



THE PRESERVE AT FALCON HILLS
HOMEOWNERS' ASSOCIATION, INC.

ARCHITECTURAL
CONTROL GUIDELINES



The Preserve at Falcon Hills Homeowners' Association, Inc.
Architectural Control Guidelines

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1) DEFINITIONS

“**ARC**” means The Preserve at Falcon Hills Homeowners' Association Board of Directors and/or Architectural Review Committee

“**Bylaws**” means Bylaws of Preserve at Falcon Hills Homeowners Association, Inc.

“**Guidelines**” means Architectural Control Guidelines

“**PCCREs**” means Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Preserve at Falcon Hills.

“**PFHHA**” means Preserve at Falcon Hills Homeowners' Association, Inc.



2) INTRODUCTION

a) GENERAL

The intent of the **ARCHITECTURAL CONTROL GUIDELINES** (Guidelines) is to supplement and support the **DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE PRESERVE AT FALCON HILLS** (PCCREs) to ensure consistent, orderly, and clean appearance of properties in The Preserve. The **Architectural Review Committee** (ARC) is defined in the PCCREs, Article 6, Section 6.7. The ARC's purpose is to ensure that consistent, orderly, and clean appearance along with installation, construction or alteration of any Structure on any lot is in accordance with the standards determined by the ARC.

No exterior construction, alteration or addition of any improvements of any nature whatsoever (including, without limitation, staking, clearing, excavation, grading, filling, construction of impervious surface, building, exterior alteration of existing improvements, change in the exterior color of any existing improvement and planting and removal of landscaping materials), shall be commenced or placed upon any part of the Community unless, installed by the ARC or an affiliate of the ARC. Any Owner may remodel, paint or redecorate the interior of structures on the Lot without approval. However, modifications to the interior of porches, patios and similar portions of a structure visible from outside the Lot shall be subject to approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications.

b) REQUESTS FOR MODIFICATIONS

i) General

- (1) A Modification Request Form is an application, which owners within The Preserve at Falcon Hills Subdivision must complete, submit for approval to the ARC, and receive approval before making exterior changes to the appearance of a lot.
- (2) Homeowners are requested to provide as much detail as possible when submitting a Modification Request Form to the ARC. This will eliminate confusion and reduce the time required to respond to the homeowner. Plans should be specific in nature and include such items as types of materials to be used, planned start/completion dates, types of plants, size of plants, nature, shape, height, and actual photographs or drawings of items/structures to be added when applicable.
- (3) Plans should also be limited in size to work that can be started



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- within 180 days after receiving ARC approval and can be completed within 90 days after any work begins.
- (4) The expected start date and duration should be noted on each Modification Request Form submitted to the ARC.
 - (5) Each Modification Request Form will be responded to in writing, or email within thirty calendar days from the day all final documentation has been received.
 - (6) The ARC is responsible for approving or disapproving plans or specifications to make any change to a structure on any lot within The Preserve at Falcon Hills Subdivision.
 - (7) If the ARC fails to approve or to disapprove submitted plans and specifications within thirty (30) days after acknowledged receipt of the Architectural Modification Request Form all required plans and specifications as outlined in the form, such approval shall be deemed to have been given.
 - (8) ARC will acknowledge receipt of request via e-mail, phone or postal mail.
 - (9) The ARC is empowered to enact standards as necessary to ensure the preservation of the architectural appearance of the neighborhood.
 - (10) All plans for change must be submitted to the ARC for approval prior to commencing the changes.
 - (11) In the event an issue arises which is not clearly delineated within these standards or the PCCREs, the ARC shall determine the acceptability of the issue and make a ruling.
- ii) Step 1 - Submitting Modification Request Form
- (1) Homeowners are requested to submit photocopies of all plans and documentation. All submitted plans become the property of the ARC and will not be returned, but filed for future reference and verification.
 - (2) All documentation including architectural drawings, photographs, property survey showing improvements, and description of materials should be included, as indicated on the Modification Request Form. Please submit to the following address:
The Preserve at Falcon Hills HOA
P.O. Box 2126
Woodstock, GA 30188
- iii) Step 2 - On-Site Review Process
- (1) On-site reviews will be conducted as deemed necessary by the ARC.
 - (2) The purpose of the on-site review is for the ARC to assess the



impact the request may have to neighbors, and the general quality of the community. The on-site visit is usually brief (5-20 minutes) with limited homeowner involvement required. However we recommend that a homeowner be available to answer questions for more complex plans submitted and to help expedite the approval process.

iv) Step 3 - Decision Process

- (1) The ARC will respond to the Modification Request Form with one of three decisions: Approved as Presented, Approved with Stipulations, or Denied as Presented. The homeowner will be contacted in writing with an explanation relative to the decision.
- (2) Request Approved as Presented - The plan was accepted as documented and the homeowner can begin the requested changes immediately.
- (3) Request Approved with Stipulations - The plan was accepted with specific conditions provided. The homeowner should review the conditions and, if in agreement, can begin the requested changes immediately. If the homeowner is not in agreement with the conditions required, the owner may re-submit revised plans.
- (4) Request Denied as Presented - If the plan was denied, an explanation will be provided. The ARC may recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, they simply need to submit a letter to the ARC detailing their agreement with the proposed solution. The ARC must approve the homeowner's plan before the homeowner may proceed with their request.
- (5) Approved Requests: Once the ARC formally approves plans, homeowners may begin working on the improvements or alterations immediately. All work must be done in accordance with the plans as approved by the ARC. All changes or modifications to plans must be reviewed and approved by the ARC.
- (6) If construction does not commence on a project for which plans have been approved within twelve (12) months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans to the ARC for reconsideration.

c) NON COMPLIANCE

- i) Violations may be brought to the attention of the ARC by periodic drive through by an ARC representative or by reports by any other source,



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including Preserve residents.

- ii) Violation of the covenants will be enforced in accordance with the Bylaws of Preserve at Falcon Hills Homeowners Association, Inc.
- iii) Failure to submit a Request for Modification, along with any other required information for a project that would normally be approved, will constitute a violation until a request is submitted and the ARC approves the modification.
- iv) The homeowner will receive a written demand to cease and desist the violation via certified mail in accordance with the Bylaws. This notice will include:
 - (1) The violation to be abated,
 - (2) The necessary corrective action to abate the violation,
 - (3) The time period within which the corrective action may be abated without further sanctions,
 - (4) The sanctions that will be imposed after the date in item (3),
 - (5) The time period after which the Board may choose to correct the violation,
 - (6) The time, date and place of a hearing concerning the violation,
 - (7) An invitation to attend the hearing and produce any statement, evidence and witnesses.
- v) If a violation is corrected and then the violation is repeated within a 12-month period, sanctions may begin immediately. The homeowner will be sent a written demand to cease and desist the violation via certified mail in accordance with the Bylaws. This notice will include:
 - (1) The violation to be abated,
 - (2) The necessary corrective action to abate the violation,
 - (3) The sanctions that are being imposed,
 - (4) The time period after which the Board may choice to correct the violation,
 - (5) The time, date and place of a hearing concerning the violation,
 - (6) An invitation to attend the hearing and produce any statement, evidence and witnesses.
- vi) Fines will be invoiced to the homeowner. Failure to pay the fines on a timely basis may lead to the accrual of interest and may also lead to further legal action by the PFHHA as allowed by the Bylaws and the State of Georgia statue.



d) DISCLAIMERS

- i) Approval of any structure by the ARC is in no way a certification that the structure has been built in accordance with any governmental rules or that the Structure complies with sound building practices. Homeowners are required by law to obtain a building permit for all new construction. For information on obtaining a building permit contact the Cobb County government.
- ii) The guidelines and standards set forth herein have not been reviewed for engineering or structural design or quality of materials. In fact, it is very likely that certain standards have been adopted solely on the basis of aesthetic consideration. Therefore, no one should use or rely upon these Guidelines as standards for structural integrity or soundness of design for any construction or modification of a structure or for ensuring compliance of any activity or construction with building codes, zoning regulations and other governmental requirements. These things must be determined by, and are the sole responsibility of, each Homeowner.
- iii) Please remember that, like the Guidelines, plans and specifications are not reviewed for engineering or structural design or quality of materials. By approving such plans and specifications, neither the ARC nor the PFHHA assumes liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications.
- iv) Neither the PFHHA, the ARC, the PFHHA Board, nor the officers, members, employees and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner of property 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 or specifications.
- v) It is the sole responsibility of the homeowner to ensure that structures are safe. Approval of any type of structure, including children's play sets, by the ARC is in no way a guarantee of the safety of individuals on the equipment.
- vi) Every person submitting plans or specifications and every Homeowner agrees that they will not bring any action or suit against the PFHHA, the ARC, the PFHHA Board or the officers, directors, members, employees and agents of any of them for damages or otherwise.
- vii) The headings of sections in this Guideline are for convenience of



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reference only and shall not in any way limit or define the content or substance of such sections.

e) DEFINITIONS

- i) The definitions provided in the PCCREs, Article I, shall supersede the following definitions if in conflict.
- ii) Front Porch is as an entry area to the front of a house that is fully covered by a roof.
- iii) Stoop is a front entry area of a house that is not covered by a roof.
- iv) Front Yard is defined as the yard between the front of the house and the street.
- v) Side Yards are defined as the yard on either side of the house extending from the front of the house to the rear property line.
- vi) Back Yard is defined as the yard that is extends directly in back of the house to the rear property line.
- vii) "Structure" refers to any thing or object placed on any lot that may affect the appearance of the lot. This includes any modification to the grade, drainage, etc. Other terms are more fully defined in the PCCREs.
- viii) "Screened From View" refers to using natural or man-made materials such as shrubs or lattice to hide an object from sight. It does not allow for using a tarp or other such covering.

3) EXTERIOR HOUSE STANDARDS

a) GENERAL

- i) All construction requires the homeowner to complete a Modification Request Form. An onsite visit by a member of the ARC may be conducted. The purpose of the visit is to ensure that the construction adheres to the ARC Standards and is in harmony with the external design and general quality of the community prior to any work beginning.
- ii) The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc. no change may alter the character.



- iii) Additions to the home must be constructed of the same building material and must match or compliment the existing materials used on the house. Additions must use the same roof shingle and gutter styles and colors to match the house.
- iv) Each lot and home must be kept in good repair, which includes exterior painting and pressure washing as needed.
- v) Construction activity on a lot shall be kept neat and orderly. All work shall be completed as quickly as possible.
- vi) Dumpsters
 - (1) If a dumpster is required, the duration on-site shall be minimized. When the need for the dumpster is completed, it should be removed from the property immediately.
 - (2) The need for the dumpster should be noted on the modification Request Form along with the expected start date and duration the dumpster will be on-site.
 - (3) If a dumpster is needed for work that does not require ARC approval, i.e. home interior construction, a Modification Request Form should be submitted denoting the expected start date and duration the dumpster will be on-site.

b) PAINT/SIDING/BRICK/ROOF

- i) Paint
 - (1) Exterior color of the house shall comply with the ARC color palate, which is the same color palate used for all the original house colors in The Preserve at Falcon Hills Subdivision.
 - (2) All exterior painting of the house including, but not limited to doors, shutters, gutters, trim, brick and siding must be approved by the ARC.
 - (3) Trim colors shall be a complimentary or contrasting color and the color scheme should be in accordance with the ARC color palate. White is acceptable. Black is acceptable for shutters and doors.
 - (4) A paint request must include the following information:
 - (a) Paint sample chip, with manufacturer's name and color number.
 - (b) Area of the home to be repainted.
 - (5) Exterior paints used shall be flat or satin finish. A "glossy" sheen is not permitted except for window trim, shutters, doors and



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frames

ii) Siding

- (1) Stucco, brick and lap siding exteriors are permitted.
- (2) Vinyl lap siding may not be installed.
- (3) Brick exteriors shall utilize materials that are earth tones and/or other traditional colored brick.
- (4) Brick or stone surfaces may not be painted.

iii) Roof

- (1) With the exception of existing metal roofing, roofing material shall be "asphalt" type shingle or felt or fiberglass structure. All other materials require submittal of a Modification Request Form.
- (2) All roofing requires submittal of a Modification Request Form.
- (3) Only architectural shingles are permitted.
- (4) Existing metal roofing must have approval prior to altering it to a different material type and/or color. Likewise altering existing roofing to metal roofing requires approval.

c) DOORS/WINDOWS/SHUTTERS/GUTTERS

- i) Any alterations to the exterior of the house, including but not limited to, doors, shutters, gutters, trim and exterior siding, must be approved by the ARC
- ii) Storm windows and doors made of aluminum must have a baked enamel finish to match the surrounding trim. Storm doors may be made of aluminum and shall be similar in color to match the surrounding trim. Silver-finish aluminum doors, sliding doors, and windows shall not be approved.
- iii) Interior window treatment, including blinds, shades, curtains, etc., on front and side windows shall be white or neutral color or lined with white or neutral colored material when viewed from the exterior. Interior shutters with wood finish are acceptable.
- iv) Frosted, painted, colored foil or film and other such window coatings are not permitted in the front of the house. Colored foil or film is not permitted on any window of the home.
- v) Gutters shall be maintained on all homes.
- vi) Gutters shall be painted to match exterior siding or trim. Silver or metal finish gutters or downspouts are not permitted.



- vii) Awnings and window boxes require submittal of a Modification Request Form. Aluminum awnings are not permitted.
- viii) The Modification Request Form must contain the following information:
 - (1) Picture or drawing of all windows/doors on which storm windows/shutters will be installed.
 - (2) Picture depicting the style of storm window/doors, which will be installed.
 - (3) Color sample

d) DRIVEWAYS/WALKWAYS/PATIOS

- i) All driveways shall be constructed of concrete or brick.
- ii) The request for modification of a driveway should include:
 - (1) A completed ARC Modification Request Form,
 - (2) Plan drawing, to scale, showing the proposed driveway modification, home, property line with complete dimensions,
 - (3) Description of how water runoff will be directed,
 - (4) Description of driveway construction, i.e. thickness, reinforcement, etc.
- iii) Submission of a Modification Request Form for a patio will be automatically approved if:
 - (1) The patio is located in the back yard.
 - (2) The patio does not extend beyond the sidelines of the house and does not extend to within 10 feet of the side property lines, and
 - (3) The patio does not exceed 6 inches above ground level at any point.
 - (4) Total square footage does not exceed 400.
- iv) Submission of a Modification Request Form for a walkway will be automatically approved if the walkway is within the rear yard and:
 - (1) The walkway does not extend beyond the sidelines of the house and does not extend to within 10 feet of the property line and
 - (2) The walkway does not exceed 4 inches above ground level at any point.
- v) A Modification Request Form must be submitted for patio covers, pergolas, trellises and arbors attached or unattached to the house, permanent seating, railing, and other items not enumerated in this



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section that are on the front or the side of the house.

e) GARAGE/PARKING/VEHICLES

- i) All vehicles must be parked within garages, driveways, or other paved parking areas on the homeowner's property. Homeowner's are encouraged to keep vehicles in their garages.
- ii) Garage doors should be closed as much as possible when not in use.
- iii) Parking in yards is prohibited.
- iv) Homeowners are encouraged not to park vehicles on the street. Vehicles parked on the street:
 - (1) Impede traffic;
 - (2) Create a safety hazard for other vehicles, especially in curves;
 - (3) Endanger pedestrian traffic;
 - (4) and Jeopardize children that are playing.
- v) No bus, truck (except non-commercial pickups or vans), any towed vehicle, house trailer, mobile home, motor home, recreational vehicle, camper, habitable motor vehicle of any kind, boat or boat trailer, personal water craft, motorcycle, minibike, scooter, go-cart, golf cart, trailers of any kind, or like equipment, shall be permitted to be stored in open view on residential property for longer than a 24 hour period. Twenty four hours is considered sufficient time to prepare the vehicle for storage or trip. The purpose of this guideline is to assure that the above vehicles will not be parked or stored in open view on residential property on a regular basis.
- vi) All passenger vehicles parked in open view and not in a garage must be operable, may not be unsightly (i.e. missing body parts, peeling paint, broken windows, etc.), and must be driven on a regular basis.

f) MAILBOXES/ STREET NUMBERS

- i) Mailbox Posts and Mailboxes
 - (1) Identical replacement mailboxes may be installed without further approval; but no modification to or change in mailboxes may be made unless approved.
 - (2) No brick, stucco, plastic or metal mailbox posts are acceptable. Only wood mailbox posts like that in the below picture is acceptable.

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- (3) Auxiliary newspaper box may not be attached to the post.
 - (4) Only a metal black U.S. Postal Service No.1 or 1A mailbox like that in the below picture may be used.
 - (5) Decorative mailboxes may not be used.
 - (6) Auxiliary numbers must be attached to the mailbox post in black.
- ii) Mailbox, address numbers and post are to be kept in good, neat repair.





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g) ADDRESS NUMBERS/PLAQUES

- i) House numbers may be attached to the front door, as long as they are brass, black or match the house trim, and are nailed or screwed to the door.
- ii) House numbers may be on a plaque, no larger than one foot square, which is placed to the left or right of the front door.

h) FRONT PORCH/STOOPS/FRONT YARDS

- i) Furniture placed on front porches, stoops or front yards shall be of high quality, such as wood, wrought iron, or wicker, and colors and styles shall compliment the house. Plastic furniture is not permitted.
- ii) Front doors and entry area decorations must be tasteful in keeping with the style and color of the house. Plants and flowers in pots must be neat.
- iii) Artificial trees, evergreens, plants and flowers are prohibited.

i) SATELLITE DISHES

- i) Satellite dishes, other than the small, DSS type dishes, which are one meter or less in diameter, are prohibited. Exterior TV or radio receiving equipment is also prohibited.
- ii) Dishes should be installed on the rear of the house, so as to have minimal visual impact from the street. However, if installation away from the rear of the house is necessary, the dish shall be installed at ground level.
- iii) Any installation that will have such a visual impact will require a Modification Request Form be submitted. The submission shall include reason(s) why the dish cannot be placed in a location that will have no visual impact.
- iv) In the event that it is necessary to install the dish in a location other than attached to the rear of the house, a landscaping plan must be submitted with the Modification Request Form.



4) LANDSCAPING STANDARDS

a) EXTERIOR LANDSCAPING AND MAINTENANCE

- i) Each owner shall keep their lot and all improvements thereon in good order and repair, including, but not limited to, seeding, watering, fertilizing, regularly mowing grass, edging, controlling weeds, and pruning of trees and shrubbery.
- ii) Lawns with grass/weed lengths equal or greater than 4" in length are overdue for mowing. The ARC can have the lawn mowed and bill the land owner.
- iii) Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the adjacent streets. All planting areas shall be properly maintained at all times. The bare earth shall be covered with appropriate mulch to prevent erosion.
- iv) The painting or other appropriate external care of all buildings, fences, and improvements shall be done in a manner with such frequency as is consistent with good property management and the precedent set in the surrounding community.
- v) Yard equipment shall not be stored in the front of or within the sidelines of the house. Equipment may be stored in backyard when screened from view.
- vi) A Modification Request Form must be submitted for screen planting and property line planting where the trees or shrubs will exceed six feet in height at time of maturity. Requests must include:
 - (1) A description of the types of the trees or shrubs
 - (2) Sizes of trees or shrubs, and expected size at maturity.
 - (3) A site plan showing the relationship of the plantings to the house and adjacent dwellings.
- vii) No fence, wall, hedge, or shrub planting shall be permitted to remain where it could create a sight problem for traffic on the road or at intersections.

b) LANDSCAPE BEDS/TREES/BUSHES

- i) Landscape beds shall be maintained regularly with fresh pine straw or mulch, edged and weeded regularly.



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- ii) Any addition or alteration to existing hardscape items such as fences, walls, rocks, water gardens, landscape walls, retaining walls, etc. require ARC approval and a Modification Request Form must be submitted with the following information:
 - (1) Plan drawing, to scale, showing the wall dimensions and location on lot
 - (2) Elevation drawing, to scale, showing the wall appearance
 - (3) Description of the materials and finish color
 - (4) Description of how water runoff will be directed.
- iii) Walls may be made of either pressure treated timbers, stacked stone, brick landscaping stones, or concrete (with or without stucco finish) which match the color scheme of the home.
- iv) Artificial (silk, plastic, etc.) flowers shall not be placed in flowerbeds.
- v) Any change in grade at any point on a lot of more than 6 inches which affects the natural flow of surface water to adjacent areas requires submittal of a Modification Request Form.

c) TRASHCANS/GARDEN HOSES/CLOTHESLINES

- i) Trashcans are not to be allowed in front of the house except on days when trash pickup occurs. They may be placed in the front the night before pickup occurs. Otherwise, trashcans may be stored on the side or back of house only if they are screened from view from the street and neighbors. The requested storage location for trashcans is in the garage.
- ii) All garden hoses when not in use, shall be screened from view of neighboring lots or streets, or neatly reeled.
- iii) Outside clotheslines are not permitted. Clotheslines are not permitted in porches, screened in rooms or patios where they are visible from the outside

d) ARBORS

- i) All arbors must be located as an entryway to the back yard or in the back yard.
- ii) The preferred materials are wrought iron or natural, stained or painted wood to match the house. May not be constructed of PVC, resin or plastic materials.



- iii) A Modification Request Form is required for all arbors including the following information:
 - (1) Plan drawing showing the arbor location in relation to the house and property lines
 - (2) Elevation drawing of arbor with dimensions
 - (3) Description of materials and color

e) GAZEBOS

- i) All gazebos require a Modification Request Form.
- ii) The Modification Request Form must include:
 - (1) A site plan denoting location with dimensions
 - (2) Elevation drawing of gazebo with dimensions
 - (3) Description of materials and color
 - (4) Proposed use of gazebo
- iii) The gazebo shall compliment the design of the house and should be of an appropriate size for the back yard and the house.
- iv) Gazebos shall be constructed of cedar, cypress, or No. 2 grade (or better) pressure treated pine. Building material must match or compliment the existing materials used on the house and deck. May be constructed of natural stained or painted wood products. May not be constructed of PVC, resin or plastic materials.
- v) All gazebos must be placed between the sidelines of the house, and within the back yard.
- vi) The color must be natural or stained or painted to blend in with the surroundings, (i.e. house, deck, natural surroundings).

f) PERGOLA

- i) All pergolas require a Modification Request Form.
- ii) The Modification Request Form must include:
 - (1) A site plan denoting location with dimensions
 - (2) Elevation drawing of pergola with dimensions
 - (3) Description of materials and color
 - (4) Proposed use of pergola



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- iii) The pergola should compliment the design of the house and should be of an appropriate size for the back yard and the house.
- iv) Pergolas shall be constructed of cedar, cypress, or No. 2 grade (or better) pressure treated pine. Building material must match or compliment the existing materials used on the house and deck. May be constructed of natural stained or painted wood products. May not be constructed of PVC, resin or plastic materials.
- v) All pergolas must be placed between the sidelines of the house, and within the back yard.
- vi) The color must be natural or stained or painted to blend in with the surroundings, (i.e. house, deck, natural surroundings).

g) GARDEN PLOTS (FOR RAISING FRUITS AND VEGETABLES)

- i) A Modification Request Form must be submitted for garden plots unless the following conditions are met:
 - (1) The plot is located behind the house and within the sidelines (rear corners) of the house, or screened from view.
 - (2) The size of the plot is limited to 150 square feet.
- ii) All vegetable and fruit garden plots must be located behind the house and within the sidelines of the house, or screened from view, with the exception of houses on lots at angles and houses on corner lots. These will be considered on an individual basis and a Modification Request Form must be submitted.

h) OUTBUILDINGS (Shed or Playhouse)

- i) The outbuilding, generally used for storage of lawn equipment, must be located in the back yard of the property, within the extended sidelines of the house and screened from view of the street. Corner lots will be evaluated on an individual basis.
- ii) Outbuilding materials must match or compliment the existing materials used on the house. May not be constructed of PVC, resin or plastic materials.
- iii) Colors and style of buildings shall be consistent with the residence.
- iv) Roof of the outbuilding shall be the same color and style of shingles to be consistent with the house.
- v) Metal or aluminum structures (shed/playhouse) shall not be permitted



within the community.

- vi) There shall be no more than one (1) outbuilding per lot.
- vii) The building shall not exceed 8 feet in height or be more than 144 square feet. Neither the width nor length shall exceed 12 feet.
- viii) A Modification Request Form must be submitted and approved prior to erection of an outbuilding.
 - (1) Plan drawing, to scale, showing proposed outbuilding location.
 - (2) Elevation drawing showing the style of construction.
 - (3) Siding and roofing material.
 - (4) Siding and roofing colors.

i) FENCES

- i) A form must be submitted for all fencing and must include the following:
 - (1) Type: A picture or drawing of fence must be submitted. Fence types shall be privacy, or wrought iron.
 - (2) Structure: The maximum span between posts shall be 10 feet. The minimum post size shall be 4 x 4 inches. Dimensions of all lumber used shall be indicated on the drawing and remain consistent with the fence in the community. Cross beam structure shall be placed to the inside of the fence.
 - (3) Site Plan: A site plan denoting the location of the fence must accompany the Modification Request Form. Fences shall not be closer to any side street than the building line of the lot. Every attempt must be made to follow the property line, other than the exceptions noted in this guideline.
 - (4) Color: The color should be indicated on the plans.
- ii) Fences shall be constructed of wrought iron, natural wood or stained wood products. May not be constructed of PVC, resin or plastic materials.
- iii) Chain link, split rail, "barbed", "cyclone" or hotwire type fencing is prohibited.
- iv) Maximum fence height shall not exceed six feet.
- v) Fences may be stained with a color consistent with the color of the residence. Wood fences may be left untreated to weather naturally.



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- vi) Fences shall not extend beyond the rear foundation of the residence. Requests for fencing for corner lots, and lots in cul-de-sacs, will be reviewed on an individual basis.

j) COMPOSTERS

- i) A Modification Request Form is not required if the following conditions are met:
 - (1) Size: The size of the composter does not exceed 35" long by 33" high x 27" deep.
 - (2) Color: The color and materials of the composter are of a natural tone such as dark green, brown or black.
 - (3) Location: The composter is located within the sidelines of the rear of the house so as to cause minimal visual impact on the adjacent properties.
 - (4) Structure: The composter must be a sturdy structure, consistent with those available in garden or hardware stores, and must have a tight fitting lid.
- ii) Hand made composters require the submission of a Modification Request Form, which shall include detailed plans and specifications.

k) WATER FEATURES

- i) All water features located in the front or side yards require submittal of a Modification Request Form. No more than 2 water features are permitted in front yard.
- ii) Corner lots, however, will require a Modification Request Form for these items in the back yard, since these back yards have more visual impact.

l) EXTERIOR LIGHTING

- i) Except as provided below, a Modification Request Form must be submitted for all exterior lights or lighting fixtures not included as part of the original structures.
- ii) Yellow bug lights and bug "zappers" may only be used during outdoor activities. These types of devices may not be left on throughout the night.
- iii) Lights may not shine on adjacent houses or the street.
- iv) A Modification Request Form is not required if lights meet the following



criteria:

- (1) Lighting does not exceed 12 inches in height.
 - (2) The number of lights does not exceed 12.
 - (3) All lights are to be low voltage (minimum 4 volts) and located to cause minimum visual impact on adjacent properties and streets.
- v) Outside lamp posts shall be black, gray or dark green in color. Colored lens, lamps or bulbs of any type are not permitted.

m) FLAGS

- i) A Modification Form is not required to be submitted for a single flag staff 6 feet or less in length attached to the front of the house or to the side of the house where the garage doors are located. The flag is not to be any larger than 3 feet by 5 feet.
- ii) Flag poles are not permitted.

5) RECREATIONAL EQUIPMENT

a) GENERAL

- i) Temporary playhouses must be located in the back yard and within the extended sidelines of the house such as to be a minimal impact on adjacent properties. In most cases, building materials must match existing materials of the home and the temporary playhouse may not be larger than 100 square feet.
- ii) Tree houses are not permitted.
- iii) All playground or recreational equipment must be located in the back yard and within the extended sidelines of the house. Playground and recreational equipment shall be constructed of cedar, cypress, or No. 2 grade (or better) pressure treated pine. May be constructed of natural stained or painted wood products. May not be constructed of metal, PVC, resin or plastic materials.
- iv) All play and recreational equipment must be properly maintained.
- v) Portable baseball backstops, sport goals or other sports equipment and only those less than 6 feet high are permitted only in the backyard, but must be stored away when not in use. Batting cages and similar equipment, which cannot be easily stored away when not in use,



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require submittal of a Modification Request Form. Permanent batting cages or similar equipment is not permitted.

- vi) Skateboarding ramps may be erected only when in use, outside the extended sidelines of the house. When not in use, they must be hidden from the view of the street.
- vii) Basketball hoops must be kept in the backyard or within 3 feet from the front of the house and on or just off the driveway

b) POOLS

- i) Wading Pools
 - (1) A Modification Request Form is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth where surface areas do not exceed 36 square feet.
 - (2) Wading pools may not be placed in the front yard when not in use.
- ii) In-ground Pools
 - (1) In-ground pools must meet all County and State regulations and codes and a building permit is required.
 - (2) A Modification Request Form must be submitted for all swimming pools specifying the following:
 - (a) Appearance, height, and detailing of all retaining walls must be consistent with the architectural standards of the house. Some terracing is acceptable.
 - (b) A six-foot minimum privacy fence with a self-latching gate is required and must be consistent with fence guidelines.
 - (c) Glaring light sources, which can be seen from neighboring lots may not be used.
 - (d) A separate landscape plan must be provided with the Modification Request Form.
 - (e) All drawings, specifications, and data shall be prepared by a design professional and shall bear the registration stamp and number of said person, or a pool contractor who has passed examination approved by the Cobb County Health Department demonstrating his/her knowledge of swimming pool design.
 - (f) Plans and specifications shall be drawn to scale and shall be accompanied by a complete specification so as to permit a



complete review of the plans and shall include:

- (i) A plan and sectional view with all necessary dimensions of both the pool and the surrounding area.
 - (ii) Pool related drainage must be directed away from neighboring lots.
 - (iii) Location of mechanical equipment (pump)
 - (g) Construction schedule.
- (3) If construction is not commenced within six months from the date of approval, the application approval is invalid and the project must be re-submitted.

c) *OUTDOOR SPAS AND HOT TUBS*

- i) All spas and hot tubs must meet all County and State regulations and codes.
- ii) A Modification Request Form must be submitted for all spas and hot tubs.
- iii) A cover must be in place at all times when not in use.
- iv) Every attempt shall be made to conceal the spa or hot tub from view of neighboring lots and streets, utilizing appropriate landscaping, lattice work, etc. Plans for screening shall be part of the Modification Request Form.

6) MISCELLANEOUS ITEMS

a) *HOLIDAY DECORATIONS*

- i) Exterior Christmas or Seasonal Decorations may not be displayed before mid-November and shall be removed by the third week in January.
- ii) For all other holidays, all decorations may be displayed one month before the holiday and must be removed no later than two weeks after the holiday.

b) *SIGNS*

- i) Approved signs



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- (1) Signs, except for those listed below, shall not be displayed on any lot.
 - (2) One realtor or "For Sale/For Rent" sign with a maximum face area of six square feet. For Sale/For Rent sign must be removed immediately after selling or renting the house.
 - (3) Signs required by legal proceedings.
- ii) Common Areas
- (1) Homeowners may place signs at subdivision entrance, in common areas, or on street signposts only during the day of the event. Signs must be removed within 24 hours.
 - (2) PFHHA Board of Director signs placed at The Preserve at Falcon Hills Subdivision entrances to notify residences of upcoming events are approved for display. These signs include, Social Committee Events, Homeowner Meeting Notices, etc.