

**SWEETPINE CREEK
DESIGN GUIDELINES**
Revised June 18, 2015

1. AUTHORITY. This DESIGN STANDARDS document is announced and made public pursuant to authority granted to the Architectural Review Committee (hereafter referred to as the "ARC") of the Sweet Pine Creek development (hereinafter referred to as the "Development") under Article IX of the Declaration of Covenants, Conditions, and Restrictions for Sweet Pine Creek, recorded in Deed Book 8926, page 425, Cobb County, Georgia records as amended (hereinafter referred to as the "Declaration"). The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration.

2. PURPOSE. Plans must be submitted to and approved by the ARC pursuant to the Declaration and these Design Standards for the sole and exclusive purpose of assuring that all structures and landscaping within the Development are in conformity and harmony with existing standards of the Development. Review and approval of any application in accordance with the procedures set forth in these Design Guidelines and the Declaration is made on the basis of aesthetic considerations only. Neither the ARC, the Association, nor the Declarant shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the Declarant, the Association, the Board, the ARC, nor any member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Unit or tract.

3. VARIANCES. The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing; (b) be contrary to the Declaration; or (c) stop the ARC from denying a variance in other circumstances. The inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

4. DEFINITIONS. The words "Owner" and "Unit" as used herein shall have the same meaning as such words have in the declaration. The word "Structure" shall

be defined as: Any improvement upon any Unit, including, but not limited to, any building or part thereof, garage, porch, shed, greenhouse, covered or uncovered patio, deck, fence, swimming pool, curbing, paving, wall, tree, shrub (and all other forms of landscaping), sign, or any other temporary or permanent improvement to a Unit

5. SUBMISSION OF PLANS.

Prior to any site disturbance or lot closing or staking the **structure** on the lot, the builder must submit two (2) sets of drawings and schedules as follows:

A. Building Plans - at a scale of 1/4" = 1'0" or larger showing:

1. All four exterior elevations showing approximate finish grade lines.
2. Floor Plans.

B. Site Plan - at a scale of 1" = 30'0" indicating:

1. Footprint of the unit and garage on the site.
2. Finish floor elevation.
3. Property and setback lines.
4. Easements.
5. Clearing limits.
6. Existing and proposed grades by contour lines.
7. Existing trees or tree masses to remain.
8. Locations of driveways, walks, patios, decks, and site walls.
9. Location of site accessories such as mailboxes, fencing, trash container pads, lighting, play equipment, etc.
10. Locations of air-conditioning compressors, power and gas meters, and phone pedestals.

C. Exterior Material, Finish and Colors Schedule. A schedule of all exterior materials and their colors should be submitted to the ARC indicating:

1. Roofing material and the materials and finishes for each building elevation (i.e., siding, stucco, stone, brick, etc.).
2. Roofing color, brick and mortar selection and siding and/or trim colors and any other proposed exterior colors. Finish and/or color samples may be required.

D. Plan Changes.

Changes to the approved plans, elevations, and schedules must be submitted to the ACC for review in accordance with the procedures and submission requirements specified above. This includes any changes to details on doors, dormers, porches, and window pediments. Please submit changes at the earliest possible time to avoid project delays.

6. CONSTRUCTION.

A. Staking Approval - Before clearing or construction can begin on any lot, the applicant must:

1. Mark with stakes or ribbons the approximate corners of the **structure** in its proposed location and establish the proposed elevation of the first floor.
2. Flag property corner pins and string property line.
3. Arrange a site inspection with the ARC representative to verify that the staking is in conformance with the approved site plan. Special effort should be made to field adjust, if necessary, the unit location to preserve desirable trees.
4. Indicate on the site plan all changes in the foundation location approved by the ARC Representative.

B. Construction Entrance. During approved construction, all vehicles in any way connected with such construction shall enter the Unit or Units under construction only by the driveway as approved in the plans and specifications by the ARC. In no event shall any driveways other than those approved by the ARC 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.

C. Trash & Debris Removal. Construction debris shall be removed as often as necessary to keep the Lot and any Structure thereon attractive.

7. DESIGN.

A. Minimum House Size. Any main residential dwelling containing a single story above ground (i.e., ranch style) shall contain a minimum of 2800 square feet of heated living space. Any main residential dwelling containing more than a single story above ground shall contain a minimum of 3,000 square feet of heated living space.

B. 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 ARC for approval prior to being submitted to Cobb County Zoning.

C. Slab Houses. Unless otherwise approved by the ARC, 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, stone or stucco, depending on the exterior material of the main house.

D. Foundations. All houses must have brick, stone or stucco foundations, as applicable to the material of each individual house, including around chimney stacks.

E. Chimney Stacks. Chimney stacks on front or sides of houses may not be cantilevered and hang in the air. They must sit on foundations veneered with brick, stone, or stucco to match the foundation. Drive-under houses must have a built-out shed roof at the side of the house, which can function as a chimney base. All chimney tops on prefab flue tops, whether brick, stucco, or siding chimneys must be topped with a metal shroud painted black. (Full masonry fireplaces excluded)

F. Garages. The garage shall be side entry. 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 ARC for approval. Garage doors on front entry garages will be single doors. Garage interiors must be completely dry-walled and painted

G. Windows, Doors and Screens. Aluminum windows and doors on the front and sides of houses will not be approved. However, storm windows and doors are Acceptable provided they are factory painted or anodized in a color to be approved by the ARC. At the rear of houses, aluminum sliding doors are acceptable provided they are factory painted or anodized in a color to be approved by ARC.

H. Exterior Colors and Materials. Exterior colors and materials on all houses shall be specified in the plans submitted to the ARC 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 ARC approval. **The ARC or Board may require that sample colors be applied to the structure prior to approval.**

I. Roof. Roofing material and color shall be specified in the plans submitted to the ARC for approval, and shall be subject to the color and material guidelines contained in Appendix A of these Design Standards. 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.

J. Roof Pitch. **Must be** a minimum of 10/12 except by written consent of the ARC.

K. Driveways. Driveways shall be constructed with natural color concrete. However, other hard surface material may be approved by the ARC if a variance is requested when plans are submitted to the ARC for approval. Existing trees, topography and landscape planning should be taken into consideration. Where possible, driveways should curve.

L. Landscaping. A written plan of landscaping must be submitted to the ARC 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, **walkways**, 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, or (3) on **Modifications within the time limit that is agreed by the ARC**, whichever is earlier.

1. Drainage. According to the recorded plat: All lots are to have a reserve strip for drainage control, 5' on either side of side property lines, 10' either side of rear property lines, and 20' along exterior (rear) property lines. Where possible, each lot should drain independently to these drainage areas.

2. 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 finely prepared surface.

3. Sod. Front **and side** yards must be sodded with Bermuda or Zoysia grass. **Other grasses must be approved in writing**. A **sodded** road shoulder of sod 6' - 10' wide is required from lot line to lot line and including the entire street exposure of corner lots. Side and rear yards may be sodded, seeded, or treated naturally.

4. Islands. Islands that join islands on an adjacent lot shall match / join **at the lot lines and shall be mulched according to paragraph W**. **It is strongly preferred that bedding material of adjoining islands of adjacent lots contain matching materials**.

5. 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.

6. Changes & Additions. In the case of existing homes, proposed changes and additions in landscaping must be submitted in detail as set out above. A time frame for completion shall be agreed upon between the ARC and the homeowner.

M. Pools and Spa Equipment. Plans for proposed swimming pools, hot tubs, surrounding decks, fencing and screening must be submitted for approval before any clearing, grading or construction is commenced. Aboveground pools are prohibited.

N. Antennae. No exterior television or radio antennae or satellite dish or receiver of any sort shall be placed, allowed or maintained upon any portion of a Structure or

Lot without prior written approval by the ARC.

O. Mailboxes. All mailboxes must be the standard mailboxes approved by the ARC. **This is to include the number panel, house numbers and flags.** See Appendix “D”.

P. Basketball Backboards. Basketball backboards are subject to ARC approval of the location and colors of both sides of said backboard and post.

Q. Prefabricated Structures. Prefabricated or factory built structures shall not be permitted within the Development, and shall not be employed as elements in the construction of residential Structures affixed to real property within the Development except by express written consent of the ARC.

R. Signs. (1) All signs displayed in the development are subject to approval by the ARC or Board. (2) The number of temporary signs (i.e., garage, lawn sales, etc.) will be no more than two and may be put up no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. No sign may be placed on the common property or the entrance areas to the Development. Only one “House for Sale” may be used per lot.

S. 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 ARC approval.

T. Down Spouts. Are to be painted to match the adjacent material (Brick color or stucco color)

U. Decks. Vertical supports, including rail post for wood decks must be a minimum of 6” X 6” wood post, either solid or wood enclosed metal. Highly visible decks, such as corner lot houses are required to have brick or stone bases with trim above.

V. Play Equipment. All permanent play equipment must be approved by the ARC as to location, colors, and materials. It should be located where it will have a minimum visual impact on adjacent properties. Metal, wood and plastic play equipment should be a dark earth tone to blend into the surrounding environment. Where play equipment is visible from the street or adjoining property, screening may be required.

W. Bedding Material. All beds, islands and natural areas on the lot that are visible from the street shall be covered with one of the following approved materials: 1) Pine straw, pine bark, black or brown colored mulch, natural cypress mulch and composted mulch. Pine straw is the preferred bedding material. All other mulches must be approved in writing by the ARC. Chipped wood can be used but must be covered with one of the above materials. Bedding material should be replaced at least once per year or when bare ground is visible.

Appendix “A”, “B”, “C”, and “D” are incorporated herein

APPENDIX "A"
TO DESIGN STANDARDS
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 ARC.

A. MATERIALS Recommended materials include:

1. Siding - Natural wood lap siding; hard board lap siding, concrete siding
2. Brick - All brick shall be in subdued colors and samples must be submitted for approval. No weeping or black mortar. Brick veneer will be used on at least three sides.
3. Stone - Stone shall be Cultured Stone or Tennessee Field Stone with grey mortar (no black mortar).
4. Masonry Stucco - Stucco is a specialized house finish. Stucco houses will be approved by the ARC only if such stucco house fits into the overall street scape design. Stucco details such as quoins, bands window pediments, entry units trim etc., are most important and should be included in the house plan. The builder may only use stucco as outlined in the specifications on file with the ARC. These specifications should be given to the builder at the time plans are submitted and approval given for stucco finish. Stucco will be used on four sides of the house.
5. Houses with Siding - Siding houses shall have: brick or stone foundations on all sides of the house, a brick or stone stoop, siding details with skirt board, double sided corner boards, rake boards in roof gables and other architectural style details.
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.

The use of cornice returns instead of simple cornice "boxes", shall be required unless otherwise approved by the ARC

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.

5. All proposed exterior repainting must be submitted to the ARC consideration and approval. **The ARC or Board may require that sample colors be applied to the structure prior to approval.**

APPENDIX "B"
TO DESIGN STANDARDS
SCREENING GUIDELINES

Screening may be used within the Development to attract or divert attention to or from particular views, or (in limited applications) to define private spaces.

A. OBJECTS TO BE SCREENED.

1. Free standing utility apparatus, such as transformers, and switching equipment.
2. Exterior, ground-level machinery, such as air conditioning and heating equipment;
3. Outside storage and service areas for equipment and supplies.
4. Refuse containers and related storage areas.

B. METHODS OF SCREENING. Subject to the approval of the ARC, the following methods of screening may be used.

1. Earth Banks and Berms - Banks and berms shall:
 - (a) have a maximum slope of 2:1 and
 - (b) be covered with grass or ground cover.
2. Planting Screens and Hedges. Specie and layout design to be approved by ARC.
3. Wing Walls. Screening walls shall complement the design, texture and color of all structures on the same Lot; and shall be built in coordination with standards set by the ARC.

4. Fences. Fences are generally discouraged and in some cases may be prohibited. All fences on any residential lot must be constructed to comply with the designs and specifications attached below. All such fences must be submitted to and approved by the ARC in writing prior to construction.

(a) Privacy fences will only be considered for approval where the need for privacy is absolutely necessary. Any privacy fences so approved shall not exceed 4 feet above grade in height without a special variance approved by the ARC, and any variance so approved may not exceed 6 feet above grade in height.

(b) Privacy fences may not enclose the entire rear area of a lot.

(c) Privacy fences shall be permitted at the sides of a residence only with a hedge and only for short distances to screen a view of the neighbor's patio, deck or pool.

(d) All fences shall include planting as an integral component.

(e) All fences shall be constructed and located so as not to attract attention as distinct architectural elements.

APPENDIX “C”
TO DESIGN STANDARDS
SPECIAL SITUATION MODIFICATIONS

The following classification of Site Design Guidelines provides information and guidance to properly improve your property. These specific modifications are inherently approved if they are installed according to the guidelines and require no application, submittal or review by the ARC. Failure to install the improvements according to the guidelines would lead to action by the ARC to request compliance.

1. Basketball goals must be mounted on black posts and have clear backboards. They should be located in the side or rear yards and oriented for minimum visual impact from the street.
2. Front doors and entry area decorations should be tasteful and in keeping with the style and colors of the house. Plants and flowers in the pots and annual beds should be neat and healthy and have all paper and plastic labels removed.
3. Outdoor storage of garden tools and hoses should be screened from view and kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view by planting shrubs around deck. Preferably these items should be stored inside the garage or basement.
4. Firewood should be stacked in the rear yard. Tarps or plastic covering firewood is allowed only if the firewood is completely screened from view. For example, a tarp-covered wood pile may be located under a deck with shrubs planted around it.

Bird baths and birdhouses should be tasteful and in keeping with the style and colors of the house. They should be located

Appendix "D" - Mailbox Repair Guidelines and Information

- Hardware: Post, mailbox, flag and number panel must match original hardware.
- Mailbox: Postmaster Mailbox "Classic" Large. Model #C1600B00
- Paint: Black Rustoleum "gloss protective enamel" or similar.
- Reflective Numbers: Hillman 1 ½" "reflectives".

