

Abbotts Landing Design Guidelines

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DESIGN GUIDELINES DEFINITION

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FINAL NOTE 22

Abbotts Landing Community Association

Design Guidelines

from the

Board of Directors

A Manual for Abbotts Landing Homeowners

Authority: The authority and responsibility for maintaining the quality and design of Abbotts Landing is founded in the Declaration of Covenants and Restrictions for Abbotts landing Subdivision ("Declaration"). All homeowners in Abbotts Landing are automatically members of the Abbotts Landing Homeowners Association, Inc. ("Association"), as a condition of home ownership in Abbotts Landing and are responsible for complying with the Declaration. The Declaration authorizes the Association to publish statements of policy, standards, guidelines and criteria relative to architectural controls in Article VII, Section 6 of the Declaration. Therefore, the Association hereby publishes these Design Guidelines to the members of the Association. If the case of any conflict between these Design Guidelines and the Declaration, the Declaration controls and the Association will follow the requirements in the Declaration. Please review the Declaration as needed for further information.

Purpose: One of the valuable aspects of living in Abbotts Landing is the presence of architectural standards and maintenance guidelines, hereafter called Design Guidelines. They are provided to amplify and supplement our community covenants. The development, promulgation and enforcement of design standards is intended to achieve the following objectives:

- Maintain consistency in the overall design concept for the community
- Promote harmonious architectural and environmental design qualities and features
- Promote and enhance the visual and aesthetic appearance of the community
- Protect and enhance property values

Intent: The Board of Directors (BoD) through this document, intends to maintain the entire development in harmony with the original home builders design plan, while still allowing opportunity for individual expression and general community improvement. Enforcement of these guidelines will assure homeowners that the standards of design quality will be maintained consistently throughout the community. By respecting the rights of others and taking personal responsibility for your own property, Abbotts Landing will remain one of the finest communities in which to live in north Fulton County. If you have further questions, please get in touch with one of the Board members.

Compliance: These design guidelines are authorized by the Declaration. The BoD has the authority to enforce compliance with these guidelines and standards.

Base Document: The base document was approved by majority vote at a regularly scheduled meeting of the BoD on 10/28/24. It incorporates information that other HOAs might call Architectural Guidelines, Homeowner Guide, Design Standards, Architectural Design Guidelines and Rules & Regulations that helps new or continuing homeowners in Abbotts Landing thrive in our community.

Changes and Additions: Changes and additions to the base document are initiated by members of the Association or the BoD and must subsequently be approved by a majority vote of the BoD. Any and all updates will be communicated separately to homeowners and the revised Design Guidelines will be posted to our abbottslanding.org website.

Limit of Liability: The Association, BoD, and their agents are not responsible for ensuring, and shall not be held liable for any injury, damage, claim or loss arising out of: (1) the design, quality, structural integrity or soundness of any modification on a Lot; (2) any modification's compliance with building codes, zoning regulations or other governmental requirements; (3) the impact of the modification on the Lot or other Lots; or (4) the duration of the architectural review process.

Definitions: The BoD shall follow, but not be limited to, the following criteria in its decision making process.

Architectural Integrity – Proposed alterations or additions must be architecturally consistent, safe, and appropriate to the surroundings. Quality of workmanship, architectural style, materials, colors and construction details must be consistent and in harmony with the existing and neighboring structures.

Color – The color of the proposed alterations or additions to existing structures must have roofs, trim, siding, windows, that match or are complementary with the color of the primary structure. Changes to the color of doors, shutters, trim, siding, brick, roofing and gutters must have prior written approval by the BoD.

Scale – The size of improvements, alterations or additions must be consistent in scale to the existing structures and surroundings.

Site Plan – a scaled drawing of the lot that shows the exact dimensions of the property, adjacent properties, if applicable, and all improvements including those covered in the application must be submitted. Contour Lines are required where drainage is a consideration. More complex projects may require city or county approval as determined by the appropriate governmental body.

Workmanship – The quality of workmanship of alterations and additions must be equal or better than that of the primary structure and properties. Construction specifications (square corners, plumb lines, uniform application of paint and stains, etc.) must be written standard tolerances.

Yards – The following definitions provide additional clarification on yard terminology.

Side Yard – a side yard is that area between the side property line of the lot and the house, extending from the front corners to the rear corners of the house and excluding the front and rear yard.

Rear Yard - The rear yard is that area located behind a line drawn from the rear corners of the house out to the side property lines, then back to the rear property line. The side yard is not included.

Behind the House – The area in the rear yard that lies between two parallel lines drawn along the side framework of the house that extends to the rear property line. The side yard is not included.

Front Yard – Any area of the homeowner’s property that is located in front of a line drawn from the front corners of the house to the side property lines and forward to the front property line.

Request for Modification - Except where otherwise noted, all changes, permanent or temporary, to the exterior appearance of a home or lot, including front, side, and back yards, are subject to review and approval. If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, the proposing owner must seek clarification by communicating with the BoD at aecc@abbottslanding.org. Prior to commencement of any exterior alterations (landscaping, structural,

or cosmetic) to a home or property, homeowners must submit an Abbotts Landing AECC Modification Request form to the BoD. The form can be found at the Abbotts Landing website www.abbottslanding.org. The form, completed in detail and in conjunction with the specifics requested in these Design Guidelines, delineates the information that must be provided to the BoD so that your proposal can be reviewed. Homeowners will be notified by email should their submitted form and attached documents be incomplete, and this will likely delay the approval process. If you have multiple projects to submit you may need to fill out more than one form, unless you capture all changes in one.

The BoD will only act on complete applications within thirty days of receipt (or earlier.) Notification of denial for an incomplete application will be provided to the homeowner as needed together with a request for resubmission of a complete application.

Any exterior alterations made without prior approval of the BoD shall be considered in violation of the Declaration and will be subject to enforcement action by the Association. The BoD or any member of the Abbotts Landing Community can recommend this action.

Building Permits: The City of Johns Creek does require building permits for some structures. The Association is not required to confirm that owners have obtained permits or review the permits. However, the Association may request copies of the permits for review or confirmation that a permit exists if they believe it will help the review process. Below is the link to the Johns Creek website for descriptions of what projects require permitting.

<https://johnscreekga.gov/departments/community-development/building-permitting/do-i-need-a-permit/>

Criteria: These Design Guidelines are not structured to cover all possible contingencies. It is not possible to anticipate every modification which might be requested to any house. The fact that these Design Guidelines do not address a particular modification does not imply that such a modification is allowable. All changes to lots and house exteriors are subject to the Association's review and approval, unless specifically exempted by the Declaration or these Design Guidelines. The BoD shall review and evaluate all requests for alterations and improvements based on the individual merits of the proposal submitted. Decisions shall be determined by a majority vote of the Board of Directors, who serve as the Association's Architectural and Environmental Control Committee.

Decision Appeals: An appeals procedure exists for those affected by an unfavorable AECC Modification Request decision. The appeal is to the Board of Directors. To initiate the appeals procedure, the applicant or other affected homeowner must submit a written request to the BoD. If the BoD receives the appeal request within ten days of the Association sending the BoD decision to the owner, the BoD then has 20 days to review and respond to the appeal.

Appeals will be reviewed by the BoD, who will use criteria including, but not limited to, the following to review them:

- 1) if proper procedure was followed during the administrative and review process,
- 2) if the hearing was fair to the applicant and any other affected homeowners, and
- 3) if the decision made was rational and not arbitrary.

Enforcement Procedures for Violations: The Declaration authorizes the BoD of the Association (and their designees, if any) to address the compliance of all homeowners with the Declaration and the Design Guidelines.

Any alteration or improvement by a homeowner is presumptively in violation of the Declaration and these design guidelines unless a complete written application (AECC Modification Request Form) has been filed and approved, in writing, by the BoD unless otherwise noted in these guidelines. Additionally, the BoD or their designee shall regularly inspect the community to ensure compliance with the Declaration and these guidelines. In the event that a violation is discovered or reported to the BoD, the BoD shall take appropriate enforcement actions pursuant to Article VII, Section 11 of the Declaration, which may include but are not limited to:

- 1) limiting the homeowner's use of the Association's community pool,
- 2) assessing a daily fine,
- 3) holding a hearing with the violating owner,
- 4) Association representatives entering the lot, after reasonable notification to the homeowner, to correct the violation, i.e., a downed power line, water leak, downed tree, etc., at the owner's expense, and/or
- 5) taking legal action seeking removal of the violation and payment of the association's legal counsel fees.

The same procedure shall apply when a homeowner has completed an alteration to his/her lot in disregard of the written disapproval of the BoD.

Topics (alphabetical)

Below are general guidelines only. Please be aware that most of these items still require application and the Association's review and approval.

Air Conditioners Additional exterior air conditioning (condenser unit) or the relocation of existing units will be considered so long as they are placed near existing units and do not have adverse audible or visible impact on adjoining lots or open spaces. Concealing air conditioning units with fencing or shrubbery should be considered. No window units are permitted.

Arbors/Swings Arbors and swings are permitted only in the rear yard and must be located where they will have minimum impact on adjacent properties and streets.

Attic Ventilators Attic ventilators and turbines are permitted without application. They should match the color on the house if mounted on a gable end or may be painted to match the roof if placed on a roof.

Awnings, Canopies, Trellises, and Other Sun Control Devices Approval is required for permanent awnings, canopies, trellises, and other sun control devices whether they be fixed or mechanically operated, excluding permanent screen houses/rooms which will NOT be permitted at all. Structures or devices submitted for approval should:

- 1) be consistent with the design and visual scale of the house to which they are attached,
- 2) be located so that they do not adversely affect views, light, winter sun, or natural ventilation of adjacent properties,
- 3) be compatible with the architectural character of the house in terms of style and materials,
- 4) be of a color(s) which match and/or complement the trim or house color,
- 5) not consist of reflective materials or metallic/tin foils

Temporary canopies, screen houses/tents, or canvas structures are allowed, without permit, but may not remain in place for more than a fourteen-day period.

Basketball Goals Approval will be issued if all of the following requirements are met:

- 1) goal (backboard) will be perpendicular to the street at all times,
- 2) backboard will be clear, white, beige, or light grey,
- 3) post will be painted black,

- 4) homeowner may not paint permanent basketball court guidelines on a driveway, and
- 5) the specific location is acceptable to the Association.

BBQ See "Grills/BBQ."

Beekeeping Beekeeping, whether as a recreational activity or commercial occupation, is prohibited within the community.

Buildings, Detached See "Sheds."

Burning, Outdoor Burning of outdoor refuse anywhere on your property, including but not limited to natural fallen vegetation such as leaves, limbs, twigs, is not permitted in Abbotts Landing. The City of Johns Creek also has their own burning restrictions and can be found at the link below.

<https://johnscreekga.gov/departments/fire/community-safety/burning-guidelines/>

Carpeting, Exterior Indoor/outdoor carpeting or synthetic grass on any exterior surface (front porch, patios, decks, stairs) is prohibited and will not be approved. Backyard requests will be considered on a case by case basis.

Clotheslines No clothing, laundry, or wash shall be aired or dried on any portion of the lots in any area other than behind the house as defined earlier. Permanent clotheslines are not permitted on any lots. All temporary clotheslines must be dismantled, taken down, and stored out of sight when not in use.

Commercial Vehicles Commercial vehicles are not permitted to be parked in open view, i.e., driveway, at the curb unless they are service vehicles in the community temporarily (not overnight) to provide services to the common property or units. Commercial vehicles are defined as, but are not limited to, the following:

- Any vehicle which is designated as a commercial vehicle by the GA Department of Transportation or issued a commercial vehicle license tag by the State of GA; or
- Any vehicle that weighs 26,001 pounds or more; or
- Any vehicle in which the driver is ordinarily hired for transport, including but not limited to taxis, limousines or buses (but unmarked personal rideshare vehicles like Uber or Lyft are permitted); or
- Any vehicle with uncovered exterior logos, signs, letters, business names, numbers, advertising or irregular and distinct coloring which

creates the appearance of a commercial vehicle (except for law enforcement vehicles marked as such); or

- Any vehicle with commercial paraphernalia or equipment attached, strapped or affixed to the exterior of the vehicle, including but not limited to, storage containers, racks, ladders, pipes; or
- Any vehicle with an excessive amount of commercial equipment or supplies within the interior of the vehicle which is in obvious plain view, including but not limited to, pesticide, hazardous materials, paint buckets, propane tanks, cabling, uncovered or unsecured tools or other supplies; or
- Any vehicle, which because of its irregular height, length, shape or weight is not a conventional private passenger vehicle and is more suited for a commercial purpose; or
- Any vehicle considered a commercial vehicle, at the Board's sole discretion.

Common Areas/Community Facilities It is the responsibility of the homeowner to repair any damage that they, their friends or guests, or any contractor or agent of the homeowner, cause to the common areas. Repairs to common areas must be to the original condition and be completed within fifteen days of the damage occurrence. Failure to satisfactorily repair common areas will be considered a violation of these guidelines.

The dumping of debris, lawn clippings, animal wastes, or soil on common areas or open lawn areas is prohibited. This includes wooded areas and retention ponds in the community.

Compost Piles/Tumblers Compost bins are not allowed on any portion of the lots except behind the house as defined earlier.

Decorative Objects See "Exterior Decorative Objects."

Decks Submittal of an AECC Modification Request form is required and the form must include:

- 1) a site plan denoting location; in most cases, the deck may not extend past the sides of the home,
- 2) the dimensions and elevations,
- 3) the materials; structural materials must be cedar, cypress, or No. 2 or better pressure treated pine; deck surface materials can be either the same approved wood or a composite material like Trex or Verdana.
- 4) the color which is to be natural, stained, or painted to match the exterior color of the home.

Vertical supports for wood decks must be a minimum of 6x6" wood posts or painted metal poles. In addition and without limitation, the Board of Directors will take into consideration conformity with design of the house, relationship to neighboring dwellings, and proposed use. Owners are advised that a building permit may be required by the city.

Dog Houses Dog houses must be located where they will have minimal visual impact on adjacent properties. A maximum of one dog house per lot will be approved.

Doors, Front Replacement of front doors must be consistent with or complementary to the style of the home and require BoD approval. Double doors will be considered. Hardware and door must be maintained in good condition.

Doors, Screen Screen doors must be approved and are to be full view with no support or dividing bar and without decoration or edging. Screen doors should match or complement the color of the primary and trim colors of the entrance door and house.

Doors, Storm Storm doors must be approved and are to be full view with no support or dividing bar and without edging or decoration. They must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with primary and trim colors.

Driveway Alterations Approval by the ALCA BoD is required before adding to or modifying any driveway, front walk path or front patio. A permit from the city of Johns Creek is required before building or making any alterations to a driveway in the right-of-way. The following guidelines apply:

- Driveways must be surfaced in concrete
- Asphalt driveways are not permitted.
- Decorative resurfacing or coloring of driveway will be considered on a case by case basis.
- Driveways need to be pressure washed on a regular basis. No dark coloration should be noted on driveways.

Exterior Decorative Objects Approval will be required for almost all exterior decorative objects both natural and man-made including, but not limited to, such items as sculptures, fountains, ponds, free-standing poles of any type, bird baths, bird feeders, planters and vine climbers. No items of any kind, with the exception of a flag bracket, may be permanently attached to the

home without approval. Holiday decorations may be temporarily attached to a home but must be removed at the end of the holiday period.

Front door and entry area decorations must be tasteful and in keeping with the style and colors of the house, unless specific to the traditional colors of a holiday. Evergreen plants and flowers in pots must always be neat and healthy.

Feeding of Wildlife Providing food for wildlife is not permitted with the exception of backyard (behind the house) bird feeders and suet feeders. The city of Johns Creek prohibits the intentional feeding of wildlife other than fish and songbirds. Animals that must not be fed include, but are not limited to, stray dogs, feral cats, squirrels, rabbits, chipmunks, deer, foxes, coyotes, other rodents, and other wildlife.

Fencing Fences require the submittal of a detailed plan on an AECC Modification Request form for Modification Review. The submittal must include a complete description of the fence, the materials to be used, and a site plan or drawing showing the fence location in relationship to property lines.

All proposed fences must follow the fence standards as defined below:

- 1) sections are to be 8' to 10' in length
- 2) the maximum height is to be 6'
- 3) if there is a more attractive side, it must face the neighbors
- 4) wood fences may be treated with natural stains (not solid pigment) and natural sealers are encouraged
- 6) homeowners should understand that they will be expected to maintain all fencing in good repair
- 7) chain link fences are prohibited

Fencing on corner lots may have further requirements beyond what is stated above. Fencing is NOT permitted in or around front yards.

Firearms The Association prohibits the shooting of any gun, pistol, rifle, revolver, cannon, firearm of any type, slingshot, bow and arrow, crossbow, or blow gun within 300 yards of any street. This ruling shall not be construed to prohibit any citizen from discharging a firearm when lawfully defending person or property or destroying a dangerous animal. In addition, governmental requirements may further restrict the use and discharge of firearms in the community.

Firewood Firewood piles are to be maintained in good order and must be located within the rear yard or behind the home.

Flag Poles No freestanding flag poles are permitted. Homeowners desiring temporary (removable) flagpole staffs which do not exceed six feet in length and are attached at an incline to the house need not submit an application.

Garage and Garage Doors Garage doors should be left in a fully closed position when not in use for security reasons. Using a garage as a pet confinement area (door partially open with or without screening) will not be permitted. Replacement garage doors need to be substantially equivalent to the original doors or review and approval will be required.

- Maintenance Determining when a garage door panel needs to be repaired or replaced is subjective however each homeowner is responsible for maintaining their garage doors in good condition and aesthetically presentable: absence of excessive dents and scratches, fully operational, color not faded and paint not peeling.
- Window Panels Garage door panels with windows must have glass and inserts that match or are compatible with all others. If the glass or plastic insert in one window is broken, then the homeowner needs to have it repaired to match the remaining windows. If repair of this nature is not possible, the homeowner should replace the entire panel.

Gardens All vegetable producing garden plots must be located in the rear yard and not be visible from the street.

Grills/BBQ Permanent grills or barbecue areas will be considered on a case by case basis. Design, scale, and materials of a permanent grill area must complement the home considering materials, colors, and lot location. The homeowner must take into consideration that other homeowners may be subjected to the smoke and odors from their grilling areas.

Gutters & Downspouts The color of gutters and downspouts must match or complement the existing trim color or area of the home to which they are attached. Extensions of downspouts at ground level and on the ground are discouraged (approval would be required) because of drainage considerations on adjoining properties and open spaces. Typically all downspout extensions are buried in such a manner as to adequately manage runoff.

Holiday Decorations Holidays are an important part of the American lifestyle and holiday decorations are an excellent way to display your enthusiasm for a particular holiday. Outdoor holiday decorations are allowed and encouraged but you are equally encouraged to do so in a tasteful manner. Yard displays during holiday periods are only allowed in strict conformity to the guidelines established by the Board of Directors:

- 1) Decorations for customary holidays may be displayed no earlier than two weeks before the holiday and no later than two weeks after the holiday.
- 2) Yard displays are limited to a reasonable height and width.
- 3) Displays that emit music, sound, or noise must not disturb the neighbors.

Landscaping A Request for Modification Review is not required for simple plantings of a small number of plants or replacement of plants within an existing mulched area (see "Plants/Trees" below for assistance in selecting plants). When the project entails more significant changes, however, approval must be requested. Examples of projects requiring approval (not all inclusive) include:

- 1) addition or removal of a tree or trees,
- 2) addition or relocation of a retaining wall,
- 3) expansion or addition of lawn,
- 4) expansion or addition of shrubbery,
- 5) addition of edging on lawns or mulched areas,
- 6) addition or expansion of a mulched area.

Approval requests should include descriptions of the materials and plants to be used as well as a site plan and/or drawing showing the relationship of plantings and other modifications to the home and adjacent dwellings. Consideration should always be given to the following:

- Location Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight lines for vehicular traffic. Additionally, the view of neighboring lots and shade patterns of mature trees should always be considered.
- Scale Care must be exercised in selecting plant materials which, upon maturity, will be an appropriate size in height and breadth for the intended location, especially when planting close to houses, walkways, or property lines. The BoD will give consideration to the effect that plantings will have on views from neighboring homes.
- Plants/Trees Plants and trees should be selected from those that are expected to thrive in our planting zone 7b (USDA Plant Hardiness Zone).

Landscape Edging/Borders Border edging must be pre-approved. All edging/borders around curbs, sidewalks, and planting beds shall be installed and maintained in a professional manner and shall be consistent with the character of the neighborhood. The preferred lawn or landscape bed edging is either a neat trench, living plant life, or a commercial product that when installed is essentially flush with the surface of the bed/lawn.

Landscaping Walls/Retaining Walls Landscaping and retaining walls require approval and may be constructed of stacked stone, brick, railroad ties, or pressure treated 6x6 timbers. Retaining walls and timbers must be maintained and replaced if broken or disintegrating due to age and weather.

Lawn Appearance Lawns must be watered during extended dry periods unless watering is prohibited by local ordinance. Lawns will be mowed, edged, and maintained regularly to ensure a healthy green appearance. Grass should be kept free of weeds as much as possible. Grass will not be allowed to grow over the concrete gutters, driveways, sidewalks, house walls or into or beneath shrubbery, and will be maintained to a height of four inches or less. Barren spots of land, primarily in the front and side yards, should be quickly reseeded, sodded, mulched or landscaped. Bare earth beneath trees casting substantial shade should be mulched.

Leash Law The Association's Declaration and Fulton County require that no dog is allowed in the Association's common areas or otherwise off the owner's property without a leash which is under the control of the owner. Stray or dangerous animals can be reported to Animal Control at 770-513-5700, 24 hours a day, 7 days a week.

Lighting, Exterior Exterior lighting (flood lighting motion sensors, walkway lighting, entrance lighting, etc.) shall not be directed outside the applicant's property. Light fixtures which are proposed in place of the original fixtures should be compatible in style and scale with the applicant's house. Applications for approval of exterior lighting should describe a complete description of the fixture(s) including descriptive material and precise location on the property. Light should not shine outside the homeowner's property line and not present a disturbance to any neighbors. Approval is not required for walkway lights meeting the following criteria:

- 1) lighting does not exceed 12" in height,
- 2) all lights are white or clear, non-glare type, and do not exceed 100 watts in totality, and
- 3) will be located to cause minimal impact on adjacent properties.

Mulch All mulched landscape beds must be covered with natural materials in natural colors: pine straw, chopped bark mulch or wood shavings. Only black or brown rubber mulch is permitted, no other colors. Mulch should be replenished as needed. Decorative stones may be considered as an alternative, with the exception of white drainage rocks, and will require an AECC Modification Review form with an image or picture of the stones proposed.

Painting If you are simply painting a small portion of the home with the existing color, approval is not required. If the painting project involves a color change, approval must be requested.

TAKE INTO ACCOUNT YOUR ROOF COLOR WHEN SELECTING PAINT COLORS. IF THE ROOF COLOR DOES NOT COMPLEMENT THE PAINT COLOR CHOICES YOUR REQUEST WILL BE DENIED.

The BoD has identified two robust, complementary color palettes and combinations from which to select a new color or colors. They are both through Sherwin-Williams, a quality paint brand and predominantly used by builders and homeowners alike. The two collections of colors can be found in the following brochures posted on the Abbotts Landing website, www.abbottslanding.org under AECC requests. They are America's Heritage and Suburban Traditional, a hard copy of which can be obtained in any Sherwin Williams paint store. Approvals can be obtained by submitting an AECC Modification Request form posted on the AECC page at www.abbottslanding.org. Please complete all sections identifying specific colors by components, siding, door, shutters, gutters, etc. In most cases adjacent homes cannot be painted the same or similar colors. The same house color must be used on all primary structure sides and surfaces, i.e., siding, stucco, chimney.

Painting brick fronts - Requests will be evaluated on a case-by-case basis considering proposed color and how it coordinates with and/or complements the rest of the home.

Please take note: **Paint on brick is permanent and cannot be reversed, so consider carefully when selecting a painted brick approach. Painted brick, when done correctly, will be more costly in general. Additional information on specific painted brick guidelines is available for review if requested.**

Remember to paint your chimney cap at the time of your painting. Chimney caps must be black.

Parking, Driveway (See Commercial Vehicles) No boat, trailer, camper, RV, commercial or other similar type vehicle may be parked or stored in open view on any residential property for longer than a 24-hour period. All cars parked in open view must also be operable and may not be unsightly. No vehicle may be parked anywhere except designated parking areas.

Patio Approval for the installation of a patio is not required if the patio: 1) does not extend beyond the sidelines of the house,

2) does not extend to within 10 feet of the side property lines, and 3) does not extend 6 inches above ground at any point. Approval must be requested for patio covers, trellises, permanent seating, and railings associated with patios.

Pets All homeowners are expected to ensure that their pets do not become a nuisance or a danger to neighbors. See "Leash Law." The BoD or any aggrieved homeowner may resort to the use of governmental authorities to deal with such animals. Excessive barking by dogs is considered a nuisance.

Pet Waste All solid pet waste deposited on your property should be removed in a timely fashion. All solid pet waste deposited on a neighbor's property or in a common area, is to be immediately removed and discarded appropriately. Solid pet waste must not be discarded in what might appear to be an undeveloped portion of a common area or neighbor's private property. Cats must not be allowed to utilize the private property of your neighbors (planters, flower beds, areas of mulch) to relieve themselves.

Playhouses Approval must be obtained for all playhouses and tree houses. They must be located where they will have a minimal visual impact on adjacent properties. In most cases they must be constructed of materials similar to or complementary to the home and they may not be larger than 100 square feet.

Pools/Hot Tubs Above ground pools are prohibited.

Approval is required for exterior hot tubs. Hot tub locations must include total privacy (fence or barrier) from neighboring homes during all seasons of the year. This fence or barrier must meet the design expectations related to color, style, and structure as it relates to the existing home or adjacent homes.

Approval is not required for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet.

Recreation and Play Equipment All play equipment, whether permanent or temporary, is to be kept in either behind the house (as previously described) or in the garage or home when not in use. The installation of permanent play equipment such as swing sets, climbing ropes, jungle gyms, slides, etc., will require the submittal of a Request for Modification Review unless the following criteria are met:

- 1) Equipment is located behind the house.
- 2) Equipment is within a screened or fenced area of the rear yard.
- 3) Equipment will have a minimum visual impact on adjacent properties.

Play equipment that is meant to stay outdoors is permitted behind the home as long as the item is well maintained: no broken, non-usable, or rusted equipment is permitted to remain erected. Metal play equipment (exclusive of wearing surfaces like slide poles or climbing rungs) will generally be required to be painted earth tone colors like dark green or brown to blend into the surrounding environment. Play equipment that is not designed specifically to stay outdoors should be stored out of sight of surrounding neighbors when not in use. The back yard should not be used as a storage place for children's toys. The use of evergreen shrubs to hide or help with visual screening may be necessary.

Rocks/Rock Gardens Rocks and rock gardens require approval when the rock or collection of rocks exceeds twenty-four inches in any direction. All rocks must remain in their natural color. Landscaping rocks should be displayed in conjunction with greenery and should not be the focal point of a landscaped bed or yard. White rock, normally used as draining rocks, are not approved for use in the front or side yards unless approval is received as a special exception for drainage purposes.

Satellite Dishes and Antennas No transmission antenna larger than one meter in diameter shall be allowed without BoD approval. Antennas one meter or less in diameter and television broadcast service antennas may be installed on lots per FCC rules and with approval from the BoD on the installation location.

Security Bars The installation of security bars on the exterior of any window of the home is prohibited. Security bars may be installed on the interior of windows but they must not be visible from the street and adjoining homes.

Security Cameras Any outside mounted camera, cabling, hardware, etc., on a lot should be of a low profile design that does not distract from the beauty of the community. Cameras mounted inside a residence, shooting out through a window or door, do not require approval. Owners shall not install cameras on the Association's common areas or install cameras in such a way that they capture images inside of neighboring homes or of neighboring doors and windows.

Sheds Sheds of any kind (storage, potting, greenhouse) require approval and would only be approved if located behind the home where they have minimal exposure to neighbors (whether those neighbors are located on the

sides of your property or behind your property). Sheds must blend in with the environment and/or complement the style of the home and surrounding homes. Detached buildings may not be used for any purpose that may be deemed by the BoD to potentially cause disorderly, unsightly, or unkempt conditions.

Shrubs Dead shrubs and plants should be removed and replaced as quickly as possible. Islands and bedding areas should be mulched, remain edged, be kept free of weeds, and be maintained regularly.

Siding An AECC form must be submitted for all siding replacements. All siding must be well maintained and replaced as necessary. Replaced siding must match or complement the existing siding to the extent possible. New siding must be cement siding (i.e., Hardiplank) and painted. Vinyl siding is prohibited. Alternative siding such as shingles or board and batten will be considered on a case by case basis.

Signs The ALCA Covenants allow a very limited number of sign types to be placed in your front yard in an effort to maintain the attractiveness of our subdivision. Those signs specifically allowed are:

- a single temporary real estate sign not to exceed six square feet in area
- signs as may be required by legal proceedings
- a single professional security sign consistent with the community-wide standard

The BoD has the right to adopt reasonable rules and regulations governing the display of signs in the community and currently allows other types of signs (to include banners or flags) with specific restrictions or limitations:

- political signs are limited to 1 sign per yard, may only be officially approved campaign signs and no larger than 2' x 2'. They may be in place for no more than two months before an election and taken down within 1 week following the election.
- signs honoring your child's progress in school; may be in place for no more than 1 month.
- signs honoring your child's activity at school; may be in place for no more than 1 month or the duration of a sports season.
- garage or yard sale signs; may be in place no more than 3 days before the sale begins and are to be taken down promptly at the close of the sale.

-- other celebratory signs (birth, birthday, anniversary, etc.) may be in place for a maximum of two weeks.

A homeowner may not place a sign in a common area (at the entrance to the subdivision, at the entrance to the pool parking area, or at an intersection not in front of the homeowner's home, as examples) without approval of the BoD. Homeowners may not attach signs or stickers, temporarily or permanently, to their mailbox or newspaper box.

You are always welcome to fly the United States flag from a single flag pole supported by a bracket attached to your home.

Skylights Approval is required for the installation of skylights. Skylights must not be visible from the street.

Smoking Smoking is not permitted on the common areas of Abbots Landing. This includes the pool area and restrooms.

Solar Panels Approval is required for the installation of solar panels. Submission must include the placement on the house. Ideally, solar panels must not be visible from the street.

Solicitation Soliciting (door-to-door for commercial transactions for profit) is prohibited in Abbots Landing.

Sporting Equipment The use of sporting equipment including, but not limited to, bicycles, skateboards, balls and bats, and baseball throw-back devices, is to be temporary in front and side yards. Equipment should be stored out of sight when not in use. See also "Recreation and Play Equipment."

Storage

- Decks, porches, and patios must not be used for storage of any kind. Storage space beneath decks (behind the home) must be screened by privacy lattice or landscaping with evergreen plants and should have minimal exposure to neighbors.
- The storage of bicycles, skateboards, or any other outdoor equipment is prohibited on front porches or in the front yard where they would be visible from the street.
- The parking and storage of boats, trailers, camper shells, mobile homes, RVs, and school/church buses is not permitted in driveways.

Street Parking Short term parking (four hours or less) is allowed if doing so is not a nuisance to neighbors or an impediment to traffic flow. Homeowners

are responsible for guest parking and must ensure that guests park in a safe manner and do not impede traffic or access to other driveways when parking in the Association's common areas.

Any vehicle parked on street in the Association's common areas shall be parked parallel to the curb at all times and must be parked in the direction of the traffic flow. See also "Parking, Driveway."

Trash/Recycling Containers Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Trash cans may be placed on the street the evening before trash day and are to be removed from the street on the evening of trash day. Storage of containers in front of or alongside garages or the home is prohibited. A screened area for trash and recycling container storage is allowed with approval, but storage in the garage is preferred.

Trash/Litter Removal Each homeowner is responsible for picking up litter on his property and preventing debris from originating on his lot. Included would be newspapers and advertisements that are left in or near driveways, whether they were requested by the homeowner or not. Litter created by the trash collectors should be removed and disposed of properly.

Tree Removal Diseased, dying, dead or dangerous trees should be removed and the BoD of the Association requires the submittal of a Request for Modification Review for removal of any tree exceeding 3" in diameter at breast height. Property owners may trim branches or roots from a neighbor's tree that extends onto their property, up to the property line. Before starting work you should warn or discuss with the tree owner so they have an opportunity to fix the issues. Don't go into the neighbor's property. Trim from your yard only. Trimming should not damage or kill the tree.

Walkways No approval is required if the walkway is in the rear yard and:

- 1) does not extend beyond the sidelines of the house,
- 2) does not extend to within 10 feet of the side property lines, and
- 3) does not exceed 4 inches above ground level at any point.

The installation of walkways on a lot will be considered if it seems appropriate for the intended use and is appropriate to the size and scale of the lot. Stone, slate, flagstone, brick, concrete, or gravel would be appropriate materials.

Windows, Replacement The inclusion of a grid pattern in windows (the grids are officially called Muntins) or fake grids that are either sandwiched

between double glass panes or installed over the inner surface of the glass to give the window a look of having individual glass panes on windows must be consistent across the entire front and side(s) of your home that face the street or streets. Acceptable patterns include grids on every window, grids uniformly on the top half or bottom half of every window. In the back of the house you may use windows with no grids if desired.

Window Treatments Unless otherwise approved in writing by the Board of Directors, all windows on a home which are intended to be operable shall have window treatments. Any window treatment portion visible from outside the dwelling shall be white or off-white in color and in good condition (no broken or missing louvres or tattered or torn drapery). Broken horizontal window blinds or shades should be quickly repaired or replaced. Sheets, towels or other temporary fabrics are strictly prohibited from being used as window treatments.

Final Note: These Guidelines are not absolute and irreversible dictates. The BoD feels, however, that adherence as closely as possible to them increases the likelihood of living in a harmonious and aesthetically pleasing community. The Abbotts Landing BoD is open to other ideas, suggestions, and your viewpoint or opinion, and will review your project and these guidelines on a case by case basis. The Board reserves the right to amend or revise these guidelines as necessary.