

CHATTAHOOCHEE RIVER CLUB
ARCHITECTURAL DESIGN STANDARDS
Revised July, 2019

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I. The Architectural Control Committee (ACC)

The Architectural Control Committee is made up of individuals appointed by the Board of Directors. The Covenants have granted the ACC discretionary powers regarding the design, construction, development and aesthetic impact of exterior home and site modifications, including architectural style, colors, textures, materials, landscaping and the impact of modifications on surrounding properties and community.

It is not the intent of the ACC to impose a uniform appearance within the CRC, nor to discourage creativity on the behalf of the homeowners. Its intent is to promote and assure that all improvements are aesthetically compatible and reflect the image of a quality community. During the plan review process, the ACC committee intends to be fair, impartial and understanding of individual goals, property values, safety and the CRC quality of life.

II. Change Request/Approval Process

A. General Information

Online forms requesting ACC approval for home or site modifications can be found on the Chattahoochee River Club website (www.crchoa.com) by clicking on “ACC Modification Request”.

Owners must complete such forms and receive written approval for any modification to the exterior of the home or the site, as described herein. All approvals must be in writing. No verbal approvals shall be accepted.

Requests shall include the Lot number, name of the Owner, their contact information, a description of the proposed project, planned time and duration of construction, approval by affected neighbors, and pertinent information. (Failure or refusal by an affected neighbor to approve a request, in and of itself, does not constitute rejection by the ACC.) All applications must be submitted by the property Owner.

Project descriptions should describe the project in full, entailing as much detail as possible, eliminating any confusion and reducing the time required by the ACC to respond. Plans should be specific in nature and include all pertinent information, including: materials to be used, colors, location on site, landscaping, planned start/completion dates and photographs of similar products, materials or installations when applicable. Plans should be limited in scale to work that can be completed in a six (6) month period from

the time of approval. Once work begins, it must be completed within sixty (60) days unless an extension has been approved by the ACC in writing.

The covenants permit a 45-day review period by the ACC. Their goal is to return a response in less than 30 days. Please permit 45 or more days from the time you submit your request before making any inquiries.

In certain cases, the ACC may request that the Owner provide additional information in order for the proper and complete evaluation of their project. The 45-day ACC response time shall not begin until all such information is received.

B. Evaluation Criteria

Requests shall be evaluated, taking into consideration general criteria and whether the request, if implemented:

1. Will detract from the value of any Lot, home or the CRC development as a whole;
2. Will negatively impact the ability of Owners of nearby Lots to reasonably enjoy their property;
3. Will negatively impact the safety of other residents of the community; and
4. Conforms to the general style and design of the community.

No improvements or modifications shall be approved which, in the opinion of the ACC, cause embarrassment, discomfort or annoyance to other members or residents of the community.

C. Submittal Process

1. Step 1 - Submitting Plans

Owners are requested to complete an ACC application form and submit photocopies of all plans and documentation. All documentation, including drawings, photographs, property survey showing the project(s) location on the site, demolition, descriptions of materials, etc., that are not attachable should be mailed, faxed or e-mailed to:

CRC Architectural Control Committee c/o
Fawn Dill
Property Manager
Access Management Group
1100 Northmeadow Pkwy., Suite 114
Roswell, GA 30076

Email: fdill@accessmgt.com
(Direct) 678-710-6236
(Office) 770-777-6890 Ext 188
(Fax) 770-777-6907

Once the online form is submitted, a *Submission Accepted Message* should appear on-screen. If it does not appear, your submission likely was not received or not accepted. When this occurs, please confirm receipt of your form via email to acc@crchoa.com.

You can find and print a hard copy/paper version of this form (use only if necessary) and the full ACC Guidelines at www.crchoa.com.

Homeowners are requested to submit photocopies of all plans and documentation. All submitted plans become the property of the ACC and will not be returned; but filed for future references and verification.

If you need to send more attachments than permitted, please email them to acc@crchoa.com. Your attachments cannot total more than 2MB. If they are going to add to greater than that size, break the request up into multiple requests.

All questions, inquiries or concerns should be reported or submitted to the CRC ACC.

2. Step 2 - On-Site Review Process

From time to time it may be necessary to conduct an on-site visit to the property in order to properly evaluate or finalize the request. The purpose of the on-site review is for the ACC members to better understand, verify or assess the impact the request may have to neighbors and the community. The on-site process is usually brief (5-20 minutes) with no or limited Owner involvement, although it is recommended that the Owner be available for questions involving more complex projects.

If an on-site review is necessary a member of the ACC will notify the Owner by phone of the approximate date and time.

3. Step 3 - Decision Process

Upon completion of the site review process the ACC will stamp the change request with one of the following decisions:

- a. Plan Accepted – Once plans are formally approved by the ACC and the Letter of Approval is received, the Owner may begin work on the project. All work must be done in accordance with the plans as submitted and approved by the ACC. All significant changes or modifications to plans must be reviewed and approved by the ACC.
- b. Plan Accepted with Specific Conditions – The plan was accepted with specific conditions. The Owner should review the conditions and, if in agreement, may accept the conditions, otherwise the Owner may resubmit a modified request or appeal their submittal to the BOD.
- c. Plan Denied – If the plan was denied, an explanation will be provided. In many cases the ACC will recommend one or more alternative solutions. If the Owner is receptive to one of these solutions, they simply need to resubmit their request, referencing the accepted solution, within 60 days. The homeowner may also appeal their submittal to the BOD.
- d. Plan Pending – If a plan was submitted incomplete, the Owner will be notified and the ACC review will be put on “hold” until all required documentation has been received.

Once approved, owners have six months from the date of approval to begin the project. However, once work is started, it must be completed within sixty (60) days unless extended, in writing, by the ACC. Projects not commenced within that six month period must be resubmitted. All projects shall then be completed in a reasonable amount of time from the date of commencement.

D. Violations and Fines

The Declaration grants the Board of Directors of the Homeowners Association and the ACC broad discretionary powers regarding the establishment of architectural standards and guidelines and the review

and approval/disapproval of the construction of improvements and the alteration of Structures on Lots within the community. These discretionary powers are coupled with the ability to establish and levy fines and penalties for noncompliance, and in certain cases, include the right to suspend membership rights, including the right to vote in community elections and to use CRC recreational facilities. Although not limited to the following, “noncompliance ” includes the failure to obtain approval by the ACC for construction of a new Structure, for the alteration of an existing Structure or Lot, or failing to do work on a Structure or Lot in conformance with approved plans. Owners who are in violation of the Declaration or the Design Standards as set forth in this document will be notified in writing of the violation and will be fined and penalized in accordance with the Declaration, and the rules and regulations adopted by the Board of Directors.

Per Article V, Section 4 of the Declaration, the HOA may impose reasonable fines for violations of the Rules and Regulations as are determined by the Board of Directors of the Homeowners Association. Any such fines shall be deemed a special assessment under this Declaration and shall be added to and become part of the assessment to which the Lot is subject. Violations are subject to the following fines:

1. Initial Fine: It is the decision of the CRC Board of Directors that as of February 1, 2010, there shall be a \$50.00 fine imposed for each violation of The Declaration.
2. Continuing Fine: The Owner will receive a “Cease and Desist” letter containing the initial fine mailed by Community Management Associates. The Owner will have 15 days from the time the letter was mailed to respond to or submit an ACC Modification Request describing the work to be done or modifications to the original submittal. Unless such application is received within the 15 day period a \$25.00 per day, per violation fine will commence. The Architectural Control Committee will notify the Owner within seven days of the plan's approval or rejection. If the submitted plan or work is not approved the \$25.00 per day fine for the violation(s) will be imposed and continue until the issue is fully resolved, the site is restored to its original condition or a submitted plan is approved.
3. Projects completed without approval: Owners may be required to restore site or Structure to its original condition, including landscaping and tree replacement.

E. Disclaimers

Approval of any modification or structure by the ACC is in no way a certification or implication that the plans or resulting construction complies with, will be or has been built or designed in accordance with governmental requirements, codes or ordinances or sound building practices.

Owners are required by law to obtain a Building Permit for all applicable new construction.

For information on obtaining a building permit in Forsyth County contact: Forsyth County Planning & Development at (770) 781-2115.

Neither compliance with these Design Standards nor approval of any project shall be regarded as constituting structural integrity, safety or soundness of design.

By approving submittals, plans or specifications, neither the ACC, the members thereof, nor the Association assumes any liability or responsibility for the design, structural integrity, defects, omissions, construction, material selection, safety or any negative consequences of the project.

Neither Declarant, the Association, the ACC, the Board; nor the officers, directors, members, employees, or their agents, shall be liable for damages to any Owner of any property, resident or other individual affected by the Declaration by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval, or failure to approve or disapprove any such plans,

specifications or submittals.

It is the sole responsibility of the Owner to ensure that projects and related structures and all actions involving the construction or use of such structures are safe. Approval of any type of any project, including children's play sets, by the ACC in no way guarantees the safety of any individual using or affected by such construction or project.

In cases where residences are occupied by persons other than the actual Owners, e.g., renters or lessees, the Owner shall be responsible and held accountable to insure that any changes to the Lot or Structure conform to these Design Standards.

In accordance with the Declaration, every person or Owner who submits plans, specifications and/or requests; hereby agrees that they will not bring any action or suit against Declarant, the Association, the ACC, the Board or the officers, directors, members, employees or agents of any of them to recover damages.

III. Construction Standards

A. General Criteria

All construction, demolition or modification affecting the exterior appearance of any home or Lot in the CRC development, whether or not it is visible from the street or a neighboring property, requires approval by the ACC. Such approval must be applied for and received before such construction is begun.

All additions, modifications or new construction shall reasonably match or conform to the home's design, size and scale, including, but not limited to roof slope, materials, color and other exterior features.

Maintenance or general repairs to a home do not require approval, unless they deviate or represent a change to the original appearance of the home. Items, materials or features of the home originally installed or built by the developer may be replaced or repaired with "like" products without ACC approval. Changes or deviations from original colors and/or materials shall require ACC approval.

All improvements, construction, landscaping and site work shall be performed by qualified individuals, companies, professionals or contractors. In such cases where the Owner or resident is qualified to undertake such work, the Owner shall be responsible and shall insure that such work is completed in full, installed in a safe and professional manner, and satisfies all ACC, Declaration and governing requirements.

Temporary modifications (not lasting more than 10 days) do not require ACC approval, providing they are removed in full within the ten day period.

In the event that these Design Standards or instructions conflict with the Declaration, local zoning, building codes or any governmental regulations, the latter shall prevail.

B. Colors and Exterior Finishes

All alterations to the exterior color or finishes of the house, other buildings or construction on the Lot, or features of such, including, but not limited to railings, doors, garage doors, shutters, trim, brick, stonework, siding, decks, roofing shingles, gutters and downspouts must be approved by the ACC.

Painting of homes, even if colors match existing or will remain the same, must be approved by the ACC. Homeowners are required to fill out the appropriate Request Form for painting of homes.

Generally Accepted Colors and Materials: The exterior colors of homes have a major influence on the character and appeal of the residence and community. Acceptable colors for homes' exteriors shall be natural, muted colors. Excessively bright (or dark), bold or primary colors which make the home stand out will not be accepted. Trim and accent colors shall compliment the overall exterior color of the home.

New brick, stone or other siding material shall match or compliment existing materials. Painting of brick exterior (and other brick color modifications) is discouraged but will be considered on a case by case basis. An ACC request must be submitted and include the paint to be used, the paint colors and a detailed process description, including a detail of the preparation of the brick prior to painting by the vendor who will be completing the work. Homeowners should be aware that if they paint their brick, and in the future it starts to flake off or otherwise develop defects, that the homeowner is completely responsible for rectification, regardless of cost. Failure to maintain/repair painted brick will result in fines and/or other legal remedies.

No vinyl siding shall be allowed, however solid, cellular PVC moldings, trim, and door and window accessories shall be allowed, provided they are painted and match the home's features.

New roofs should follow the home's original style and color. New roofing should include a minimum 20-year shingle warranty. Architectural style shingles are recommended, but not required.

C. Additions or Changes to the Main Dwelling

Additions and changes to the main dwelling that alter the home's exterior, including, but not limited to building additions, addition of storage rooms, conversion of decks to sun rooms or screened porches, elevators (affecting the exterior) and exterior stairs or ramps require ACC approval. Such additions and changes shall generally be approved, providing they do not violate County setback provisions, are professionally built and do not negatively impact neighbors or the community.

New homes, additions, demolition and replacement construction shall conform to the Design Standards, including adherence to CRC style, scale, size and relative value. New homes, accessory buildings, garages and major projects shall require ACC approval and include full sets of detailed drawings, including, but not limited to: indication of all finishes, location on site, landscaping, demolition and trees to be removed.

Finishing of basements and work performed inside of homes do not require ACC approval if there is no change to the exterior of the Structure. The installation of new doors or windows constitutes a change to the exterior of the Structure.

D. Porches, Decks and Railings

All modifications, including color changes, the addition of railings and the enclosure or expansion of existing decks shall conform to these Design Standards and require ACC approval.

All decks may remain natural in color or stained a natural, or dark color, and be constructed of pressure treated pine or composite decking material. New decks must be located on the rear of the house and not extend beyond the sides of the house.

Railings must match the standard CRC railing design. Color may be white, off-white, black or a natural, or dark color complimenting the home's exterior color or finish. Acceptable materials include wood and metal.

E. Driveways/Walkways

Any changes to existing driveways, walkways and patios require approval by the ACC, including changes

to size, shape, texture, finish, color and material.

F. Doors/Windows/Shutters

Any alteration to the exterior of the house including, but not limited to doors, windows and shutters must be approved by the ACC. The installation of new doors or windows constitutes a change to the exterior of the Structure and shall require ACC approval.

Interior window treatments facing the street must be lined in white to give the community a common, unobtrusive look from the outside. The type of interior window treatments may include, but are not limited to: white sheers, white blinds, white plantation shutters, or white lined curtains.

The color and design of shutters shall compliment those of the home and not be excessively bold or outstanding.

G. Exterior Lighting

Exterior flood lights, landscape and accent lighting shall be permitted, providing they meet with the Design Standards. All exterior and landscape lighting shall be consistent with the character established in CRC and be limited to the minimum lighting levels and orientation necessary for safety, security, identification or decoration.

Under no circumstances shall such lighting be excessive or infringe upon the comfort and safety of the community or any neighbor. Exterior lighting shall not be directed beyond the Owner's property. ACC approval is required for exterior lighting.

Outside light posts should coordinate with the exterior of the home. Colored lenses, lamps or bulbs; flashing lights; illuminated or electric signage of any type are not permitted.

H. Mailboxes and Street Numbers

All mailboxes shall follow and match one common, uniform design, predominant throughout the neighborhood.

All new and replacement mailbox beams and posts shall be constructed of painted, nominal 6" x 6" pressure-treated pine, decorative wood buttress(es), with 4" black numbers on both sides of the horizontal cross beam. Each home is allowed one mail box. The mailbox shall include the house number on one side; matching in size, font, color, location and style the uniform community standard. The height and location of the mail box, post and all components shall be as required by the United States Postal Service.

Street numbers shall appear on the mail box beam only, not on home exteriors, street or curb.

Where more than one home share a common driveway, double mailbox construction may be accepted, allowing for two mailboxes to be placed on a single cross beam and one set of address numbers per home on each of the vertical posts, facing the street. 6" x 6" posts and beam construction applies. Applications for shared mail box structures must be submitted and approved by the ACC. Compliance with these Design Standards for shared mailboxes and their components shall be shared equally by both Owners.

Owners are responsible for proper installation, maintenance and repair of damaged mail boxes and posts, paint finish and appearance.

To replace any damaged or missing parts of your mailbox, or the mail box/post(s), contact the CRC ACC for assistance.

No changes or additions shall be made to the original mailbox, its design, size, color or location, or a new mailbox installed, without prior approval by the ACC.

Homeowners wishing to repaint their mailboxes or mailbox posts as a matter of maintenance or repair may do so using the same standard flat black color for the mailbox and white (Behr Premium Plus Ultra Pure White #8050 Interior/Exterior Hi-Gloss Enamel) for the mailbox posts and supports.

I. Hardscapes & Exterior Features

All plans to add, build or expand existing decks, patios, lattice work, pergolas, walkways, walkway bridges, gazebos, arbors, pools or ponds, landscape borders, planters, pole/post-mounted birdhouses, rock gardens, boulders, permanent exterior seating, related hardscapes or other exterior features (natural or manmade) of homes or Lots must be submitted to the ACC for approval. Owners are encouraged to submit a landscaping plan to address newly planted areas under and around such areas, where applicable.

All lawn furnishings and structures including, but not limited to bird baths, pools, ponds, waterfalls, artificial plants, pole/post-mounted bird houses, rock gardens, or similar types of accessories must be located in the rear yard only.

Wooden arbors and pergolas are permitted in or leading to rear yards only and must be located where they will have minimum impact on adjacent properties and streets. Arbors must be made of natural wood and be of earth tone colors or white. Owners are encouraged to submit a landscaping plan along with requests for such structures.

Any outdoor entertainment area, barbecue or fire pit, cooking structure, patio, backyard chimney or related structure must be approved by the ACC. All such structures shall be located in the rear yard. Steps shall be taken to screen and landscape such construction to minimize view by any neighbor or the community.

Acceptable materials for major walkways shall include poured finished concrete, flag stone, flag stone finishes, stamped and stained concrete and stepping stones with approval by the ACC, based on intended use. Loose river rock alone for walkways will not be permitted.

All hardscape construction must be completed by a professional contractor or qualified individual.

J. Decorative & Accessory Features

All exterior decorative and accessory features shall comply with ACC guidelines, including but not limited to window boxes, lattice work, exterior artwork, fountains, outdoor sculpture, garden decorations, umbrellas and banners.

Exterior awnings, visible from the street or located in the front of any home are prohibited.

Exterior awnings on homes' rear and side elevations shall require ACC approval. Awnings must be compatible with ACC architectural styles, the home's color and design. No bright colors or other bold features will be accepted.

Window Boxes that are similar to the originals, if being replaced, are acceptable. Other designs visible from the street will be evaluated on a case by case basis.

K. Garbage Can Screens

Garbage cans shall be stored out of sight of neighbors, the street and community, preferably inside

garages. Owners may apply for permission to construct visual screens for outdoor garbage can storage. The design of such screens shall be compatible and complimentary to the home's design, materials, colors and be professionally constructed. In some cases evergreen landscaping may be used in full or in part as a visual screen. ACC approval is required.

L. Flags and Flagpoles

1. Permanent, stand-alone flagpoles are not permitted.
2. Permanent, large or loud flags representing support for sports teams, colleges, etc., are not permitted, whether stand-alone or attached to the home. Temporary flags representing support for teams and colleges may be displayed for periods not to exceed 48 hours with a minimum of 48 hours between display periods.
3. Flags relating to political parties or support of candidates, religious or personal topics are not allowed.
4. Allowable flags may be displayed for no more than one week (7 days).
5. The maximum size for any flag displayed on one's property is 3' x 5', one per Lot.

M. Signs

Except as may be required for legal proceedings or as provided in the Declaration:

1. No signs, advertising, posters, or announcements of any kind, including political or election signs or posters, shall be maintained or permitted on any Lot without prior written approval obtained from the HOA or ACC.
2. A builder in the process of constructing improvements on a Lot or an Owner seeking to sell a Property may display one "For Sale" sign on the Lot for sale.
3. No approval shall be given to any Owner to erect or maintain a "For Rent" sign of any kind, except to mortgagees who are Owners as a result of foreclosure proceedings.
4. All signs must be removed by the Homeowner upon expiration or completion of the event or sale of the home.
5. All signs must be professionally lettered, constructed and measure no more than four (4) Square feet.
6. No sign is permitted in any common area or Community Property for a period greater than 24 hours.
7. All signs must be free-standing and located on the lawn between the home and the sidewalk. Homes not having a sidewalk may display signs on their front lawn.
Maximum: One sign per Lot.

N. Gardens

1. Vegetable, herb and flower gardens must be located in the rear of the home and may not be greater than 100 square feet.
2. Compost or mulch piles may not be greater than 30 square feet or higher than 24 inches and must be maintained to insure against noxious odors or views by any neighbor or the community.
3. No Lot shall have more than one garden, mulch or compost pile.

O. Holiday Decorations

All holiday decorations visible from the street, a neighboring property or the community should be removed no later than ten (10) days after the holiday they celebrate.

P. Recreational and Play Equipment

1. General Provisions

All recreational and play equipment permanently installed or located¹ on any Lot is subject to approval by the ACC. Recreational and play equipment shall include, but is not limited to swing sets, tents, trampolines, goal posts, skateboard tracks, basketball goals, badminton nets, volleyball nets, horseshoe pits, tennis courts and other related installations.

The following guidelines apply:

- a. All recreational and play equipment shall be located in the rear yard and within the extended sidelines of the house.
- b. If a yard is fenced, the recreational and play equipment shall be located within the fenced area of the rear of the house.
- c. Recreational and play equipment shall be sized and located such that it will have minimal visual impact on adjacent properties and common view.
- d. Landscaping screening may be required to minimize the view of such equipment or its impact upon the overall community.
- e. All structures, equipment and canopies on structures must be maintained in good condition.
- f. All details, including accessories (awnings, canopies, slides, etc.) and their colors must be approved by the ACC.

Construction of recreational and play equipment, where applicable and except for basketball goals, are strongly recommended to be of safe, solid wood or metal construction. Plastic recreational and play equipment is discouraged, may require more fencing and landscaping to shield it from public view and will generally be required to be painted to blend into the surrounding environment (earth tones).

2. Children's Play Sets/Bikes/Toys

Permanently installed children's play sets, equipment and construction must be installed in rear yards only and are subject to approval by the ACC committee. Children's play sets shall include, but are not limited to slides, play stations, swings, slide structures and all related items. Play sets shall be constructed and installed by qualified individuals, companies, professionals or contractors.

All children's bikes and toys shall be stored and placed out of public view when not in use to have minimum impact on neighbor's and adjacent properties.

3. Basketball Goals - An application must be submitted for all basketball goals. The following general basketball goal guidelines apply:

- a. Permanent, semi-permanent and portable basketball goals are permitted. Their location, type and placement must be submitted and approved by the ACC and will be strictly enforced.
- b. The goal must be located as far from the street as possible with the least possible view from the street and impact upon neighbors and neighboring properties.
- c. The backboard should be perpendicular to the street.
- d. Basketball goals are prohibited from being attached to the house garage or any other on-site structure, other than the basketball pole.

¹ Remaining in place for seven (7) days.

- e. Negative impact related to time of use, lighting and noise affecting adjacent properties should be avoided.
 - f. Goals shall be maintained relative to their original condition.
 - g. At no time are portable goals to be left on or utilized on the street or cul-de-sacs.
4. Trampolines
- a. An application must be submitted for all trampolines.
 - b. Trampolines must be screened by adequate landscaping or approved fencing so as to be reasonably concealed from view by neighboring residences and from the street.
 - c. Trampolines must be kept in good repair without rips, must not sag or hold water and must be kept in an upright position (parallel to the ground).
 - d. Trampoline netting, where used, must be kept in good repair.
5. Play Houses
- a. An application must be submitted for all play houses.
 - b. Play houses must be located where they will have minimal visual impact on adjacent properties.
 - c. In most cases, materials used must match or be compatible with those of the home.
 - d. Play houses may not be larger than 100 square feet or greater than 10 feet in total height.
 - e. Play houses, once approved, must be maintained to preserve the decor and overall appearance of the community.
 - f. Tree houses² are discouraged, but may be permitted with strict ACC approval as to color, materials, location and design, provided they are professionally and tastefully constructed. Tree houses shall not be visible from other houses or the street.
 - g. Temporary tents and inflatable play structures may be installed for short-term events in the rear of any property. Such structures must be removed within 24 hours of the end of the event and may be in place for no more than four days in total.

6. Miscellaneous Recreational Equipment

Weaponry; hunting stands, blinds or targets of any type (including archery and BB/pellet gun targets) or the use of such are not allowed on CRC Lots or Common Property.

Q. Storage of Recreational Equipment and Vehicles

Storage of recreational equipment, including vehicles, boats, trailers and related equipment, attachments and accessories shall be located inside garages or off-site, out of view by any neighbor or the community.

R. Picnic Tables/Grills

All picnic tables, grills and outdoor furniture must be located in the rear yard where they will have minimum visual impact on adjacent properties, streets and the community.

² A tree house shall be defined as any elevated platform or structure standing independently, attached to or supported by a living or deceased tree.

S. Pools/Spas/Whirlpools

In-ground pools, spas, whirlpools are permitted with ACC approval, but must fit naturally into the topography of the Lot. Pools and spas must be located to provide minimum visual impact to the surrounding properties and streets. Owners must submit a detailed plan, including site location, equipment location, fencing and landscaping plans for approval. Emphasis will be placed on the consideration of views of the pool area and equipment from adjacent properties and the street.

Permanent above-ground swimming pools of any type are not permitted. Above ground whirl pools or spas are permitted, but must be located close to the home, unobtrusively, and not visible from the street. (Refer also to the section on “Exterior Mechanical Equipment” for restrictions relating to such.)

Temporary children's or wading pools are permitted in the rear yard only. All pools should be stored out of public view when not in use.

All in-ground pools must have a fence that conforms to state codes, ordinances, zoning and other regulations. (Refer also to “Fencing”.) Pools and related decks must be in scale to the home and Lot. Pool enclosures and cabanas³ are not permitted.

T. Exterior Mechanical Equipment

All compressors, pumps, motors or other mechanical equipment (serving air conditioning systems, fish ponds/pools, spas, swimming pools, or other systems) shall be located to have the least visual and auditory impact upon neighbors or the community. Locations of all new equipment shall be subject to approval by the ACC.

Where applicable or where such equipment is in close proximity to or visible from any street or by any neighbor, acceptable landscaping, screening, or relocation shall be required to minimize the view and noise of such equipment. Landscape plans must be submitted for approval and accompany original submittal.

Loud or otherwise objectionable equipment will not be permitted. Any new equipment proving to be a physical, visual or audible nuisance will be required to be removed or relocated to a more suitable location.

U. Storage of Construction Equipment

On-site, temporary storage of construction equipment or vehicles shall be limited to a reasonable number of such vehicles or equipment for the current project and shall not exceed the duration of the project. Overnight storage of such equipment shall be located on the Owner's Lot, not on any street within the community.

Dumpsters, trash, construction waste, stored materials, temporary toilets, etc. must be removed from the site and visibility within three (3) days of project completion. Such accessory pieces must be located on the Lot and not placed on the street or in any Common area.

³ Cabanas shall be defined as independent structures for the purpose of changing clothes and/or use as a bathroom.

V. Accessory Structures

Construction of free-standing buildings (not attached to or a part of the main dwelling) are discouraged. However, such buildings may be approved by the ACC if they are professionally designed and built using a style, materials and colors comparable to those of the main dwelling. Prefabricated steel or panelized sheds, constructed of “plastic” or other noticeably artificial materials, are not acceptable. Materials and finishes shall be similar or compliment those of the primary home on the site.

Accessory structures shall include, but are not limited to cabanas, doghouses, storage sheds, tool sheds, equipment sheds, playhouses, kennels, pet pens and cages, as well as exterior screening structures. Free-standing garages are not permitted.

Accessory structures shall be located only in the rear of Lots, or where they will impose the least visual impact on the community, street or any neighbor.

All plans to build or install accessory structures shall be subject to ACC approval. Construction of accessory structures must conform to all applicable building and zoning regulations. Construction of any accessory structure without permission is subject to removal at the Owner’s expense and fines imposed both by CRC and governmental agencies.

Doghouses are allowed in the rear yard only and must be located so as to provide minimum visual impact to the adjacent property(s) and streets and be discreetly located so as to not cause a nuisance to neighbors. Doghouse exterior colors should relate to the exterior of the home or be of neutral colors. No home shall have more than two dog houses.

W. Antennas & Satellite Dishes

Except as provided below, no satellite dish, antenna or other device for the transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained on any portion of any Lot, including common areas. The following shall apply:

1. No transmission antenna or tower of any kind may be erected anywhere on Common Property Area.
2. No direct broadcast satellite (DBS) antenna or multi-channel multi-point distribution service (MMDS) antenna larger than 36 inches in diameter or width shall be placed, allowed or maintained on any Lot.
3. No (traditional) directional UHF/VHF antenna shall be installed on any roof.
4. Typical Direct TV or other home satellite dishes are permitted on the home or Lot. When possible, they should be located out of view by the general public, neighbors and street.

X. Energy Generators (Solar Panels, Wind Turbines)

Solar panels designed to generate auxiliary power or to heat water for the home are permitted provided they are not obtrusive or detrimental in appearance to the community.

Requests to install solar panels will be reviewed by the ACC and approval shall be on a case by case basis, providing panels:

1. are not visible from the street;
2. are not exceptionally large, obvious or noticeably objectionable; and
3. are mounted on the home’s roof, not ground.

Solar panels designed to generate auxiliary power or to heat water for the home are permitted provided they are not obtrusive or detrimental in appearance to the community.

Wind fans, motors or turbines are not permitted on CRC Lots.

Y. Lightning Protection Systems

Professionally installed lightning protection systems are pre-approved for homes in the Chattahoochee River Club, provided that care is taken to properly hide grounding cables from sight and rooftop terminals are no bigger than they functionally need to be. Materials and colors are to be compatible with home's colors (i.e., homes of warm colors may use copper cables and air terminals, homes of cool or gray colors may use aluminum cables and air terminals)

IV. Landscaping Standards

A. General

All significant new landscaping, planting beds, planting islands, boulders, retaining walls, modifications to existing planted areas, including but not limited to rock gardens, pine islands, new shrubs and new trees shall require ACC approval. Landscaping submittals will require the Owner to provide a Landscape/Site Plan.

1. Pine islands should be maintained regularly with fresh material and edging.
2. All plant beds should be covered with pine straw, natural bark or wood mulch. (Mulch composed of ground up rubber or tires are not permitted.)
3. Beds composed solely of gravel or small river rock is not acceptable.
4. Landscaping should relate to the existing terrain, scale and natural features of the Lot, utilizing plant materials native to the Southeastern United States.
5. No tree, hedge or landscape feature shall be permitted which obstructs sight lines for vehicular traffic, signage, driveways or roadways or otherwise contributes to any unsafe condition.
6. Plastic or artificial plantings will not be accepted, except when located in the rear yard.
7. Landscape borders may be constructed of natural stone, modular formed concrete borders, landscape timbers, 4 to 6 inch deep trenches; natural living plant life or other ACC approved materials. Visible plastic, wire or other noticeably artificial border material will not be accepted.
8. Large and medium landscape boulders are acceptable, but require ACC approval.

B. Landscape Plans

Owners shall submit a landscaping plan for all new, significant landscaping to be reviewed by the ACC for approval. Many professional landscaping companies provide landscape plans for a reasonable fee or included in their service. Professional assistance is encouraged to assist in reducing plant loss and plant selection appropriate for the area. Landscaping plans should be sufficiently detailed, including plant type, size, quantity, location, boulders, hardscapes, pathways and other site features; and include the estimated time to complete the project. While many landscaping plans can be all encompassing, requests should be limited to work that can and will be completed within 12 months.

C. Lawns

All front lawns should be Bermuda sod, however due to the natural, wooded environment of the community, Zoysia or other shade-tolerant turfs will be considered. In such case, or whenever grass is being added or removed, written approval from the ACC must be applied for and acquired prior to the work being done. Side and rear yards may be either sod or seeded Bermuda, Fescue or Zoysia. Lawns should be cut, edged, watered and fertilized regularly to ensure a healthy green appearance. Artificial turf, painted or artificially colored lawns are not permitted.

Using grassed areas for parking is not allowed.

D. Removal of Trees

It is the intention of this community to retain a natural, green environment. No healthy living tree with a diameter greater than four (4) inches (measured two (2) feet from the ground) may be removed or cut down without permission from the ACC. Trees to be removed due to ill health, death or disease require ACC approval. Leyland Cypress, or other overgrown trees, resulting in pest intrusion or otherwise negatively impacting the appearance or safety of homes, may be removed, with ACC written permission, contingent upon plans to replace such trees with others planted in their place or elsewhere on the property.

Homeowners are discouraged from removing trees due to excessive shade impacting or preventing grass from growing. Rather than removing trees, homeowners are encouraged to install mulch beds and shade tolerant plants to prevent erosion and maintain the natural beauty of the development.

The developer of Chattahoochee River Club planted hardwood trees along the main roads in CRC. Generally, between the sidewalk and curb and along Bentwood Drive, Bentwood Close, River Club Drive, Two Rivers Drive, Little Falls Drive, Summerwood Drive, and Rolling Hills Drive. Those trees are maintained by the HOA Grounds Committee. Trimming of those trees will be permitted only with ACC written approval. Trees to be trimmed must be marked with ribbons and photos of such submitted with the Modification Request so the ACC can identify trees to be trimmed.

Thinning or treatment of wooded areas to maintain their health or appearance may be permitted in whole or in part, but require approval by the ACC. Clearing of wooded areas is not permitted without ACC approval.

Removal of trees on any site, regardless of reason, shall require replacement of such tree(s) on the same site in relatively close proximity to the tree's original location (i.e., trees removed from the front yard shall require replacement of such tree(s) in the front yard). Where sites already have excessive or sufficient numbers of trees, some allowance may be made. All ACC requests for tree removal must include photos of the tree(s) to be removed clearly marked with spray paint and/or ribbons.

Replacement trees shall be of reasonable size, maturity and species to tree(s) removed or other appropriate for the site and environment.

Trees removed for the purpose of providing space for new construction will (within reason) require replacement. Trees damaged or killed by construction equipment must be repaired or replaced as described herein.

V. Site and Topographic Changes

A. General

All site modifications affecting the physical appearance, view (of or from the project) or landscaping of the Lot shall require approval by the ACC, including but not limited to grading; application of fill; addition, removal or modification to fencing; installation of retaining walls; modification of grassed, planted or natural areas; tree removal; site drainage; and changes to topographical site contours.

B. Site Grading

Any grading, digging, land re-shaping or other modification to site contours shall require ACC approval.

Grading of any Lot shall as much as possible, given the existing contour of the Lot; retain on site, guide or direct all water to the street or into an established drainage system. Changes to site contours, ground water flow and dispersion of water from downspouts and gutters shall not cause such water to flow onto any neighbor's Lot, Community property or increase the amount of water previously flowing onto adjacent

Lots. Wherever possible, drainage piping shall be underground and not visible and shall dispense or direct collected water to areas serving natural or existing paths to ponds, creeks, catch basins or drains. Systems designed to feed existing street drains, including driveway slopes, may be allowed, providing they do not cause pooling, ponding or any other unsafe or nuisance situation.

All changes in site topography shall include landscaping and erosion control. Where applicable, all grading shall be finished with appropriate grass or landscaping.

C. Fencing

In general, fences are not encouraged within CRC. Hedges, berms or other landscaping alternatives are preferred.

Fences, except on wooded lots, are permitted in the rear yard only and require the Owner to submit a detailed plan to the ACC for approval. Submittals should include a complete description of the fence, materials and a site plan showing the fence location in relation to property lines.

When submitting a request for a new fence, Owners are encouraged to include a landscaping plan that is focused on hiding as much of the fence as possible from view by neighboring property(s) or the community.

Attachments to existing fencing on adjacent property(s) shall require consent by the Owner(s) of such adjacent property(s) in writing and must be attached to the initial request. Where not applicable or possible, independent, structurally sound starter posts shall be installed on the Owner's Lot, providing a nominal clearance of 1 inch or greater from the neighbor's existing fence.

All proposed Lot fences must be:

1. Split Rail

- a. Material: Pressure Treated Pine or Cedar
- b. Ten foot (10') sections
- c. Two-Rail (36" in height) or Three Rail (48" in height)
- d. Wire Mesh (2" wide x 4" high) may be installed on the inside of the fence to protect children or animals
- e. All fence wood and rail finishes must remain natural and unpainted.

Fence gates must be constructed of pressure treated lumber or cedar to match the fence materials. Single pedestrian gates shall be a maximum of four feet in width. Vehicular or rear yard access gates may be double gates, maximum 8'-0" wide. Metal cattle gates are not permitted.

Owners shall maintain fencing located on their Lot to insure they remain in a good state of repair and appearance.

2. Equestrian Style Wood Fencing

Where appropriate and approved, Equestrian Style Fencing may be installed, but shall include matching finish, style, materials and, where necessary, access openings or gates. Equestrian Fencing shall not be used to divide properties and shall only be approved when in close proximity to existing equestrian fencing and/or trails. Equestrian fencing shall comply with the following:

- a. Height: Approximately 48"
- b. Posts: 4" x 6" (outside) and 1" x 6" (inside) vertical posts with beveled top, 8 feet o.c., sandwiching horizontal rails
- c. Rails: Four horizontal 1" x 6" rails @ approximately 13" o.c.
- d. Wood: Pressure-treated, rough-sawn pine
- e. Color: Acrylic, lacquer-based, Black Kentucky Fence Coat (or match existing)

3. Metal Fencing

Black Steel or Aluminum fencing may be used only to enclose approved in-ground pools and must comply with county requirements and the following restrictions:

- a. 4' or 5' high
- b. 2 or 3 rails with straight picket design
- c. Designed with safety in mind to prevent climbing over or through by children
- d. Metal fencing will be allowed around pools.
- e. Metal fencing may be used to enclose the pool and patio area.
- f. Metal fencing needs to be nominally 30 feet from the water's edge.
- g. Metal fencing should not be visible from the street.
- h. Metal fencing cannot be aesthetically obtrusive to the neighbors or community.
- i. Metal fencing must be screened on the exterior with evergreen landscaping for year round greenery
- j. Metal fencing is not to be utilized as property border or property line fencing
- k. Pool fencing shall include self-latching, self-closing, lockable gate(s).

Isolating or solid, picket type privacy fencing is not allowed in CRC.

Barbed wire, chain link, shock or electric fences of any kind are not permitted on any Lot. Buried

invisible electrical fences for dogs are pre-approved and encouraged.

D. Retaining Walls

All landscape and retaining walls require ACC approval and shall be constructed of either stacked stones or brick (to match the home), castle rock; pressure treated pine, or concrete block (when finished completely with brick, stacked stone or stucco). No stacked logs, railroad ties or use of fallen/cut trees is permitted.

Wooden retaining walls must remain natural in color and may not be painted. Natural colored stains or clear finishes may be accepted.

Retaining walls must be built and structurally designed to resist the loads they are intended to control, to include foundations, anchors, reinforcing and other structural components.

Walls greater than four feet in height, that are within two feet of any property line or that are six feet in height at any given point, must be approved and certified by a professional engineer licensed to evaluate such a structure. The cost of all engineering reviews shall be borne by the Owner.

All plans for retaining walls must be approved by the ACC prior to installation. Approval by the ACC is not a substitute for appropriate engineer review or approval.

Retaining walls will be approved on a case by case basis, only, for the following purposes:

1. To prevent soil erosion,
2. Tiering on excessively sloped sites,
3. To increase the usefulness of one's Lot (e.g., creating a building or driveway platform),
4. Landscaping, such as flower beds or rock gardens, or
5. Safety

VI. Community Property

A. General

No Owner or resident shall modify or affect in any way any Common Area without written approval from the ACC. This shall include, but is not limited to community sidewalks, easement areas, buffer zones, community signage, cul-de-sacs, streets, equestrian paths, ponds, creek beds and landscaped areas.

B. Community Fencing

No owner or resident shall modify in any way community or equestrian path fencing or pathways, including, but not limited to installing a gate(s). Where in response to unusual hardship or need, exceptions may be taken by the ACC.

C. Community Ponds, On-Site Streams & Buffer Zones

In accordance with State & Federal laws there is a 50-foot Buffer Zone bordering all streams, ponds and creeks in Chattahoochee River Club. All areas within such Buffer Zones are to remain undisturbed (left in a natural state). The Buffer Zone includes 50 feet, measured from the center of any creek or edge of pond bank.

The following activities are not allowed in Buffer Zones:

1. Clearing of weeds, bushes or trees
2. Spraying of herbicides or insecticides
3. Trimming of tree limbs
4. Dumping of yard waste or waste of any kind
5. Dumping of dirt, rocks or sand
6. Construction of beaches, buildings or docks
7. Storage of property, materials or equipment (including boats, rafts, trailers, etc.)

Construction of any kind within the Buffer Zone (including, but not limited to pathways, walkways, steps, retaining walls, decks, hunting stands or blinds) is not authorized. Bona fide dead or diseased trees may be removed for the sake of safety after approval by the ACC.

Any unauthorized disturbance of the Buffer Zone by any Owner on a pond or creek may be reported to the County and or State Department of Natural Resources. Said Owner will be required to restore the disturbed area to its original state and may be subject to HOA and governmental fines and penalties.

D. Sidewalks, Curbs and Curb Cuts

Any change affecting or impacting a curb (including curb cuts and penetrations); street; pedestrian, bicycle or vehicular traffic or safety; or water drainage into the street or storm drain shall require prior approval from the Forsyth County Roads and Bridges/Engineering Department, the ACC and other appropriate government agency. Regardless of any approval from the ACC, the rejection by such governmental agency shall take precedence. Approval by such governmental agency does not constitute ACC approval, and once such governmental approval is acquired, homeowners shall follow the procedure described herein for ACC approval for such changes.