

Enclave At Covenant Lake Community Architectural Control Committee Architectural Design Standards

Effective Date: 04-04-
2013

MISSION STATEMENT. The Enclave at Covenant Lake ACC is dedicated to promoting an aesthetically appealing community through the conscientious development, re-evaluation and enforcement of our neighborhood's architectural 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 Architectural Standards that govern the Lots and Structures within the Enclave at Covenant Lake Community. 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 house 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 Architectural Standards documents that may or may not have been disseminated.

INTRODUCTION. The Enclave At Covenant Lake Architectural Design Standards are hereby formally declared by the Enclave At Covenant Lake Homeowners' Association Board of Directors (the "Board") and its Architectural Control Committee ("ACC") under the authority provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Enclave At Covenant Lake ("Declaration").

The Board believes that these Standards benefit all members of the Enclave At Covenant Lake Homeowners Association, ("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 enforcement of these Standards is essential to the continued success of our community. Any homeowner not possessing a copy of the Declaration should contact the Board for a copy.

These Standards apply to new structures, alterations and additions on existing, previously developed Lots as described in the Covenants. Any Amendments to the Design Standards shall be prospective only and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced.

If the homeowner proceeds with any new construction, alterations, additions or repainting without prior written approval by the ACC, the homeowner runs the risk of having to

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supporting materials, drawings, sketches, and documentation are provided to the ACC. The 30-day review process is considered on hold until such documents are confirmed by the homeowner to have been received by the ACC. The homeowner will be responsible for evidence of proof of delivery of a request for modification if there is a subsequent dispute regarding the date the application was received by the ACC. If a request for modification or variance will be requested, the more promptly it is received, the sooner a decision can be rendered.

The ACC has 30 days to render a decision from the time ALL required AND requested information has been provided. Every effort will be made to complete this process as quickly as possible. Even if the ACC goes beyond the 30 day period, any modification request that is in violation of an explicit covenant restriction will not be considered automatically approved because a variance always requires an affirmative approval in writing.

The ACC may have a monthly meeting to discuss any outstanding issues and to render any decisions that need additional discussion. Homeowners should plan their projects accordingly so as to allow for

ample time in working through this process.

All work shall be completed within one year of commencement or such shorter period as the ACC may specify in the notice of approval, unless completion within such time is delayed due to causes beyond the reasonable control of the Owner, as determined in the sole discretion of the ACC. If work has not been completed within one-year, a new Enclave At Covenant Lake Request for Architectural Review/Modification Form must be submitted and approval once again given before work can commence.

C. Execution of the Request.

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

All modifications to Lots must be sensitive to the occupants of neighboring Lots and homes. Modifications 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. As a factor in the decision to approve or deny a modification, the ACC will consider a proposed modification's impact on neighboring Lots, but approval by the ACC is not a guarantee as to lack of a negative impact on neighboring Lots. The applicant is still required to adhere to all property laws.

5. ARCHITECTURAL GUIDELINES.

The Guidelines below are meant to provide a general reference as to what types of changes are allowed and/or not allowed in The Enclave At Covenant Lake subdivision. It does not necessarily cover all situations or change requests. Homeowners are always welcome to submit an Enclave At Covenant Lake Request for Architectural Review/Modification Form for

changes that fall outside these Guidelines. Each request will be reviewed individually and upon its own merit.

This document does not explicitly specify any Local, City, State or Federal building code requirements that may or may not apply to certain situations. **IT IS THE HOMEOWNER'S RESPONSIBILITY TO COMPLY WITH ALL BUILDING CODE REQUIREMENTS AND SET BACKS AND TO OBTAIN THE NECESSARY BUILDING PERMITS AND VARIANCES AS NEEDED. APPROVAL BY THE ACC DOES NOT IMPLY THAT THE REQUESTED MODIFICATION IS IN COMPLIANCE WITH COBB COUNTY BUILDING OR ZONING CODES.**

Enclave at Covenant Lake Architectural Design Standards April 4, 2013

NOTE: For the purpose of this document, any Lot situated on a corner, with frontage on two streets, shall be considered as having two front yards.

A. Animal Pens and Dog Houses:

No structure for the care, housing or confinement of any animal shall be constructed or placed on any Lot that is visible from the street.

B. Antennae and Satellite Dishes:

ACC approval for Satellite dishes one meter or less is not required; however, they should be installed such that views from the street are minimized. Satellite dishes must be less than one meter in diameter and installed in accordance with Federal Communication Commission (FCC) rules. To maintain the community-wide standards, it is highly recommended that dishes be installed on the back of the house. No more than one dish can be installed without prior approval. It is recommended that efforts are made to conceal the view of a satellite dish as much as possible from the street. 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. An exception by the ACC can be made in cases where the exterior antenna is erected temporarily in the rear of the home for test purposes and is seen to benefit the community in an emergency situation (Ham radio antenna).

Acceptable: Satellite Dishes <1 Meter in Diameter

Not Acceptable: More than one Satellite Dish, TV/Radio Receiving Antenna >1 Meter

C. Basketball Goals:

ACC approval is required for both permanent and removable (fold-up or wheeled) basketball goals. The placement of the basketball goal needs to be at the back of the driveway or in the backyard. *NO goal may be placed in the street, at the edge of the street or in the right-of-way and must be removed from street view when not in use.*

Backboards and nets must be maintained and conform to neighborhood standards. Backboards cannot be in bright or fluorescent colors. White, black or clear backboards

are allowed. Any other backboard colors must be approved by the ACC.

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Acceptable: Fold-Up Basketball Goals (**MUST BE REMOVED FROM STREET VIEW WHEN NOT IN USE**), Permanent Basketball Goals (**BACKYARD ONLY**)

Not Acceptable: Basketball Goals with Bright or Fluorescent Colored Backboards, goals close to street, in the street or in the Right-of-Way.

Enclave at Covenant Lake Architectural Design Standards

April 4, 2013

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Location of proposed basketball goal
- Measurements between all of the above.

Drawing, photo or product brochure of proposed basketball goal with dimensions, materials and colors indicated or supplied.

D. Clotheslines:

Outdoor clotheslines are not allowed in the Enclave At Covenant Lake subdivision.

E. Car Covers, Tarps and the like:

Car covers are not allowed unless the vehicle is located inside the enclosed garage. Tarps shall not be placed on any item stored outside for any reason.

F. Sheds

Sheds are allowed with prior approval from the ACC. The structure must conform to the design standards of the homeowners home.

G. Decks & Deck Stairs:

ACC approval is required for all deck installations, modifications and extensions including, but not limited to, deck coverings and awnings, and stairs. Approval must be given, in writing, prior to any clearing, grading or construction or addition of stairs or other.

Decks are typically 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 Community (see Section I –Exterior Colors.)

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 deck fencing must conform to existing designs. If none now exists, new fencing should be consistent with the homeowner's and adjacent homes.

Acceptable: Pressure Treated Pine, Cedar, or Composite Material Decks (like Trex brand)
Not Acceptable: N/A

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Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Location of proposed deck or addition
- Measurements between all of the above.

Drawing of proposed deck showing all finished elevations (front, back and sides) with dimensions, materials and colors (finish) indicated or supplied.

Photo(s) of current deck structure and a description of the deck expansion where applicable.

H. Driveways and Extensions or Expansions:

Driveway extensions must be approved by the ACC. All driveways, including extensions & expansions, are to be constructed of hard-surfaced paving matching the existing driveway (i.e. concrete w/ a minimum depth of 4".) Concrete reinforcing is recommended.

Acceptable: Concrete

Not Acceptable: Asphalt, Brick, Stone or Gravel Extensions and Expansions, Brick Paver or Stone Paver Extensions and Expansions

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Location of proposed driveway extension/expansion
- Measurements between all of the above

Description of materials to be used

Planned use of the extension/expansion

I. Exterior Colors:

ACC approval is required for repainting the exterior of a house, except if you are repainting your home the **EXACT** same color and scheme. Colors are limited to natural earth tones. Should a homeowner wish to make changes to his/her current color scheme, careful consideration should be given to the colors of adjacent homes. Homeowners should take notice of the colors of homes around them so as not to paint their house the same colors as the homes of any bordering property or property immediately across the street. This is in order to achieve a well-balanced and coordinated color scheme throughout the community. Homeowners will be required to paint a 4' x 4' sample area on the siding of their home and will also be required to paint a sample of the trim, front door, and shutter colors.

Acceptable: Natural Earth Tones

Not Acceptable: Pastels, Deep Jewel Tones, Fluorescent Colors, Blues

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Proposed paint color samples with color name, number and brand indicated or supplied.

A 4x4 color sample must be painted on the side of the home along with an adjacent trim sample. There will be a physical review of the color on the home prior to approval.

J. Fences and Walls:

ACC approval is required for the construction or modification of any fence or wall. A distinction is made between wood deck fencing and yard fencing, and a distinction is made between yard fencing and pool enclosures. Yard fencing is defined as fencing, other than deck extensions, that extends into the rear yard area and follows all county codes and setbacks. No front yard fencing of any kind will be accepted. Fences must come off the back corners of the house.

The following guidelines apply when submitting requests for new or modified fences:

- Should be cedar, pressure treated pine, composite or wrought iron
- 6 foot shadow box privacy fences and 6 foot dog-eared privacy fences are discouraged and will only be approved where the need for privacy is evident, as determined in the sole opinion of the ACC.
- Fences may not be painted.
- All fence stains must be approved.
- Chain link and cyclone fences are prohibited
- Split-rail fences are prohibited (Except for lake Lots)
- Fences can only reach a maximum height of 6 feet.
- Fences must extend from the rear corner area of the home to the back area of the yard and not forward towards the front of the house in order to minimize its visibility from the road.
- The finished side of the fence must face out towards the road and all neighboring properties
- Retaining walls may either be constructed in a natural stacked stone, by using 6" x 6" pressure treated landscape timbers or decorative concrete retaining wall blocks. Walls should only be used for retaining earth or fill such as when cutting into a hillside or slope. Freestanding walls on the front of a Lot are not allowed.
- Screening shrubbery on the fence perimeter may be required to further minimize visibility from the street and/or as a consideration to neighboring homeowners. Fences and walls must not violate easements or adjacent Lot lines.

Acceptable: Cedar, Composite, Pressure Treated, wrought iron, Pine Picket Fences, Stacked Stone Retaining Walls, 6” x 6” Landscape Timber Retaining Walls

Not Acceptable: Chain Link, Split Rail (except of lake Lots), Vinyl Fencing, Black Wrought Iron Fencing, or Cyclone fences

Submittal for architectural review should include at minimum

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Location of proposed fence
- Measurements between all of the above

Drawing, photo or product brochure of proposed fence with exact dimensions, materials and colors indicated or supplied.

Proposed paint or stain color samples with color name, number and brand indicated or supplied.

Proposed plantings, type and location, for visual screening as needed.

K. Flags and Flagpoles:

ACC approval for the installation of small, house-mounted flagpoles is not required. The United States Flag, the Official Georgia State Flag, as well as seasonal and decorative flags, may be displayed by the placement of a small bracket attached to the home. Flags must not be offensive in nature or violate accepted Community standards. 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. Further, the United States Flag should be displayed in accordance with the provisions of the United States Flag Code documented in Chapter 1 of Title 4 of the United States Code.

If flag is to be illuminated for nighttime viewing, lighting should be directed away from adjacent properties and traffic.

Permanent, in-ground flagpoles are not allowed in The Enclave at Covenant Lake subdivision.

Acceptable: House-Mounted Flagpoles

Not Acceptable: Offensive Flags, In-ground Flagpoles

L. Garage Doors:

Garage doors shall be coordinated with all other garage doors amongst the community. In most cases the garage doors are carriage-house styled and have hardware mounted accordingly on the outside of the door. All garage doors must be automatic and insulated. Furthermore, garage doors must be painted to match other trim on the house and must be an approved color.

Acceptable: Insulated steel & composite carriage-house style garage doors

Not Acceptable: Un-insulated manual garage doors, any style other than carriage

Submittal for architectural review should include at minimum:

- Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form
- Drawing, photo or product brochure of proposed garage door(s) with dimensions and materials indicated or supplied.
- Proposed paint color samples with color name, number and brand indicated or supplied.

M. Landscaping:

ACC approval is required for any major change to the existing landscaping of any Lot. A graphic and written plan of landscaping must be submitted to the ACC prior to any major renovation. This plan should include a drawing to show location, variety and size of all plant materials and "Hardscape" items such as fences, walls, etc. Approved plans must be fulfilled no later than six (6) months after the approval date.

The following guidelines apply when submitting requests for new or modified landscaping:

- ACC approval is required for the removal of any tree having a diameter of 4" or more measured from a point 12 inches above ground level.
- Permanent Landscaping is considered as trees and plant materials must be able to survive and remain alive year round. Permanent shrubbery must be planted in all beds located in the front of the dwelling.
- Seasonal Beds: Temporary succulent –type plants, flowers, and other plants that have a shorter growing season may be used in beds. Once a plant has lost its flowers or has died, it must be removed and replaced.
- Vegetable gardens should be small and screened so as not to be visible from the street.
- Ground cover may be pine straw, bark mulches or nuggets. Any other groundcover needs to be approved by the ACC. Ground cover needs to be applied as needed in order to achieve a neat appearance.
- All permanent landscaping edging such as Bella-curb, stone, bricks etc. requires ACC approval.
- Exposed earth or red clay is not permissible.
- All lawns need to be free and clear of all weeds at all times of the year – this requires some type of weed and feed application applied 4-6 times per year – Pre-emergent application should be applied late fall and late winter (by November and February of each year) and other applications as needed to keep the lawn weed-free and grass healthy.
- All flowers beds, shrubs and pine islands need to be free and clear of weeds at all times of the year.
- All shrubs need to be trimmed as needed throughout the year.
- All lawns must be mowed regularly and be uniform in height (may need to mow frequently during the growing season). This includes front, side and back lawns. Additionally, lawns must be edged regularly with an edger that makes a clean

straight line. Creeping of grass should not be apparent along the driveway, sidewalks and curbs.

- Leaves must be removed from your lawn and garden areas as needed – must be raked or blown and bagged and not blown into the street or neighboring properties - Leaves cannot be blown in the street or down the sewer drain. Leaves that accumulate adjacent to the curb in front of your lot will be your responsibility to bag.
- Treat weeds growing in street adjacent to curb in front of your Lot

Acceptable: Trees and Plants Common to the Atlanta Area, Bermuda, Zoysia & Fescue Grass

Not Acceptable: Palm Trees, Bamboo, Gravel Yard Covering, White Rocks

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Measurements between all of the above

Drawing of proposed landscaping plan (may be indicated on above plot plan)

Proposed type, size and location of new plantings, land cover, and features as well as any landscaping to be removed

Photos or pictures of plant/tree species involved

N. Lighting (Exterior):

ACC approval is required for any exterior lighting, which replaces, or is in addition to, the existing lighting on the house or Lot. Approval will be based on the condition that any added lighting will be reflected away from adjacent residences and away from the vision of passing motorists.

Acceptable: N/A

Not Acceptable: N/A

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Location of proposed lighting
- Measurements between all of the above

Drawing, photo or product brochure of proposed lighting fixture(s) with dimensions, materials, lighting type, wattage and colors indicated or supplied

O. Mail Boxes:

All Mailboxes must be the standard mailbox of the development as approved by the

ACC. All mailbox parts, including the numbers and flag must be attached and in good repair. If there are any streaks, peeling, fading or rust the mailbox should be repainted or replaced.

Acceptable: Only the Enclave At Covenant Lake standard mailbox of the Development as approved by the ACC. Mailboxes must be the approved Enclave At Covenant Lake make and model. Contact the ACC for the Enclave At Covenant Lake standard mailbox.

Not Acceptable: Only the Enclave At Covenant Lake standard mailbox is allowed.

P. Lake Front Features and Docks:

The shoreline of property that borders the Community lake is not to have structures such as, but not limited to, docks, piers, boathouses or boardwalks developed on it. This is done in an effort to maintain the integrity of the natural beauty of the lakefront.

Q. Nuisance:

Any activity which emits foul or obnoxious odors outside the unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other units is prohibited--This includes but is not limited to excessive dog barking or not picking up after your pet.

R. Parking:

All vehicles owned or used by Owners or occupants, excluding those of temporary guests or visitors, may only be parked in designated areas. Vehicles should be parked in the garage to the max extent possible, then the driveway, and on the street only when necessary. The term "vehicles," as used in this paragraph shall refer to vehicles that are used as an Owner's or Occupant's primary means of transportation on a regular basis, and shall include cars, vans (unless they are full-sized vans and not used as the primary means of transportation), sport utility vehicles, motorcycles and light trucks, but shall not include commercial vehicles (including those that have commercial writings on their exteriors or evidence of commercial use such as tool boxes or tool or ladder racks), 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 like equipment.

The following are not allowed to be parked in Enclave At Covenant Lake 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 (including those that have commercial writings on their exteriors or evidence of commercial use, including but not limited to tool boxes or tool or ladder racks), 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, or like equipment. Notwithstanding the foregoing, any such vehicles or equipment may be stored in a garage. 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.

All motor vehicles of any kind located on a Lot shall be in working condition, 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, or for emergency repairs outside the garage, and then only to the extent necessary to enable the movement thereof to a proper repair facility. Vehicles shall not be parked

on the Common Property, except as determined pursuant to regulations passed by the Board. The Association, through the Board, may impose a fine for any violation of this Section.

S. Play Equipment

ACC approval is required for the addition of all play equipment. Play equipment, including but not limited to swing sets and play sets should be located at the rear of the property 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 equipment is not to be placed within 10 feet of neighboring property line. Play sets and swing sets should be constructed primarily of wood and have a natural appearance. Metal swing sets and the like are not permitted.

Acceptable: Swing sets and Play sets with a natural appearance

Not Acceptable: Metal Swing sets and Play sets

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Location of proposed equipment
- Measurements between all of the above.

Drawing, photo or product brochure of proposed unit with dimensions, materials

and colors

indicated or supplied.

Proposed plantings, type and location, for visual screening as needed.

T. Pools, Hot Tubs and Spas:

ACC approval is required for all pools, spas, hot tubs, surrounding decks, fencing and screening. Approval must be given, in writing, prior to any clearing, grading or construction. No above ground pools will be approved. Safety fencing for pool enclosures must meet County code requirements.

Acceptable: In-Ground Pools, Hot Tubs, Spas

Not Acceptable: Above Ground Pools

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Plot plan for property showing

- Location of existing dwelling
- Location of property lines and easements
- Location of proposed pool, hot tub or spa location
- Measurements between all of the above.

Drawing, photo or product brochure of proposed pool, hot tub or spa with dimensions, materials and colors indicated or supplied.

Proposed plantings, type and location, for visual screening as needed.

U. Roofs and Roofing Material:

ACC approval is required for replacement, change to, or adding any roof or roof covering. Roofing material and color shall be 30 year dimensional shingles. This is limited to asphalt shingles in the same color as is prevalent throughout the Enclave At Covenant Lake.

Acceptable: Architectural Asphalt Shingles

Not Acceptable: Types: Wooden Cedar Shake Shingles, Gravel Roofs, metal, Barrel Tile.

Submittal for architectural review should include at minimum:

Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form

Photo, sample or product brochure of roof covering or feature with dimensions, materials and colors indicated or supplied as appropriate. There will be a physical review of the roofing materials and color prior to approval.

V. Siding and Exterior Finishes

ACC approval is required for any new or replacement siding or exterior materials. Acceptable materials for the exterior include earth tone colored brick, stone or fiber-cement board products like Hardiplank. Decorative stone of Tennessee fieldstone or stack stone with natural colored mortar joints are acceptable. No black mortar or weeping mortar is acceptable. Foundation walls must be poured concrete and will be required to be covered with brick or natural stone. Paint colors, and the colors of materials such as brick and stone, must be in keeping with the natural, earth tones existing in the Community.

Acceptable: Brick, Stone, fiber-cement board products

Not Acceptable: Vinyl Siding, Masonite, Aluminum Siding, Stucco, wood siding

Submittal for architectural review should include at minimum:

- Completed Enclave At Covenant Lake Request for Architectural Review/Modification Form
- Drawing of proposed changes showing all elevations (front, back and sides) with materials.
- Photo, sample or product brochure of siding with materials and colors indicated or supplied.
- Proposed paint color samples with color name, number and brand indicated or supplied where appropriate.

W. Square footage requirements

Minimum square footage for a home is 2400 sq.ft of heated living space, excluding the basement area.

X. Garages/Driveways/Decks

All dwellings must have a minimum of a two-car enclosed garage. Side-entry garages are strongly encouraged. All garages must have interior walls finished and no studs are to be exposed.

All driveways must be free and clear from all debris including, but not limited to, trash, wood piles, empty pots, gardening tools, landscape equipment & supplies, bikes, toys, building debris, appliances, grills, lawn chairs, coolers, sports equipment.

Underneath all decks viewable from the road need to be clear of all debris including, but not limited to, trash, pots, gardening tools, landscape equipment & supplies, bikes, toys, building debris, appliances, lawn chairs, coolers, sports equipment.

Y. 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:

Political Signs: No more than one sign per candidate per lot is permitted. No sign should exceed six square feet in size. Signs may be placed no more than 14 days before an election and must be taken down within 7 days after the election.

Garage/Yard/Moving Sale Signs: *To minimize the need for individual sales, Enclave At Covenant Lake normally conducts and promotes an annual community-wide yard sale.* One sign may be placed at the entrance to Enclave At Covenant Lake no more than 1 day prior to the event and must be removed no later than the following day.

Home for Sale Signs: Professional signs are allowed to assist owners in selling their homes and must be of the typical size and design most commonly associated with this sign type. Only one sign is allowed in the front yard of the homeowner's private property. Private Real Estate signs are allowed at the front entrances Friday, Saturday and Sunday only.

Alarm System Signs: One professional security company sign no larger than 8x8 and/or a decal may be displayed.

Location 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 Enclave At Covenant Lake common property or the entrance to Enclave At Covenant Lake unless stated otherwise.

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

Z. Window Mounted Air Conditioning Units

Window-mounted air conditioning equipment and fan units, including evaporative coolers and the like, are prohibited in the Enclave At Covenant Lake subdivision.

AA. Trash Cans

Trashcans may be placed at the curb for pick-up no sooner than 12 hours before pick-up and must be removed no later than 12 hours after pick up. All cans must be kept out of sight from the street and neighboring properties and should be placed in garages or rear

yards.

BB. Seasonal Decorations

All outside holiday decorations must be removed no later than 10 days after the holiday. If decorations are illuminated for nighttime viewing, lighting should be directed away from adjacent properties and traffic.

CC. Yard ornaments/Statuaries/Benches etc.

All yard ornaments/Statuaries/Benches/Pots etc. that are visible from the street must be approved by the ACC.

New Construction A \$250 application/review fees has been instated for new home construction. The fee must be received with all other materials required by the Enclave at Covenant Lake Covenants to begin the 30 day review cycle. (All design standards apply to new construction. This section is intended to further cover areas that apply to new construction. The ACC reserves the right to make the final determination on features mentioned or excluded in this document.)

A. Construction Entrance. During approved construction, all vehicles in any way connected with such construction shall enter the lot or lots under construction only by the driveway as approved in the plans and specifications by the ACC. In no event shall any driveways other than those approved by the ACC be constructed or used for temporary access to any Lot. All vehicles shall be parked at the street to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot.

B. Trash & Debris Removal. All stumps and brush are to be removed from lots 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 Development unless approved in writing by the ACC.

C. Drainage. Units shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage structures. Silt fencing shall be installed on lots by the Owner hereof when, in the opinion of the ACC, such lot may erode due to topography. Whenever possible, lots shall drain (using piped down spouts and berms if necessary), independently rather than to adjoining Units.

D. Set Backs. Building area setbacks shall be within the recommended building lines indicated on the recorded subdivision plats of the Development. Any variance should be submitted to the ACC for approval prior to being submitted to Cobb County Zoning.

E. Slab Houses. Unless otherwise approved by the ACC, all slab houses must be on a "built-up" slab with a minimum of two steps, up from the finished walkway to the interior finished floor elevation. The exterior of the concrete block foundation shall be veneered with brick or stone, depending on the exterior material of the main house.

F. Foundations. All houses must have brick or stone foundations, as applicable to the material of each individual house.

G. Garages. Side entry garages are encouraged. The location of garages should be determined in relation to topography, trees and building lines in conjunction with overall house approval. All houses must be pre-wired for and have installed automatic closing devices

for the garage doors. Garage doors shall be coordinated with all Structures on the lot and materials and colors for such doors shall be specified on the plans submitted to ACC for approval.

H. Windows, Doors and Screens. Aluminum windows and doors will not be permitted. At the rear of houses, aluminum doors are acceptable provided they are factory painted or anodized in a color to be approved by the ACC. Windows in the front of the home must conform in style, size and shape to other homes in the community. The front door must conform in material/style of adjacent homes to include side lights above and on either side of the door. Only double paned insulated windows are acceptable. Screens shall be transparent in color and located only on the sides and rear of the dwelling. Garage doors shall be similar to Overhead Door brand model 381 CH#2, with insert panel painted base color and raised trim painted trim color. Complete carriage style hardware package to be installed. Installation of full sidelights and transom at front door of homes is required. All front doors shall be craftsman in style and include window at the top of door similar to existing homes. All front windows to be Craftsman-style 3-light over 1. No shutters under porch. Main gable vent should be triangle in shape. Brick molding shall be installed around all windows, doors, and garage doors. A minimum of two exterior windows shall be installed on each side of each home.

I. Exterior Colors and Materials. Exterior colors and materials on all houses shall be specified in the plans submitted to the ACC for approval in order to achieve a well-coordinated color scheme throughout the community. Any changes in these scheduled color schemes may be done only with the ACC approval.

J. Roof. Roofing material and color shall be specified in the plans submitted to the ACC for approval. No plumbing or heating vent shall penetrate roof surfaces, which face the street adjacent to the Structure. All roof stacks and flashing must be painted to blend with roof color. Hip roof construction is preferred but other roofing styles may be considered by the ACC. Roof pitches of less than 10/12 are unacceptable unless otherwise approved. No plumbing or heating vents, exhaust fans or sky lights shall penetrate roof surfaces that face any street in the subdivision. The current ratio of hip roof types to gamble roof types is 23%. This approximate ratio should be maintained as all remaining lots are built with homes.

K. Driveways. Driveways shall be constructed with natural color concrete.

L. Landscaping. A written plan of landscaping must be submitted to the ACC for approval prior to installation of any materials. This plan should include a drawing to show lot drainage, location, variety and size of all plant materials, and location and description of all "hardscape" items such as fences, walls, rocks and so forth. Landscaping shall be completed in accordance with approved plans no later than thirty (30) days after: (1) final inspection by the Cobb County building inspector, or (2) occupancy of residential structure, whichever is earlier.

1. Finish Grading. When preparing lot for sod and shrubbery care should be taken to remove all rocks, roots, and construction trash and not pushed or raked to the lot lines. To insure a smooth lawn that can be mowed quickly and evenly, care should be taken to begin the finish grading and sod preparation when the soil is dry and workable. Sod will be laid on prepared surface.

2. Sod. Front, side and rear yards must have Bermuda, Fescue or Zoysia sod installed.

3. Islands. Islands that join islands on an adjacent lot should match at the lot lines.

4. Clean up. During landscaping streets should be cleaned daily or more often if needed of all mud and dirt. When finished landscaper should leave street, curb and sidewalks broom clean. Dirt should be shoveled off street before hosing down street to avoid sending mud into the creeks. Storm water catch basins in front of lot should be cleaned.

M. Retaining Walls. Retaining walls that are visible from the street or the front of the yards are to be made of brick, stone, or split-face block. As per ACC approval.

N. Down Spouts. Are to be painted to match the adjacent material (Brick, stone or Hardiplank color)

O. Mail Box. The dark bronze mailbox to be installed shall be either "Brandon Industries: Country Club Top Mount Mailbox Package with decorative Surface Mount Cast Post" or "Brandon Industries: Brandon Country Club Front Mount Mailbox Package with Decorative Post" in style/appearance.

P. Exterior Lighting. Pendant light fixtures shall be installed on front porches. They should be viewable from the road to the max extent possible within construction code. Front light fixtures should be brown in color.

Q. Fireplace. Each fireplace contained in the proposed plans should reflect a corresponding chimney. The Chimney shall be represented in a similar fashion as other homes in the neighborhood. With the exception of lots located on a cul-de-sac, all homes shall have at least one chimney that can be seen from the road. Note: All homes in the neighborhood have 2-3 chimneys.

COLOR AND MATERIAL GUIDELINES

The exterior materials of all Structures on all Lots shall be harmonious and complementary, as determined in the discretion of the ACC.

A. MATERIALS Recommended materials include:

1. Siding- concrete siding

2. Brick- All brick shall be earth toned colors and samples must be submitted for approval. No weeping or black mortar.

3. Stone- Stone shall be Cultured Stone or Tennessee Field Stone with grey mortar (no black mortar). Samples must be submitted for approval.

5. Houses with Siding- Siding houses shall have: brick or stone foundations on all sides of the house, a brick or stone stoop, double sided corner boards, rake boards in roof gables and other architectural style details. Horizontal siding shall be generally restricted on the front of all homes to a maximum of 15%. This ratio is approximate and the ACC reserves the right to enforce more strict standards.

6. Wood Trim- Minimum requirements for wood trim shall be:

- (a.) 8" fascia with rake
- (b.) 4" crown on frieze
- (c.) 4" Double Corner boards on all siding corners.
- (d.) Brick molding around windows, doors and garage doors.

The use of wide box cornice returns shall be required unless otherwise approved by the ACC

B. COLORS.

1. The exterior colors of the walls and roof of a single-family residential structure shall be compatible and harmonious with the colors of nearby single-family residential structures.

2. All primary colors, which are the large areas of painted walls, shall be in subdued earth tone colors.

3. Secondary colors shall be compatible with the primary colors and be limited to architectural details such as fascia, frames, shutters, front door, etc.

4. The exterior walls of homes constructed on adjacent units may not be the same color.