Edgemere Homeowner's Association

Architectural Control Committee Guidelines

Revised -- April 30, 2007

Guideline No. 1 – Patios and Walkways

1. Patio Standards
   (i) The patio cannot extend beyond the sidelines of the house and cannot extend to within 10 feel of side property line; and
   (ii) The patio cannot exceed six inches above ground level at any point.

2. Walkway Standards
   (i) The walkway cannot exceed four inches above ground at any point

Guideline No. 2 – Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

1. A form must be submitted for all exterior decorative objects, both natural and man made. No form needed for a single flag pole attached to the front of the house, for a maximum of four neatly maintained flower pots that match the exterior color containing evergreens/flowers, or temporary holiday decorations which should be removed in a timely manner.

2. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, flower pots, free standing poles of all types, flag poles, and items attached to approved structures.

3. Light standards:
   (i) Lighting cannot exceed twelve feet in height
   (ii) The number of lights cannot exceed ten
   (iii) All lights should be white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.

4. Front doors and entry area decorations must be tasteful and keeping with the style and colors of the house. Plants and flowers must always be neat and healthy.

5. Objects will be evaluated on criteria such as site, proportion, color and appropriateness to surrounding environment.

Guideline No. 3 – Vegetable Garden Plots

1. Garden standards:
   (i) The plot must be located behind the rear line of the house;
   (ii) The size of the plot is limited to 150 square feet or ¼ of the rear lot, whichever is smaller; and
   (iii) The maximum height of plants is less than four feet.

2. All garden plots must be located behind the rear line of the house with the exception of houses set on lots at angles and houses on corner lots. These will be considered on an individual basis when a form is submitted.

Guideline No. 4 – Play Equipment, Play Houses, Tree Houses

1. Except for lots adjacent to a lake, the form is not required to be submitted for play equipment if the basic structure of the equipment is wooden and if the play equipment is located
   (i) Within the extended sideline of the house in the rear yard;
   (ii) Within the screened fenced area of the rear of the house, if the yard is fenced; and
   (iii) Such that it will have a minimal visual impact on adjacent properties.

2. Wooden play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing sets, etc.) will generally be required to blend into the surrounding environment. All portable play equipment needs to be put away when not in use each evening in both front, back and side yards. Portable play equipment would include but not be limited to portable basketball goals, plastic child furniture or adult furniture being used for play, any sports equipment, toy vehicles, portable swings, toy lawn equipment such as wheelbarrows, shovels, buckets, etc.

3. A form must be submitted for all permanent play houses or tree houses.

4. Play houses and tree houses must be located where they will have a minimal visual impact on adjacent properties and within guidelines of play equipment. In most cases, material used must match existing material of the home and the tree house/play house may not be larger than 100 square feet.

Guideline No. 5 – Basketball Goals

1. Basketball goal standards:
   (i) Backboard must be transparent if not within the confines of the rear line of the house;
   (ii) Post must be painted black;
   (iii) No more than one goal per home; and
   (iv) Portable goals should be put away when not in use.

Guideline No. 6 – Private Pools, Jacuzzis, Hot Tubs

1. A form must be submitted indicating the placement of the pool and deck, size of pool (square feet), location of privacy fence, landscaping and lighting.

Guideline No. 7 – Fences

1. The original design concept of Edgemere Community promotes a feeling of space, therefore, fencing is not generally encouraged. A form must be submitted for all fencing.
2. Chain link fences are prohibited.

3. All forms must include the following information:
   (i) Picture or drawing of fence type;
   (ii) Dimensions: maximum height may not exceed five feet
   (iii) Site plan: a site plan denoting the location of the fence must accompany the form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street that the building line of the lot; and
   (iv) Crossbeam: crossbeam structure shall not be visible from any street (must face toward yard).

4. Fencing for lake front lots (25A-34A) should be similar to Delgard Aluminum Avalon Ornamental.

Guideline No. 8 – Exterior Landscaping and Maintenance

1. A form is not required to be submitted for ornamental trees and shrubbery. However, a form must be submitted for screen planning (row or cluster style) and property line plantings. Complete redesign of landscape plans must be submitted.

2. Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. All planting 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. No debris should be dumped on any lot or common area.

3. Forms must include a description of the types and sizes of trees and shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwelling.

4. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set inthe surrounding community.

5. All landscape beds (areas in yard that do not have grass) must be covered with pine straw, chopped pine bard mulch or wood shaving to prevent erosion.

6. Landscape beds, sidewalks and driveways should be edged. The preferred edging is a neat 4”-6” deep trench. Other edging, if used, must be flush with the ground and be of a minimum type.

7. Each owner shall keep his lot and all improvements thereon in good order and repair, including but not limited to seeding, watering, mowing, pruning and cutting of all trees and shrubbery and painting or other appropriate external care of all buildings an improvements. Dead or dying trees must be removed. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community.

8. Except for dead, damaged, or dying trees, no trees having a diameter of six inches or more as measured at a point twelve inches above the ground shall be removed from any lot without the prior written approval of the ACC.

9. Outdoor storage of garden tools and hoses must be screened from view or kept behind shrubs. Any tools or items stored under the back deck or porch must also be screened from view.

Guideline No. 9 – Firewood/Garbage Cans

1. Firewood piles are to 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.

2. Woodpile coverings are allowed only if the cover is an earth tone color and the woodpile is screened from view of the street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

3. Outdoor storage of garbage cans (except when placed at curb side on day of pick-up) must be screened from view.

Guideline No. 10 – Decks

1. A form must be submitted for all decks.

2. The form must include:
   (i) Site plan denoting location, dimensions, materials, and color;
   (ii) In most cases, the deck may not extend past the sides of the house;
   (iii) Material must be cedar, cypress, No. 2 grade or better pressure treated pine or approved composition material;
   (iv) Color must be natural or painted to match exterior color of house; and
   (v) Steel must be covered by wood.

3. The following, without limitation, will be reviewed: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.

4. Owners are advised that a building permit may be required for a deck.

Guideline No. 11 – Exterior Building Alterations

1. A form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, construction of driveways, garages, carports, porches, and room additions to the house. ***Repainting requires prior written approval only if the color is changed.***

2. The original architectural character or theme of any house must be considered for all components of the house. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.

3. A paint change form requires the following information:
   (i) Paint sample or picture of paint color to be used; and
   (ii) Area of house to be painted.

4. Storm windows and doors must be made of anodized bronze aluminum with baked enamel finish compatible with the primary and trim colors. The form must contain the following information:
   (i) Picture or drawing of all windows/doors on which storm windows will be installed;
   (ii) Picture depicting style of storm windows/doors to be installed; and
   (iii) Color.

5. Owners are advised that a building permit will be required for certain exterior building alterations.

6. A form must be submitted for all doghouses. All doghouses must be located where they will have minimum visual impact on adjacent properties.

Guideline No. 12 – Vehicles and Parking

1. No boat, trailer, camper or recreational vehicle may be parked or stored in open view on residential property for longer than a 48 hour period.

2. All vehicles parked in open view and not in a garage must be operable and may not be unsightly.

3. No vehicle may be parked on any yard. As a general rule, parking of vehicles on the street is prohibited; all overnight vehicles must be parked on driveways. Temporary parking (six hours or less) is allowed if not a nuisance to neighbors or impediment to 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.

Guideline No. 13 – Signs, Garage Sales

1. No signs are allowed on Edgemere common property except a “No Solicitation” sign. Temporary signs reminding residents of community events are allowed.

2. Individual garage sales are prohibited in Edgemere.

3. No political signs are allowed on any lot (confirmed by majority vote of residents – fall 2006).

Guideline No. 14 – Antennae

1. All antennae must be interior unless a form is submitted, approved, and complies with the following standards:
   (i) No large satellite dish (more than 24”); and
   (ii) Must not be visible from the road and color must blend with the roof.

Guideline No. 15- Mailbox Posts

1. All mailbox posts must be replaced with the standard post used in Edgemere that can be currently obtained from:

   Dean Crenshaw
   36-1 Knight Rd.
   Marietta, GA 20066
   770-971-3394.