

Coldstream Courts
Stratmore/River Knoll Subdivision
Architectural Control Committee (ACC) Rules

January 2023 – Rev 1

HOME EXTERIOR

1. Home Exteriors:
 - a. Owner must submit Property Modification Form for approval prior to changing the exterior appearance of a home. This includes but not limited to roofing, siding, windows, paint scheme, trim, additions or landscaping. Homes must be properly maintained and painted using natural or earth tone colors approved by the ACC committee.
 - b. Surfaces must be free of visible mold, mildew and rotten wood.
 - c. Construction materials must be of like or improved quality as the original structure. Vinyl siding is not permitted.
2. Decks: Owner must submit a Property Modification Form for approval prior to construction of a new deck or modification of an existing deck. All applicable permits must be in place before construction begins.
3. Gutters and Downspouts:
 - a. Must remain free of damage, rust and visible debris.
 - b. Must be securely anchored to their support structure.
4. Roofs:
 - a. Owner must submit a Property Modification Form if changing the color of shingles.
 - b. Roof shingles used in repairs must be the closest possible match to the existing roof.
 - c. Loose or missing shingles must be repaired or replaced.
5. Shutters: Must be in good condition and replaced or repaired if damaged or missing. Shutters and doors are subject to the same color restrictions as the home.
6. Garage Doors: Doors must match each other in style and color.
7. Storm doors & window screens:
 - a. These must remain properly attached or be removed.
 - b. Damaged windows or doors must be repaired or replaced
8. Window Treatments:
 - a. Window treatments shall complement the exterior of the house.
 - b. Window coverings must be in good repair. Broken blinds must be repaired or replaced.
 - c. Window pane inserts must be in good repair or be replaced.
 - d. No bedding, paper or paint coverings are allowed on windows.
9. Satellite Dishes/Antennae: Preferred rear of home only, not visible from street.
10. Solar Panels: Owner must submit a Property Modification Form to ACC committee for approval.

11. Cables/Phone Lines: Must be routed along side of house, secured neatly, and shall not be placed across rooftop.

LAWN AND YARD REQUIREMENTS

12. Lawn and Yard Maintenance:

- a. Grass must not be taller than 4 inches and must not extend beyond the inside edge of the curb.
- b. Grass must be trimmed along all structures, light poles, mail boxes, and utility boxes.
- c. No weeds should be visible in the lawn, pine and landscape beds, driveway and roadway in front of the house.
- d. No loose lawn clippings may be left on the street. These must be bagged and put out for pick up no more than twenty-four (24) hours prior to removal by the homeowner's trash service.
- e. No leaves or lawn debris may be placed in the street, storm drains or detention basins.
- f. Dead landscaping and household debris must be removed quickly.
- g. All shrubs must be maintained and pruned. The homeowner of the lot from which they initiate must maintain plants and trees hanging over property lines.
- h. Trees and shrubs along stucco wall at Riverknoll entrance must clear wall by a minimum of 12 inches.
- i. Trees may not be pruned in a manner that distorts the standard appearance of that species. Severe pruning is permitted only on the advice of an arborist or with the approval of the ACC. Arborist recommendations must be kept on file for review for a period of 6 months.
- j. Tree and shrub limbs less than eight (8) feet tall shall be pruned to not interfere with the passage of vehicles or pedestrians walking on sidewalks or along the curb.
- k. Sidewalks and driveways must be kept free of mildew and properly maintained.
- l. Excessive soil erosion is not allowed.
- m. Flower and pine straw bed edging shall be properly maintained. Mulch shall be of adequate thickness.
- n. Household furniture is not allowed in the yard or driveway for more than 48 hours.

13. Fences:

- a. Owner must submit a Property Modification Form for approval prior to construction of a new fence. An existing fence may be replaced with a like structure.
- b. Fences must be kept in good repair and pickets must be secured.
- c. Acceptable fence styles include scalloped, dog-eared, flat top and black wrought iron.
- d. All fences should stand four (4) to six (6) feet tall with a solid or semi-transparent facade. Fences must be constructed using galvanized nails or screws only.
- e. Wood fences must be stained in a natural color consistent with the design of the home. Fences shall not be painted.

14. Freestanding Structures:

- a. Owner must submit Property Modification Form for approval prior to construction.
- b. Structures shall be at the rear of the house and not visible from street.
- c. Consult with the ACC about size limitations.

15. Doghouses: Must be in the rear of the house and not visible from the street.

16. Vegetable Gardens: Gardens shall be at the rear of the house and not visible from the street.
17. Mailboxes:
 - a. Must be installed 41"-45" from road surface to mailbox opening, and offset 6"-8" from face of curb to face of mailbox. The post should be 90° from ground.
 - b. Posts must be wood, black iron or black aluminum and must be kept freshly painted.
 - c. Missing and damaged doors and hardware must be replaced within thirty (30) days.
18. Clotheslines & Dog Run Lines: These are not permitted.
19. Fountains/Bird Baths: Water features must be kept clean and free of standing/stagnant water.
20. Trash cans:
 - a. Trash cans must be placed on the side or rear of house.
 - b. Receptacles must be screened by landscaping if placed on side of house.
 - c. The cans may be placed at curb the evening prior to pickup but must be removed by end of the pick-up day.
 - d. Trash cans at the tennis court and the pool are not to be used for disposal of household trash.
21. Hoses: Hoses in front of the house must be concealed by landscaping.
22. Ladders/Wheelbarrows/Tools: These must be stored in garage or at the rear of the house.
23. Newspapers:
 - a. Newspapers and other flyers must be collected within twenty-four (24) hours of delivery.
 - b. To opt out of receiving the Johns Creek Herald visit <http://northfulton.com/contact/>.
 - c. To opt out of receiving the Atlanta Journal Constitution (AJC) visit <http://www.ajc.com/contact-us/>.
24. Lawn service flags and markers must be removed from yard within seventy-two (72) hours after application.
25. Signage
 - a. Homeowners with homes for sale are allowed one directional sign within the subdivision and one sign on the property itself. Signs are not permitted between the sidewalk and the curb. Yard signs must be at least five (5) feet from the closest sidewalk or curb.
 - b. Homeowners are responsible for apprising real estate agents of this restriction.
 - c. Garage/Estate sale signs must be removed within two (2) hours of the end of the sale.
 - d. Homeowners are allowed up to two (2) security system signs no greater than 1 sq./ft. in size.
 - e. Homeowners are allowed one (1) political sign per yard not to exceed 4 sq./ft. in size.

RECREATION

26. Swimming Pools:
 - a. Above-ground pools are not permitted.
 - b. Plastic kiddie pools must not remain in the front yard overnight.
 - c. Owners wishing to install an in-ground pool must submit a Property Modification Form prior to any construction. Upon ACC approval, homeowner is responsible for securing all local building permits and adhering to all local and federal laws regarding the structure. ACC approval in no way indicates legality or compliance with local ordinances or codes.

27. Flags and poles:
 - a. Permanent structures are not permitted.
 - b. Flags must be in good condition with size limited to 3' X 5'.
 - c. Only one flag may be displayed at a time.

28. Recreational and play equipment:
 - a. Play structures must be located in the rear of the home and must not be visible from the street.
 - b. Children's bicycles and toys must not remain in the front yard overnight.
 - c. Permanent basketball goals and hoops are not permitted.

29. Holiday Decoration:
 - a. Cannot be displayed more than thirty (30) days prior to the corresponding holiday.
 - b. Must be removed within thirty (30) days after the conclusion of the holiday.

VEHICLES

30. Parking:
 - a. No parking is permitted in any yard or on any sidewalk.
 - b. No overnight parking is permitted at the pool. Cars may be towed at owner's expense.
 - c. The handicap space at the pool is only for those with a valid permit.

31. Inoperable and unlicensed vehicles:
 - a. No car maintenance or repairs may be done in driveways, parking areas, or in the pool parking lot.
 - b. Inoperable vehicles and unlicensed vehicles may not be visible on the property.
 - c. Quick emergency repairs such as a tire change are an exception.

32. Recreational Vehicles: Boats, campers, utility trailers, or other recreational vehicles shall not remain visible on property for more than forty-eight (48) hours.

33. Car covers are not permitted on any vehicle in the driveway or roadway of any property in the neighborhood.

**Coldstream Courts
Stratmore/River Knoll Subdivision
Construction Rules**

1. Dumpsters must be placed on homeowner's property, not in the street without the approval of the ACC or HOA board. Dumpsters cannot be on a property for more than two (2) weeks without ACC approval.
2. Port-a-potties are not permitted
3. Property must be cleaned up daily.
4. Work cannot begin before 8:00 a.m. and must stop by 8:00 p.m. No work is allowed on Sunday without ACC approval.
5. Property owners maintain the responsibility to ensure that contractors on their property do not disturb neighbors with parked vehicles, excessive noise, improper language or loud music.

Violation of these rules will result in one (1) warning letter, followed by fines.

**Coldstream Courts
Stratmore/River Knoll Subdivision
Pool Rules**

1. Pool hours are 9:00 a.m. to 9:00 p.m. **NO LIFEGUARD IS ON DUTY.** Each individual is responsible for his or her own safety. **NO DIVING IS PERMITTED!**
2. **A parent or responsible adult over the age of 18 must accompany ALL CHILDREN under age 14 years.** Parents shall be held responsible for children who are misbehaving or breaking the rules.
3. Your guests are welcome. Homeowners shall accompany their guests. A maximum of four (4) guests per member is permitted. The pool cannot be reserved for private parties.
4. ** Do not tamper with or adjust the pool equipment, particularly the skimmers.
5. ** Only proper bathing attire is allowed in the pool. Cut-offs are not allowed.
6. ** Children under three (3) must wear swim diapers in the pool.
7. ** Only greaseless types of SUNTAN LOTION are permitted. All OIL types are prohibited.
8. ** **NO GLASS ALLOWED.** Broken glass is dangerous and may force the closing of the pool.
9. ** Use trash containers for all paper items and other debris. Those using the pool are responsible for removal of their trash.
10. ** The pool and deck are designated **NON-SMOKING** areas.
11. ** Gum of any kind is prohibited for safety and sanitary reasons.
12. Rough-housing, running, horse playing and related activities are not permitted.
13. ANYONE caught climbing the gate or fence shall be evicted from the pool area and will have their pool privileges suspended.
14. FLOATS and inflatable rafts may be used only when the pool is not crowded.
15. RADIOS and other audio equipment may be used, provided they do not disturb others using the pool.
16. NO pets are allowed in the pool area.
17. Pool furniture must be kept in the pool area at all times. No pool furniture is to be placed in the pool. Please lower umbrellas when not in use to prevent damage.
18. WHEELED VEHICLES (bicycles, skateboards, and similar wheeled riding vehicles) are not allowed inside the pool area. Baby strollers are permitted.

19. **POOL GATE MUST REMAIN LOCKED AT ALL TIMES.** Please be sure the gate is locked after entering or leaving the pool area.
20. Promptly report any injuries sustained at the pool area to the Board of Directors or Access Management Group.

Jennifer Wilches, Access Management Group jwilches@accessmgt.com 678-855-6016.

**** Items identified with a double asterisk are highlighted because violation of these rules may result in damage to pool filters or equipment. Violators of these or any other rules whose violation results in damage to the pool facilities or equipment are subject to fines PLUS full liability for damages.**

**Coldstream Courts
Stratmore/River Knoll Subdivision
Tennis Court Rules**

1. The tennis courts are to be used by residents and their guests for tennis **ONLY**.
2. Court time is limited to one hour if others are waiting to play.
3. Glass or other breakable containers are not allowed in the tennis court area.
4. Residents and guests are expected to leave the court clean and to lock the gate upon leaving.
5. Tennis shoes with non-marking soles must be worn by everyone on the court.
6. Report any needed repairs to **Jennifer Wilches, Access Management Group** jwilches@accessmgt.com
678-855-6016.

7. **The tennis courts are for tennis only. No pets, skating, skateboards, bikes (or other wheeled vehicles) or baseballs/basketballs are permitted on the tennis courts. Children may not play on the tennis courts.**

Violators of these or any other rules whose violation results in damage to the tennis facilities or equipment are subject to fine PLUS full liability for damages.

Coldstream Courts
Stratmore/River Knoll Subdivision
Pets Rules

1. In accordance with Fulton County laws, no pet is allowed to roam the neighborhood unattended or off-leash.
2. No pets are allowed in the pool area, tennis area or playground area.
3. **Pet owners are responsible for the IMMEDIATE removal of pet defecation. A \$75.00 - \$500.00 fine is applicable for any violation of this rule.**
4. Pet defecation must be removed from front yards immediately upon discovery.
5. Anyone who observes a pet owner failing to remove his or her pet's waste is encouraged to alert the HOA by submitting a communication through your homeowner portal, sending an email including the property address to info@accessmgt.com, or calling Access Management Group (770) 777-6227. Pets must be licensed as required by State and County laws.
6. No animals shall be raised on the property for any commercial purposes. No animal on a property may endanger the health of or unreasonably disturb any other unit owner.
7. No animal considered livestock or a farm animal may reside within the community.

Note to Pet Owners: While some of these restrictions may seem strict, please remember that some community members may not be as fond of animals or as comfortable around them as you are. The community's rules must provide for enjoyment of the common areas for ALL residents.

**Coldstream Courts
Stratmore/River Knoll Subdivision
Violations Policy**

Violation of these rules may result in fines.

Yard Violations

-Homeowners will receive a friendly written reminder to rectify any issues pertaining to yard. The homeowner will have 7 (seven) days to comply.

-If no action is taken a written notice of the violation(s) will be issued and the Homeowner will have an additional 7 (seven) days to comply.

-If no action has been taken a third letter will be sent initiating a \$25 per day fine for each violation. Once the violations have been rectified the Homeowner must notify the Board and its Legal Counsel in writing that the home is in compliance.

-At this time the total of assessed fees and legal fees is due and collectible unless payment arrangements are agreed to in writing by the board.

Home Violations

-Homeowners will receive a friendly written reminder to rectify any issues pertaining to property. The Homeowner will have 15 (fifteen) days to comply.

-If no action is taken a written notice of the violation(s) will be issued and the Homeowner will have an additional 15 (fifteen) days to comply.

-If no action has been taken a third letter will be sent initiating a \$25 per day fine for each violation. If the homeowner cannot make the necessary repairs in the given time frame he/she may request additional time from the board in writing. It is at the sole discretion of the board to allow or disallow additional time. The allowance or disallowance of additional time to make repairs in no way obligates the board to allow or disallow repairs for additional violations or for additional members of the neighborhood.

-Once the violations have been rectified the Homeowner must notify the Board and its Legal Counsel in writing that the home is in compliance.

-At this time the total of assessed fees and legal fees is due and collectible unless payment arrangements are agreed to in writing by the board.