

## ARCHITECTURAL GUIDELINES SWEETBRIAR CROSSING SUBDIVISION

February 25, 2000

**Purpose:** The Declaration of Covenants, Conditions & Restrictions (CC&R) is binding upon each and every homeowner in Sweetbriar Crossing. The Architectural Control Committee (ACC) has the responsibility of overseeing the implementation of the items covered in the CC&R. Several items in the CC&R state only that, *before proceeding, the installation shall be approved by the ACC*. The purpose of this document is to set forth uniform standards for those items so that each request for approval will be subject to the same set of rules. *All conditions set forth in the CC&R remain in force whether or not they are included in this document.* Please check both documents for conditions that apply to the changes or additions that you desire to make.

Many homeowners have been unaware that the CC&R exist, and some have made additions to their property that do not comply with conditions as set forth in these guidelines. Please review this document carefully, and if you discover that changes have been made to your property that are in conflict with these guidelines, please contact any member of the ACC to discuss the matter.

The goal of the ACC, as that of all homeowners, is to keep our neighborhood a place that we can be proud of and to promote the harmony of external design and location as it relates to the surrounding structures and properties. In so doing, we will also be increasing our property values. Let's work together to keep this a great community.

**Antennae:** All radio, television transmission, television satellite dish, or reception towers shall be erected on the rear of the house or in rear yard, and if visible from the street shall be hidden by a screen. Any type of tower must be reviewed and approved by the ACC.

**Parking:** Article 17 of the CC&R prohibits the overnight street parking of Commercial Trucks, Trailers, School Buses, Mobile Homes, Boats and Boat Trailers. Due to the narrow streets and possible danger of children or animals darting out from behind a parked vehicle, it is recommended that all vehicles be parked in garages or driveways at all times. Temporary street parking of visitors is acceptable. Please do not park vehicles on front lawns or side yards. Gwinnett County Zoning Resolution prohibits parking vehicles on unpaved surfaces.

**Mailboxes:** All mailboxes shall be of the same design, size, color, and lettering. The mailbox shall be metal with rounded top, black in color. The post shall be of 4"x 4" wood, painted white. House numbers shall be black, and installed vertically on the post. In other words, the mailbox and post shall be as was originally installed by the builders. No other style mailboxes will be approved.

**Garbage Cans:** All garbage cans, woodpiles, clotheslines, lawn tools, and garden equipment shall be kept out of sight, or screened, and shall not be visible from the street. Garden hoses shall be kept neatly on hose reels, or out of sight, when not in use. Garbage cans and recycle containers shall be removed from the street as soon as practical, after garbage has been picked up.

**Exterior Colors:** If you wish to change *any* of your existing exterior colors, approval must be obtained from the ACC as in accordance with Article 4 of the CC&R.

**Pets:** Dogs, cats, or other pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. Such pets must not constitute a nuisance or cause unsanitary conditions to other properties. Please stay in compliance with the Gwinnett County Leash Law.

**Swimming Pools, Etc.:** All swimming pools, hot tubs, spas, and related equipment, including surrounding decks, and other similar items, shall be located or screened so as to be hidden from view of neighboring streets. Plans showing the location of, and the materials to be used, must be submitted to the ACC for written consent, prior to starting construction.

**Fences:** No fence shall be placed, erected, allowed, or maintained upon any Lot closer to the street than the rear one-third (1/3) of the residence located on the Lot. All fences facing the street shall be made of wood, and shall not exceed six (6) feet in height. All posts should be kept inside the fence. The remainder of the fence shall be either wood or chain link. Wire fencing other than chain link shall not be permitted. Plans showing the location of, and the materials to be used, must be submitted to the ACC for written consent, prior to starting construction.

**Shrubbery:** Please keep all shrubbery neatly trimmed and below the bottom of windows.