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**DESIGN STANDARDS****STONE BROOK****PLANTATION****I. AUTHORITY, PURPOSE, DEFINITIONS**

- A. Authority. This Design Standards document is promulgated pursuant to authority granted to the Architectural Control Committee (hereinafter referred to as the "ACC") of the Stoney Brook Plantation (hereinafter referred to as the "Development") under section 5.06 of the Stoney Brook Plantation Declaration of Covenants, Conditions and Restrictions, recorded in Deed Book 243, Pages 496-529, Fayette County, Georgia records (hereinafter referred to as the "Declaration"). The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration. These Design Standards supersede all others prior to this date.
- B. Purpose. Plans and Specifications must be submitted to and approved by the ACC pursuant to the Declaration and these Design Standards for the sole and exclusive purpose of assuring that all Structures within the Development are in conformity and harmony of external design and general quality and in conformity and harmony with existing standards of the neighborhood. These Design Standards apply to all dwellings both during construction and to the Owner after construction, including any changes or remodeling performed after the structure is complete.
- C. Definitions. The words "Structure", "Owner", and "Lot" as used herein shall have the same meaning as such words have in the Declaration.
- D. Plans Submission and Violation Penalty
1. Plans and specifications for the construction or placement of any Structure on any Lot shall be submitted to and reviewed by the ACC in accordance with the requirements of Section 5.07 of the Declaration.

(5.07, 5.08, 5.09, and 5.10 of the Declaration are reprinted here for your convenience.)

5.07. Submission of Plans and Specifications. No Structure shall be commenced, erected, placed, moved onto or permitted to remain on any Lot nor shall any existing Structure upon any Lot be altered in any way which materially changes the exterior appearance of the Structure or Lot, unless plans and specifications therefor shall have been submitted to and approved in writing by the ACC. Such plans and specifications shall be in such form and shall contain such information as may be reasonably required by the ACC in the Design Standards, including, without being limited to:

- (a) a site plan showing the location of all proposed and existing Structures on the Lot including building setbacks, open space, driveways, walkways and parking spaces including the number thereof;
- (b) a foundation plan;
- (c) a floor plan;
- (d) exterior elevations of all proposed Structures and alterations to existing Structures, as such Structures will appear after all backfilling and landscaping are completed;
- (e) specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures; and
- (f) plans for landscaping and grading.

5.8. Approval of Plans and Specifications. Upon approval by the ACC of any plans and specifications submitted pursuant to this Declaration, a copy of such plans and specifications, as approved, shall be deposited for permanent record with the ACC and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same. Approval for use in connection with any Lot or Structure of any plans and specifications shall not be deemed a waiver of the ACC's right, in its discretion, to disapprove similar plans and specifications or any of the features or elements included therein if such plans, specifications or any of the features or elements are subsequently submitted for use in connection with any other Lot or Structure. Approval of any such plans and specifications relating to any Lot or Structure, however, shall be final as to that Lot or Structure and such approval may not be revoked or rescinded thereafter, provided that there has been adherence to, and compliance with, such plans and specifications, as approved, and any conditions attached to any such approval. Review and approval of any application pursuant to this Article may be made on any basis, including solely the basis of aesthetic considerations, and neither the Board nor the ACC shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes, zoning regulations and other governmental requirements. Neither the Association, the Board, the ACC, or member of any of the foregoing shall be held liable for any injury, damages or loss arising out of the manner or quality of approved construction or modifications to any Lot.

5.9. Disapproval of Plans and Specifications. The ACC shall have the right to disapprove any plans and specifications submitted pursuant to this Declaration because of any of the following:

- (a) the failure to include information in such plans and specifications as may have been reasonably requested;
  - (b) the failure of such plans or specifications to comply with this Declaration or the Design Standards;
  - (c) any other matter which, in the judgment of the ACC, would be likely to cause the proposed installation, construction or alteration of a Structure (i) to fail to be in conformity and harmony of external design and general quality with the standards for Stoney Brook Plantation as set forth in the Design Standards, or (ii) as to location to be incompatible with topography, finished ground elevation and surrounding Structures.
- In any case in which the ACC shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal may be prepared and submitted for approval.

5.10. Obligation to Act. The ACC shall take action on any plans and specifications submitted as herein provided within thirty (30) days after receipt thereof. Approval by the ACC, if granted, together with any conditions imposed by the ACC, shall be placed in writing on the plans and specifications and shall be returned to the applicant. Failure by the ACC to take action within thirty (30) days of receipt of plans and specifications submitted for approval shall be deemed approval of such plans and specifications.

*(Every effort will be made to have plans approved within four [4] business days by the ACC.)*

2. Should any default of these Design Standards occur in the opinion of the ACC, and at their option, there shall be up to \$100.00 per day penalty levied against the Owner or the Owner's Contractor, as allowed in 5.12 of the Declaration. This penalty shall remain in effect until such time as the default is corrected and brought into compliance with these Design Standards. In addition, an automatic fine of \$50 shall be assessed for each occurrence of any work starting or finishing without the ACC's prior approval.

## II. SITE PLAN AND LANDSCAPE PLAN

- A. Site Planning. All Structures with related improvement, paved and open areas, shall be located on each Lot to:

1. Minimize changes in existing topography.
2. Preserve existing trees and vegetation to the maximum extent possible.
3. Control drainage and prevent erosion.
4. Create prime views and conceal unsightly areas.

- B. Landscape Plan. Prior to the installation of any landscaping or removal of existing vegetation, a landscape plan shall be submitted to the ACC for approval. Such plan shall be drawn to the scale representing one inch per twenty feet and shall as a minimum, contain the following information:

1. the names of the Subdivision, Builder or Homeowner, the landscape architect or the person preparing the plan and the Lot number
2. location of tree save areas
3. location of areas to be landscaped and indication of the type, number and size of trees and shrubs to be used
4. location of driveways, walks, retaining walls, septic tanks, drain fills, and all other

improvements

C. Landscape Guidelines.

1. Natural wooded areas shall be supplemented with additional landscaping materials to cover areas that are bare and/or to control areas in which erosion may occur.
2. Invasive species, such as Kudzu, Ivy, Bamboo, etc. shall be confined, controlled to a limited area, or eliminated, and shall not be allowed to encroach on neighboring properties.
3. Foundation planting shall be implemented on the dwelling front and sides, as a minimum.
4. Trenched Areas. All trenched areas shall be filled and compacted so as to remain level with the land adjacent to such areas.
5. Tree Removal. No pine trees having a diameter of six (6) inches or greater (measured four (4) feet above ground level) and no hardwood trees greater than six feet in height may be removed without prior written approval or as provided herein. (See V, 6.06) Tree removal shall be selective, replacing less desirable or valuable trees with more desirable specimens.
6. Sodding. Any portion of the front and side yards of any Lot not landscaped with planting beds or left in a natural wooded setting shall be 100% sodded. In planned lawn areas not able to grow grass, natural degradable materials such as bark, mulch or pine straw shall be used to prevent dirt, moss, and tree roots from being visible. These areas may be converted into natural areas or planting beds.

III. STRUCTURE LOCATION, CLEARING, GRADING, CONSTRUCTION

- A. Marking of Structure Location. Concurrent with approval by the ACC of plans and specifications for any Structure and prior to the commencement of any construction or grading on the Lot for which such plans and specifications were approved, the

location of such Structure shall be clearly marked on such Lot. After such marking, the Owner or the Owner's Contractor shall request that a representative of the ACC inspect the proposed location of the Structure as marked on the Lot to determine whether such location is consistent with the guidelines for location of buildings contained in these Design Standards. After receipt of such request the ACC shall (1) inspect the proposed location of the Structure as marked on the Lot, and (2) notify the Owner in writing of its approval or disapproval of the proposed location of the Structure. In any case in which the ACC shall disapprove the proposed location, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the Builder or Homeowner allow any grading or cutting of trees on the Lot prior to approval of the proposed location by the ACC.

- B. Residence Orientation: The main residential dwelling will face the front of the Lot. With regard to corner Lots, the front of each such Lot shall be that lot line having the shortest dimension on the abutting street; however, where corner Lots allow for the orientation of the main residential dwellings to be corner oriented, such orientation shall be allowed with ACC approval.
- C. Set Back Lines. Except as hereinafter provided, no building or other Structures, except as herein identified shall be located on any Lot in the Subdivision nearer to the front Lot line than fifty (50) feet nor nearer to the side Lot line than fifteen (15) feet and no nearer to the rear Lot line than thirty (30) feet. No building or other improvements (pools, decks, out buildings, etc.) shall be located on any Lot in the Subdivision nearer than fifteen (15) feet to the rear property line of any such Lot, nor nearer to the side property line than fifteen (15) feet.

- D. Clearings. There shall be no clearing in excess of twelve (12) feet beyond the building pad or three (3) feet beyond the driveway without the prior written approval of the ACC. Notwithstanding the foregoing, the clearing of the rear portion of any Lot up to a maximum of thirty (30) feet from the main plane of the largest portion of the rear of the primary residential Structure is allowed. Clearing beyond the thirty (30) foot limit requires prior written approval of the ACC, based on submission by the Builder and approval of the ACC of the landscape plan. The Builder's attention is also drawn to the Peachtree City Erosion Control Ordinance governing, among other things, the use and protection of buffer areas, as well as the requirements for enhanced septic systems on Lots adjacent to streams, ponds, lakes, etc.
- E. Grading and Drainage. Lots shall be graded in such a manner so as not to block any natural or man-made swales, ditches or draining Structures. Earth berms or other appropriate landscaping shall be installed on Lots by the Builder or Homeowner thereof when in the opinion of the ACC, such Lot may erode due to topography. Whenever possible, Lots shall drain independently rather than to adjoining Lots. Builder or Homeowner shall be held responsible for any damage caused to the lake or adjoining Lot(s) by erosion.
- F. Construction
1. Temporary Structures. With ACC approval, a Builder who is constructing a residential dwelling on a Lot may during the period of construction of such dwelling erect, place or maintain on the Lot facilities which may include model houses, signs, portable toilet facilities and construction refuse dumpsters. Construction offices and storage areas shall not be permitted in any form. Each Builder is required to have on site toilet facilities, i.e., Port-a-John.
  2. Vehicle Restrictions. During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots under construction only by the driveway as approved in the plans and specification

by the ACC. In no event shall any driveways other than those approved the ACC be constructed or used for temporary access to any Lot. All vehicles shall be parked at Lot so as to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot.

3. Erosion Control: Hay berms or other appropriate material shall be used to help prevent erosion during construction.
4. Construction Debris. Construction debris shall be removed as often as necessary to keep the lot and any Structure thereon attractive.

#### IV. DESIGN DETAILS

A. Dwelling. See III. A, B and C for Setback Lines and Residence Orientation. In addition,

1. Square Footage. The total living area of the main residential structure on any Lot in the Subdivision shall not have less than 3,000 square feet of enclosed heated area on single floor level houses. Houses of multiple floor levels shall have a minimum of 1,600 square feet of enclosed, heated area on the street floor and not less than 3,000 square feet of total enclosed, heated living area. These heated, enclosed living areas are exclusive, except where otherwise permitted, of garages, porches and basements at the time of the sale of such Lot by the Builder to a Homeowner.
2. Floor Plan. No residence or dwelling having a floor plan of the same or similar layout or design shall be constructed more than once on any Lot within the Subdivision.
3. Height. The main residential structure on any Lot shall not exceed three stories in height above grade as viewed from street level.

#### B. Garages

1. Garage Size. Garages shall be constructed of a size not less than necessary for the housing of two standard size (7' x 20') American cars nor for more

than four standard size American cars.

2. Garage Opening. Garages shall open to the side or rear unless an exception is approved by the ACC for a Lot for reasons related to topography, trees or building lines. Such exception must be requested when plans and specifications for any garage are submitted to the ACC for approval.
3. Garage Doors. All garage doors (except pedestrian doors) shall be equipped with electric actuators. Garage doors shall be coordinated with all structures on the Lot and materials and colors for such doors shall be specified on the plans and specifications submitted to the ACC for approval.

C. Driveways

1. Materials. Driveways must be paved with concrete, brick, exposed concrete aggregate, stamped concrete, or asphalt, or other materials as approved by the ACC.
2. Width. Driveways shall be a minimum of ten (10) feet and a maximum of sixteen (16) feet in width.
3. Finishing. All concrete driveways shall have a light broom finish unless a similar texture is provided by stamped or exposed aggregate concrete, and joints shall be provided to control surface cracking.
4. Corner Lot Driveways. All driveways on corner Lots shall be located toward the opposite side of the Lot from the corner.

D. Elevation.

1. Multi-fronted Lots. The exterior elevations of the improvements constructed on all multiple fronted Lots in the Subdivision (corner Lots, lake and greenbelt Lots) shall receive as much attention to design as the front elevation of such improvements.
2. Gable Louvers. Front facing gable louvers shall not have an area larger than six (6) square feet.

E. Exterior Colors and Materials

1. Approval. All exterior colors and materials of all Structures shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color and material guidelines contained in these Architectural Guidelines. Any request for the approval of exterior colors or materials must be presented in such a manner that the ACC can determine how the color or material will appear on the substrate or Structure to which it is to be applied.
2. Change Approval. No Homeowner shall change the exterior or colors or materials of any residence or garage, if applicable, without the prior written approval of the ACC.
3. Materials Guidelines. A minimum number of exterior materials shall be used on Structures to avoid a cluttered appearance. When using more than one material, one shall be dominant, the others complimentary in color and design. Masonry, as used herein, shall include brick, brick veneer, stone, stone veneer, glass, glass block, stucco or other masonry type construction or a combination thereof.

i. Recommended Materials.

1. Brick
2. Stone
3. Stucco,
4. Wood garage doors of simple design

ii. Unacceptable materials.

1. Artificial brick or stone, unless both material and installer are evaluated and approved, in writing, by the ACC
2. Color coating which simulate natural materials
3. Unnatural tones of brick and stones
4. Visible mill (silver) finish an aluminum flashing

5. Unfinished standard concrete masonry units (blocks)

iii. Use of Masonry. The exterior wall of any dwelling constructed, if masonry is used, shall consist of masonry construction covering 100% of the total exterior wall area, excluding door and window opening, architectural accents, and porch or deck construction. If the use of masonry does not comply with the recommended materials, then the use of masonry shall not exceed 50% of a street-facing elevation, for exterior wall accent purposes only.

4. Colors Guidelines.

- i. A minimum number of exterior colors shall be used and shall be compatible and harmonious with the colors of nearby single-family residential Structures. Highly reflective colors shall be avoided. When more than one color is used, one shall be clearly dominant.
- ii. Secondary colors shall be compatible with the dominant colors and shall be limited to architectural details such as fascia frames and other building trim.
- iii. High contrast colors, when used on Structures shall be limited to architectural elements such as entry doors.
- iv. The colors of walls of adjacent single-family residential Structures shall not be the same.
- v. The natural color of brick and stone shall not be altered with paint or stain.

5. Roofs.

- i. Material. Roof materials may be standing or batten seam metal, copper, metal shingles, clay tile, slate, concrete tile, fiberglass/asphalt shingles or similar roofing material. Shingles shall be installed so that such shingles do not extend beyond the roof line

more than three-fourths (3/4) inch. Shingles with architectural design are preferred.

- ii. Peaked Roof. The minimum allowable roof pitch shall be 8/12 on the primary roof configuration and front facing gables with the exception of a roof garden or deck or as herein provided. The minimum allowable pitch for other roof configurations shall be 6/12.
- iii. Shed Type Roof. Shed type roofs having an area in excess of sixty (60) square feet of maximum roof area are prohibited, unless in the opinion of the ACC this roof type represents a significant architectural element in the house design.
- iv. Stack Vents: etc. All stack vents, attic ventilators, and similar roof penetrations shall be located on the rear slope of the roof in such a manner so that they cannot be viewed from the street on which the main residential dwelling fronts.
- v. Roof Accessories. All exposed roof accessories including, without limitation, stack vents, roof flashings, attic ventilators, metal chimney caps, skylight curbs and solar collector frames shall match the color of the roofing material or shall be of a compatible color.

6. Foundation and Chimneys

- i. Materials. All foundations and chimneys must be of masonry or masonry veneer construction.
- ii. Foundation Exposure. Not more than eight (8) inches of any concrete or concrete masonry unit may be exposed to view from any street, golf cart path, or lake.
- iii. No Suspended Chimneys. All fireplace chimneys shall be continuous in structural form from elevation grade to chimney cap.

7. Windows, Doors and Screens.

- i. Material and Type. Windows and doors shall be of wood or metal-clad wood and shall have insulated frames and glass, or shall be approved by the ACC.
- ii. Aluminum. Aluminum windows, sliding glass doors, and aluminum frames for fixed glass are prohibited.
- iii. Tinted Glass. Tinted window glazing is permitted; provided, however, that reflecting glazing is prohibited.
- iv. Exceptions. Leaded, beveled or similar type glass (in wood frame) in lieu of insulated windows is allowable. Solarium window units, if insulated, may be of bronzed anodized or white aluminum frame if not visible from any street.

#### V. OUTBUILDINGS and MAILBOXES

- A. Outbuildings - Generally. No outbuilding Structures may be placed, erected, moved or maintained on any Lot in the Subdivision except with the prior approval of the ACC and then not unless such Structure is architecturally consistent with the main residential Structure in terms of the design, materials and color and is designed, located and constructed to minimize the visual impact within the Subdivision. Such structures shall be located in the rear of the primary residence.
- B. Mailboxes. No mailbox or newspaper box or other receptacle of any kind used for the receipt of mail, newspapers or similar material shall be erected or installed at any Lot unless its design, size, materials and colors have been approved by the ACC, and shall be faced with materials similar in appearance to the primary residence or its major design elements, such as retaining walls or walkways.
- C. Garbage containers shall not be visible from the street closest to the front of the home.

#### VI. FENCE AND PRIVATE WALL CRITERIA

- A. Approval Required. No fence shall be constructed, installed or maintained in

the Subdivision without the prior written approval of ACC.

- B. Types and Styles Prohibited. No chain link fence or wire fence of any type is permitted. Fencing of entire yard is prohibited.
- C. Tennis Court Fencing. The use of chain link fencing surrounding a tennis court is permissible provided the fencing is vinyl coated or painted so as to subdue its galvanized appearance and visibly blend with the natural surroundings. The maximum height of fencing surrounding a tennis court shall be ten (10) feet above grade.
- D. Lot Front Orientation. That portion of the fence facing the front Lot line or any street shall be constructed in such a manner that it is architecturally compatible with the main residential Structure in terms of design, color and materials.

#### VII. SWIMMING POOLS

- A. No above-ground swimming pools shall be permitted.
- B. Construction of in-ground swimming pools, including decks or paved areas surrounding any such pool, shall require ACC approval and shall comply with all safety requirements promulgated by any governmental authority, state or municipal, having jurisdiction over such matters.
- C. No swimming pool or the amenities associated therewith shall be located nearer than fifteen (15) feet to a rear or side property line, and shall be installed at the rear of the primary residence.

#### VIII. ANTENNAE.

- A. Radio, television, satellite dish or any other type antennae used for the purpose of receiving any type signals, electronic or otherwise, installed on the exterior of any Structure or on any Lot, shall not be visible from the street abutting any such Structure or Lot. No antennae, satellite dish or any other type antennae shall be installed on the exterior of any structure or on any Lot, for the purpose of transmitting electronic signals. The location of any satellite dish type antennae

shall be approved by the ACC prior to the installation of any such satellite dish.

IX. ENERGY CONSERVATION EQUIPMENT and AIR CONDITIONING UNITS

- A. No solar energy panels, attendant hardware or other energy conservation equipment shall be constructed or installed on the main residential dwelling, the garage or any out building without the prior written approval of the ACC. Among the considerations given by the ACC to the approval of energy conservation equipment will be its determination, in its sole opinion, as to whether the same are an integral and harmonious part of the architectural design of the Structure to which such equipment is to be attached. Except as may be specifically approved by the ACC for temporary use, no window air conditioning units may be installed.

X. RECREATION VEHICLES AND TRAILERS

- A. No trailer, trailer house, camper, boat or recreational vehicles shall be parked on any Lot, except on such parking areas as approved by the ACC or within enclosures or behind screening erected in accordance with plans and specifications submitted to and approved by the ACC. in addition, no automobile, truck, or other motorized vehicle may be kept outside a garage unless such vehicle has an up-to-date license plate and registration.

XI. APPURTENANT DECORATIONS

- A. Unless approved by the ACC, no decorative or recreational appurtenances including, without limitation, decorative embellishments, basketball goals, trampolines and skateboard ramps, tree houses, deer stands, play houses, swing sets, etc. shall be placed on front lawns or on any area that is visible from a main street. If installed, these items shall be maintained in the same manner as the principle residence and lot requirements cited elsewhere in these covenants, and in no case be allowed to fall into disrepair or become unsafe or unsound. On lake Lots-subject to approval-items shall not be located nearer than forty (40) feet to rear property line.

