

Autumn Run HOA Architectural Standards and Design Standards Details

ALWAYS REFER TO COVENANTS AND RESTRICTIONS BEFORE PROCEEDING; Pages 8 – 18.

ARTICLE V - ARCHITECTURAL CONTROL and ARTICLE VI - DESIGN STANDARDS

Architectural Controls - The purpose of the Covenants is to protect the integrity of the community and, therefore, the value of each individual property. The Covenants include architectural control guidelines that provide a reasonable procedure for tasteful community development.

You **must use** the Architectural Approval Form to obtain prior approval for **exterior modifications** which include but are not limited to; additions, roofing, exterior painting, fences, playground equipment, outbuildings/sheds, pools, and landscaping additions or *subtractions*. **When painting or staining any structure, you are required to submit a paint chip with the Architectural Approval Form.** Please refer to the Covenants for guidelines.

ACC Request Forms are located on the website: arhoaga.com. Please provide the completed request to the HOA Board via email. Allow two weeks for approval.

Failure to submit an ACC Request Form to the ACC Committee may result in a fine of \$200, which if unpaid will result in a Lien being filed on your home with accrued interest.

PLEASE NOTE: ACC Violations are imposed as:

- **ACC Violation Letter** (Warning), 30 days to comply
- Failure to Comply: (1) \$50 Fine, 30 days to comply; (2) \$100 Fine, 30 days to comply; (3) \$150 Fine, 30 days to comply; (4) Failure to rectify and/or pay the Fine results in a Lien on your house filed with the Secretary of State.

General Summary of ACC rules and guidelines taken directly from the Covenants:

Garbage Cans - All garbage cans must be concealed from view and may not be seen by neighboring residents or from the street. Any screening to conceal trash cans must be approved by the ACC.

Vehicles – (1) All vehicles must be parked in designated parking areas (garages and driveways). Only visitors are allowed to temporarily park on the street. (2) No recreational vehicles of any type may be parked on any lot or street. (3) No Inoperative Vehicles may be parked on any lot or street for a period in excess of three days. Please see Covenants and Restrictions for specific guidelines.

Pets - Pets must be securely restrained at all times and are not allowed to roam free. Please be a considerate neighbor limiting noise from pets and always picking up pet waste.

Mailboxes - All mailboxes/posts shall be the style and color provided. Please keep mailboxes clean and free from bird droppings. **Upkeep and maintenance** is the responsibility of the homeowner.

Signage - All signage must be approved in advance, by the ACC, with the exception of traditional "For Sale" signs. Only one "For Sale" sign is permitted in the front yard.

Fences - All fences placed on the property shall be solid and shall be a 4" on center fence or shall be a shadowbox fence. The **approved stain colors** are natural wood, gray or weathered gray, black and natural shades of brown. All fence types and colors are subject to the written approval of the Architectural Control Committee.

Erosion Control – No activity which may create erosion or siltation problems may be undertaken on any Lot.

Tree Removal – No tree may be removed without prior consent by the ACC. The approval will be based on size, maturity and placement of the tree(s).

Required Exterior Maintenance

- a. All flower beds, shrubs and pine islands need to be free and clear of weeds *at all times* of the year.
- b. All plants, shrubs or trees that have died must be removed or replaced.
- c. All shrubs and trees need to be trimmed as needed and maintained in a neat fashion throughout the year. Trees and shrubs must not impede the sidewalk.
- d. Vegetable gardens should be small and screened so as not to be visible from the street.
- e. Ground cover may be pine straw, bark, mulches, slate chips, rocks and nuggets.
- f. All lawns must be mowed regularly; including front, sides and back lawns. Front lawns must be edged regularly. The creeping of grass should NOT be apparent along the driveway, sidewalks and curbs.
- g. Grass clippings should be bagged and removed from the property or mulched back into the lawn.
- h. Leaves must be removed from your lawn and garden areas as needed. They are NOT to be blown into the street or neighboring properties. It is a violation of Cobb County Ordinance and Code for grass clippings and leaves to be blown down the storm drain or into the street. **Owners are obligated** to ensure their lawn service providers follow these rules.
- i. Leaves that accumulate adjacent to the curb in front of the lot will be the homeowner's responsibility to remove.
- j. Eliminate all weeds and grasses growing in street between the curbing and the adjacent asphalt in front of the home/property.
- k. All lawns need to be watered during peak growing season (subject to Cobb County watering restrictions) to keep lawn green and other plants alive and healthy.
- l. Periodic pressure washing must be performed on driveways, sidewalks and curbs directly in front of your property *and* on the siding or other areas of the house in general.