

# ADAMS CROSSING

## ARCHITECTURAL REVIEW REQUEST FORM

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Address:

\_\_\_\_\_

Home Phone: \_\_\_\_\_

\_\_\_\_\_

Work Phone: \_\_\_\_\_

### REVIEW REQUESTED

(Check all that apply)

Structural Modification     Repainting Home     Fence     Landscaping Modification

Other

#### DESCRIPTION

Submit two complete sets of plans and specifications showing the nature, kind, shape, height, materials, color and location of the proposed improvements, as well as, where applicable, a site plan, landscape layout, floor plans, exterior elevations and exterior materials, colors and finishes. No changes or deviation in or from such plans and specifications as approved shall be made without the prior written approval of the Architectural Control Committee.

The property owner hereby holds harmless and forever remises, releases, acquits and discharges the Association, Board of Directors, Management Agent and the Architectural Control Committee, of and from any and all claims, causes of action, counterclaims, suits, debts, damages and demands of whatever kind and nature, known or unknown, anticipated or unanticipated related to the matter of quality of any approved construction, on/or modification to any lot and the Association, the Board of Directors, Management Agent and the Architectural Control Committee will not be held responsible for insuring the compliance with Building Codes or other governmental requirements or the structural integrity of the improvement.

Property owner agrees to obtain all necessary Building and Governmental permits and to comply with all applicable building codes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

Please submit request to:

Adams Crossing HOA  
Attn: ACC Committee  
2275 Marietta Blvd NW  
Suite 270-398  
Atlanta, GA 30318  
or scan and email to [acc@adamscrossingatlanta.com](mailto:acc@adamscrossingatlanta.com)

For more information, please contact Adams Crossing HOA Board at [adamscrossinghoa@gmail.com](mailto:adamscrossinghoa@gmail.com)

Approvals will be returned within 30 days or less, and are conditioned on the requested work being completed within six months.

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For ACC use only: Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT "D"  
TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS FOR ADAMS CROSSING

ARCHITECTURAL CONTROL AND USE RESTRICTIONS

Section 4. Architectural Control. To preserve the architectural appearance of the Development, after the purchase of any Lot from Declarant, no building, fence, wall, road, driveway, parking area, tennis court, swimming pool, or other structure or improvement of any kind shall be commenced, constructed, erected, placed, maintained, altered, changed, added to, modified or reconstructed on any Lot, nor shall any exterior addition to, or alteration, change or modification to an existing structure or improvement, or the color thereof, including without limitation, patio covers and antennas, be constructed, erected, placed, or maintained on any Lot, until the plans and specifications therefor, showing the nature, kind, shape, height, materials, color and location of same shall have been submitted to and approved in writing by the Architectural Control Committee. "Improvement" shall mean and include any improvement, change, alteration or modification of the appearance of a Lot from the state existing on the date of the conveyance of such Lot by Declarant to a Lot Owner. Before taking any action requiring approval under this Section, and before making any application to any lender for a loan to finance such construction, a Lot Owner shall submit to the Architectural Control Committee, a construction schedule and two complete sets of plans and specifications showing the nature, kind, shape, height, materials, color and location of the proposed improvements, as well as, where applicable, a site plan, landscape layout, floor plans, exterior elevations and exterior materials, *colors and finishes*. *No changes or deviations in or from such plans and specifications* as approved shall be made without the prior written approval of the Architectural Control Committee. No alteration, change or modification in the exterior appearance of any building, structure or other improvement shall be made without like approval by the Architectural Control Committee. All such plans and specifications shall be submitted in writing over the signature of the Owner of the Lot of such Owner's authorized agent. Such plans and specifications shall be considered as submitted to the Architectural Control Committee when personally delivered to any individual who is then a member of the Architectural Control Committee or to the individual who is then the President of the Association (Irrespective of whether such President is then a member of such Committee) and in which event it shall be the responsibility of such President to deliver such plans and specifications to the Architectural Control Committee. Approval shall be based, among other things, on adequacy of site dimensions; conformity and harmony of external design with proposed or existing *neighboring structures or improvements*; *effect of location and use of improvements* on neighboring property improvements, operations and uses; relation of topography, grade and finished ground elevation of the Lot to that of neighboring property; proper facing and aesthetic beauty; quality of building materials to be used and conformity of the plans and specifications to the purposes and general plan and intent of this Declaration. In any event, the Architectural Control Committee shall have the right to require any Lot Owner to remove or alter any improvement which has not received approval or is built or installed other than in accordance with the plans and specifications approved by the Architectural Control Committee. In the event the Architectural Control Committee fails to approve or disapprove in writing plans or specifications within thirty (30) days after the same have been submitted in the manner aforesaid, non-compliance with the terms of this Section shall be assumed and disapproval of such plans and specifications shall be deemed to have been effectively delivered by the Architectural Control Committee to the Owner of the lot or such Owner's authorized agent who had submitted the plans and specifications to the Architectural Control Committee. Neither Declarant, nor any member of the Board of Directors of the Association, nor any member of the Architectural Control Committee shall be responsible or liable in any way for any defects in any plans or specifications approved by the Architectural Control Committee, nor for any defects in any work done according to any plans and specifications approved by the Architectural Control Committee, or in respect to which the Architectural Control Committee failed to take any action regarding approval or disapproval. Further, neither Declarant, nor any member of the Board of Directors of the Association, nor any member of the Architectural Control Committee shall be liable in damages to anyone submitting plans or specifications for approval under this Section, or to any owner of property affected by this 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. Every person who submits plans or specifications to the Architectural Control Committee for approval agrees, by submission of such plans and specifications, and every Owner of any Lot agrees, that he will not bring any action or suite against Declarant, or any member of the Architectural Control Committee, to recover for any such damage.

Section 14. Governmental Regulations. All governmental building codes, health regulations, zoning restrictions and the like applicable to the Development shall be observed. In the event of any conflict between any provision of any such governmental code, regulation or restriction and any provision of this Declaration, the more restrictive provision shall apply.