

Lanier Springs

ARCHITECTURAL and LANDSCAPE GUIDELINES for **Modification Review**

ARCHITECTURAL REVIEW COMMITTEE

Revised: July 2020

Prepared by:



Table of Contents

- A.01 Definitions
 - Overall Goal
 - Architectural Review Committee
- A.02 Application Information
 - Architectural Review Enforcement Procedures
 - Timeliness of Work
- A.03 All Required Permits
 - Guideline 1: Patios and Walkways
- A.04 Guideline 2: Exterior Appearance, Decorative Objects, Front Porch Flower Pots, Lighting, etc.
- A.05 Guideline 3: Garden Plots
- A.06 Guideline 4: Play Equipment, Play Houses, and Tree Houses
 - Guideline 5: Basketball Goals
- A.07 Guideline 6: Private Pools and Landscape Ponds
- A.09 Guideline 7: Fences
- A.11 Guideline 8: Exterior Landscaping and Maintenance
- A.12 Guideline 9: Firewood
 - Guideline 10: Decks
- A.13 Guideline 11: Exterior Building Alterations and Additions
- A.15 Guideline 12: Vehicles and Parking
 - Guideline 13: Satellite Dishes, Window Air Conditioners, and Window Fans
- A.16 Guideline 14: Mail Boxes
- A.17 Guideline 15: Signs in Yards
 - Guideline 16: Business Use

Exhibit A Screened Porch drawings and notes
Attachments: Application for Modifications
ARC review comments – for ARC use only.



Architectural and Landscape Guidelines

A.i

A. DEFINITIONS

The Protective Covenants contain design review authority and broad, general objectives of the community association to protect our property values and integrity of the subdivision.

The Design Guidelines, which may be modified from time to time, have been developed to supplement and amplify the Covenants. The Guidelines serve two purposes:

1. To assist the homeowner, both in designing the proposed improvement and in determining how to apply for Approval;
2. To provide criteria for consistent decisions by the current and future Architectural Review Committee.

B. OVERALL GOAL

The overall goal of the Protective Covenants and Design Guidelines is to keep Lanier Springs an attractive and desirable place in which to live.

C. ARCHITECTURAL REVIEW COMMITTEE (ARC)- Homeowners Association

The Architectural Review Committee (ARC) is appointed by the Board of Directors and reports directly to the Board of Directors. The ARC is to provide assistance in establishing and enforcing community standards in the realm of the association's architectural scheme.

Goals – The goal of the ARC is to preserve the established aesthetic qualities and the quality of living of Lanier Springs.

Organization – The ARC Chair will be appointed by the Board of Directors. The ARC shall nominate from its membership a secretary. The secretary, or acting secretary, shall record the minutes of all Architectural Review Committee meetings.

Responsibilities –

- Be cognizant of the overall architectural plan of the community.
- Protect community standards through architectural control as directed by the Covenants.
- Periodically review standards and guidelines for adequacy and application.
- Monitor member compliance with standards and guidelines and provide enforcement procedure recommendations to the Board of Directors.
- Be alert to architectural problems and covenant violations reported by members and seek a solution to these problems.
- Review all plans for improvement on the common area and elements with respect to their impact on the aesthetic quality of the community.
- Review all member ARC modification plans. Make recommendation to the Board of Directors for approval or denial of modification requests that are outside of the architectural standards and guidelines, with respect to their impact on the aesthetic quality of the community.
- Provide recommendations to the Board of Directors to improve the ARC's modification process.
- Maintain Association property listing.
- Maintain a membership roster and minutes.



D. APPLICATION INFORMATION

1. The following exterior additions, improvements or modifications do **not** require an Application for Modification Form to be submitted **provided** certain conditions are met:
 - Patios (Guideline 1)
 - Exterior Lighting and Flag Poles (Guideline 2)
 - Garden Plots (Guideline 3)
 - Children's Wading Pools (Guideline 6)
 - Ornamental Trees and Shrubbery (Guideline 8)
 - Repainting with the same color (Guideline 11)
2. A completed form must be submitted through the Architectural Review Committee for all other types of modifications. **The verbal approval of any sales agent, developer, builder, or association representative is NOT sufficient. All approvals must be in writing.** When plans are required, they must be submitted with the form. A form is attached to these guidelines. Additional forms are available from the ARC and the Lanier Springs website.
3. The ARC reviews requests on a regular basis and responds within the required time line.
4. The Protective Covenants state, "If the ARC fails to approve or deny submitted plans and specifications within forty-five (45) days after the plans and specifications have been submitted to it, the foregoing will be deemed approved." Any homeowner applying this rule must be able to prove in writing that any plans and specifications were received by the ARC.
5. Decisions of the ARC can be appealed to the Board.

E. ARCHITECTURAL REVIEW COMMITTEE ENFORCEMENT PROCEDURES

1. Apparent protective covenant and design guideline violations – as reported by **any** source – must be submitted in writing to the ARC to be referred for appropriate action.
2. If the ARC cannot resolve a violation, the matter will be referred to the Board of Directors which will send a letter to the violating homeowner requesting compliance and/or submissions for approval.
3. If necessary, follow-up correspondence requesting immediate action will be sent to the violating homeowner by the board. If violations are not corrected, possible sanctions against violating homeowner include:
 - a. Suspension of the right to vote;
 - b. Suspension of the right to use the recreational facilities and common areas;
 - c. Recordation of notice of committee violation with the appropriate court;
 - d. Imposition of a fine on a per violation and/or per day basis;
 - e. Correction of the violation by the association with all costs charged to the violator;
 - f. Filing a lien for all fines, attorney's fees and costs to correct the violation.

F. TIMELINESS OF WORK

1. All work approved by the ARC shall be completed within three months of the approval date, unless otherwise approved. Homeowners should submit a time-line of the work scheduled. Homeowners shall inform the ARC upon completion of a project so that the committee may perform a final inspection when necessary.



G. ALL REQUIRED PERMITS

1. All homeowner Modification Request Forms that involve construction or alteration of a structure that requires a building permit from Gwinnett County will be reviewed for compliance with the design guidelines by the ARC based only on the Architectural Review Committee Design Guidelines, not the permitting requirements of Gwinnett County nor any State or Federal governing agency.
2. It is the responsibility of the homeowner to confirm if a building permit is required by Gwinnett County for the requested structure. The ARC and the Board of Directors do not have the authority or the ability to inform homeowners if Gwinnett County requires a building permit.
3. The homeowner is fully responsible for obtaining the necessary permits as required by the governmental agencies having jurisdiction over the proposed improvement. The homeowner is solely responsible for compliance with the codes and ordinances of the governmental agencies having jurisdiction over the construction.
4. The ARC and the Board of Directors shall not be held responsible for any modification or alteration constructed by or on the behalf of homeowners who do not obtain the proper permits. This is regardless of whether the structure is approved by the ARC, as the Committee makes decisions based solely on the Design Guidelines.

The contents of these guidelines, and any actions of the ARC or its agents, are not intended to be, and should not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for intended use of submitted plans, materials, or construction, nor ensuring compliance with building codes, zoning regulations or other governmental requirements. Neither the Association, the Board, the ARC, nor member thereof shall be held liable for injury, damages or loss arising out of any approval or disapproval, construction or through such modification to a lot.

GUIDELINE NUMBER 1: PATIOS AND WALKWAYS

1. Submission of a form for a patio is **not** required if:
 - a. The patio does not extend beyond the sidelines of the house and does not extend to within ten (10) feet of the side property lines; **and**
 - b. The patio does not exceed six (6) inches above ground level at any point; **and**
 - c. The existing drainage patterns are not altered in a manner that adversely impacts any adjacent properties and the drainage of the patio is directed to the homeowner's own property and properly dispersed.
2. Submission of a form for a walkway is **not** required if the walkway is located in the rear yard **and**:
 - a. Is no closer than ten (10) feet from the side property lines; **and**
 - b. The walkway does not exceed four (4) inches above ground level at any point; **and**
 - c. If the existing drainage patterns are not altered in a manner that adversely impacts any adjacent properties and the drainage of the sidewalk is directed to the homeowner's own property and properly dispersed; **and**
 - d. If the width of the sidewalk does not exceed 4'-0".
3. A form must be submitted for a finish or texture other than a natural broom finish.



GUIDELINE NUMBER 2: EXTERIOR APPEARANCE, DECORATIVE OBJECTS, FRONT PORCH FLOWER POTS, LIGHTING, HOUSE NUMBERS, ETC.

Exterior Appearance

General

The preservation of the character of the exterior appearance of homeowner property is the primary purpose of the Design Guidelines. In making selections or decisions, homeowners should consider the following:

1. A form must be submitted if you are repainting and considering any color change. Please review the other houses around you and select colors different from the house next door or across the street. See Guideline Number 11.
2. Window Treatments: No foil or other reflective materials shall be used on any windows for sunscreens, blinds, shades or for any other purpose. The side of all window treatments, with the exception of stained wood blinds or shutters, which can be seen at any time from the outside of any structure located on a Lot must be white or off-white.
3. A form for approval is not required for one decorative object placed in the front or side yards that is a natural color, does not exceed 18" in height and is located within 15' of the boundary of the home. A form must be submitted for all other exterior DECORATIVE objects, both natural and manmade. Exterior DECORATIVE objects include items such as bird baths, birdhouses, wagon wheels, sculptures, statues, fountains, pools, antennas, free-standing poles of all types, flag poles, gazing balls and yard art, and items attached to approved structures and visible from any Lanier Springs street.
4. Objects will be evaluated on criteria such as location, proportions, color and appropriateness to the surrounding environment.
5. Except as provided below, a form must be submitted for all exterior lights or light fixtures not included as part of the original structure. However, a form is not required for landscape lights that meet the following criteria:
 - a. Light fixture does not exceed twelve (12) inches in height; **and**
 - b. The number of light fixtures does not exceed ten (10); **and**
 - c. All lighting does not exceed 20 watts rating (low voltage lighting), should be white or clear, non-glare, and shall be directed towards the homeowner's house and landscaping only.
 - d. All light fixtures must be black. A form will be required for any finish other than black.
6. A form is **not** required to be submitted for a single flag pole staff attached to a portion of a house to display the official state flag of Georgia or the official flag of the United States of America. Such flags may not exceed **3 x 5 FT** in size. These poles may also be used for the temporary display of flags related to schools, colleges, universities, or flags such as might be used for holiday seasons. Temporary flag displays shall be limited to the season. See figure 1.
7. Front doors and entry area decorations must be in keeping with the style and colors of the house. Live plants and live flowers in pots must always be neat and healthy. Neatly maintained front porch flower pots, containing evergreens/flowers, do **not** require submission of a form.
8. House numbers shall only be displayed on the mailbox.



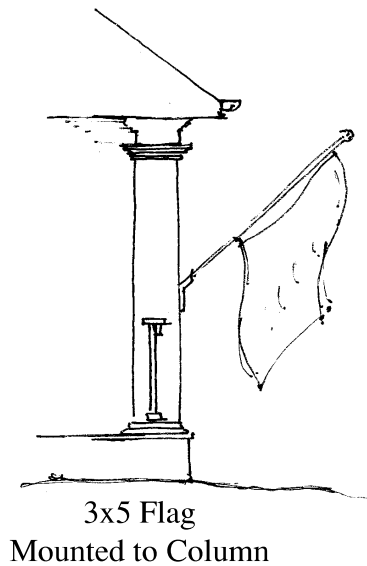
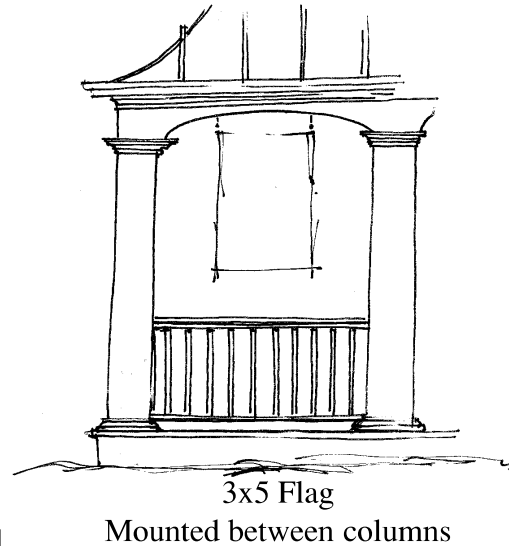


Fig. 1



GUIDELINE NUMBER 3: GARDEN PLOTS

1. A form must be submitted for garden plots unless **all** of the following conditions are met:
 - a. The plot is located behind the rear line of the house and ten (10) feet from the side property line; **and**
 - b. The plantings are less than 6' in height; **and**
 - c. The plot must be properly maintained per the community standards; **and**
 - d. The plot does not alter the existing drainage patterns in a manner that adversely impacts any adjoining property; **and**
 - e. The maximum area is 10'x10'; **and**
 - f. Garden must be screened from any street view. See figure 2.
2. Garden plots must not be visible from the street. All other proposed locations will be considered on an individual basis when a form is submitted.
3. Garden plots are planting areas or beds that contain anything other than ornamental plants, such as vegetables, herbs, peanuts, watermelons and the like. Seasonal plants which exceed heights of six (6) feet or more in growth need a form submitted.
4. Garden plots shall be cleared of dead plants after the growing season.

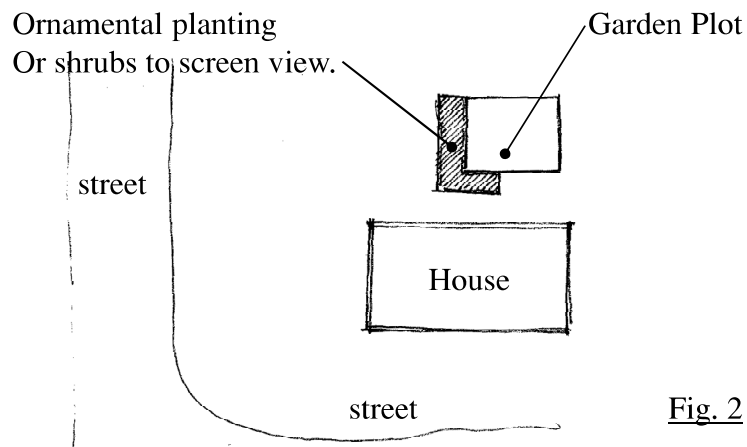


Fig. 2



GUIDELINE NUMBER 4: PLAY EQUIPMENT, PLAY HOUSES, AND TREE HOUSES

1. A form is required to be submitted for all play equipment. The following guidelines apply:
 - a. In the rear yard; **and**
 - b. Within the extended sidelines of the house, with the placement in the middle 1/3 of rear; **and**
 - c. Within the screened fenced area of the yard, if yard is fenced; **and**
 - d. Such that it will have a minimum visual impact on adjacent properties as determined by the ARC; **and**
 - e. The play equipment does not alter the existing drainage patterns in a manner that adversely impacts any adjoining property; **and**
 - f. Trampolines must be screened from any street view.
2. Metal play equipment, other than trampolines, is NOT permitted, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.). Bright colors in general are not allowed. Play equipment should be constructed of natural materials and colors. All colors should be natural earth tones such as dark green, tans and browns. All play equipment, play houses and tree houses must be properly maintained.
3. A baseball backstop or similar item is **not** play equipment and must comply with the fence guidelines.
4. A form **must** be submitted for all play houses and tree houses.
5. Playhouses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the house and the playhouse or tree house is not to exceed sixty four (64) square feet and/or 12 feet in total height.
6. Appropriate evergreen landscaping shall be used to screen around the playhouse.
7. Personal playhouses and tree houses must remain within property lines.

GUIDELINE NUMBER 5: BASKETBALL GOALS - See figure 3.

1. Basketball goals on individual lots are discouraged due to the proximity of houses in the community and the potential for disturbing the peaceful enjoyment of neighbors. In-ground basketball goals are permitted on a conditional basis. A form must be submitted and will be considered if all of the following requirements are met:
 - a. The post is painted black;
 - b. A drawing accompanies the form showing the proposed location.
 - c. The backboard is clear.
 - d. Permanent goal is located no further forward than the front line of the house.
2. Owner must maintain the appearance of the pole and goal at all times.
3. If freestanding or portable, goal must be kept close to the house except when in use.
4. No goals may be attached to the exterior of the house, deck, etc.

Curved Backboards
are acceptable

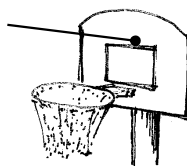
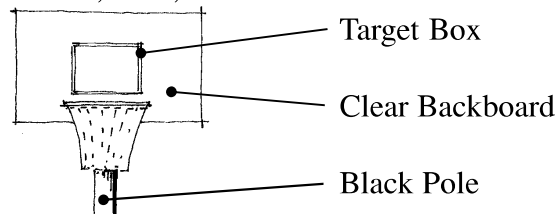


Fig. 3



GUIDELINE NUMBER 6: PRIVATE POOLS and LANDSCAPE PONDS – See Fig. 4.

1. A form is **not** required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed eight (8) feet in diameter.
2. Aboveground pools are prohibited.
3. A form **must** be submitted for **ALL** in-ground pools and ponds:
 - a. All forms for a pool addition shall be submitted with a drawing of the property that accurately depicts the location of the house, property lines, building setbacks, decks, easements and any other elements that may restrict the location of the proposed pool. The drawing shall be prepared to a scale of 1"= 10'. The drawing shall dimensionally depict the proposed location of the pool and pool deck, pool equipment and any other related improvements. The proposed drainage plan shall be clearly indicated including all existing drainage conditions. All proposed materials and colors should be indicated on the drawing. The drawing shall indicate the location and type of silt fence to be installed and maintained during construction. Existing trees and other landscaping that are to be removed to accommodate the proposed pool improvements shall be marked with ribbon for review by the ARC prior to removal.
 - b. The appearance and detailing of all retaining walls must be consistent with the architectural character of the house. Retaining walls shall not exceed 4'-0" in height. All retaining walls shall be located a minimum of 3'-0" clear of any property line to allow for drainage and the maintenance of the wall. Some terracing may be acceptable.
 - c. Fencing for lots with pools and spas must comply with the fence guidelines.
 - d. Glaring light sources, which can be seen from neighboring lots, shall not be used.
 - e. The pool area shall be enhanced with landscaping and all pool equipment shall be screened with evergreen landscaping.
 - f. Pool equipment shall be located a minimum of 15'-0" from any adjacent property and shall be behind the rear plane of the house.
 - g. Dirt excavated shall not be stored on the lot longer than one week. All stored excavated dirt shall be immediately covered with straw to prevent erosion.
 - h. A construction timetable is required, including a completion date.



GUIDELINE NUMBER 6: PRIVATE POOLS and LANDSCAPE PONDS – (Cont.)

4. A form **must** be submitted for exterior hot tubs, and hot tubs must be screened from adjacent properties.
5. A form **must** be submitted for proposed ponds. Ponds shall comply with the following:
 - a. All submittals for proposed ponds shall include a drawing, including all related improvements, clearly indicating the location of the pond with respect to the main house and all property lines and proposed grading if applicable.
 - b. The recommended location shall be in the middle third of the rear yard. Ponds shall not be located in the front or side yards.
 - c. Pond designs are restricted to natural settings and are required to blend with the natural features of the land. Ponds shall not be higher than the adjacent land other than natural border stones. Monumental and decorative ponds are not permitted.
 - d. The total area of ponds including all water surfaces shall not exceed 80 square feet.
 - e. All ponds shall include the oxygenation of water and water movement to prevent the growth of mosquitoes. Ponds shall be maintained and shall not consist of any areas of stagnant water.

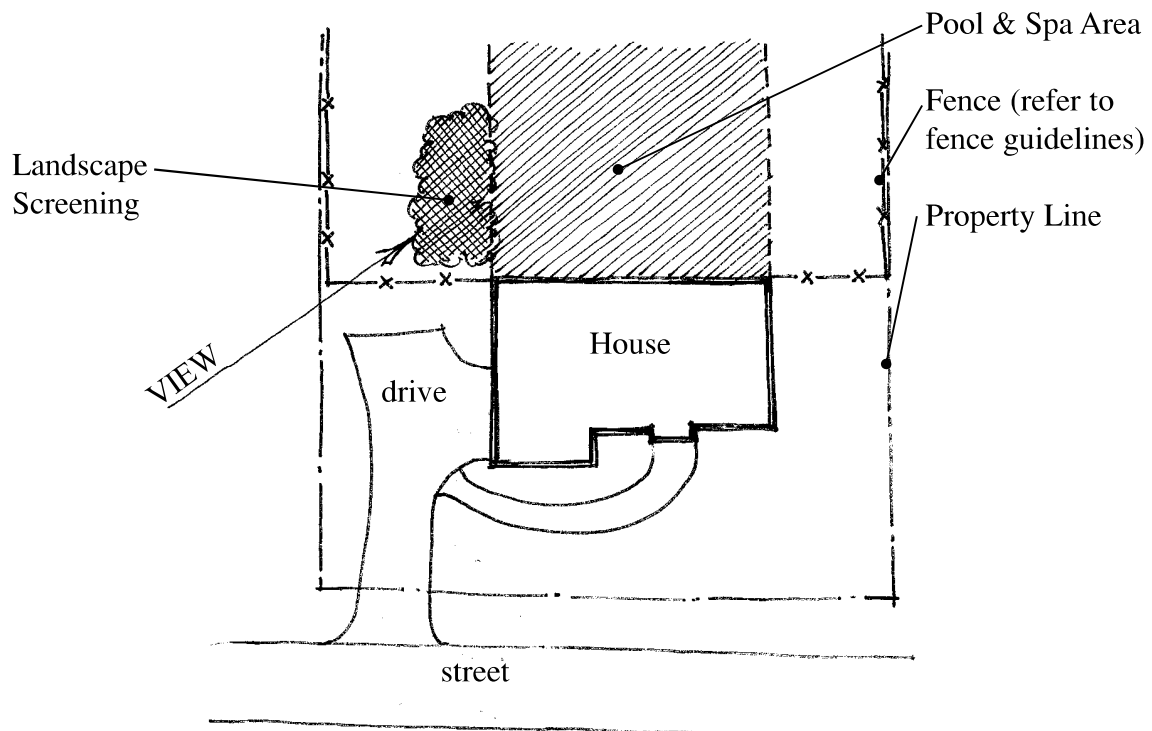


Fig. 4



GUIDELINE NUMBER 7: FENCES – See Figure 5.

1. The original design concept of the Lanier Springs Community promotes a feeling of open space; therefore, fencing is not generally encouraged. A form must be submitted for **ALL** fencing.
2. Chain link, shadow box, PVC and vinyl fences are prohibited. No stand alone wire fences, chicken wire, or welded wire fences are permitted.
3. No double fencing is permitted. Party walls are mandatory per Sections 5.3 (page 10) and 7.16 (page 18) of the covenants.
4. All forms must include the following information:
 - a. Picture or drawing of fence type.
 - b. Dimensions:
 - 1) The height shall not exceed six (6) feet.
 - 2) For black metal fences, the height shall not be less than five (5) feet.
 - 3) The maximum span between posts shall be ten (10) feet.
 - 4) For wood fences the minimum post size shall be 4”x 4” and the maximum shall not exceed 6”x6”.
 - 5) For wood fences the crossbeams shall consist of either two 2”x 6” rails or three 2”x 4” rails per section as a minimum.
 - 6) Crossbeam structure must face inside towards the yard.
 - c. Application of any paint or stain, other than clear, requires submission of an MRF form.
 - d. Site Plan: A site plan drawing denoting the location of the fence must accompany the form. Fences shall not be located closer to any street than the rear corner of the home except for the following conditions that will be considered on a case by case basis:
 - 1) On corner lots, the fence shall not be closer to any street than 36’ from the back of the curb.
 - 2) If the “rear” door of a house (basement, crawl space, or main level) or the air conditioner unit(s) is on the side of the house within six (6) feet of the “rear” of the house, fence construction will be allowed to begin at the door or the air conditioner unit(s) so that the door or air conditioner unit(s) is within the fenced-in area.
5. Dog Runs are not permitted.
6. Each homeowner must maintain the fences located on his/her respective property regardless of origin of construction or location.
7. Illustrations of the approved fencing are shown on page A10. Before selecting the desired fence style refer to these guidelines. If the adjacent properties have installed fencing then the fence design should match the existing fence design. Any request for variance must be submitted in writing with a full explanation of the hardship incurred.



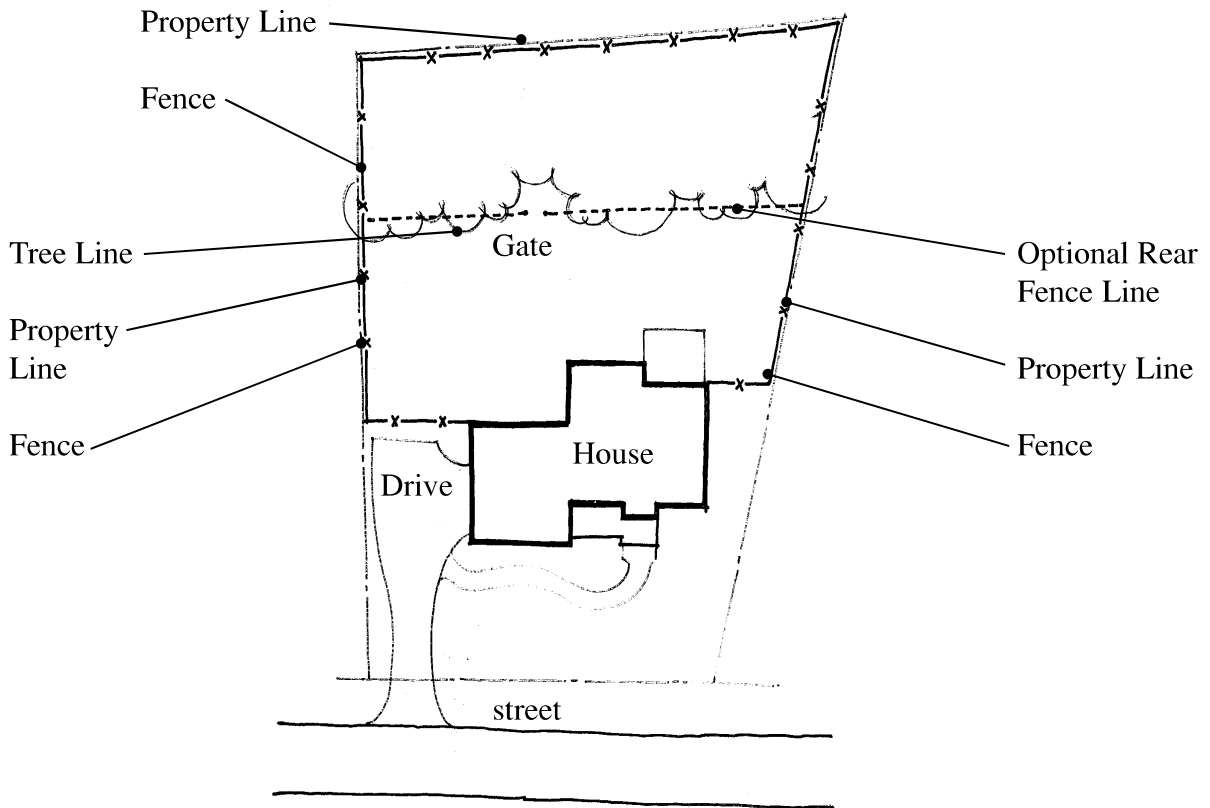
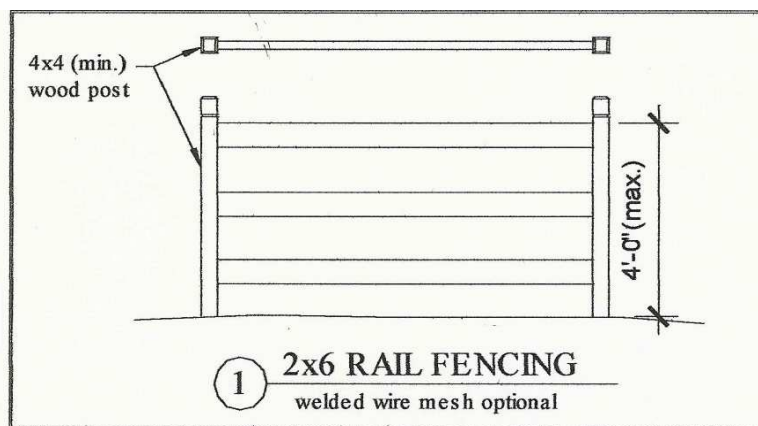


Fig. 5



Approved fence style
Other fence styles will be
considered upon submittal.

Fig. 6



GUIDELINE NUMBER 8: EXTERIOR LANDSCAPING AND MAINTENANCE

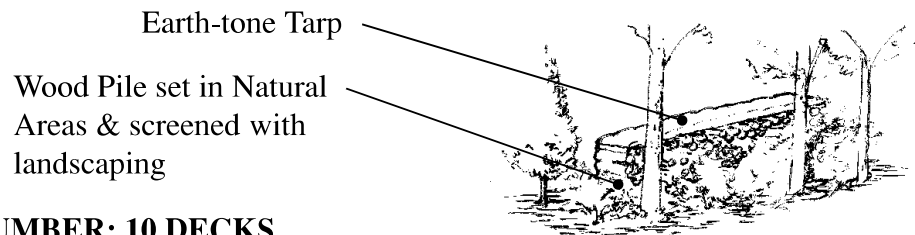
1. A form is **not** required to be submitted for ornamental trees and shrubbery provided that all of the following guidelines are met.
 - a. Tree plantings (row or cluster styles) are not permitted from the front line of the house to the street. In the case of corner lots, trees (row or cluster style) are not permitted from the front corner of the house on the adjacent lot(s) to the street.
 - b. However, row or cluster tree plantings are permitted from the front corner of the house to the rear corner of the property line. Staggered tree planting is preferred over rows. Hardwood trees should be located a minimum of ten (10) feet from property lines. Evergreen trees shall be located a minimum of five (5) feet from adjacent property lines.
2. All landscaping beds must be covered with a suitable covering such as natural pine straw, chopped pine bark mulch, or wood shavings of natural earth tones. Rock is only permitted in natural colors of tan, beige and gray. White rock is **not** permitted.
3. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials in keeping with the horticultural appearance of the community. Approved grass types for front lawns are Bermuda, Fescue or Zoysia. The amount and character of the landscaping must conform to the precedent set forth in the Lanier Springs Community.
4. Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed. Bare earth must be covered with natural pine straw or earth tone mulch to prevent soil erosion.
5. The preferred landscape edging is a neat four (4) to six (6) inch deep trench. All standard bed edging: brick edging that match the brick of the house, stone, or concrete must be approved by the ARC. Landscape bed edgings must be buried so that no more than one (1) inch extends above the ground, and must be of uniform type. Permanent masonry must be approved. Wood or decorative plastic is not permitted. Black polypropylene edging does not require approval provided it is installed properly, i.e. only the rounded edge is above ground level.
6. Retaining Walls for landscape beds in the front of a home should be either brick or stone to match the house. **All** retaining walls must be submitted to the ARC for approval.
7. Each homeowner shall keep his/her lot and all improvements thereon in good order and repair including, but not limited to, seeding, watering, mowing, edging, the pruning and cutting of all trees, shrubbery and weed control; homeowners should also maintain the painting or other appropriate external care of all structures and removal of dead trees. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set forth in the Lanier Springs Community.
8. Outdoor storage of garden tools and hoses must be screened from view and be kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view.
9. Outdoor storage of garbage cans and trash bins is discouraged. Containers stored outside must be screened from view by natural landscaping.



10. All debris, clippings, etc. must be properly removed from lawns, driveways, sidewalks, streets, etc. Hosing, raking or blowing materials into the streets and into the storm water management system is prohibited. Dumping yard waste/clippings into any green space is prohibited.

GUIDELINE NUMBER 9: FIREWOOD – See Figure 6

1. Firewood piles must be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas. The size of a firewood pile may not exceed 4' wide, 4' high and 6' long.
2. Firewood pile coverings are allowed only if the cover is an earth tone color and the firewood pile is screened from the view of the street. For example, a tarp-covered firewood pile may be located under a deck and have shrubs planted around it.



GUIDELINE NUMBER: 10 DECKS

1. A form must be submitted for ALL decks.
2. The form must include the following:
 - a. A site plan denoting location, dimensions, materials and color.
 - b. In most cases, the deck may not protrude past the sides of the house and must be located in the rear of the house.
 - c. Materials must be cedar, cypress, or Number 2 grade or better pressure treated pine (other material will be considered).
 - d. The deck must be natural or stained a natural wood color.
 - e. Specific approval of the ARC is required for painting a deck to match the trim color on the house and will be limited to decks constructed with detailed railings and columns.
3. Vertical supports for wood decks must be a minimum of 6"x 6" wood posts that match the color of the deck or metal poles.
4. A rail design shall be submitted with the site plan and form indicating the picket and rail materials and design. A brochure may indicate the design if a prefabricated design is used; otherwise, the design should be drawn to scale to indicate the design.
5. The following, without limitation, will be reviewed: location, size conformity with design of the house, relationship to neighboring dwellings, and proposed use.
6. Homeowners are advised that Gwinnett County may require a building permit for

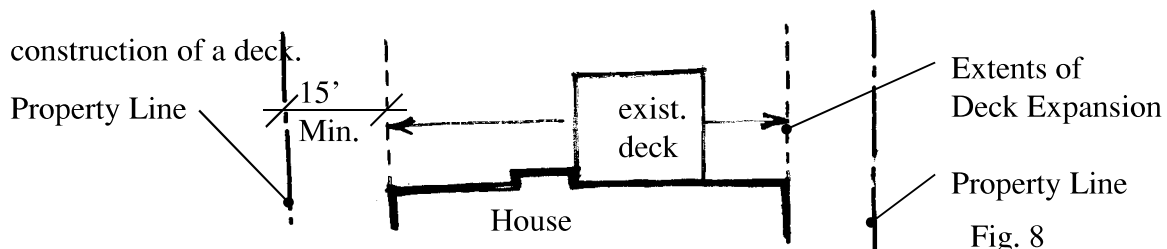


Fig. 8



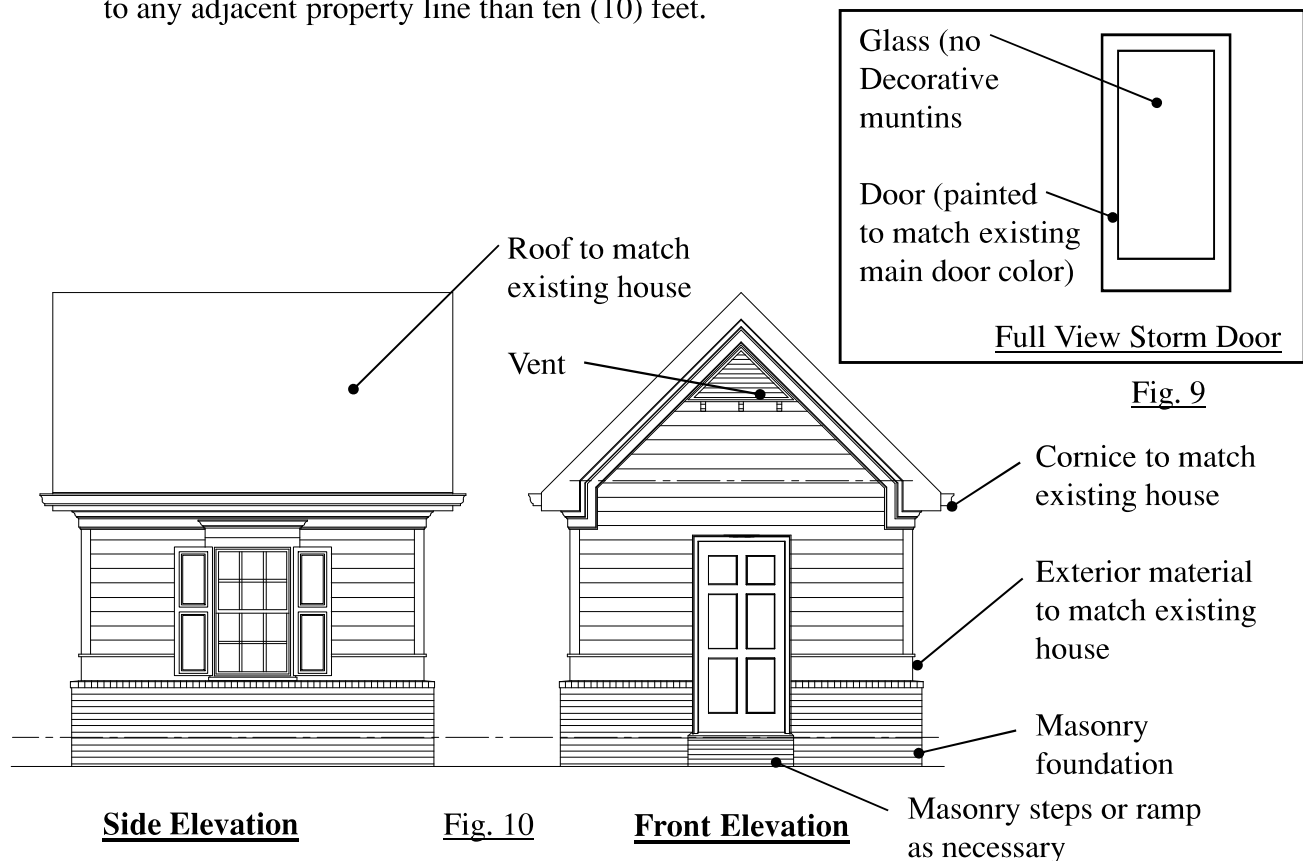
GUIDELINE NUMBER 11: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS

1. Architect approval is required. A form must be submitted for all exterior building alterations and additions. Building alterations include, but are not limited to: windows, construction of driveways, garages, porches and room additions to the house. Exhibit A is an example of the plan details that should be submitted with the Application for Modification. Repainting requires prior written approval **only** if the color is changed from the original color of the house.
2. The original architectural character or theme of any house must be consistent for all proposed additions and alterations to the structure. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A form requesting a paint color change requires the following information:
 - a. Paint sample color used in or approved for the Lanier Springs Community; and
 - b. Area of house to be repainted; and
 - c. Photograph of the house to be painted and the houses on both sides (in most cases, adjacent houses should not be painted the same color).
4. Storm doors must be made of anodized bronze or anodized aluminum with baked enamel finish that matches the front door of the house. Storm door windows must be of solid glass with no decorative or protective metal workings. A form must be submitted for all storm doors (on the front, side, or rear of the house) and contain the following information: See Figure 7.
 - a. Picture or drawing of the door on which storm door will be installed; and
 - b. Picture depicting style of storm door to be installed; and
 - c. Color.
5. Storm windows must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. Storm windows must be of solid glass with no decorative or protective metal workings. A form must be submitted and contain the following information:
 - a. Storm windows must comply with window to be covered; and
 - b. Picture or drawing of the window; and
 - c. Picture depicting style of storm window to be installed; and
 - d. Color.
6. Decorative Windows such as stained glass, decorative glass, etched glass, or leaded glass must be housed in wood frames and use muted colors. Colors must be compatible with the design of the house. All colors are subject to review of the ARC.
7. For any changes to the plans as approved by the ARC, the owner must submit such changes for approval prior to commencing construction.
8. Tennis courts are prohibited (other than the community tennis courts).
9. Architect approval is required for all storage structures. Attached storage structures are recommended. Detached storage structures will be considered only on a case by case basis. A form must be submitted for all storage structures.
 - a. No prefabricated structures are permitted.



GUIDELINE NUMBER 11: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS – (cont.)

- b. Storage structures shall be located in the rear yard of the property and no closer to a property line than the extended sidelines of the existing home and in no case closer than ten (10) feet.
 - c. Storage structures may not be used for any purpose that may be deemed by the ARC to cause disorderly, unsightly, or unkempt conditions.
 - d. Storage structures' exterior materials must match the exterior materials used on the home. For example, if the house is stucco then the addition shall be stucco. If the house is a combination of materials, the structure shall be compatible with the materials on the adjacent face of the existing house.
 - e. Storage structures' exterior details must match the exterior details of the home, such as fascia, crown molding, panel doors, etc. The illustration below is an example of an approved storage building. See figure 8.
 - f. Carports (or open air covered structures used for the purpose of storing or parking cars, boats, RVs, etc.) are NOT permitted.
10. Homeowners are advised that Gwinnett County may require a building permit for construction of any structure, attached or detached.
11. A form must be submitted for all doghouses. All dog houses must be located where they will have minimum visual impact on adjacent properties, and shall not be located closer to any adjacent property line than ten (10) feet.



GUIDELINE NUMBER 11: EXTERIOR BUILDING ALTERATIONS AND ADDITIONS – (cont.)

12. A form must be submitted for all awnings. Awnings or coverings must be either canvas or a structural extension of the home's existing roof. Colors or finish must be compatible with the home's primary and trim colors. Addition of awnings or coverings requires the following information:
 - a. Picture or drawing of all windows/doors on which awnings will be installed and their location (back or side – generally, awnings are not allowed on the front of the home);
 - b. Picture depicting the style of awning to be installed; and
 - c. Color samples and materials list.

GUIDELINE NUMBER 12: VEHICLES AND PARKING

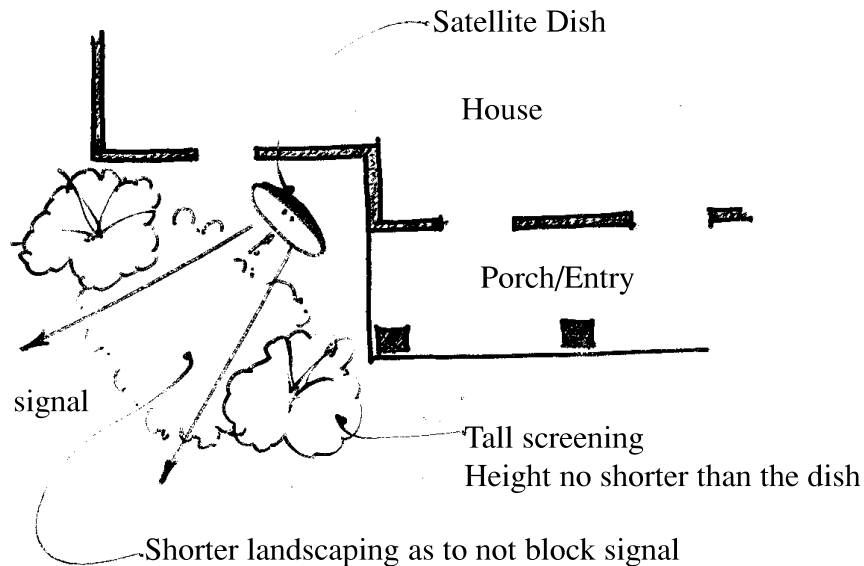
1. The recreational area parking lot is intended for the use of Lanier Springs residents (in good standing) during their use of the recreational area, pool and tennis courts and clubhouse facilities.
 - a. No boat, trailer, camper, recreation or any other type vehicle may be parked or stored in open view on residential or common property for longer than a forty eight (48) hour period.
2. All cars parked in open view must be operable, may not be unsightly, and must have current license plates and registration. Should a car be parked on a concrete parking pad that is located in the rear yard, that pad shall be properly screened from the view of the neighbors.
3. No vehicle may be parked on any yard or sidewalk.
4. Parking of vehicles on the street is limited. Temporary parking (four hours or less) is allowed if it does not pose a nuisance to neighbors or impede traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic (i.e. park only on one side of the street).
5. No commercial vehicles are to be parked overnight on neighborhood streets or driveways.
6. Parking is never allowed within 20 feet of an intersection, nor in front of any fire hydrant.

GUIDELINE NUMBER 13: SATELLITE DISHES/WINDOW AIR CONDITIONERS/WINDOW FANS

1. The following guidelines for mounted satellite dishes must be met:
 - a. Rooftop mounting of satellite dishes on the rear of the house (out of public view) is preferred.
 - b. If ground mounted, satellite dishes must be screened from view by evergreen landscaping – not lattice. Any cable must be buried. A maximum of three (3) satellite dishes per lot is allowed. See figure 9.
 - c. Satellite dishes mounted on the house wall or roofs shall be located in a manner that limits the visibility of the dish(es) to the street. Every effort shall be made to locate the dish discretely and out of view.



- e. Front yard mounting of satellite dishes is strongly discouraged due to the difficulty in properly screening the dish. However, if there is no other reasonable alternative location, all dishes located in the front shall be mounted on grade within five (5) feet of the house and screened with evergreen landscaping that will provide screening without blocking the signal.
2. Colors of satellite dishes are subject to review. Colors shall be neutral and be compatible with the colors of the house.
3. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
4. The owner or occupant shall be responsible for the maintenance and repair of the Satellite Dish including, but not limited to, (i) reattachment of Satellite Dish, and any components thereof, within forty-eight (48) hours of dislodging, for any reason, from its original point of installation; (ii) repainting or replacement, if for any reason the exterior surface of the Satellite Dish becomes worn, disfigured or deteriorated.
5. Window air conditioners or window fans are prohibited. Any other type of appliance or device located in a window or wall where the device is visible on the exterior must be approved.



Satellite Dishes in the Front Fig. 11

GUIDELINE NUMBER 14: MAIL BOXES - SEE EXHIBIT B

1. Mailbox and mailbox numbers different than the original installed by the builder are prohibited. All mailboxes must be maintained with black paint.
2. No plants shall be planted in such a manner that such planting and their future growth obstruct delivery of mail.
3. No plants shall be planted in such a manner that such planting and their future growth obstruct the numerical address.
4. All landscaping beds surrounding the mailbox shall meet the Design Guidelines Number 8, Item 5, which reads: The preferred landscape bed edging is a neat 4" to 6" deep trench. Other edging, if used, must be approved by the ARC.



GUIDELINE NUMBER 15: SIGNS IN YARDS

1. The ONLY sign allowed in the front or side yard for an unlimited period of time is a FOR SALE sign, in accordance with the Covenants.
2. BOOSTER signs from schools or organizations are allowed to be displayed for a maximum period of two (2) consecutive weeks.
3. POLITICAL signs may be displayed two weeks prior to an election.
4. Signs must not exceed 2 x 3 feet in size.
5. Security signs as required by Governing Agencies are permissible.

GUIDELINE NUMBER 16: BUSINESS USE

1. Each lot 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 Property, including business uses ancillary to a primary residential use, except that the Owner or Occupant residing in a dwelling on a Lot may conduct such ancillary business activities within the dwelling so long as...
 - a. The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the dwelling; **and**
 - b. The business activity conforms to all zoning requirements for the Property; **and**
 - c. The business activity does not increase traffic around the Property; **and**
 - d. The business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; **and**
 - e. The business activity is consistent with the residential character of the Property and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other residents of the Property.
2. The terms “business” and “trade” as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required thereof. Notwithstanding the above, the use of a Lot by an on-site management company operating on behalf of the Association shall not be considered a trade or business within the meaning of this subparagraph.



Construction Notes

Roof:

Cornice and Trim to match existing
Shingles to Match Existing
Slope 3/12 Minimum
Gutter and Downspouts to match existing
Single Gutter to be placed on rear fascia

Knee Wall:

Exterior Covered with lap siding to Match existing
Interior Covered with Bead Board
Interior Trim Consistent with Existing

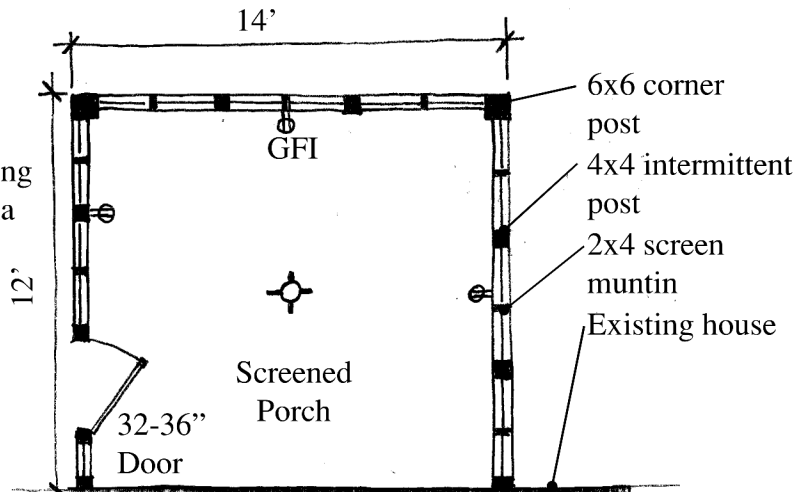
Ceiling:

Ceiling height consistent with existing
Bead board and trim
Wired for ceiling fan and light kit.

Paint:

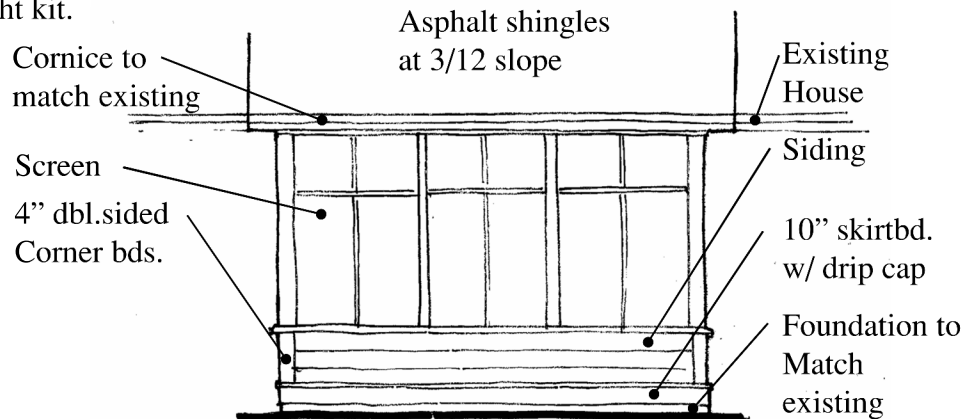
Exterior to match existing
Interior to match existing

Exhibit A



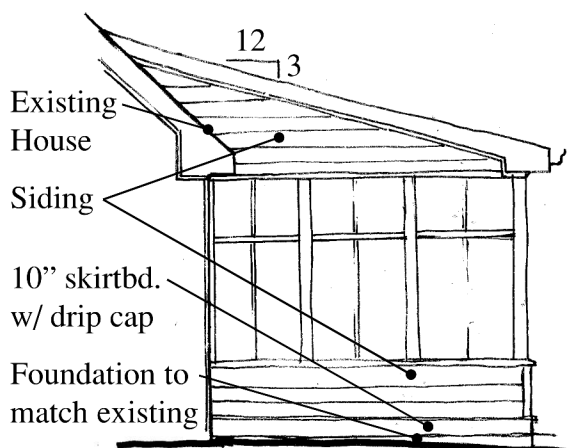
Floor Plan for Screened Porch

n.t.s.



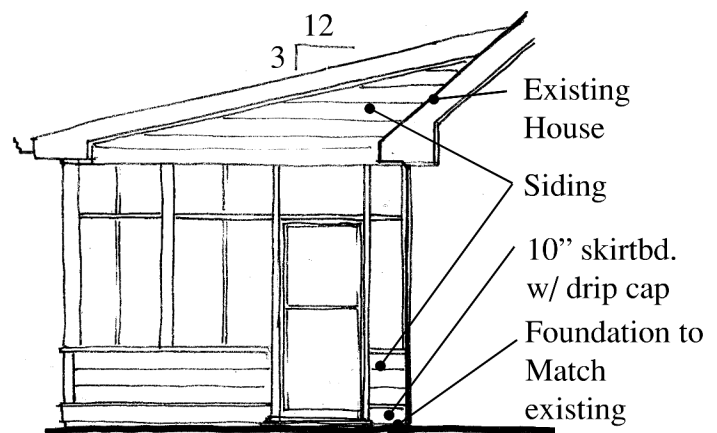
Rear Elevation

n.t.s.



Right Elevation

n.t.s.



Left Elevation

n.t.s.

Fig. 12



Architectural and Landscape Guidelines Exhibit A

Waterside

Mailbox Only:

- **Model:** Imperial 9

Mailbox System:

- **Model:** Imperial Model 119
- **Color:** Black with Knob Door
- **Numbers:** 2" Brass Numbers, Times New Roman



Parkside

Mailbox Only:

- **Model:** Qualarc E1 or Gibraltar Mailboxes Elite Medium

Mailbox System:

- **Model:** Global Home MB-500
- **Color:** Black
- **Numbers:** 2" Brass Numbers, Times New Roman



Creekside

Mailbox Only:

- **Model:** Qualarc E1 or Gibraltar Mailboxes Elite Medium

Mailbox System:

- **Model:** Qualarc E1 or Gibraltar Mailboxes Elite Medium
- **Post:** 2" Black Steel Post
- **Color:** Black
- **Numbers:**
 - 2" Brass Numbers or
 - 2.5Mil - 3.0Mil Cut Outdoor Vinyl (sign grade)
- **Font:** Times New Roman

