

DESIGN STANDARDS FOR WEATHERSTONE
Updated 4/12/17

PURPOSE

These design standards have been established by the Architectural Control Committee (ACC) in order to create and maintain a community of high esteem and visual harmony. Design standards govern the architectural control requests made by residents and are not arbitrary. In the event of a conflict between the Declaration of Covenants for your community and the Design Standards, the Covenants shall prevail.

ARCHITECTURAL CONTROL REQUEST PROCEDURE

Any addition, alteration or change of any kind to the exterior of your home or lot requires written approval, in advance. Requests for all projects must be made, in writing to the:

Architectural Control Committee (ACC)
c/o Carter Communities, Inc.
711 Cedar Creek Way
Woodstock, GA 30189

Written requests can also be faxed to Carter - FAX # (770) 517-7743. All ACC requests must include the following: A site plan of your property (received at closing) showing the location of your addition or alteration and a description of your project to include its dimensions, colors, and materials used. The Architectural Control Committee will respond to your request within thirty (30) days from the date of receipt by the committee.

Below are the Design Standards that have been adopted for your community.

FENCING

Fencing may not be nearer to the front lot line than the rear edge of the dwelling. In addition, unless approved by the Board of Directors the fence must adhere to established property lines and be on or within 2 inches of property line. Only shadow-box style privacy fencing constructed of dog-eared, unpainted cedar or unpainted pressure-treated pine and having a height of six (6) feet above ground level may be approved by the ACC.

A. Fence Sealing

The Board has approved the use of clear sealers and stains on the backyard fences. Stains with cedar tinting may also be used with Board approval.

LANDSCAPING

Any addition or alteration to a lot which makes a noticeable change from the street or which might cause erosion, requires approval in advance, i.e., retaining walls, landscape timbers, railroad ties. Landscaping should relate to the existing terrain and natural features of the lot. Borders may not exceed four (4) inches above the ground and the material used must be of earth tones.

DRIVEWAYS / SIDEWALKS

Driveways may not be expanded beyond the original builder specifications. Sidewalks must be aesthetically pleasing and minimal.

STATUARY

No man-made objects are allowed in the front yard, i.e., birdbaths, frogs, bunnies, pagodas, pinwheels or decorative flags. Flowerpots in front of the home must be earth tones. Plastic statuary or artificial flowers are not allowed.

POLITICAL SIGNS

Small political signs are permitted in homeowner's front lawns under the following guidelines: There is a limit of 3 signs per yard, 1 sign per candidate. Signs are permitted no sooner than 30 days before the election and must be removed the day after the election. Signs are not permitted on the frontage of the neighborhood or in the common areas. Large political signs are not permitted in the neighborhood.

GARDENS AND PLAY EQUIPMENT

Vegetable gardens, hammocks or play equipment must be located between the rear of the dwelling and the rear lot line. Play equipment must be constructed of natural unpainted wood. Basketball goals must be mounted on a standard black post with a white or clear glass backboard. Location of basketball goals must be approved in advance.

ANTENNAS

Freestanding antennas (including satellite disks) must be approved, in advance, and are dependent upon size and location.

CLOTHESLINES / GARBAGE CANS / WOODPILES

Garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of neighboring lots, streets and adjacent property. Clotheslines are not permitted.

MAILBOXES

All mailbox structures will be standardized and must be repainted and or replaced with the same color and style as the original installation.

EXTERIOR LIGHTING

Colored lights shall not be used except those decorative holiday lights and ornamentation used during the holiday season from Thanksgiving through New Years Day. Landscape lighting must be approved in advance.

PAINTING

All paint colors must be approved by the Board of Directors. The front door and shutters must be the same color.

SHEDS/OUT-BUILDINGS

Sheds and out-buildings are not permitted in Weatherstone.

STORM DOORS

Storm doors are permitted; however, they must be either full glass or half glass/screen, factory finished in white, dark brown or dark green.