



Summer Leigh  
Architectural Control  
Committee  
Handbook

May 19,2000



## *The Summer Leigh Letter* No.7

Hello everyone, This is the Architectural Control Committee (A.C.C.) handbook letter. The Board and the ACC have taken the last few weeks to complete this handbook and it has been reviewed and approved by all members. Reading through our Covenants and Bylaws you will see that virtually everything exterior of your home must be approved. It has been decided that people should be able to do small improvements without the use of the ACC. We do not wish to prevent anyone from improving or enjoying his or her home. We have developed this list in accordance with the Covenants and Bylaws. It is a "Quick Reference List" of what must be approved. This "List" is not to be considered conclusive of what will be approved, however the items listed that "will not be approved" will be adhered to from this point on. The Covenants and Bylaws create the ACC to provide accountability for the appearance of the neighborhood to visitors and more importantly to prospective buyers.

First, let me give you a run down of how it works. Let's say you want to build a fence. You need a brief description (color, material, height...etc.), photo or drawing, and where you intend to put it. Next, make three copies (this is for each of the ACC members), and drop it off to all three (you can just tape an envelope to the front door). The ACC members will review the info and meet within five business days and approve or deny the plans. They may also make stipulations. Such as, yes you can build a 6 ft. high wooden privacy fence, however it must be stained a natural color, the bright pink color you asked for will not be approved. Only two members must approve any project. Once your plans are approved you will receive a signed copy of the plans back as your approval. You must keep the plans as proof that the project has been approved. That's it.

Please remember that an unapproved project may have to be removed or altered after the fact and will cost you considerably more that doing it right the first time. Also, any deviation from your approved plans must be approved **FIRST!**

Another duty of the ACC (and Board) is the general appearance of the subdivision. The "List" includes some general guidelines that many residents of this subdivision have asked for. Here is an example. Your neighbor has decided to use the middle of his front yard as his or her new parking spot. This drives you crazy! You can call or email the Board or ACC and they will send out a nasty letter to the culprit. Also

when an ACC or Board member sees the violation this will also generate a letter. Anyone who lives here can call and make a complaint, and the letter is always from the Board. This way your neighbor has stopped the violation and you never had a confrontation and you are still friends. This process works great and ensures an attractive neighborhood.

Since this letter will be included in the A.C.C. Handbook there are a few other things of necessity I would like to include in this edition of the "Letter".

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**Rental of the Clubhouse**- to reserve the clubhouse, call **Tom Davis at 770-506-7201**. The rental fee is only \$20 per day with a \$150 refundable damage deposit. The Clubhouse is not reserved until the \$20 dollars has been paid.

### **Clubhouse Rules**

1. The Summer Leigh homeowner renting the Clubhouse must be present at all times and is responsible for the actions of their guests.
2. Maximum occupancy is 45 people.
3. Due to the age and condition of the fireplace and chimney, no fires are allowed.
4. You may rent the Clubhouse only – not the pool and/or tennis courts. These areas are available to all homeowners on a first come basis and cannot be reserved. Four guests are the maximum allowed in the pool area at one time. An adult must accompany children in the pool area.
5. If your event continues after 10 p.m., please be considerate of nearby homeowners. Keep noise levels down during your event and afterward as guests leave the area.
6. You are responsible for cleanup. Follow the checklist posted on the door.
7. In summer, turn air conditioner unit off. In winter, turn heat down to 65 degrees.
8. Your deposit check may be reclaimed upon final inspection of the clubhouse by contacting the person who gave you access within five days of the rental. Checks not claimed within the five-day period will be deposited in the Homeowner's Association checking account and another check issued by the Property Manager when the final inspection is complete.
9. Insurance restrictions prohibit rentals to anyone who is not a Summer Leigh homeowner. To maintain our non-commercial status we must strictly enforce this rule.

If you need more information, or would like to see the clubhouse, please call Marti.

**Common Area and Pond**- these areas are for use by homeowners and their **ACCOMPANIED** guests.

### **Pool Rules**

1. Summer Leigh homeowner must be present at all times and is responsible for the actions of their guests.
2. Do not lend or give keys to friends, or relatives that do not live in Summer Leigh Subdivision.
3. Children under the age of 14 **can not** enter the pool area without adult supervision.

4. Children under the age of 14 must be accompanied by a person **over the age of 18**.
5. Please no glass in the pool area.
6. Broken or damaged keys can be replaced for \$5 with damaged key returned, otherwise the fee is \$50

These rules are required for insurance purposes. A complete list of pool rules can be read from the sign posted in the pool area. Failure to follow these rules can result in suspension of use of the pool for your family for a period to be determined by your board of directors.

#### **Pond rules**

1. Summer Leigh homeowner must be present at all times and is responsible for the actions of their guests.
2. Please take all trash with you.
3. No throwing trash in water.
4. Waterfowl are not to be injured or killed.
5. Waterfowl nests are not to be disturbed.

As you can see, These rules are simple and are not meant to diminish the ability to enjoy the common areas. To the contrary, they are meant to protect the amenities and provide a safe environment for our children and our guests. Your usual cooperation is appreciated, and have a happy and safe summer.

Thank you,  
The Board of Directors  
And the

The Architectural Control Committee

*Please watch your speed and our children, thanks!*

#### **FENCES**

- 1) All fences must be approved.
- 2) No chain link fences.
- 3) No picket fences.
- 4) Only “wooden” or “plastic (pvc pipe material)” fences will be approved.
- 5) Only “PVC” fences shall be white.
- 6) Wooden fences shall be stained “natural” or “wood” color (oak, maple, etc).
- 7) No other paint colors will be accepted.
- 8) Fences maybe 5 or 6 feet in height.
- 9) Fences may begin anywhere from the middle of the house width to the back of the house.
- 10) Fences may connect to neighboring fences with the owner’s approval.
- 11) Fences must be kept in good repair.

#### **DOGS**

- 1) Must be leashed or fenced in the back yard.

- 2) Dog pens must be approved.
- 3) Dog pens will only be approved in a back yard that has a privacy fence.
- 4) Dog pens may be constructed of chain and be no larger than 5 foot in height, and of reasonable size to accommodate the dog.
- 5) Pet owners are responsible for knowing and abiding by all laws and ordinances concerning animals.

### **LANDSCAPING**

- 1) Grass should be kept no higher than 8 inches.
- 2) All driveways, sidewalks and curbs must be edged and kept clear of debris.

#### **Front yard**

- 1) Trees, bushes and flowers may be planted in existing “pine islands” or “flower beds” without approval.
- 2) You may “border” existing gardens with landscaping material if the material is not higher than 4 inches in height.
- 3) New “pine islands” or “flower beds” must be approved if larger than 5ft.x 5ft.
- 4) New gardens will be approved if they will not cause more than ½ of the front yard to be without grass.
- 5) No vegetable gardens shall be constructed in the front yard
- 6) Stone fountains, birdhouses, and other ornamentals must be approved if larger than 24in. More than four per yard will require approval.
- 7) Mailboxes must be uniform with the rest of the neighborhood.

#### **Back yard**

- 1) Trees, bushes, and flowers may be planted in the back yard without approval if they do not infringe on property lines.
- 2) “Pine islands” and “flower beds” may be constructed without approval.
- 3) Gardens constructed of wood, brick or other materials that are higher than 8 inches must be approved.
- 4) Stone fountains, birdhouses, and the like do not need to be approved.

### **ADDITIONS**

(Including gazebos, decks, arbors, driveway extensions, etc.)

- 1) All additions must be approved.
- 2) Additions will not be approved unless they are the same color as the home or made of a natural fiber such as cedar, and protected as such.
- 3) The roof must be of the same material and color as the home.

- 4) Enclosing of garages will not be approved.

### **STORAGE BUILDINGS**

- 1) Must be approved.
- 2) Must be in the back yard.
- 3) Must be at least 3 foot from the property line.
- 4) Must adhere to the same regulations as “additions”.

### **VEHICAL STORAGE**

- 1) Recreational vehicles (trailers, boats, dirt bikes, etc) must be stored in a garage or storage shed.
- 2) Cars, trucks, etc may not be parked on the lawn (front, side or back).

### **CARPORTS**

- 1) Will not be approved.

### **RECREATIONALS**

- 2) Recreational items such as small “kiddy” pools, slides, etc may not be stored in the front yard.
- 3) Any pool with a pump or cleaner must not be visible from the street, enclosed in a fence and must be approved.
- 4) Basketball hoops must not be permanent and must be stored nightly.

### **HOUSE COLORS**

- 1) House colors must be that which will flow with the colors in the neighborhood, and will beautify the neighborhood.
- 2) All colors must be approved.
- 3) Repainting of original color for maintenance does not need to be approved.

### **NOTE**

All approved projects must be completed within a 90-day period  
You may apply in writing for an extension in increments of 30 days  
It is the homeowner’s responsibility to keep their approval paper, and show such approval paper if asked by a board member

1.10 “Design Standards” shall mean those standards stated herein and the standards adopted, promulgated, amended, revoked and enforced by the Architectural Control Committee.

5.2 Purposes, Powers and Duties of the Architectural Control Committee. The purpose of the Architectural Control Committee is to assure that any installation, construction or alteration of any Structure on any Lot shall be submitted to the Architectural Control Committee for approval: (a) as to whether the proposed installation, construction or alteration complies with the Design Standards and is in conformity and harmony of external design and general quality with the existing standards of the neighborhood and with the standards of the Subdivision; and (b) as to the location of Structures with respect to topography, finished ground elevation and surrounding Structures. To the extent necessary to carry out such purpose, the Architectural Control Committee shall have all the powers and duties to do each and every thing necessary, suitable, convenient or proper for, or in connection with, or incidental to, the accomplishment of such purpose, including, without being limited to, the power and duty to improve or disapprove plans and specifications for any installation, construction or alteration of any Structure on any Lot.

. Written notice of the decision of such two (2) or more members shall, within five (5) working days thereof, be given to any applicant for an approval, permit or authorization. The applicant may, within ten (10) days after receipt of notice of any decision which he deems to be unsatisfactory, file a written request to have the matter in question reviewed by the Architectural Control Committee.. Upon the filing of any such request, the matter with respect to which such request was filed shall be submitted to, and reviewed promptly by, the Architectural Control Committee, but in no event later than thirty (30) days after the filing of such request. The decision of the majority of the members of the Architectural Control Committee with respect to such matter shall be final and binding.

5.5 Submission of Plans and Specifications. No Structure shall be commenced, erected, placed, moved onto or permitted to remain on any Lot nor shall any existing Structure upon any Lot be altered in any way which materially changes the exterior appearance of the Structure or Lot, unless two (2) sets of plans and specifications therefor shall have been submitted to and approved in writing by the Architectural Control Committee. Such plans and specifications shall be in such form and shall contain such information as may be reasonably required by the Architectural Control Committee in the Design Standards, including, but not limited to: (a) a site plan showing the location of all proposed and existing Structures on the Lot, including building setbacks, open space, driveways, walkways and parking spaces, including the number thereof; (b) a foundation plan; (c) a floor plan; (d) exterior elevations of all proposed Structures and alterations to existing Structures, as such Structures will appear after all backfilling and landscaping are completed; (e) specifications of material, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures; and (f) plans for landscaping and grading.

5.6 Approval of Plans and Specifications. The Architectural Control Committee will make the final approval decision in writing based on the siting, exterior elevations, materials and details. Upon approval by the Architectural Control Committee of any plans and specifications submitted pursuant to this Declaration, one copy of such plans and specifications bearing such approval, in writing, together with any conditions imposed, will be returned to the applicant submitting the same to be retained as the “Applicant’s Approved Set.” Any changes or modifications made to the Applicant’s

Approved Set must be first submitted for the Architectural Control Committee's approval prior to construction of those changes. Approval for use in connection with any Lot or Structure of any plans and specifications shall not be deemed a waiver of the Architectural Control Committee's right in its discretion, to disapprove similar plans and specifications or any of the features or elements included therein if such plans, specifications features or elements are subsequently submitted for use in connection with any other Lot or Structure. Approval of any such plans and specifications relating to any such Lot or Structure, however, shall be final as to that Lot or Structure and such approval may not be revoked or rescinded thereafter; such plans and specifications as approved, and any conditions attached to any such approval.

5.7 Disapproval of Plans and Specifications. The Architectural Control Committee shall have the right to disapprove any plans and specifications submitted pursuant to this Declaration because of any of the following: (a) failure to include such information in such plans and specification as may have been reasonably requested; (b) the failure of such plans and specifications to comply with this Declaration or the Design Standards; or (c) any other matter which, in the sole judgment of the Architectural Control Committee, would adversely affect the Subdivision or any additions thereto.

5.8 Inspections. The Architectural Control Committee shall have the right to enter upon each lot for the purpose of making appropriate inspections of matters that are within its jurisdiction. Such inspections and entries can be done without notice. The Owner specifically waives any claims for damages that the owner may have that occur as the result of the entry or inspection of the lot and improvements contained thereon.

5.9 Violations. If any structure shall be erected, placed, maintained or altered upon any lot, otherwise than in accordance with the plans and specifications approved by the Architectural Control Committee pursuant to the provisions of this Article, such erection, placement, maintenance or alteration shall be deemed to have been undertaken in violation of this Article and without the approval required herein. If in the opinion of the Architectural Control Committee such violation shall have occurred, the Architectural Control Committee shall notify the Association. If the Board shall agree with the determination of the Architectural Control Committee with respect to the violation, then the Association shall have the rights set forth in Article VIII.

5.10 Certification of Compliance.

5.10.1 Upon completion of the installation, construction or alteration of any Structure in accordance with plans and specifications approved by the Architectural Control Committee, the Architectural Control Committee shall, upon written request of the Owner thereof or upon the Architectural Control Committee's own initiative, issue a Certificate of Compliance, identifying such Structure and the Lot upon which such Structure is placed, and stating that the plans and specifications have been approved and that such complies with such plans and specifications. A copy of said Certificate shall be filed for permanent record with the plans and specifications on file with the Architectural Control Committee.

5.10.2 Any Certificate of Compliance issued in accordance with the provisions of this Section 5.10.2 shall be prima facie evidence of the facts therein stated; and as to any purchaser or encumbrancer in good faith and for value, or as to any title insurer, such certificate shall be conclusive evidence that all Structures on the Lot comply with all the requirements of this Article; provided, however, that the Certificate shall in no way be construed to certify the acceptability, sufficiency or approval by the Architectural Control Committee of the actual construction of the Structures or the

workmanship, or to represent or warrant to anyone the quality, function or operation of the Structures or of any construction, workmanship, engineering, materials or equipment.

5.10.3 The issuance of a certificate of Compliance with respect to any Structure shall in no way be construed to certify to any party that such Structure has been built in accordance with any applicable rule or regulation.

5.11 Fees. The Architectural Control Committee may impose and collect a reasonable and appropriate fee to cover the cost of inspections performed pursuant to this Declaration. The fee shall be established from time to time by the Architectural Control Committee and published in the Design Standards.

5.12 Nondiscrimination by Architectural Control Committee. The Architectural Control Committee shall not discriminate against any applicant requesting its approval of plans and specifications because of such applicant's race, color, sex, religion, age, national origin or veteran status. Further, the Architectural Control Committee in the exercise of its powers granted pursuant to this Declaration shall not take any action the intent or effect of which is to discriminate against persons of a particular race, color, sex, religion, age, national origin or veteran status.

6.1 Residential Use of Property. All Lots shall be used for residential purposes only and no business or business activity shall be carried on upon any Lot at any time, except with the written approval of the Architectural Control Committee; provided, however, that nothing herein shall prevent Declarant or any builder of homes in the Subdivision from using any Lot owned by Declarant or such builder of homes for the purpose of carrying on any business related to the improvement, construction, marketing and sale of the Lots, including the use of a home as a model home, sales center, production office, construction office and marketing office. Any such model home or sales center, production office, construction office or marketing office shall provide for adequate off-street parking for visitors. Provided further, private offices may be maintained by Owners in dwellings located on any of the Lots so long as such is incidental to the primary residential use of the dwellings.

6.3 Walls and Fences. No fence or wall shall be erected, placed or altered on any Lot, unless approved in writing by the Architectural Control Committee. The exposed part of retaining walls and foundations shall be made of brick, natural stone, landscaping timbers, railroad ties, stucco, Dryvit or veneered with brick or natural stone. No fencing shall exceed the height of the rear structure of the residence.

6.4 Subdivision of Lots. One or more lots or parts thereof may be subdivided or combined to form one single building Lot when approved, in writing, by the Architectural Control Committee.

6.5 Terraces, Eaves, etc. For the purpose of determining compliance or non-compliance with the building line and natural, undisturbed buffer requirements set forth on the Plat, terraces, cantilevers, patios, drainage facilities, detention ponds, lawn furniture and recreational equipment shall be considered as a part of the Structure.

6.6 Garages. Garages may be attached or detached, but must be large enough to accommodate at least two (2) automobiles, and garage interiors shall be sheet rocked and painted. All garages shall have doors. No garage entrance shall face a street except for houses located on corner lots.

6.7 Detached Buildings of Permanent Nature. Detached garages and other buildings of a permanent nature shall conform in exterior design and quality to the residence on each Lot. Permanent detached buildings placed on any Lot shall be located only behind the residence as such residence fronts a street. All such buildings shall be located within the side and back building lines set forth on the Plat, then a minimum of ten (10) feet from the side or back Lot line. For the purposes of determining compliance or noncompliance with these building line requirements, the provisions of Section 6.5 shall apply. Any such detached building shall be constructed concurrently with or subsequent to the construction of the residence on any Lot.

6.8 Delivery Receptacles and Property Identification Markers. The Architectural Control Committee shall have the right to approve the location, color, size, design, lettering and all other particulars of receptacles for the receipt of mail, newspapers or similarly delivered materials, and of name, signs for such receptacles, as well as property identification.

6.9 Use of Outbuildings and Similar Structures. Except as otherwise provided in this Section 6.9, no structure of a temporary nature shall be erected or allowed to remain on any lot,

Approved in writing by the Architectural Control Committee, and no trailer, camper, shack, tent, garage, barn or other structure of a similar nature shall be situated on any Lot, either temporarily or permanently, unless approved in writing by the Architectural Control Committee. Provided, however, that Declarant and others engaged in construction on the Lots may use sheds or other temporary structures during construction for purposes of construction without the approval of the Architectural Control Committee, and may maintain temporary real estate office for the sale of Lots or homes in the Subdivision, without the approval of the Architectural Control Committee. No fuel tanks shall be located on any Lot.

6.10 ~ The Architectural Control Committee shall have the right to take appropriate action, whether at law or in equity, to compel the immediate completion, including landscaping, of any Structures not completed within nine (9) months from the date of commencement of construction. Construction shall be deemed to commence on the date of issuance of the building permit.

6.11 Livestock. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. Such household pets must not constitute a nuisance or cause unsanitary conditions.

6.12 Offensive Activities. No noxious, offensive or illegal activities shall be carried on upon any Lot, nor shall anything be done thereon which is or may become any annoyance or nuisance to the Owners.

6.13 Signs. No sign of any kind shall be displayed to the public view on any Lot except such signs as comply with the provisions hereof. Declarant and builders may display such signs as are normally utilized to advertise the property during the construction and sales period. After an Owner closes his purchase on any Lot in the Subdivision, the only signs permitted on his Lot will be: (a) a professionally prepared sign for identification purposes (not more than one square foot in area), and (b) a single sign to rent or sell said Lot of a type used by Brokers in the Atlanta metropolitan area, with the usual wording, such sign to be no more than four square feet in size. In the event any such sign is unsatisfactory to it, the Architectural Control Committee may, at

is option, notify the Owner in writing, and the sign will be removed and will be replaced with a sign satisfactory to the Architectural Control Committee showing that the Lot or Lots are either for sale or rent, the agent, and its or the Owner's telephone number. The limitations of this Section 6.13 shall apply to signs of all types, including banners, signs or cloth, paper, cardboard or other materials.

6.14 Clearing of Lots. One of the principal purposes of this Declaration is to minimize the disturbance of the state of the Property during the construction period and thereafter. No healthy trees, measuring six inches or more in diameter at a point two feet above ground level, flowering trees or shrubs may be removed without the written approval of the Architectural Control Committee, unless necessary in the construction of said house, driveways or walkways. Cleared areas for any house itself shall not exceed an average of 15 feet on both side and 40 feet on the front and rear of the Structure, unless approved in writing by the Architectural Control Committee. Any clearing or grading of land at any time shall be done in conjunction with the erosion and sediment control measures as outlined by the soil and sedimentation control ordinance of the county in which the Property is located and in accordance with the Design Standards.

6.15 Aesthetics and Screening. No plumbing vents shall be visible from the street on Which the house is fronting and no heating vent shall protrude on the front side of any roof. No window air conditioning units shall be visible from any street.

6.16 Antennae. No radio or television transmission or reception towers or antennae shall be erected on any Lot other than customary antennae which do not exceed ten (10) feet in height above the roof-ridge line of any house, unless approved in writing by the Architectural Control Committee. In no event shall free standing transmission or receiving towers be permitted. Satellite dish antennae shall be permitted on a Lot provided they are not in sight-distance of any street.

6.17 No house trailers or mobile homes of any kind, school buses, motorcycles, trucks or commercial vehicles over one (1) ton capacity shall be kept, stored or parked overnight either on any street or on any Lot, except such vehicles which are parked entirely within enclosed garages, unless such keeping, storing or parking is approved in writing by the Architectural Control Committee. Improperly parked vehicles may be towed at the owner's expense.

6.18 Garbage and Refuse Disposal.

6.18.1 No person shall dump rubbish, garbage, or any other form of waste on any Lot or on the Common Property.

6.18.2 Except during approved construction, no person shall burn rubbish, garbage, or any other form of waste on any Lot or on the Common Property.

6.18.3 Except for building materials employed during the course of construction of any Structure approved by the Architectural Control Committee, no lumber, metals, bulk materials or waste of any kind shall be kept, stored, or allowed to accumulate on any Lot unless screened or otherwise handled in the manner set forth in the Design Standards. If such waste or other material is found on any Lot, the same will be removed by the Owner of such Lot, at the Owner's expense, upon written request of the Architectural Control Committee.

6.18.4 If rubbish, garbage, or any other form of waste is being disposed of by being collected on a regular and recurring basis, sanitary containers may be placed in the open on any day that a pick-up is to be made, in order to provide access to persons making such a pick-up. At all other times such containers shall be installed underground or screened or enclosed in the manner set forth in the Design Standards. Guidelines relating to the type of containers permitted, the manner of storage and the place of pickup may also be included in the Design Standards.

6.19 Changing Elevations. Except during the construction of permanent improvements thereon, no Owner shall excavate or extract earth from any Lot for any business or commercial purpose or otherwise. No elevation changes shall be permitted which materially affect surface grade or surrounding Lots, unless approved in writing by the Architectural Control Committee.

6.20 Utility Facilities. Declarant reserves the right to approve the necessary construction, installation and maintenance of utility facilities, including but not limited to water, telephone, gas, electricity, cable television and sewerage systems.

6.21 Driveways and Entrances to Garages. All driveways and entrances to garages shall be of a substance approved in writing by the Architectural Control Committee and of a uniform quality.

6.22 Off-Street Parking. Adequate off street parking shall be provided by the Owner of each Lot for the parking of automobiles and other vehicles, including, without limitation, unlicensed vehicles. No owner shall park his automobile, boat or other vehicle on the streets of the Subdivision as a matter of course. In addition, no commercial trucks or other commercial vehicles shall be stored on any Lot or street except while parked in an enclosed garage.

6.23 Buffers. Areas designed on the Plat as "Buffers" shall not contain Structures, except for: (a) uses permitted under Section 6.5; (b) any Structure of a type which may be developed under applicable building codes without the necessity for continuous footings (not to include pier pads for decks, solarium type structures or patios), which require inspections; and (c) development Structures required by engineering considerations for the Subdivision, such as detention ponds, underground utilities and the streets and driveways as shown on the Plat. Swimming pools shall not be constructed in the "Buffers."

6.24 Maintenance of Lots. Each Lot shall be maintained in a sightly and sanitary condition and grass and landscaping shall be properly maintained. Should any Owner fail or refuse to maintain his Lot in such condition, the Association shall be entitled to provide written notice to such Owner of the deficiencies in maintenance, as determined by the Association. If such deficiencies in maintenance are not corrected within thirty (30) days after receipt of such written notice by such Owner, the Association may, at the expense of the Owner, enter the Lot and perform such maintenance. The cost of such maintenance may be specially assessed against the Owner of such Lot, and the Association shall have lien rights therefor as in the case of other assessments. The provisions of this Paragraph permitting the Association to perform maintenance and assess the cost thereof shall not apply to any Lots owned by Declarant.

6.25 Entrance Monuments. Declarant shall have the right to construct an entrance monument at the entrance of the Subdivision without the proper approval of the Architectural Control Committee. The Association reserves the right to enter onto these lots for maintenance of said monuments.

6.26 Clotheslines. No outside clotheslines placed on any Lot shall be visible from any adjacent Lot, Common Property or street.

6.27 Recreational Equipment. Recreational and playground equipment placed or installed on any Lot shall be located only behind the residence a such residence fronts on a street.

6.28 Design Standards. Without notice to any Owner, the Architectural Control Committee may adopt, promulgate, amend, revoke and enforce the following design standards. The Architectural Control Committee must also approve all of the following:

The Pitch of the roof of each structure.

All roofing materials shall be wood, fiberglass, or asphalt shingles in colors and textures approved by the Committee.

Siding materials shall be wood, brick, stucco or hardboard lap siding (no cedar or vinyl).

All stone work shall be natural fieldstone and must be approved by the Committee.

All exposed concrete blocks or poured concrete foundations and retaining walls must be covered with stone, brick, siding or stucco to compliment the house.

All brick and mortar selections must be approved by the Committee.

All stucco and Dryvit colors and textures must be approved by the Committee.

All sheet metal work (roof caps, f lashings, vents, and chimney caps) must be painted to match the roof. Gutters and downspouts must be painted with approved colors.

All roof stacks and plumbing vents must be placed on rear slopes of roofs.

Location and design of all solar heating collectors must be approved by the Committee.

All exterior lighting must be approved by the Committee. All fireplace chases must extend to finished grade if they are visible from any street.

All air conditioning compressor units visible from the street shall be screened by approved fencing or plantings of a density and height to effectively hide the unit.

Any decorative appurtenances such as sculptures, birdbaths, fountains, gazebos and other decorative embellishments which are visible from any street adjoining house or lot must be approved by the Committee.

Driveways shall be concrete unless otherwise approved by the Committee.

All houses shall have a minimum of 5,000 square feet of sod installed in front and along the sides of lot.

6.29 Preconstructed Homes. No mobile, modular, prefab home or homes constructed in whole or in part off of any Lot will be allowed on any Lot.