

## **COMMUNITY ASSOCIATION GUIDELINES**

### **GUIDELINE 1**

#### **Patios and Walkways**

1. Submission of a Form for a patio is not required if:
  - (i) The patio does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and
  - (ii) The patio does not exceed 6 inches above ground level at any point.
2. Submission of a Form for a walkway is not required if the walkway is located in the rear yard and:
  - (i) The walkway does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and
  - (ii) The walkway does not exceed 4 inches above ground level at any point.
3. A Form must be submitted for patio covers, trellises, permanent seating, railing and other items not enumerated above.

### **GUIDELINE 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, except as specified below.
2. Exterior decorative objects include items such as bird baths, pools, antennas, flower pots, free—standing plies of all types, flag poles, sculptures, and items attached to approved structures. Except as exempted below, these items generally must be in the back yard.
3. Except as provided below, a Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A form is not required if lights meet the following criteria:
  - (i) lighting does not exceed 12” in height;
  - (ii) the number of lights does not exceed 10
  - (iii) walkway lighting is spaced 6—10’ apart and
  - (iv) all lights are low voltage (maximum 12 volts), white or clear, non—glare type and located to cause minimum visual impact on adjacent properties and streets.
4. A Form is not required to be submitted for a single flag pole staff attached to the front portion of a house.
5. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and

healthy. Neatly maintained front porch flower pots (maximum of 4) that match exterior color containing evergreens/flowers do not require submission of a Form.

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

### GUIDELINE 3

#### **Garden Plots**

1. A Form must be submitted for garden plots unless all of the following conditions are met:
  - (i) The plot is located behind rear line of house;
  - (ii) The size of the plot is limited to 150 square feet or 1/4 of the rear lot; whichever is smaller; and
  - (iii) The maximum height of plants is less than 4 feet.
2. All garden plots must be located behind the rear line of the house and have minimum visual impact. If in doubt, submit a Form.

### GUIDELINE 4

#### **Play Equipment, Play Houses and Tree Houses**

##### Play Equipment

1. "Play equipment" shall generally be defined as those items that are (i) intended for the use of children in play; (ii) serve no secondary, non—play related function, such as storage; (iii) are movable with relative ease without the use of mechanized equipment; (iv) are not permanently attached or affixed to the ground in a permanent installation, i.e.: lacking a foundation, footing, slab, or sunken posts or pipes; (v) occupy a total area defined by the outermost extremities of the structure not to exceed 120 square feet and (vi) are no taller than 10 feet from the base to the highest point.
2. The Form is not required to be submitted for play equipment if the play equipment is located: (i) within the extended sidelines of the house; (ii) behind the rear most wall of the house; (iii) within the fenced area of the rear of the house, if the yard is fenced; and (iv) such that it will have a minimum visual impact on adjacent properties.
3. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, slide surfaces, etc.) will generally be required to be painted to blend into the surrounding environment (earth tone colors comparable to dark green or brown).

#### **Play Structures**

1. "Play structures" shall generally be defined as those items that are (i) intended for the use of children in play; (ii) serve no secondary, non-play related function, such as storage and; (iii) otherwise fail to qualify as "play equipment."

2. A form is required for all play structures.
3. Play structures must be located where they will have a minimum visual impact on adjacent properties.
4. Play structures should generally be constructed of materials suitable to the location, minimizing the visual impact on surrounding properties.

### **Tree Houses**

1. Any Play Equipment or Play Structure having a play floor or surface greater than 25 square feet in size that is located 5 feet or higher off the ground shall be considered a Tree House and shall be considered as a Play Structure.
2. Any Play Equipment or Play Structure utilizing a tree for structural support shall be considered a Tree House.
3. A form shall be required for all Tree Houses.

## GUIDELINE 5

### **Basketball Goals**

1. A Form is not required to be submitted if all of the following requirements are met:  
(i) goal backboard is perpendicular to primary street; (ii) backboard is white, beige, clear or light gray; and (iii) the post is painted black.
2. Only one free standing or portable basketball goal is allowed per home.

## GUIDELINE 6

### **Private Pools**

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 18 inches in depth and whose surface area does not exceed 36 square feet.
2. Above-ground pools are prohibited.
3. A Form must be submitted for all in-ground pools.
  - (i) Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
  - (ii) Preferred privacy fencing for lots with pools or spas consists of a cedar shadow box design and a maximum height of six feet.
  - (iii) Maximum pool area shall be 1,000 square feet.
  - (iv) Glaring light sources which can be seen from neighboring lots may not be used.

- (v) Landscaping enhancement of the pool area and screening with landscaping is required.
4. A Form must be submitted for exterior hot tubs and must be screened from adjacent properties and streets.

## GUIDELINE 7

### **Fences**

1. The original design concept of a John Wieland Community promotes a feeling of open 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. Fence types should generally be privacy, split rail, anodized aluminum or picket designs.
  - (ii) Dimensions — the maximum height may not exceed 6 feet. The maximum span between posts shall be 10 feet. The post size shall be 4 x 4 inches and must have 2 x 8 inch rails or three 2 x 6 inch rails per section.
  - (iii) Color - the fence must be natural or painted to match trim color.
  - (iv) 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 than the building line of lot.
  - (v) Crossbeam — crossbeam structure shall not be visible from any street (must face inside toward yard).
4. A Form must be submitted for all dog runs. Dog runs must meet all fence guidelines.
5. If other fencing exists on the property, fencing for dogs must be of the same type.

## GUIDELINE 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 planting (row or cluster style) and property line plantings.
2. 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 will be covered with straw, mulch or similar cover to prevent soil erosion.

3. Forms must include a description of the types and sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
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 in the surrounding community.
5. Areas of a yard that are not intended for grass, flower beds, natural areas must be kept mulched with pine straw, chopped pine bark mulch, wood shavings or other natural material. No bare ground. Gray pine straw must be refreshed.
6. The preferred landscape bed edging is a neat 4" — 6" deep trench. Other edging, if used, must be flush with the ground and be of a uniform 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, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements. Exterior surfaces should be free of mold and rot. 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. For standardization purposes, the landscaping within 10 feet of the home must not block more than one third of the total frontage of the home as seen from the street. This is intended to keep yards from looking over grown.
8. Outdoor storage of garden tools and hoses must 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.
9. Areas of a yard that are not intended to be a flower bed or bed surrounding trees must be grass. Approved grass is fescue, bermuda, centipede or zoysia. Fescue lawns should be over seeded annually to fill in bare spots caused by summer heat.

## GUIDELINE 9

### **Firewood**

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

## GUIDELINE 10

### **Decks**

1. A Form must be submitted for all decks.
2. The Form must include:
  - (i) a site plan denoting location, dimensions, materials and color;
  - (ii) in most cases, the deck may not extend past the sides of the home;
  - (iii) materials must be cedar, cypress, or No. 2 grade or better pressure treated pine; and
  - (iv) color must be natural or painted/stained to match exterior color of home. If painted/stained, submit information showing type, color and brand.
3. Vertical supports for wood decks must be a minimum 6 x 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 x 6 inch wood posts.
4. The following, without limitation, will be reviewed:  
location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
5. Owners are advised that a building permit may be required for a deck.

## GUIDELINE 11

### **Exterior Building Alterations**

1. A Form must be submitted for all exterior building alterations and attached structures. This includes but is not limited to storm doors and windows, construction of driveways, garages, carports, porches and room additions to the home. Repainting requires prior written approval only if the color is changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires the following information:
  - (i) Paint sample or picture of paint color (include brand name and color name)
  - (ii) Area of home to be repainted.
  - (iii) Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same color).
4. Storm windows and doors must be made of anodized bronze or anodized 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/doors will be installed;
  - (ii) Picture depicting style of storm window/door to be installed; and
  - (iii) Color.

5. If the County authorities make any changes to the plans as approved by the Architectural Review Committee, the owner must submit such changes for approval prior to commencing construction.
6. A Form must be submitted for all tennis courts. Lighted courts (other than the community courts) are prohibited.
7. Regarding Accessory Buildings and Detached Structures see Guidelines 13 and 14 respectively.
8. Owners are advised that a building permit will be required for most exterior building alterations and attached structures.
9. A Form must be submitted for all dog houses. All dog houses must be located where they will have minimum visual impact on adjacent properties.

#### GUIDELINE 12 –

##### **Vehicles and Parking**

1. No boat, trailer, camper or recreational or any other type vehicle may be parked or stored in open view on residential property for longer than a 24-hour period.
2. All cars 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. Temporary parking (four 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.
4. The Estates definition of driveway is the concrete road that connects a public road to the home or garage. Gravel or other material may not be used to enlarge a driveway. Only short term temporary guest or vendors should be parked on the street.

#### GUIDELINE 13

##### **Accessory Buildings**

1. An Accessory Building is **a structure for the storage of equipment and supplies used in maintaining the principal building** and its grounds.
2. No accessory use structure shall be located in the rear setback area of any lot that is less than fifty (50) feet wide at the rear property line. If a lot is at least fifty (50) feet wide at the rear property line, a single accessory use structure with an area of no more than one hundred (100) square feet may be located in the rear setback area. If a lot is at least one hundred (100) feet wide at the rear property line, a single

accessory use structure with an area of no more than one hundred twenty—five (125) square feet may be located in the rear setback area.

3. No accessory use structure shall exceed eight (8) feet in height above the ground at any point within the rear setback area.
4. No accessory use structure shall encroach into the side setback area.
5. No accessory use structure permitted by this section shall be constructed for the purpose of conducting commercial activities.
6. No accessory use structure permitted by this section shall be constructed for the purpose of providing separate, self— contained living quarters outside a permitted dwelling on a lot. Self—contained living quarters are considered as a minimum to include kitchen facilities, a bath, and a bedroom.
7. No accessory use structure can be attached to and made part of a permitted dwelling by extended hallways or breezeways; rather, in order to qualify for use as an area of a home occupation or for living quarters, the space must be within and be an integral part of a permitted dwelling.
8. Standards: The color scheme of an accessory use structure shall blend with the colors of the primary structure on the same lot, or shall be earth tones. Metal accessory use structures are prohibited. No accessory use structure intended to store flammable materials shall be located closer than twenty (20) feet to the primary structure. A building permit is required by the City of Peachtree City.

#### GUIDELINE 14

##### **Detached Structures**

A Detached Structure is anything constructed or erected which requires a fixed location on the ground or which is attached to something having a fixed location on the ground. This structure is not attached to the primary residence (house).

1. A detached building roof height must be in proportion to the total square footage of the structure but in no case higher than 20’.
2. The structure must be within the sidelines of the house.
3. A building permit is required before commencement of construction.
4. The detached structure shall not be used for commercial activity.
5. The detached structure may not be rented or leased.
6. The maximum square footage of a detached structure may not exceed 600’.
7. The structure must be consistent in design materials, construction style, and color of the primary dwelling. The structure must also have a similar roof line, angles,



trim, windows and doors as the primary residence. All exterior features should match the exterior features of the home.

8. As always, special exceptions may be made.

#### GUIDELINE 15

##### **Garbage Cans and Recycling Bins**

**Garbage cans and other similar items shall be located so as to be concealed from view of neighboring lots and streets.** Ideally this would mean they be kept inside the garage or other enclosure. If a homeowner determines this is not possible, an exterior screen may be used with approval from the Architectural Review Board. The following guidelines apply to garbage can screens.

1. To the greatest extent possible, screens should be constructed within the sidelines of the home and behind the rear most corner.
2. Screens will be limited in size to hold no more than two 95 gallon cans.
3. Screens will be constructed so no portion of the garbage cans inside can be seen from the street of adjacent properties.
4. A level hard surface shall be constructed for the foundation to support the cans. Concrete or pavers are the preferred materials. Screens should not exceed a height of 4 ½ feet above the foundation.
5. Design should be in keeping with the style of the home. Colors should be used that match or complement those on the home.
6. Where necessary the board or its designee may require the use of landscaping to enhance the esthetic view.

#### GUIDELINE 16

##### **Outdoor Recreational Equipment and Furniture**

Grills, Smokers, Picnic Tables, Lawn Furniture, Etc.

1. Except for temporary use, these items must generally be located within the sidelines and in the rear yard.