

**GUIDELINES PERTAINING  
TO THE  
USE RESTRICTIONS, MAINTENANCE STANDARDS,  
AND EXTERNAL MODIFICATIONS  
TO EXISTING PROPERTY  
FOR THE  
WHITE COLUMNS NORTH COMMUNITY ASSOCIATION**

Effective October 22, 2024

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## **INTRODUCTION**

The primary objective of our Association is to protect and where possible enhance our property values. To that end, our Master Declaration of Covenants, Conditions, and Restrictions for the White Columns North Community Association (the “North Association”) (i) sets forth certain Use Restrictions, (ii) describes the maintenance responsibilities of the Association and individual Owners, (iii) grants the Board of Directors (the “Board”) with the authority to create a Modification Committee (the “MC”) to review all requests for external modifications to homes and lots and promulgate Community-Wide Standards and other rules and regulations, and (iv) obligates the Board to enforce them.

These are the official Guidelines Pertaining to Use Restrictions, Maintenance Standards, and External Modifications to Existing Property for the White Columns North Community Association (the “Guidelines”). It is intended to provide Owners with a better understanding of these provisions; the requirements to comply with them; and the sanctions associated with non-compliance. It is not intended to be all-inclusive, but rather a guide by which a high-quality community such as ours shall be maintained.

Owners are encouraged to consider the impact that proposed modifications will have on their neighbors, the streets, and the Club Property to minimize obtrusive visual or noise disturbances or other nuisances as described later. Accordingly, the location of all modifications must comply with the City of Milton (the “City”) set-back requirements including non-disturbance buffer zones.

Absentee Owners are required to maintain unoccupied or leased property, and tenants are required to comply with these Guidelines. Owners must notify Association’s property management company of the rental of the property and the forwarding address of homeowner.

The capitalized terms used herein shall have the same meaning as the Declaration, and in the event of a conflict between these Guidelines and the Declaration, the latter shall prevail.

## **EXTERNAL MODIFICATIONS**

The Design Guidelines discussed on the following pages are intended to be illustrative, but not necessarily all-inclusive. Modification requests are reviewed on an individual basis, and as such there are no exemptions or automatic approvals. You should never assume that external modifications to your home do not require approval as most do.

It is also important to point out that the Board or the MC may or may not choose to consider as precedents previous decisions, and it reserves the right to reject applications if, in their discretion, the modification would be inconsistent with the image of the North Neighborhood or would have an adverse impact on neighboring properties or the Neighborhood in general.

### **Requests for Modification**

Homeowners should request an Application for Modifications form from our property manager, Tonya Cooke, at Access Management Group (“AMG”). To submit your application online, please log into your account on Access Management’s website. Once logged in click on the Back to Portal tab, then the My Items tab, then the Submit a Request tab, and then the ARC tab. If you don’t have your login credentials, you may request them from AMG. your login credentials. For your convenience, the form is included on the last page of this document.

Requests that are not complete will be sent back to the homeowner to provide missing information. Applications should include a brief description of the modification and supporting documentation. The MC's objective is to make decisions as quickly as possible; however, that will not happen until it receives and has had time to review the necessary information. Applications for modifications that require a City permit must include a copy of the plan submitted for that permit. Applications will be processed within 10-14 business days from the date of receiving a complete application.

All approved modification applications expire 12 months from the approval date. If work has not commenced, a new application must be submitted for approval.

### **The Review Process**

The MC will meet in person or via telephone or email at the discretion of its Chairperson based on the complexity of the applications. Applications must be approved in writing or via electronic means before any work begins.

MC decisions are based on a simple majority of those MC members participating in the review process (never less than three). The MC may approve or deny a request; approve a request upon acceptance by the Owner of conditions stipulated by the MC; or defer a decision pending submission of more information or deferral to a specific date pending an on-site review by the MC or other municipal proceedings such as a zoning variance hearing. Applications must be approved in writing or via electronic means before any work begins.

The Association recognizes that in certain situations immediate repairs and/or modifications that are subject to these Guidelines may be necessary. In those cases, Owners should contact the Association Board President or the MC Chairperson who will work them through an expedited review process prior to commencement of the work.

### **Regulatory Compliance**

It is the Owner's responsibility to ensure that plans submitted to the MC comply with all building codes, zoning regulations and the requirements of all agencies having jurisdiction over the project and to obtain the necessary permits and the final Certificate of Occupancy. Regulatory approvals do not replace the authority and responsibility of the Board, the MC, and vice versa.

### **White Columns Country Club Review and Approval**

The General Manager of the White Columns Country Club shall be notified by the MC Chairperson of any modifications under consideration on property that is contiguous with Club Property. If in the reasonable opinion of the Club, the modification being requested will have a material adverse impact on Club Property, whether by restriction of view, hazards to people, or otherwise, the Club may reject the modification request.

### **Final Review and Appeals**

The Board or the MC's final approval constitutes a binding agreement between the Owner and the Association. Failure to apply for MC approval of exterior modifications prior to the commencement of the actual work will result in a \$1,000 fine. Any deviation from the approved plans must be resubmitted for approval prior to the commencement of the actual work. Failure to do so will result in a \$5000 fine. In either case, the work itself will not be deemed to have been approved until the MC has had the opportunity to evaluate it and make a decision. Remedies may include the removal of the unapproved alterations.

The Association retains the right to conduct interim and/or final inspections pertaining to the status of a project. Any decision reached by the MC may be appealed back to it for reconsideration. Appeals will be reviewed on a case-by-case basis, and the granting of an appeal for a situation does not imply or guarantee that a similar appeal will be granted. Appeals that have been denied by the MC may be further appealed to the Board for final consideration.

If Owners wish to appeal an MC decision to the Board, they must notify the Board in writing within fourteen (14) days from the date of the MC's notice regarding its decision. The Board will make a decision within thirty (30) days of receiving a written notice from the homeowner.

### **Amendment, Variances and Third-Party Benefit**

The Board may, at its sole discretion, amend these Guidelines or authorize variances from them when warranted. Such variances must be reduced to writing. No variance shall prevent the Board from denying a variance in other circumstances. And for the purposes of these Guidelines, the inability to obtain the approval of any governmental agency; the issuance of any permit; or the terms of any financing shall not be considered a hardship warranting a variance.

### **Non- Liability of the Modifications Committee**

Neither the Board nor the MC nor their respective members or representatives shall be liable for damages or otherwise to anyone submitting plans to them for approval, or to any Owner by reason of mistakes in judgment, negligence, or nonfeasance, arising out of any action of the Board or the MC with respect to any submission, or for failure to follow the Guidelines. Their roles are directed toward the review and approval of site planning, appearance, and aesthetics. Neither the Board nor the MC assumes any responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing, or electrical design, the methods of construction, the technical suitability of materials, or erosion or damage resulting from the alteration of grading or drainage.

### **Accuracy of Information and Representation**

Any person submitting plans to the Board or the MC shall be responsible for the verification and accuracy of all components of such submissions, including, without limitation, all site dimensions, setbacks, easements, grades, elevations, utility locations, and other pertinent features of the site or plans.

The Owner represents by the act of entering into the review process that all of his or her representatives, including, but not limited to, architects, engineers, contractors, and subcontractors, shall be made aware of all applicable requirements of the Board or MC and that they shall abide by these Guidelines. The Owner shall also be responsible for the submission, or lack of, by their contractor(s).

## **USE RESTRICTIONS, MAINTENANCE STANDARDS, AND DESIGN GUIDELINES**

### **Accessory Structures**

- Dog houses, tool sheds, or structures of a similar nature are not permitted.

### **Air Conditioning Units and Whole-house Generators**

- Window air conditioning units must be approved

- Compressors for central air conditioning units and whole-house generators must be located and screened by evergreen landscaping or architectural treatment.

### **Animals and Pets**

- Only common household pets shall be kept on the Property, and even those must not be bred and raised for commercial purposes. Whenever these pets are off their Owner's property, they must be confined on a leash held by a responsible person. People walking pets on a leash are responsible for picking up any waste deposited by pet. Pets which are in the sole discretion of the Board endanger the health and safety of the Members of the North Association; make objectionable noise; or constitute a nuisance or inconvenience to the other Members must be removed from the community upon the request of the Board.

### **Antennas and Satellite Dishes**

- Exterior apparatus for the transmission of television or radio signals are not permitted. Receiving satellite dishes must not exceed one meter (measured diagonally) and be located (including the necessary wiring) to be as inconspicuous from the street as possible.

### **Artificial Vegetation and Exterior Decorations**

- External artificial vegetation is not permitted, and exterior decorations such as sculptures, fountains, and similar items must be approved.

### **Bird Houses, Baths, and Feeders**

- Birdhouses, baths, and feeders must be located no further forward than the front of the home.

### **Business Use**

- No trade or business may be conducted in or from any home that results in a nuisance as defined herein.

### **Clotheslines**

- Clotheslines should be located or screened so as to be concealed from view of neighboring properties, streets, and Club Property.

### **Decks**

- Decks must be approved and located behind the rear wall and within the extended sidelines of the house except that steps may extend past the corner of the home. The configuration, detail and railing design of a deck must be harmonious with the architectural style of the home. Painted or stained decks shall be clean and free of mold, and painted surfaces shall also be free from cracking, peeling, or stripping.
- Approved materials include cedar, redwood, pressure treated pine stained with natural colors, and composites which must also be made of natural colors. These colors must be aesthetically consistent with the house colors and approved. All handrails, columns, bands, and filler panels on decks of homes whose Lots are contiguous with Club Property must be painted the trim color of the house. Vertical deck supports must be a minimum 6"x 6" wood post or approved cast material. Metal columns must be boxed in wood, brick, or stone, which is consistent with the design of the house.

### **Drainage**

- Catch basins, drop inlets, and drainage areas are for the purpose of the natural flow of water only, and no obstructions or debris shall be placed in these areas. No person other than the Association may obstruct or modify the drainage flow after the installation of drainage swells, drop inlets or catch basins (a.k.a. storm

### **Driveways and Sidewalks**

- Driveways, curbs, and sidewalks visible from the street shall be constructed of white cement concrete. If an Owner chooses to paint the stamped concrete at the street in the Golf Neighborhood or The Oaks, the approved color is Behr concrete semi-transparent stain – STC-10 Desert Sandstone. The stamped concrete should be maintained intact and re-painted as required using the approved color.
- The pavers currently being permitted in the Gated neighborhood are Pavestone PLAZA RECTANGLE & SQUARE in Heritage Buff, and these are to be utilized by Owners in the Golf Neighborhood or The Oaks if they prefer to have pavers installed with concrete borders. The bricks in The Colonnade (generally 7 ½" x 3" red brick) are the standards for use in that neighborhood.
- Owners are responsible for maintaining their driveways and the sidewalks from their driveways to their homes free of excessive dirt, mold, stains, and scoring. Cracks in the concrete must be sealed with grout, and any broken concrete must be replaced.
- The North Association is responsible for maintaining the sidewalks adjacent to the streets, as well as our curbs and catch basin covers.

### **Dumpsters**

- An Application for Modifications must be submitted prior to a dumpster being placed anywhere in the North Neighborhood; All dumpsters that are approved must sit on the driveway as far from the street as possible unless conditioned otherwise by the MC.

### **Energy Conservation Equipment**

- Solar energy collector panels or other energy conservation equipment must be a harmonious part of the architectural design of the home. Solar panels must not be visible from the street or Club Property.

### **External Colors**

- Predominant colors for siding, stucco, doors, and trim must be confined to earth tones which are compatible with the natural environment. Stucco and synthetic stucco must be painted or integrally colored. Colors of windows, doors, shutters, louvers, gutters, and down spouts must be compatible with the primary and trim colors. All changes in colors must be approved. Painting applications must include a current picture of the home and paint samples of each color.

### **External Surfaces of Homes**

- The exterior of all homes must have a fresh coat of paint, applied evenly and no excessive cracks, peeling, stripping, mold, or other discoloration shall be allowed to remain unremedied. All brickface must be free of missing bricks and uniform in terms of the color and type of both mortar and bricks.



### **Fencing**

- Fences are permitted in rear yards only and must be located no further forward than the rear corners of the house except for purposes of encompassing a side door. The maximum fence height is six (6) feet.
- Fencing material must be black aluminum or galvanized steel colored black with powder coat, vinylcladding or paint to resist rust.
- The use of fencing for pet runs is prohibited. Electronic or “invisible” fences for controlling pets should not be installed within twenty (20) feet from either the sidewalks utilized by the public or in those cases where there are no sidewalks twenty (20) feet from the curb.
- Aluminum and steel fencing must be free of bent or broken sections, and all fencing must be free of excessive stains or other discoloration.

### **Firearms and Fireworks**

- The discharge of firearms (including “B-B” guns, pellet guns, and other firearms of all types regardless of size) within the North Neighborhood is prohibited.
- The use of consumer fireworks that create loud noises is prohibited throughout the North Neighborhood except from 10:00 a.m. up to and including the time of 11:59 p.m. on January 1; the last Saturday and Sunday in May; July 3; July 4; the first Monday in September; and December 31 of each year, and from 12:00 midnight up to and including the ending time of 1:00 a.m. on January 1.

### **Foundations and Retaining Walls**

- Exposed foundations and retaining walls made of concrete block or poured concrete must be covered with stone, brick, or stucco which is aesthetically consistent with the house materials. Landscape retaining walls made of timber or crossties must not be greater than four (4) feet tall and are not permitted if their exposure can be viewed from the streets, Club Property, or adjacent properties. No steps constructed of timber or crossties are permitted in the front yard if their exposure can be viewed from the streets or adjacent properties. Any application that involves retaining walls must include a materials list.

### **Gutters and Downspouts**

- Gutters should be kept free of accumulated debris, and the exterior surface of gutters and downspouts must be painted and kept free of mold or other discoloration.

### **Irrigation Wells**

- The installation of irrigation wells is regulated by the State of Georgia’s Environmental Protection Division, and any application must comply with their requirements. These wells must be in the rear of the property, and the electrical supply, pump and control box must be placed below grade.

### **Landscaping and Landscape Features**

- Bermuda 419 and Zeon Zoysia sod are the approved turf grasses for front and side yards, and front yard irrigation systems are required. Owners are responsible for the removal of debris, grass clippings, etc. from their property line to the center of the street. Plants or weeds growing in cracks and joints must be removed when regular mowing occurs.
- Lots must be maintained in a manner consistent with good property management and these Community-Wide Standards. This will include:
  - Fertilizing; treating for weed control; and watering sod areas as required to maintain a uniformly green appearance during growing seasons. Owners are also responsible for the removal of debris, grass clippings, etc. from their property line to the center of the street. Plants or weeds growing in cracks and joints must be removed when regular mowing occurs.
  - Addressing bare areas by the reapplication of sod or conversion into a landscaped area.
  - Mowing and edging regularly.
  - Removing weeds; non-grass plants in sod areas; and dead trees, plants, and plant material.
  - Covering landscape beds with either pine straw, pine bark mulch (dark brown or black only), or wood chips provided that the chips are not larger than four inches in diameter. The type and color of material utilized must be consistent throughout the front and side yards facing the streets.
  - Trees and shrubs must be neatly manicured and must not obstruct sidewalks, the visibility from driveways, and from the streets.
  - Landscape features such as gazebos, arbors, fountains, walls, and yard sculptures must be submitted for MC approval. Landscape plans must show placement, number, species, the type of ground cover, and size of proposed additions.

### **Lighting**

- All exterior lights must be white, non-glare type, and located to cause minimum visual impact to adjacent properties and streets. Exterior spotlights or floodlights must be hooded to eliminate glare onto adjacent properties.

### **Mailboxes and Lamp Posts**

- Mailboxes and lampposts must be painted regularly with black gloss enamel and have a full complement of easily readable brass numbers. The Board will provide the numbers if a homeowner needs them.

### **Nuisances**

- No Owner or occupant may use or allow the use of a Lot or any portion of the North Neighborhood in any way that might endanger the health or property of other Owners or their occupants, unreasonably annoy, disturb, or cause embarrassment or discomfort to other Owners or their occupants, or, in the Board's discretion, constitute a nuisance.
- The intention of this rule is to grant the North Association and aggrieved Owners and occupants a right of redress for actions, activities or conduct which unreasonably disturbs or impairs the peaceful and safe enjoyment of the Property. In this regard, specific unauthorized and unreasonable annoyances or disturbances shall include, but not be limited to, the following:
  - Any threatening or intimidating conduct towards any other person or pet
  - The use of any alarm (except security, fire, or carbon monoxide detection), equipment, television, or other devices which produce excessively loud sound defined as being able to be heard in another dwelling on any other Lot
  - Any threatening or intimidating actions by a pet towards any person or any other pet, including, but not limited to, biting, attempting to bite, or aggressively lunging at any person or pet
  - Any consistent dog barking that can be heard in a dwelling on any other Lot
  - Any conduct which creates any noxious odor if such odor can be detected in a dwelling on any other Lot
  - Any construction, lawn mowing, or similar activities which can be heard in a dwelling on any other Lot between the hours of 9:00 p.m. and 7:30 a.m. Monday through Friday and 6:00 p.m. and 9:00 a.m. Saturday and Sunday
  - The burning of leaves

### **Outdoor Fireplaces**

- Freestanding outdoor fireplaces must be approved and located behind the rear wall and within the extended sidelines of the house, or if beyond the sidelines then they must be located closer to the house than the property line. The chimney cap on prefabricated fireplaces must be terminated with a decorative, painted sheet metal shroud to conceal spark arresters which are required on all outdoor fireplaces.

### **Playground and Play/Sports Equipment**

- All permanent play equipment including swing sets and trampolines must be located behind the rear wall and within the extended sidelines of the house, or if beyond the extended sidelines then they must be located closer to the house than the property line and must have adequate evergreen landscape screening to avoid obtrusive visual or noise disturbances to neighbors, the streets, or the Club Property. If the rear property line adjoins another neighbor's property, then it must also be located closer to the house than the property line and must have adequate evergreen landscape screening to avoid obtrusive visual or noise disturbances.

- Swing set equipment must be natural in color and made of wood. Awnings, tarps, slides, or other accessories must be beige, brown, tan, or dark green. Trampolines must be black, gray, brown or darkgreen in color with perimeter padding and netting colored beige, brown, tan, or dark green colors.
- All portable play and sports equipment must also be located behind the rear wall or along the sides of the home, but no further forward than the front of the house. When not in use, bicycles, wading pools, soccer, lacrosse goals and similar items should be stored so as not to be visible from the streets or adjacent properties.
- The installation of permanent basketball goals must be approved, and only one basketball goal per lot is permitted (children's play goals are considered toys which must be taken inside the home when not in use). Goals must be located away from the home on the driveway "turnaround" area, no farther forward than the front edge of the house, and with as little visibility from the street and adjacent properties as is practical.
- The goals must have sufficient structural integrity to stand firmly upright on their own without the aid of support devices such as sandbags or other weights. The support structure (including the post, support arms, struts, backboard mounting plate, and base) must be black or dark gray and free of damage, rust, dirt, or discoloration visible from the streets and/or adjacent properties.
- Backboards must be white, gray, or clear and free of damage and discoloration. Rims must be attached firmly to the backboard and must be free of rust, misalignment, and damage. Nets must always be attached to the rim and replaced when wear becomes noticeable.
- Applications must include pictures of catalog cuts, and samples of the proposed play equipment.

### **Porches and Sunrooms**

- Stoops, porches, and sunrooms must be finished with material compatible with the finished materials on the home. Columns shall be wood, cast, or composite material. Aluminum columns or vinyl-clad aluminum frame materials are not permitted.

### **Prohibited Vehicles**

- Commercial vehicles, vehicles with commercial writing on their exteriors, tractors, mobile homes, trailers, campers, boats, and other watercraft must be parked in enclosed garages.
- Vehicles that are being stored should be kept in enclosed garages. A vehicle shall be considered "stored" if it remains on blocks or is covered without the approval of the MC.
- Private golf carts and all-terrain vehicles are also prohibited from being used on any of the streets anywhere within the North Neighborhood. The Association shall not be responsible for any loss, damage, or injury to any person or property resulting from their unauthorized use.

## **Roofs**

- Roof pitches visible from the streets or Club Property shall be a minimum of 10:12 unless specifically approved. Shed-type roofs not visible from the street or golf course will be a minimum of 4:12. Flat roofs are not permitted. Materials other than fiberglass reinforced “dimensional” asphalt composition shingles are not permitted, except for porch roof sections which may be copper or pre-finished metal as approved. Mechanical and plumbing vents shall be located behind ridgelines facing the street and shall be painted to match the roof color. Roofing applications must include a current picture of the home and samples of the roof color along with the application.
- Shingles may be upgraded to a higher grade of shingle material, but any changes in color must be approved.
- The roofs of all homes must be maintained in a clean, neat, and attractive condition with a full complement of roof tiles or shingles.
- Metal roofs, if painted, must be free of peeling, stripping or other discoloration.

## **Sight Distances at Intersections**

- All properties located at street intersections shall be landscaped to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

## **Signs and Flagpoles**

- Only one real estate yard sign is permitted on a property offered for sale. Real estate directional signs are permitted on the day of a sales event (such as an open house or an agent caravan) for the property being sold only. No other real estate, political, or any contractor/commercial signs are permissible in the North Neighborhood. Permanent flagpoles must be approved.

## **Structural Additions**

- The submission of an application for attached or unattached structural additions such as a carriagehouse, pool house or garage must include a site plan, design, elevation, materials, landscape design, and all other related construction plans. Major free-standing structures are permitted with no more than 3-sided closure and must comply with these Guidelines and be consistent with the main home materials; fit naturally into the topography of the Lot; and be located no further forward than the mid-point of the side of the home. Temporary or permanent occupancy of an unattached structural addition (carriage house, pool house or garage, etc.) is prohibited. For these and similar projects where portable sanitation facilities are required, they must be located at the top of the driveway and closer to the home than any property line.
- Chimneys on the front or sides of brick or stucco homes shall be finished with like materials and constructed from grade. Rear or roof protruding chimneys of siding materials may be submitted for consideration and approval, but only when the house is constructed of the same material. Chimneys may be treated with stucco as approved. No chimney will be permitted to cantilever or stand-alone except when located on the rear of house and then may be cantilevered at deck level.

### **Swimming Pools, Hot Tubs, and Spas**

- The submission of a swimming pool plan must include a site plan, pool design, pump and filter equipment locations, landscape design, fence design and all other pool related construction plans, such as slides, decks, walls, gazebos, terraces, arbors, outdoor fireplaces, or fire pits. Swimming pools must fit naturally into the topography of the proposed lot and be located to provide minimal visual impact to surrounding properties and streets. Pools and other pool-related construction must be located behind the rear wall and within the extended sidelines of the house. It must have adequate evergreen landscape screening to have a minimum visual impact on adjacent properties and streets.
- Pump and filter equipment may be located beyond the extended sidelines or along the sides of the house but must be located to avoid obtrusive visual or noise disturbances to neighbors, streets, golf course and lakes and must have adequate evergreen landscape screening. All pools must meet Milton Codes. No above ground pool will be permitted. No pool may be located within the undisturbed buffer of the golf course. Pools must be made of Gunitite or concrete materials. No vinyl, fiberglass or plastic liners are permitted.
- Owners are required to discuss with their contractors and the MC a plan to ensure that equipment handling and removal of any items on or from their property is secured or removed from the property in a prompt manner.
- Any freestanding hot tubs or spas must be located behind the rear wall and within the extended sideline of the house. It must have adequate evergreen landscape screening to have a minimum visual impact on adjacent properties, golf course and streets. All pump and filter equipment may be located beyond the extended sidelines or along the sides of the house but must be located to avoid obtrusive visual or noise disturbances to neighbors, streets, golf course and lakes and must have adequate evergreen landscape screening.

### **Temporary Structures**

- Tents, utility sheds, shacks, trailers, or other structures of a temporary nature are not permitted.

### **Trash Removal**

- All rubbish and garbage must be stored in appropriate containers with lids and removed regularly from the North Neighborhood.
- Waste containers should be located so as to be concealed from view of neighboring properties, streets, and the Club Property. They should not be placed at the curb sooner than the evening prior to the scheduled pick-up day, and they must be removed no later than 9:00 a.m. the following morning.
- Liquid paint, oil, and chemicals of any kind should not be included with normal household trash or yard clippings. The trucks utilized to remove the waste are not waterproof, and if the containers rupture during compacting the liquids may leak onto the street. If this happens and the offending Lot can be identified, any costs incurred by the Association will be assessed to the Owner.

### **Trees on White Columns Drive**

- The trees lining White Columns Drive are considered to be a community asset, whose uniformity and consistency of appearance add to the beauty and scenic appeal of the entire community. As a result, the Association is responsible for maintaining them. In this regard, the Association will adopt a regular tree maintenance schedule (including periodic inspections by an arborist) that is consistent with industry standards. Homeowners are expressly prohibited from trimming, limbing, altering, or removing these trees. Owners who fail to comply with these restrictions shall be fined (\$1,000), Owners will be required to replace in kind any of these trees that are removed or otherwise killed without the written approval of the Board. The Board, in its sole discretion, may decide if trees maintained by the Association which are damaged by storms or disease should be replanted.

### **Tree Removal and Pruning**

- The removal of any tree that is either alive, dead, diseased beyond repair, or preventing other trees from growing must be approved by the MC. When required by the law, the City of Milton's approval must also be obtained prior to any work being done.
- All stumps which are visible from the streets must be ground down to below grade or removed.
- Other trees may be pruned, without prior written approval if (a) the pruning is performed in accordance with the standard set forth by the International Society of Arboriculture Pruning Best Management Practices and (b) such pruning is limited to the removal of tertiary, quaternary and smaller branches toward the canopy edge, except for the removal of dead/diseased limbs, removal of branches impeding pedestrian/vehicle movement or branches in contact with a residential structure. The natural form of the tree is to be maintained. No more than twenty-five percent (25%) of the volume in branches may be removed during any twelve (12) month period.
- In addition to the above guidelines, Crepe Myrtles may be trimmed in accordance with the "pollarding" style.

### **Utility Lines**

- Overhead utility lines are not permitted.

### **Vegetable Gardens**

- Vegetable gardens must be located behind the rear wall and within the extended sidelines of the house, no larger than 20' x 20' in area and any retaining walls must conform to the retaining wall requirements in these Guidelines. Gardens must be located behind the rear wall and within the extended sideline of the house. It must have adequate evergreen landscape screening so as to have a minimum visual impact on adjacent Lots, the streets, or the Club Property.

### **Wetlands, Lakes, and Water Bodies**

- The ponds and streams within the North Neighborhood are permanent storm water management facilities, and no other use thereof, including, without limitation, fishing, swimming, boating, or using personal flotation devices is permitted. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the unauthorized use of these facilities.
- Docks, piers, or other structures on or over any body of water within the North Neighborhood must be approved.

Likewise, the elevation of the land and the use of fill to extend the boundaries of a Lot or to change the bulkhead line on any Lot bounded by the lake or other body of water must also be approved.

### **Windows and Window Boxes**

- All homes shall have windows of like construction. Decorative surrounds and head treatments, brick or stucco work, backbends or better, will be required on all exposures to the street or golf course. The minimum suggested trim shall consist of 1 x 4 exterior casing and backbend with appropriate head treatment. Metal or vinyl windows are not permitted; however, wood windows with metal or vinyl cladding may be approved for use. Any color other than white must be approved. Tinting of windows for energy conservation is permitted. However, tinting window glass in a way that creates a mirror-like appearance from outside is not permitted.
- Window boxes must be approved and be consistent with the home's architectural style. All shutters must be approved and be made of wood or approved composite materials. Shutters must be attached to the home with hinge and holdback hardware, and sizes will be proportional to windows.

### **ENFORCEMENT**

Summarized below are the enforcement procedures the Association will use unless the Board determines that other steps are warranted.

- Upon visual confirmation of a violation, Owners will be notified in writing by the Association's agent. The notification letter will set forth the nature of the violation; the specific time limit for its correction (typically thirty (30) days); the appeals process; and the fines to be imposed if the violation is not corrected with the specified time frame.
- Owners wishing to appeal a violation notice must do so within seven (7) days from the date of receiving the notice. The Board will discuss it with the Owner and render a decision as quickly as possible. If the Owner does not request a hearing, the sanctions will be imposed on the date indicated in the notice if the violation is not corrected.
- If the violation is not corrected within the specified time period, the Owner will be notified in writing that daily fines of \$25 are being imposed beginning with the date of the second notice and that they will continue to be imposed until the violation has been corrected to the Board's satisfaction.
- Other actions that might be taken include the correction of the violation by the Association with all costs being charged to the Owner; and the charging of any legal fees awarded by a court of competent jurisdiction to the Owner's account.
- Violations follow the property, and transfers of ownership do not erase a violation. If a violation of these Guidelines occurs again while a property is owned by the same owner, subsequent fines will be immediate, upon the Owner's receipt of the initial notice with no cure period provided.



## Application for Modifications

Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Please submit two (2) packages including this form and other information required per the Guidelines to the White Columns Modifications Committee. Please allow a minimum of 30 days for review. No modification may commence prior to approval by White Columns Modifications Committee.

**MODIFICATION\* REQUEST:** Write a brief description as to nature and location of modification. If applicable, a site plan showing dimensions and location of proposed modification, drawings, pictures, catalogue cuts, samples, etc., must be attached. [*\*Modifications may be defined as any changes or additions to your property (see Article V, Paragraph, Sub-Paragraph (a) – (bb) of Protective Covenants, Conditions, and Restrictions for White Columns.)*]

[illegible]

Estimated Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Permission is hereby granted for members of the White Columns Modifications Committee to enter the property to make reasonable inspection of the modification and its location. Also, by signing below, the Owner/Agent accepts responsibility for and agrees to incorporate all the review comments noted by the reviewing committee(s):

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>FOR OFFICE USE ONLY</b>	Date Reviewed: _____
<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED SUBJECT TO CONDITIONS <input type="checkbox"/> DENIED <input type="checkbox"/> DEFERRED	
CONDITIONS/COMMENTS: _____ _____ _____ _____ _____ _____	
Received by MC Member: _____	Date: _____
Returned to Applicant: _____	Date: _____