

Design Standards

Hartford Lakes Subdivision

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Section 1. General. In accordance with Article V, Section 5 of the **Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hartford Lakes Subdivision**, hereinafter referred to as the **Declaration**, the Architectural Control Committee (**ACC**) may, from time to time adopt, promulgate, amend, revoke and enforce guidelines (the "Design Standards"). All reasonable Design Standards provided for herein shall be binding upon all Homeowners and occupants. However, no proposed addition or modification to the Design Standards which conflicts with any provision of the **Declaration** or the **By-Laws** shall be effective unless such instrument also is amended according to its terms.

A proposed waiver submitted in writing to the Board of Directors (**Board**) or the **ACC** is the only means by which an approved waiver to the Design Standards may be affected. Upon receipt of the written waiver request, the **Board** or the **ACC** may investigate and act on said request in accordance with the provisions of Article V, Section 16 of the **Declaration** and shall notify the Homeowner, in writing, of the action taken. However, the **Board** and/or the **ACC** shall have the right to defer any waiver request for approval by the Homeowners in a regular or special meeting, as provided in accordance with the provisions of this section.

Section 2. Signs. No sign of any kind shall be erected on any Lot without the written consent of the **ACC**, except as specified herein. Signs authorized herein on Lots shall not exceed six square feet in size and shall not have any external lighting. Signs allowed on Lots are birth or birthday announcements, professionally lettered "For Sale" or "For Lease" signs, signs indicating a contractor performing work on a Lot, signs indicating construction on a Lot, and security signs. Political signs supporting candidates running for election may be displayed for up to thirty (30) days prior to the election date and must be removed within seven (7) days after the election. Approved signs must be removed after a reasonable time, as determined by the **ACC**. The Association shall have the right to erect any reasonable and appropriate Signs. See Article VI, Section 5 of the **Declaration** for additional information.

Section 3. Occupants Bound. All provisions of the **Declaration**, the **By-Laws**, the **Design Standards** and any lawful amendments and or modifications as they may occur which govern the conduct of Homeowners and which provide for sanctions against Homeowners shall also apply to all occupants of any Lot.

Section 4. Architectural Standards. No exterior construction, alteration, addition, or erection of any nature whatsoever (including, without limitation, fences, pools, tennis courts, exterior lighting, treehouses and play equipment) shall be commenced or placed upon any part of the Community, except such as was installed by Traton, Inc. or as is approved in accordance with this Declaration, or as is otherwise expressly permitted herein. No exterior construction, addition, erection, or alteration shall be made unless and until the plans and specifications showing the nature, kind, shape, height, materials, and location shall have been submitted in writing to and approved by the **ACC** or its designee. The **ACC** or its designee may promulgate written guidelines for the exercise of this review.

The **ACC** or its designee shall be the sole arbiter of such plans and may withhold approval relating to submittal's possible negative impact on a neighbor or the neighborhood's health, welfare, or property value.

The **ACC** or its designee shall have the right, with cause, to review and or investigate all modifications and actions of any Homeowner. If, during such review or investigation, the **ACC** deems it necessary to enter upon a homeowner's lot, proper notification, written or otherwise must be given to the Homeowner. Upon notification, such person or persons shall not be deemed guilty of trespass by reason of such entry.

In the event the **ACC** or its designee fails to approve or to disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required, and this Section will be deemed to have been fully complied with. Approval is needed for the following:

a. **ADDITIONS**

Any room additions made to existing home must have prior approval. Photograph of location where addition is to be erected must be submitted along with plans when seeking approval. All plans must meet Cobb County building code standards.

b. **ROOFING**

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Section 4. Architectural Standards (continued).

Primary residential roofing materials must be asphalt fiberglass shingles in colors and textures which complement the balance of the color and materials selected for a home and surrounding homes. Approval for roofing materials and color is required.

c. SKYLIGHTS

Skylights should not be visible from street and should be located on the rear of the dwelling. Approval is needed before installation.

d. WINDOWS AND DOORS

Picture or drawing of all storm window/doors must be submitted with request for approval prior to installation, along with picture/drawing of all windows/doors on which storm window/doors will be installed.

Only storm doors that are comprised of full or 3/4 glass minimum will be approved for installation at the front door. Color of frame must complement trim and existing kickplates must match door knob coloring

Other types of storm/screen doors may be permitted upon approval on side or back doors.

Screens must be kept in good condition with no visible gaps or tears.

e. DECKS

Picture or drawing of deck/porch/patio covers/trellises/permanent seating/railing must be submitted for approval, along with site plan denoting location. In most cases deck may not extend past sides of house.

Deck must match any existing deck. Color must be natural, stained or painted to match or complement trim of house (neutral color).

Dimensions and design must meet or exceed city and county building codes. Materials may be cedar, cypress or No. 2 grade or better pressure treated pine; other material will be considered including plastic decking, wood, or plastic/wood composite.

f. PLAYHOUSES AND TREE HOUSES

Permanent playhouses and tree houses must be approved by the Architectural Control Committee and must be located where it will have a minimal visual impact on adjacent properties and are limited in size not to exceed 6'x6'x10' high. In most cases, material used must match existing materials of home.

g. RECREATION AND PLAY EQUIPMENT

Placement and structure of permanent type play equipment such as swing sets, gyms, sandboxes etc. must be approved. Pictures and/or specific descriptions and color of equipment must be submitted. All play equipment, including temporary play equipment, must be located where it will have minimal visual impact on adjacent properties and located in rear of yard. All play equipment must be maintained. All play equipment, with the exception of full sized portable basketball goals (see Section 7), should be removed when no longer used.

Bikes, toys, wading pools may not be left overnight in front yards or on common property.

Skateboard ramps must be small in size and put away at the end of play.

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Section 4. Architectural Standards (continued).

h. HOT TUBS, SPAS, & SWIM POOLS

Exterior hot tubs and spas must be submitted for approval. Plans must include location relative to the house, size, and type of screening. Exterior hot tubs must be screened from adjacent properties and streets. All hot tubs must be childproof and fenced in with fencing that meets both county and Association guidelines.

In ground swimming pools must be approved before installation. Specific description, site plan and photo must be submitted with request. Maximum pool size allowed is 1000 sq. ft. No screened-in pool, slides or above-ground pools will be approved.

Pool equipment may not be seen from street.

Specifications for pool and fencing must follow county guidelines.

Landscaping - Enhancement of the pool area and screening with landscaping is required.

Section 5. Landscaping and Vegetable Gardens. Landscaping should relate to the existing terrain and natural features of the Lot. Landscaping should conform to the community wide standard. Major landscaping changes (i.e. addition/removal of trees, changing existing terrain, rock gardens, raised flower beds, etc.) require ACC approval. Ornamental plants and shrubbery may be planted between the rear of the Lot and any street line. All other planting may be done only with prior written approval of the ACC or in accordance with the guidelines previously established by the ACC. Vegetable gardens may be placed in the backyard only and grow no more than six (6) feet.

Landscaping should be maintained to prevent excessive buildup of weeds between shrubbery and in pine areas.

Lawns must be maintained and kept at a height not to exceed 5 inches for fescue and 3 inches for Bermuda and Zoysia. Seasonal removal of leaves off grassy areas is required.

Vegetable gardens must not be visible from the street or it will need to be camouflaged with shrubs or flowers. No tin pans or scarecrows allowed.

Section 6. Tree Removal. No trees on a Lot with a base diameter greater than four (4) inches shall be removed without the prior written approval of the ACC, except for diseased or dead trees. No clear-cutting of trees will be allowed.

Removal of dead or fallen trees should take place within 30 days of occurrence.

Section 7. Basketball Goals. Basketball goals may only be installed after the type and location have been previously approved in writing by the ACC or its designee.

Basketball goals must be mounted on black or white poles and have standard white, fiberglass or graphite backboards. Wall mounted goals are not allowed. Nets must be kept in good condition. Basketball goals must be located so that the backboard faces perpendicular to the street. Any deviations from the above standards must be submitted for approval.

No portable goals are allowed any closer to the street than the rear edge of the home.

Section 8. Lighting. The following exterior lighting may be installed without the necessity of obtaining the prior approval of the ACC or its designee: (a) seasonal decorative lights; (b) illumination of entrance features constructed by Traton, Inc.; (c) other lighting originally installed by Traton, Inc. All other exterior lighting must be submitted and approved.

Seasonal lighting including floodlights may be displayed for a maximum period of 30 days prior to and 30 days following the respective holiday.

Only black lamp posts less than seven (7) feet will be allowed. Posts of low to the ground lighting should be partially or fully hidden from view of street by shrubbery or plants.

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Section 8. Lighting (continued).

All exterior landscape lighting should be a low light output, non-glare type and located to cause minimum visual impact to adjacent properties and streets.

Colored accent lights will not be approved.

Section 9. Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Homeowner of any Lot may obstruct or re-channel the drainage flows after installation of drainage swales, storm sewers, or storm drains.

Section 10. Site Distance. All Lots shall be so landscaped as to permit safe sight across the street and at street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain at the corner of a Lot where this would create a traffic or sight problem.

Section 11. Garbage Cans, Woodpiles and Miscellaneous. All garbage cans, woodpiles and other similar items shall be located so it will have minimum visual impact from the street in front of the specific lot and be screened from view of neighboring Lots, streets, and property located adjacent to the Lot. Clotheslines of any type or nature are not permitted. All rubbish, trash, and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate thereon.

Bright colored tarpaulin to cover woodpiles is not allowed. Color must match natural surroundings and not be visible from the street.

Outdoor storage of garden tools and hose should be screened from view of street. Any tools or items stored under deck or porch must also be screened from view by planting shrubs or enclosing area with lattice.

Seasonal decorations may be displayed for a maximum period of 30 days prior to and 30 days following the respective holiday.

Statues in the front yard must be limited the three (3) feet tall.

Bird baths and bird houses should be in keeping with the style and color of the house. They should be located in the rear of the house and made to blend in the natural surroundings.

Section 12. Solar Devices. No artificial or manmade device which is designed or used for collection of or heating by solar energy or other similar purposes shall be placed, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the ACC or its designee.

Section 13. Fences. No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the ACC or its designee. The ACC may issue guidelines detailing acceptable fence styles or specifications.

Picture or drawing of fence type must be submitted, along with site plan denoting location.

Fence may not be located closer to any Street than rear edge of home. On a corner lot, fence may not be closer to side street than sideline of house. Please use a copy of your lot survey for exact placement.

Maximum height may not exceed six (6) feet; minimum height allowed is three (3) feet, maximum span between posts is eight (8) feet; minimum post size should be 4x4. Privacy fences must have two (2) 2x6 OR three 2x4 horizontal rails per section.

All fencing, existing, or yet to be constructed must be properly maintained and any additions or repairs must continue in the same construction and design as originally built.

Color must be natural or painted to match color of house.

Section 14. Exterior Colors. The exterior of all improvements, including, without limitation, residences, constructed, erected, allowed, or maintained upon any Lot must be painted or repainted in an original color used by Traton, Inc. in the original construction and marketing of residences within the Community or in a color used by Traton, Inc., in the original construction and marketing of residences in any subdivision located within Cobb

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County, Georgia. Any change in color requires ACC approval. A paint sample or picture of paint color(s) requested must be provided.

Section 14. Exterior Colors (continued).

Approval needed only when painting exterior of home in a color other than original.

Description of area to be painted must be submitted.

Exposed concrete block or poured concrete foundations and site retaining walls must be covered with material to match and complement the existing home materials.

Sheet metal and PVC items such as roof caps, flashings, plumbing vents and chimney caps must be painted to match the roof colors. Gutters and downspouts must be the same color as siding or trim.

Section 15. Mailboxes. All mailboxes and posts shall be an exact match to the Charleston Mailbox and Post System from the following vendor:

Addresses of Distinction

2115 Hills Avenue Northwest
Atlanta, GA 30318

(770) 436-6198

(800) 436-1647

supportdesk@aodmailboxes.com

Existing mailboxes will be grandfathered until such time as they deteriorate (rotted or damaged posts and mailboxes) to a condition where they must be replaced. Splicing or using old mailbox parts will not be permitted. Any mailboxes replaced must match the aforementioned description.

Section 16. Storage Buildings. No detached storage structure shall be placed, erected, allowed, or maintained upon any Lot, without the prior written approval by the ACC or its designees. The building must be finished and painted similar to the home. Please refer to Article 6, Section 9 of the Declaration of Covenants.

Section 17. Architectural Disclaimer. Neither the ACC nor its designee shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any applicant by reason of mistake in judgment, negligence or nonfeasance, arising out of any action with respect to any submission. The ACC assumes no responsibility; with regard to design or construction, including without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials.

Section 18. Owner's Responsibility. Each Owner shall maintain and keep his or her Lot and dwelling in good repair, condition and order. In addition, each Owner shall maintain any public right of way located between the Owner's Lot and the curb of the street(s) bordering such Lot. Such maintenance shall be performed consistent with this Declaration and the Community-Wide Standard established pursuant hereto. Each Owner shall perform his or her responsibility hereunder in such manner so as not to unreasonably disturb other Lot Owners. Lawns shall be kept cut and neatly trimmed. Reasonable efforts shall be made to control weeds in landscaped areas. Dead, diseased, or damaged shrubbery and/or trees shall be removed or appropriately pruned, and shrubbery shall be neatly trimmed and maintained. Garden debris, leaves, and grass clippings may not be loosely disposed of in the rear of a Lot; however, compost bins are allowed. No debris of any kind shall be blown or otherwise discarded into the street or onto neighboring property.

Section 19. Association's Responsibility. The Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without limitation, maintenance, repair, and replacement subject to any insurance then in effect, of all landscaping grass areas, paving and other improvements situated on the Common Property. The Association shall also maintain and keep in good repair all water and sewer pipes or facilities which serve the Common Property, to the extent that such pipes and facilities are not maintained by public, private, or municipal utility companies.”