

September 16, 2022

Justin & Stephanie Simpson
4425 WOODSIDE COURT
CUMMING, GA 30041

RE: XN2642662: ACC decision for Deck, 4425 WOODSIDE COURT

Dear Homeowner,

The Architectural Control Committee (“ACC”) of the Chattahoochee River Club (“Association”) has reviewed your application of Deck, and has approved the Application, as submitted. Please read this correspondence in full, as it includes important information regarding your Application.

Please ensure you follow completely the plans approved by the ACC. Should you need to deviate from these plans, you must submit a new Application detailing the changes for approval by the ACC. Please review your Associations governing documents and/or policies regarding timelines for initiating this project and/or completion requirements and once you begin your project you must diligently pursue it until fully completed.

Neither the Association nor its Board of Directors, officers, agents or community association managers are responsible in any way for ensuring the design, appropriateness, structural integrity, soundness, quality or building code/governmental compliance of any modifications, additions or improvements approved under your Application. You are responsible for performing any required investigation, design and or engineering for the project approved under your Application and for obtaining any required governmental building permit, licenses and/or inspections for the project.

You must ensure that there is no interference with any easement existing in favor of the Association and/or other Chattahoochee River Club lots, and ensuring that there is no redirection or increase of storm water flow, or any encroachment, onto Association common property or other Chattahoochee River Club lots caused by or connected with the project. It is the responsibility of the property owner to ensure all modifications are on the property owner’s property. This approval does not constitute or grant you approval to enter the property of any neighbor; it is your responsibility to get such approval directly from such neighbor, if required for your project. If there is any question regarding property lines or easement areas, the ACC strongly encourages you to have a professional survey performed.

Neither the Association nor its Board of Directors, officers, agents nor property managers shall be held liable in any way for any injury, damages or loss arising out of or related in any way to the Application, the approval or disapproval of the Application, the duration of the application review, and/or the modifications, additions or improvements made under the Application. Community standards may change over time and the Declaration permits the Board and/or ACC to establish and change community standards and design guidelines. The ACC’s approval of your Application does not ensure or guarantee future approval of the same or similar modifications, additions or improvements on your lot or any other lot in the Association, and ACC or Board approval is required to replace or substantially repair any items approved under this Application in the future to ensure that the approved item(s) comply with then-current community standards. We appreciate your efforts to follow the guidelines set forth in the Covenants and thank you for your help in maintaining the design integrity of Chattahoochee River Club. Please retain a copy of this letter with your files.

Sincerely,

Architectural Control Committee for Chattahoochee River Club