseased or dead” exception, submittal of an independent Certified Arborist verification that the trees are indeed diseased or dead is required prior to removal. Further, for any tree removal, details for type, size, and location of appropriate replacement trees, as discussed above, is also required prior to removal and for request to be complete and duly considered. Any incomplete information could result in delay in the approval process.

Q. Landscaping Maintenance

Weeds in flowerbeds, mulch/pine straw beds shall be kept to a minimal amount, preferably less than 20% of any bed, though the Board does take into consideration how hard it is to control weeds. Pine straw and mulch need to be reapplied once a year at the least. There is no need to submit a Modification Request Form for the replacement of dark pine bark mulch and/or pine straw in existing beds.

**Acceptable:** Pine straw & dark pine mulch

**Unacceptable:** Weeds in more than 20% of any bed; any other type of straw or mulch, unless approved

R. Lawn Maintenance

All Lawn Guidelines include backyard if visible from street. Lawn Guidelines include the following:

(i) Mowing

To ensure general quality and harmony of the neighborhood, lawns must be mowed during growing season (anything higher than four inches (4") should be mowed). Grass should be uniform in height to lawn around all beds, trees, mailboxes, retaining walls, etc. Creeping of grass shall not exceed 3 inches onto or over any concrete surface. All grass clippings shall be removed from lawn and street.

(ii) Watering

Lawns shall be watered in full on all four sides (subject to Cobb County watering restrictions) in sufficient quantity to keep the grass green, growing and in similar condition with other lawns in the Subdivision. During the peak growing season (April – October), lawns shall be watered with a sufficient quantity of water to keep the grass healthy, green and growing at all times.

(iii) Weeds

Weeds shall not cover more than 10% of lawn. Weeds or grasses, other than primary grass are not to exceed primary grass by more than two (2) inches in height. All Weed Guidelines include backyard if visible from street.

(iv) Treatment

To ensure general quality and prevent spread of disease, pests, and the like, all lawns must be regularly and periodically treated for the prevention of the same. If portions of a lawn become diseased or infested, the diseased or infested portion shall be promptly treated to prevent spread of the same to adjacent or neighboring Lots.

**Acceptable:** Grass more than 4" in height; green, treated, watered grass

**Unacceptable:** Weeds in more than 10% of any lawn; dead, unwatered, or untreated grass.

S. Lawn Replacement or Creation

All side and front yard areas shall be sodded with an approved grass. Any change to the grass type must be approved. Replacement of Lawns utilizing the same variety of grass and utilizing sod do not need to be approved as long as the grass is placed in the same area as all removed grass and is cared for in the manner required herein and in the Declaration.

T. Mailboxes

Approval is required for any modifications to or replacement of mailboxes. All existing mailboxes shall be maintained; this includes removal of rust, peeling, or faded paint and keeping the mailbox in an upright, vertical position without any external, visible support. Paint requirements for metal mailboxes are matte black paint for both post and mailbox.

**Acceptable:** Matte black metal post/box, consistent with original  
Subdivision design and color scheme

**Unacceptable:** Any other color or gloss finish;  
Rusted, peeling, or leaning mailboxes

U. New Home Construction

All new home construction on any Lot within the Subdivision shall be subject to all Design Guidelines contained within this document. In addition, all new home construction shall require approval of all aspects of the new home construction and be subject to the following additional Design Guidelines:

**(i) Design**

(1) Exterior

Any home built within the Subdivision from the date of this amendment shall be built in a similar manner as all homes existing in the Subdivision, including the general architecture of the homes. This includes, without limitation, that the front and all sides of each home shall be completed with either stone, brick, wood shingles (treated and painted in a manner consistent with other homes in the Subdivision) or some combination of the same, all adhering to a design scheme consistent with the other homes in the Subdivision. The back of the home shall be completed with Hardy Plank siding of a color that is consistent with the stone, brick, and/or wood shingles used on the front and side of the home. The only exception to this rule is for minor cutouts on the sides of a home where other materials may be used if the same is approved.

(2) Set Backs

Building area setbacks shall be within the recommended building lines indicated on the recorded plats of the Subdivision. Any variance should be submitted to the Board for approval prior to being submitted to Cobb County Zoning.

(3) Minimum House Size

Every home shall be a minimum of 2,362 of air-conditioned square feet (excluding basements). No home may exceed three (3) stories in height (excluding the roof).

(4) Garages

All driveways shall be poured to one side of the home and shall be constructed with at least three bays. Three attached, side entry bays are preferred; however, two attached side entry bays and up to one attached/detached front entry bay may be permitted subject to approval.

(5) Roof

Roofing material and color shall be specified in the plans submitted for approval and shall be subject to color and material guidelines as required by the Board. No plumbing or heating vent shall penetrate roof surfaces that face the street adjacent the Lot.

(6) Driveways

All driveways shall be constructed of hard-surfaced paving matching the existing driveways found throughout the Subdivision. Concrete depth of at least four (4) inches with reinforcing is preferred.

**(ii) Submission of Plans**

Prior to any disturbance to any Lot within the Subdivision, the builder must submit two (2) sets of drawings and schedules as follows:

(1) Building Plans at a scale of  $\frac{1}{4}'' = 1'0''$  or larger indicating:

- a. All four exterior elevations showing approximate finish grade lines; and
- b. Floor Plans.

(2) Site Plan at a scale of  $1'' = 30'0''$  indicating:

- a. Footprint of the unit and garage on the Lot;
- b. Finish floor elevation;
- c. Property and setback lines;
- d. Easements;
- e. Clearing limits;
- f. Existing and proposed grades by contour lines;
- g. Existing trees or tree masses to remain;
- h. Location of driveways, walks, patios, decks, and walls;
- i. Location of site accessories such as mailboxes, fencing, trash container pads, lighting, landscaping, play equipment, etc.; and
- j. Location of air-conditioning compressors, power and gas meters, and phone pedestals.

(3) Exterior Material, Finish, and Colors Schedule indicating:

- a. Roofing material and the materials and finishes for each elevation.
- b. Roofing color, brick, and mortar selection and siding and/or trim colors and any other proposed exterior colors. Finish and color samples may be required.

- (4) Plan Changes indicating any changes to the approved plans, elevations, and schedules. This includes any changes to details on doors, dormers, porches, and window pediments. Please submit changes at the earliest possible time to avoid construction delays.

**(iii) Construction**

(1) Staking Approval:

Before any clearing or construction can begin on any Lot the builder must:

- a. Mark with stakes or ribbons the approximate corners of the house in its proposed location and establish the proposed elevation of the first floor;
- b. Flag property corner pins and string property line;
- c. Arrange a site inspection with a representative of the Board (or a member of the AAC under authority of the Board) to verify that the staking is in conformance with the approved site plan. Special effort should be made to field adjust, if necessary, the house location to preserve desirable trees; and
- d. Indicate on the site plan any changes approved by the representative of the Board.

(3) Construction Entrance:

During approved construction, all vehicles in any way connected with such construction shall enter the Lot under construction only by the driveway approved in the plans and specification. In no event shall any driveways other than those approved be constructed or used for temporary access to the Lot. All vehicles shall be parked at the street to avoid damage to trees, paving, curbs, gutter, and any other improvements on the Lot. All vehicles shall be parked at the Lot to avoid disturbance and inconvenience to Homeowners of adjacent and neighboring Lots.

(4) Trash and Debris Removal:

During approved construction, all stumps and brush are to be removed prior to foundation construction. Construction debris shall be removed as often as necessary to keep the Lot and any structure thereon attractive. Construction debris shall not be dumped in any area of the Subdivision unless approved in writing.

(5) Drainage:

Lots shall be graded in such a manner so as not to block any natural or manmade swales, ditches, or drainage structures. Earth berms shall be installed when, in the opinion of the Board, such Lot may erode due to topography. Whenever possible, Lots shall drain (using piped down spouts and berms if necessary), independently from, rather than onto, adjoining Lots.



(6) Landscaping approval:

All landscaping, including lawn, trees, bushes, water features, and the like must be approved. Builders shall submit a complete landscaping plan showing type and location of all plants and features intended to be installed.

V. Parking and Vehicles

All vehicles of a Homeowner, excluding those of temporary guests or visitors, shall be parked inside of a garage located on a Lot at all times. A vehicle may only be parked on a driveway located on a Lot after the maximum number of vehicles that can be parked in a garage, according to its design capacity, have been parked in the garage. No vehicle may be parked on a driveway for any reason for more than twenty-four (24) consecutive hours, unless written consent of the Board is first obtained. No vehicles shall be parked on lawns, along the roadways of the Subdivision, or on any exterior parking space located on the Common Property for any period of time. No garage may be converted into a permanent living space or serve any other function other than its intended design and design capacity.

The term “vehicles,” as used in this subsection shall refer to vehicles that are used as a homeowner’s or occupant’s primary means of transportation on a regular basis, and shall include cars, vans, sport utility vehicles, motorcycles and light trucks, commercial vehicles, buses, house trailers, mobile homes, motor homes, recreational vehicles, campers, trucks with camper tops, boats, boat trailers, tool trailers, trucks with a load capacity of one ton or more, or any like equipment. The following are not allowed to be parked in the Subdivision except in garages, or for brief periods of time as is reasonably necessary for the purpose of loading, unloading, or to prepare such vehicle for imminent use: commercial vehicles, buses, house trailers, mobile homes, motor homes, recreational vehicles, campers, trucks with camper tops, boats, boat trailers, full-sized vans not used as the primary means of transportation, tool trailers, trucks with a load capacity of one ton or more, temporary or portable storage/moving equipment or containers such as, for example PODS, or any like equipment. All the above vehicles and equipment may be stored in a garage and out of sight. Garage doors shall be kept closed at all times, except during times of ingress and egress from the garage, and during necessary use, such as the performance of yard work. Garages shall not be used for storage to the extent of blocking any parking spaces in the garage.

All vehicles of any kind located on a Lot shall be in working condition and legal to drive, it being intended hereby that the parking or storage of permanently disabled vehicles on any Lot is prohibited. Inoperable vehicles being repaired or restored shall be done so within the garage and out of sight, or for emergency repairs outside the garage, and then only to the extent necessary to enable the movement thereof to a proper repair facility outside of the Subdivision.

**Acceptable:** Garage parking for primary vehicles

**Unacceptable:** Parking in the driveway or street; unapproved vehicles

W. Play Equipment

Approval is required for the addition of all play equipment. Play equipment, including but not limited to swing sets, play sets, play houses, must be located behind the house. Equipment should be placed in such a location as to minimize views from streets, neighboring properties and common areas as much as possible. Play sets and swing sets should be constructed primarily of wood and have a natural appearance. Metal play sets are not permitted.

All play sets shall be wooden. If there is a slide, swing and tent, the colors shall be dark and substantially match the color scheme of the house. Play sets must be dark and substantially match the color scheme of the house.

**Acceptable:** Wooden play sets with dark color scheme

**Unacceptable:** Metal play sets; bright color tents or slides

**Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing structures;
  - b. Location of proposed structure; and
  - c. Measurements between all of the above; and
3. Drawing or photo and product brochure of proposed structure with dimensions, materials, and colors (finish) indicated.

X. Pools and Outdoor Hot Tubs and Spas

Approval is required for all pools, spas, hot tubs and screening. Approval must be obtained prior to any clearing, grading or construction. Placement on the Lot is important, as to how it will affect the neighbors. Landscape screening must hide all pump equipment. No above ground pools will be approved. All pools must be fenced, and all pool fences are subject to approval by the Board.

**Acceptable:** Fenced pools (etc.) upon approval

**Unacceptable:** Above ground pools and any unapproved structures

**Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing and proposed structures; and
  - b. Measurements between all of the above; and
3. Drawing or photo and product brochure of proposed structure with dimensions, materials, and colors (finish) indicated.

Y. Porches

Approval is required for all items placed on porches and visible from the street. All items is intended to include, but is not limited to, for example, seasonal decorations, urns, pots, statuaries, chairs, and tables.

Z. Seasonal Decorations and Yard Art

All outside holiday decorations shall be permitted not earlier than thirty (30) days before the holiday and must be removed no later than fifteen (15) days after the holiday. Holiday displays, which, in the opinion of the Board, create traffic congestion or become an annoyance to adjacent Homeowners shall not be allowed.

No yard art, including but not limited to yard ornaments, statuaries, benches, and like may be visible from the street.

**Acceptable:** Holiday decorations within approved timeframe

**Unacceptable:** Yard art visible from the street

AA. Sheds

Approval is required for all sheds. Sheds may require the inclusion of a landscape buffer made from evergreen - year round plantings. All sheds shall be constructed of Hardie Plank, brick, stone, shake and be located at the rear of the home. Paint colors used on the shed must match the existing color scheme of the home.

**Acceptable:** Hardie Plank, brick, stone, shake sheds; existing colors

**Unacceptable:** Any unapproved shed or color scheme

**Minimum Items for a Request:**

1. Completed Modification Request Form;
2. Plot plan for property showing:
  - a. Location of existing structures;
  - b. Location of proposed structure; and
  - c. Measurements between all of the above; and
3. Drawing or photo and product brochure of proposed structure with dimensions, materials, and colors (finish) indicated.

BB. Signs

In order to maintain a neat, uncluttered appearance in the neighborhood, the use of certain types of signs is regulated. The following types of signs are considered pre-approved with these conditions:

- (i) **Home for Sale Signs:** Professional signs are allowed to assist owners in selling their homes and must be of the typical size (2' x 2' or smaller) and design most commonly associated with this sign type. Only one sign is allowed in the front yard of the homeowner's private property.
- (ii) **Yard/Garage Sale Signs:** Only permitted for pre-approved garage sales, yard sales, flea markets, or similar activities. For such approved activities, one sign of a typical size (2' x 2' or smaller) and design is allowed.
- (iii) **Contractor Signs:** Contractor signs are allowed only while work is being done and only for a period no longer than 2 weeks. Signs must be removed no later than 24 hours after work is completed. All other signs advertising goods or services that are not specifically described above, are not allowed.
- (iv) **Political Signs:** No more than one sign per candidate per Lot is permitted. Sign must be of a typical size (2' x 2' or smaller) and design. Sign may be placed no more than sixty (60) days before an election and must be taken down within five (5) days after the election.
- (v) **Security Signs:** Security signs are allowed to assist owners in securing their homes and must be of the typical size (2' x 2' or smaller) and design most commonly associated with this sign type. Only one sign is allowed in the front yard or anywhere visible from the street.
- (v) **Location and Size of Signs:** The signs that are permitted above are intended to be placed on the private property of the homeowner. **No sign may be placed on Paces Farm common area, along neighborhood streets or the entrance to the Subdivision. All signs must be of a typical size (2' x 2' or smaller) and design.**

The Board shall have the right to erect reasonable and appropriate signs on any portion of Paces Farm common areas to promote community-wide events.

**Acceptable:** One small (2' x 2' or less) sign of type listed above

**Unacceptable:** Signs along streets or at entrance of Subdivision

CC. Sprinkler Systems

All homes built within the Subdivision shall have a sprinkler system that covers all of the beds and lawn located around the house. If a house was built before this provision was created, mobile sprinklers shall water the lawns in the same manner as if a sprinkler system was installed. Mobile sprinkler units shall be removed and stored out of sight when not in use (e.g., turned on).

DD. Structural Addition

All structural additions must be approved. Any structural addition to a home that is noticeable from the exterior must maintain the same appearance as the home and shall utilize the same paint colors, materials, trim, and general appearance of the home. Any design alteration, or addition shall be within and maintain the conformity and harmony of the external design and general quality of the Subdivision, and maintain the appearance of the streetscape.

EE. Trash and Debris

No trash, rubbish, debris, or recyclable material, including yard waste, or any kind shall be dumped, placed, or permitted to accumulate on any Lot. Trash, rubbish, debris and recyclable material, including trash cans storing the same, must be properly stored out of view until pick-up date.

Trash cans may be placed at the curb for pick-up no sooner than 24 hours before pick-up and must not remain at the curb for longer than a total of 24 hours. All cans must be kept out of sight from the street in garages, rear yards, or behind approved screening.

All construction debris should be covered or concealed and removed promptly upon completion of the project.

**Acceptable:** Trash and trash cans removed and not visible from street

**Unacceptable:** Visible trash or cans on days other than pickup day

FF. Window Mounted Air Conditioning Units

Window-mounted air conditioning equipment and fan units, including evaporative coolers and the like, are prohibited.

GG. Omission of Specific Changes

Any change or modification to or on a Lot not specifically addressed in these Design Standards will require explicit approval of the Board.