

The Lakes

Of Old Peachtree-HOA



**ARCHITECTURAL REVIEW COMMITTEE (ARC)
DESIGN and MAINTENANCE
STANDARDS
(CONSOLIDATED in 2009)**

Revision 1

1979 Old Peachtree Road, Lawrenceville, GA 30043

INDEX

| | | |
|------|---|----|
| 1.0 | Use Restriction and Rules | 4 |
| 1.1 | General..... | 4 |
| 1.2 | Occupants and owners are bound (to these restrictions)..... | 4 |
| 1.3 | Residential Use..... | 5 |
| 2.0 | Construction/Modification Guidelines..... | 5 |
| 2.1 | Air conditioners | 5 |
| 2.2 | Antennas..... | 5 |
| 2.3 | Basketball Goals | 5 |
| 2.4 | Cloths lines | 6 |
| 2.5 | Dam/spillways-disturbance and modifications | 6 |
| 2.6 | Docks..... | 6 |
| 2.7 | Drainage | 7 |
| 2.8 | Driveways | 8 |
| 2.9 | Dwelling Modifications | 8 |
| 2.10 | Energy Conservation Equipment | 9 |
| 2.11 | Easements..... | 9 |
| 2.12 | Exterior Decorations | 9 |
| 2.13 | Fences..... | 9 |
| 2.14 | Garages other attached structures.. | 11 |
| 2.15 | Gardens..... | 11 |
| 2.16 | Gazebos and other detached structures | 11 |
| 2.17 | Lake restrictions (construction related) | 11 |
| 2.18 | Land disturbance | 12 |
| 2.19 | Landscaping | 12 |
| 2.20 | Lighting | 12 |
| 2.21 | Lot Sub-Division..... | 12 |
| 2.22 | Mail boxes..... | 12 |
| 2.23 | Miscellaneous Equipment | 13 |
| 2.24 | Painting/staining, and colors..... | 13 |
| 2.25 | Play Equipment..... | 13 |
| 2.26 | Ponds (also see Swimming Pools section) | 13 |
| 2.27 | Retaining walls..... | 13 |
| 2.28 | Screens (window, door and porch) | 13 |
| 2.29 | Sculptures, birdbaths, fountains, flags etc. | 14 |
| 2.30 | Security Devices | 14 |
| 2.31 | Seawall | 14 |
| 2.32 | Sight Distance at Intersections (obstructions)..... | 14 |
| 2.33 | Storage Building | 14 |
| 2.34 | Swimming Pools/Spas | 15 |
| 2.36 | Trash cans, (Misc. Equipment) | 15 |
| 2.37 | Tree Removal | 15 |
| 2.38 | Utility Lines | 15 |
| 2.39 | Windows | 16 |
| 2.40 | Wood Piles (and similar items placed on the Lot) | 16 |
| 3.0 | Upkeep and Appearance Guidelines | 16 |

| | | |
|------|---|----|
| 3.1 | Activities..... | 16 |
| 3.2 | Air-Conditioning Units | 16 |
| 3.3 | Animals and Pets..... | 16 |
| 3.4 | Appearance-General | 16 |
| 3.5 | Artificial Vegetation and Similar Items | 16 |
| 3.6 | Boats and Boating on the Lake..... | 17 |
| 3.7 | Burning (and Fires) | 18 |
| 3.8 | Business Activities | 18 |
| 3.9 | Exterior Structures and Similar Items | 18 |
| 3.10 | Changes to Lot and property appearance..... | 18 |
| 3.11 | Clotheslines | 18 |
| 3.12 | Docks..... | 18 |
| 3.13 | Exteriors..... | 19 |
| 3.14 | Exteriors Security Devices | 19 |
| 3.15 | Fences (Maintenance) | 19 |
| 3.16 | Fishing | 20 |
| 3.17 | Gardens | 20 |
| 3.18 | Garages | 20 |
| 3.19 | Garbage Cans, Woodpiles, accumulation of personal items, etc..... | 21 |
| 3.20 | Gazebos, Playhouses and Other structures | 21 |
| 3.21 | Guests and Visitors..... | 21 |
| 3.22 | Guns | 22 |
| 3.23 | Lakes Restrictions- Use related | 22 |
| 3.24 | Leasing | 22 |
| 3.25 | Mailboxes..... | 23 |
| 3.26 | Nuisance..... | 23 |
| 3.27 | Parking..... | 23 |
| 3.28 | Play Equipment..... | 24 |
| 3.29 | Sidewalks..... | 24 |
| 3.30 | Signs..... | 24 |
| 3.31 | Storage Buildings..... | 25 |
| 3.32 | Trailer, Boat, Recreation Vehicle Storage..... | 25 |
| 3.33 | Trash cans, garbage and yard waste..... | 25 |
| 3.34 | Tree Removal | 25 |
| 3.35 | Unsightly or Unkempt conditions | 26 |
| 3.36 | Use of Home..... | 26 |
| 3.37 | Vehicles, trailers, boats etc. | 26 |
| 3.38 | Visitors see Guests in this section | 27 |
| 3.39 | Yard Appearance (Ref. 4) | 27 |
| 4.0 | Guideline for ARC submissions | 28 |
| 5.0 | ARC Approval..... | 29 |
| 6.0 | Fines..... | 29 |
| 7.0 | References | 30 |
| 8.0 | Revising this document: | 30 |
| 9.0 | Exhibits | 31 |
| 9.1 | Exhibit "A" Dock design..... | 31 |
| 9.2 | Exhibit "B" Fence designs | 31 |

Purpose

The purpose of the Architectural Review Standards and approval process is to achieve harmony and aesthetic coordination throughout the development. Changes should not only enhance the individual's property, but must not deteriorate neighboring values, or the overall visual harmony of the neighborhood as a whole. To maintain the community at its highest standard, each property owner must also maintain his/her property to meet established neighborhood standards.

These guidelines are a collection of numerous standards that have been approved since the construction of the community in 1992. These include the following references with the noted restrictions: a) Applicable portions of the Lakes of Old Peachtree (LOOP) covenants, guidelines and rules listed in Article VI. b) The "Lakes of Old Peachtree Lake Restrictions and Policies" were specifically written for lake front owners, but have been incorporated into the overall ARC policies and Guidelines. c) The "Design Guidelines for the Lakes of Old Peachtree" were developed for the contractors developing the neighborhood. Many sections detailed drawing type, scale, and quantity and have been revised, simplified and/or deleted (if not applicable). d) Other additional rules and regulations (Yard standards, sheds, etc.) listed in the Reference Section (7) adopted by the Board. This document therefore supersedes all the former ARC guidelines and documents. This new consolidated ARC Design and Maintenance Standard (2009), along with the LOOP Declaration of Protective Covenants dated June 19, 1992, (Including first addendum dates 12/8/08), are the governing documents of the neighborhood.

Each section includes covenant references (in quotes) followed by additional rules, clarifications and exceptions that have been approved by the ARC and the LOOP Board with approval dates and references. For easier use, these guidelines have been divided into two sections. Section 2.0, "Construction/Modification Guidelines," and Section 3.0, "Upkeep and Appearance Guidelines." Additional sections include ARC approval procedures, fines, references and exhibits.

Through the signing of the home purchase documents, each owner has agreed to adhere to the established neighborhood standards. Please be familiar with each of the guidelines.

Guidelines

The Declaration of Protective Covenants for Lakes Of Old Peachtree ("Declaration") provides for a design review process through which all development in Lakes Of Old Peachtree must be approved. This design review process is implemented by an Architectural Review Committee ("ARC"). The ARC is responsible for reviewing and monitoring the design of all modifications and development within Lakes Of Old Peachtree. The following Design Guidelines have been established by the ARC in order to create and maintain a community of high esteem and visual harmony. These Design Guidelines supplement and amplify the Declaration. Homeowners and builders are urged to study these guidelines, as well as the Declaration. In the event of a conflict between the Declaration and these Design Guidelines, the Declaration controls. The ARC reserves the right to change these Design Guidelines from time to time. (Design Guide for the Lakes of Old Peachtree". Ref.3)

1.0 Use Restriction and Rules

- 1.1 **General.** Covenants- "(These articles) set out certain use restrictions which must be complied with by all Owners and Occupants. These use restrictions may only be amended in the manner provided in Article XII, Section 4, hereof regarding amendment of this Declaration. In addition, the Board may, from time to time, without consent of the members, promulgate, modify, or delete other use restrictions and rules and regulations applicable to the Community..." (Ref.1, section 1)
- 1.2 **Occupants and owners are bound (to these restrictions).**
Covenants- "All provisions of the Declaration, Bylaws, and of any rules and

regulations, use restrictions or design guidelines promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all Occupants even though Occupants are not specifically mentioned. Fines may be levied against Owners or Occupants. If a fine is first levied against an Occupant and is not paid timely, the fine may then be levied against the Owner".(Ref 1, section 8)

1.3 Residential Use.

Covenants- "All Lots shall be used for residential purposes exclusively. No business or business activity shall be carried on, in or upon any Lot at any time except with the written approval of the Board. Also see "Use of Home (Section 3.31) residential only)" in section 3. (Ref. 1, section 2)

2.0 Construction/Modification Guidelines.

All permanent structure additions and modifications requests must be accompanied with drawings. All modifications and additions are subject to ARC final inspection and approval for compliance verification.

"No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, (unless it) is approved in accordance with this Section, or as is otherwise expressly permitted herein. No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted In writing to and approved by an Architectural Review Committee (ARC)." Article VI, Section 3.

The following is alphabetical listings of areas addressed by the ARC.

2.1 Air conditioners

- 2.1.1 Covenants- "Except as may be permitted by the ARC, no window air conditioning units may be installed." (Ref. 1, section 21)
- 2.1.2 ARC clarification-.Window units have not been approved in the past. Under no circumstances will window units be approved if they are visible from the street (Rev. 1)
- 2.1.3 All air conditioning compressor units shall be screened. (Ref. 3).

2.2 Antennas

- 2.2.1 Covenants- "No exterior antennas of any kind shall be placed, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the ARC. No free standing antennas whatsoever shall be placed on any Lot including, without limitation, satellite dishes...." (Ref 1, section 12 and Ref. 3)
- 2.2.2 Exceptions- Small dishes (24") can be installed with ARC approval, but cannot be visible from the street (Approved 4/2002).

2.3 Basketball Goals

- 2.3.1 Covenants-"No...basketball goals, ...which have received the approval of the ARC, and is to be erected on any Lot may be located other than between the rear dwelling line and the rear-Lot line, without the prior written consent of the ARC.(ref 1, section 26)
- 2.3.2 All basket ball goals must be approved by the ARC.
- 2.3.3 Goals must have clear (transparent type) backboards.

- 2.3.4 Goals must be placed as far away from the road as possible and placed it so the backboard is seen from the side, rather than straight on (Approved 10/1/04).
- 2.3.5 This includes both permanent and portable units. (Approved 1/30/09)
- 2.4 **Cloths lines**
 - 2.4.1 Covenants- "No exterior clotheslines of any type shall be permitted upon any Lot. (Ref 1, section 29)
- 2.5 **Dam/spillways-disturbance and modifications**
 - 2.5.1 No construction, modification or additions can occur on the dam or surrounding land without expressed written from the State Safe Dam Department. This includes area penetrations, structure additions and ground contour changes. (E-mail reference 2/2/06 regarding 1962 Old Peachtree steps. 2/18/07)
 - 2.5.1.1 Notes and approved exceptions: Railroad tie steps were approved rather than posts and steps for 1962 Old Peachtree.
 - 2.5.2 ARC approval, with Lakes and Grounds concurrence, is required.
 - 2.5.3 "No person shall dig or disturb the earth, concrete or trees located on, or within 10 (ten) feet, or greater as noted on the final plat, of any dam or drainage area, or rearrange the fish and debris screens.(Ref. 2)
 - 2.5.4 Buffers and easements-Note that on all Lake Lots that there is a 25 foot "undisturbed buffer" along the lake shore where structures and modifications cannot be made. (Gwinnett County, added 2/9/09)
- 2.6 **Docks**
 - 2.6.1 Covenants-"No docks shall be permitted on any lake excepted docks constructed with the prior written approval of the ARC in accordance with the procedures set forth in Section 3 of this Article VI."(Ref 1. section 32, Ref. 2)
 - 2.6.2 Permits must be secured first from the County, State Department of Environmental Regulation and Natural Resources, the Army Corps of Engineers or any other department having jurisdiction over the construction of docks or boat houses, if any. (Ref. 2)
 - 2.6.3 Only one dock is permitted on each lake front Lot. (Ref. 2)
 - 2.6.4 All dock must be constructed of wood. Construction must be of adequate design to prevent settling and/or sagging. (Ref. 3)
 - 2.6.4.1 ARC Clarification: Support legs may be metal with ARC approval.
 - 2.6.5 All docks shall be set back at least fifteen (15) feet from a side Lot line; provided however, such setback may be reduced to as little as five (5) feet with the written approval of the Owner of the adjacent Lot closest to the location of the proposed dock.(Ref.2)
 - 2.6.6 The **total area of the dock** (including portions thereof over land and water) shall not exceed one hundred (100) square feet or such lesser area as may be established by applicable Governmental Authorities having jurisdiction over the same; it being expressly provided, however, that a variance of such square footage requirement may be granted by the Architectural Review Committee if (a) shallow water or environmental considerations dictate that the dock project more than twenty (20) feet into the water, in which event, in addition to the foregoing square footage, additional square footage may be permitted to accommodate a **wooden walkway or dock extension not exceeding four (4) feet in width**, times the length required in order to accommodate such shallow water or environmental considerations and (b) such construction is otherwise approved, by Governmental Authorities having jurisdiction over the same.(Ref. 2)

- 2.6.7 ARC Clarification- Water is considered “**shallow**” if it is less than 2 feet deep at the edge of the dock or 4 feet from the edge of the shore. Walkways should be kept as short as possible and be at the same height as the dock until it gets to the shore line. Steps may be necessary and should be built as low as possible following the terrain.(Ref. 5)
- 2.6.8 Subject to any of the rules herein, all docks must conform to the **general design** as shown in Exhibit “A” attached hereto and made a part hereof by this reference. (Ref. 2)
- 2.6.9 **Specific drawings** and elevations must be submitted, not just a word description. (Ref.5)
- 2.6.10 **Painting** of any dock or deck is NOT ALLOWED unless it is first approved by the Architectural Review Committee to ensure uniform color on all lakes.(Ref.2)
 - 2.6.10.1 ARC Clarification: Staining/painting may be considered by the ARC if the paint or stain is an earth tone color capable of blending in with the surrounding area. No white, bright or contrasting colored docks will be considered. (Rev.1)
- 2.6.11 No boathouse shall be permitted at any time on any lake. (Ref. 2)
- 2.6.12 No dock, or deck shall exceed two (2) feet in **height** over the water as measured from the ordinary high water elevation of the lake involved.(Ref.2)
- 2.6.13 Clarification-Height of dock and walkway shall not exceed 24” above the water (Ref. 5).
- 2.6.14 Other rules-**Walkway** shall be of minimum length to achieve a suitable water depth (24”) at the front edge of the dock. (2004 LOOP Board Interpretation) Walkways should contour the ground to avoid elevated walkways.(approved 2004)
- 2.6.15 No dock shall contain bathrooms or cooking facilities or otherwise be constructed in such fashion as to contemplate occupancy as a living space whether temporary or permanent. (Ref. 2)
- 2.6.16 No **floating docks** will be allowed. (Ref. 2).
- 2.6.17 All docks extending into the lake must be equipped with **reflectors** on those sides that extend into the lake. (Ref. 2).
- 2.6.18 Commercial oil drums and similar devices may **not be used** in the construction of docks or for any other purpose on the lake. (Ref. 2).
- 2.6.19 The Board may permit temporary dock extensions in the event that the level of the lake drops.(Ref.2)
- 2.6.20 Other rules-**Handrails** are not permitted. Docks shall be constructed of wood, and be of adequate design to prevent settling or sagging. (Ref. 5)
- 2.6.21 **Preferred location** of docks is on coves rather than peninsulas to minimize impact of neighbor’s view. (2004 LOOP Board Interpretation).
- 2.6.22 Buffers and easements-Note that on all Lake Lots that there is a 25 foot “undisturbed buffer” along the lake shore where structures and modifications cannot be made. (Gwinnett County, added 2/9/09)

2.7 **Drainage**

- 2.7.1 Covenants-“Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No owner or Occupant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains.” (Ref 1. section 14).
- 2.7.2 Note: The Association reserves a perpetual easement across the Community property for the purpose of altering drainage and water flow. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of

interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense. (Ref 1. section 14).

2.8 Driveways

- 2.8.1 All driveways and parking areas must be paved with materials approved by the ARC.(Ref. 3)
- 2.8.2 Specific drawings and elevations must be submitted, not just a word description. (Ref. 5)
- 2.8.3 Concrete preferred (Ref. 5)
- 2.8.4 Non standard designs and coloring should be avoided (Ref. 5).
- 2.8.5 No gravel driveways or parking areas are permitted (Ref. 5).
- 2.8.6 Driveways must be full car width. No "tire track" driveways are permitted (Ref. 5)

2.9 Dwelling Modifications

- 2.9.1 Covenants- " No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the community without approval in accordance to this section...." "Plans and specifications must be submitted showing at least the nature, kind, shape, height, materials and location and shall be submitted in writing to and approved by the Architectural Review Board ("ARC")" (Ref.1, section 3)
- 2.9.2 All **exterior** materials must be approved by the ARC (Ref. 3).
- 2.9.3 All **roofing** materials shall be a minimum of a 20-year asphalt or fiberglass shingles in colors and textures approved by the ARC. Samples may be required. (Ref. 3).
 - 2.9.3.1 Other rules- 25-30 year minimum Architectural style roof shingles are preferred over regular 3-tab styles.(Approved 1/30/09)
- 2.9.4 **Roof pitches** shall be 8 in 12 minimum unless approved otherwise. (Ref. 3).
- 2.9.5 **Siding** materials shall be wood or hardboard lap siding.
- 2.9.6 All **wood exteriors** must be painted.(Ref. 3)
- 2.9.7 Specific drawings and elevations must be submitted (Ref. 3). See section 4 for guidelines
- 2.9.8 Exterior of **addition/modification** must be made of consistent materials and style of existing building (Ref. 5).
- 2.9.9 All **brick and mortar** selections must be approved by the ARC. Samples may be required. (Ref. 3)
- 2.9.10 All **stucco** and synthetic stucco colors and textures must be approved by the ARC. All stucco must be painted. (Ref. 3)
- 2.9.11 All **exposed concrete block**, poured concrete foundations, or retaining walls must be purged and painted, brick, or stucco to compliment the house. (Ref. 3)
- 2.9.12 No **retaining wall** shall rise above the finished grade elevation of the earth embankment so retained. (Ref. 3)
- 2.9.13 All **sheet metal** work (roof caps, flashing, vents, and chimney caps) must be painted to match the roof, exterior trim, or be in another accent color approved by the ARC.
- 2.9.14 Vents must be placed on the back side of the roof. (Ref. 3)
- 2.9.15 **Gutters and downspouts** must be painted and match the trim or be in an approved color(Ref. 3)
- 2.9.16 Place all roof **stacks and plumbing vents** on rear slopes of roofs.(Ref.3)
- 2.9.17 **Paint colors** are highly subjective, but it is important to maintain the "feel" of the neighborhood. The house color must be considered consistent and suitable

for the neighborhood. Bright colors with bright (and contrasting) trims should be avoided. The paint color should not conflict with adjacent houses. Houses adjacent to each other should not be painted with similar colors (Ref. 5).

2.9.18 **Front doors** shall be of a premium quantity, made from wood (or simulated wood) material preferably with glass or cut glass windows similar to the doors in the neighborhood.(Approved 2/24/07)

2.10 **Energy Conservation Equipment**

2.10.1 Covenants-“No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARC.” (Ref 1, section 24)

2.11 **Easements**

2.11.1 Easements for encroachment and overhangs- Covenants-“There shall be reciprocal appurtenant easement for encroachment and overhang as between each lot....to a distance of not more than five (5) feet....”. (Ref 1, Article XI, section 1) (Rev. 1)

2.11.2 Pedestrian Access Easement- Covenants-“...of the Lot upon which a pedestrian access area is shown on a recorded subdivision lot...no tree or structure may be placed within such easement areas without the prior written consent of the Board or its designee.” (Ref 1, Article XI, sections 8) (Rev. 1)

2.11.3 ARC Clarifications- There are buffers and easements described on each property owners “Plat” (official property survey). These undisturbed buffers and easements (ranging from 5 to 40 feet) must be honored and maintained as described on the plat and or the covenants. (Rev. 1)

2.12 **Exterior Decorations** (also see Sculpture section)

2.12.1 Covenants-“...Exterior Sculpture, fountains, flags, and similar items must be approved by the ARC.” (Ref 1, section 23).

2.12.2 ARC Clarification- A limited use of artificial flowers and non-offensive, decorative flags have been allowed if tastefully installed and maintained. Installation will be reviewed by the ARC if complaints arise from the installation. Artificial vegetation has been allowed in 1) “hard to reach” locations, 2) that the installation is limited and 3) closely reflect/mimic natural plants. (Ref. 6)

2.13 **Fences**

2.13.1 Covenants- “No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the ARC. The ARC may issue guidelines detailing acceptable fence styles or specifications, but in no event may a chain link or barbed wire fence be approved.” (Ref 1, section 19)

2.13.2 At no time shall any fence exceed a height of 6 (six) feet from ground level. (Ref. 2)

2.13.3 **Painting and Staining-**

2.13.3.1 Any owner who wishes to paint a *fence* must first have the color approved by the LOOPHA. (Ref. 2)

2.13.3.2 Fence colors should be limited to natural tones of stain or lighter earth tones to minimize visual impact from neighbors (Approved 1/30/2009).

2.13.3.3 Outside portion of the neighborhood perimeter fence should be of a consistent color or shade. (Approved 1/30/09).

2.13.4 **Placement-**

- 2.13.4.1 Any wood fence shall not extend closer to the street than the rear of the house without approval of the ARC.(Ref.3)
- 2.13.4.2 Lake owners may erect a fence no more than 40 feet from the rear of the home. At no time shall an owner of a lake Lot erect a fence within 35 feet of the high water line (Ref. 2).
- 2.13.4.3 Exceptions: On one occasion (5/2005) a wrought aluminum type fence was permitted within 35 feet of the water (1926 Dorminey Ct). On two occasions fences have been allowed to enter into the water. These two occasions (in 2006) -1980 Old Peachtree Rd, and (in 2008)- 1865 Sunset Pointe) were for security reasons addressing non LOOP persons cutting through Lots. These fences must be wrought iron type for minimum visible impact. (Ref. 5)
- 2.13.4.4 **Privacy fencing for Lake Owner's backyards** is no longer allowed because of the visual impact on the overall look and feel of the area around the lakes. (Ref. 5) (Approved 2005).
 - 2.13.4.4.1 Exceptions: 1845 Terrace Lake drive installed fence prior to clarification (circa 1990s).
- 2.13.4.5 Additional requirements for fences entering the 35' buffer and/or going into the water (Board memo to 1865 Sunset Harbor Point resident on 9/30/2008) (Rev. 0)
 - 2.13.4.5.1 Fence shall be 6 feet tall metal architectural fence painted black.
 - 2.13.4.5.2 Fence shall contain a 5-foot wide gate for (LOOP) access.
 - 2.13.4.5.3 Fence shall have a 4 tumbler combination lock on the gate. Lakes and Grounds will control the combination but will be available to the homeowner.
 - 2.13.4.5.4 Fence shall have fence termination point approved by the ARC, but will not exceed 3-feet beyond the "normal full pool" waterline.
 - 2.13.4.5.5 Resident acknowledges that the fence is within the Lake maintenance easement and may have to be removed (at homeowner's expense) if needed to maintain the lakes.
- 2.13.5 **Fence style** must one of the categories listed below and be approved by the ARC. (Ref 3). .
- 2.13.6 Lower fences are more desirable than higher. Consider a 4' high fence. (Ref. 5).
- 2.13.7 **Fence construction** must be of a similar fashion to Exhibit "B." (Ref. 2) or as detailed below.
 - 2.13.7.1 All **privacy fences** shall be constructed either double faced or with the frame on the inside (smooth side out). Fence posts shall be 4" x 4" and fence boards shall be 1" x 6". There will be 3 to 4 inches between each board for double faced privacy fence. Owners will have their choice of Cedar, Redwood, or pressure treated Pine boards. The top of each board shall be flat, scalloped, or rounded. (Ref. 2).
 - 2.13.7.2 **Split rail fences** may be 2-rail (38" high) or 3 rail (48" high). Wood may be cedar or pressure treated pine (Ref. 2).
 - 2.13.7.3 **Picket fences** may be used, but must be approved by the ARC (Ref. 2).
 - 2.13.7.4 **Wrought Iron** type fences (Premium grade) are permitted (and preferred). Specific drawings and elevations must be submitted for ARC approval, not just a word description (5/25/2005)

2.13.7.5 Notes and exceptions: Premium quality wrought iron fences with matching gates been allowed for Old Peachtree residents for security reasons. ARC approval is still required. (Approved 3/17/2007) (Ref.5)

2.14 Garages other attached structures. Also see “Dwelling modifications” section.

- 2.14.1 Covenants- “Any change to the exterior color of any improvement located on a Lot, including, without limitation, the dwelling, must be approved by the ARC. (Ref. 1, section 28). All single-family detached homes shall contain a garage; carports shall not be permitted (Ref. 1, section 6)
- 2.14.2 There shall be no free standing buildings erected on any Lot (storage sheds, work shops etc) (1996). (Ref.7)
- 2.14.3 Garage must be attaches and/or incorporated into the main residence (no free standing buildings allowed (Ref. 5).
- 2.14.4 Must be of consistent building materials (quality and type) and colors as the main dwelling. (Ref. 3).
- 2.14.5 “Front loading” garage (garage doors facing the road) are not permitted. (recognized established standard at development stage-1992)
- 2.14.6 Specific drawings and elevations must be submitted to the ARC for approval. (not just a word description) (Ref. 5).
- 2.14.7 ARC Clarification-Carports are not permitted.
- 2.14.8 Buffers and easements-Note that on all Lake Lots that there is a 25 foot “undisturbed buffer” along the lake shore where structures and modifications cannot be made. (Gwinnett County, added 2/9/09)

2.15 Gardens

- 2.15.1 Covenants- “No vegetable garden, ...which has received the approval of the ARC, ...may be located other than between the rear dwelling line and the rear-Lot line, without the prior written consent of the ARC. (Ref.1, section 26).
- 2.15.2 Covenants-Fountains, ponds, Statuary must receive ARC approval (Ref. 1, section 23).
- 2.15.3 Additional clarification- Vegetable garden location must not adversely affect the neighbors “quality of life,” and not visible from the roadway.

2.16 Gazebos and other detached structures

- 2.16.1 Anyone wishing to construct a Gazebo must first have the approval of the Architectural Review Committee (Ref 2).
- 2.16.2 All new or modified structures, on an owner’s property, require ARC Approval.
- 2.16.3 Specific drawings and elevations must be submitted (not just a word description).
- 2.16.4 Structure must be of a complimentary design to the main dwelling.
- 2.16.5 Structure shall be landscaped to minimize impact to neighbors and be located to minimize the impact of the neighbor’s views.
- 2.16.6 Lakefront homes- No gazebo shall be constructed within 35’ of the lake edge.
 - 2.16.6.1 Exemptions: Two Lots approved prior to clarification: 1687 Baywood Ct, 1860 Sunset Harbour Pointe.
- 2.16.7 Buffers and easements-Note that on all Lake Lots that there is a 25 foot “undisturbed buffer” along the lake shore where structures and modifications cannot be made. (Gwinnett County, added 2/9/09).

2.17 Lake restrictions (construction related)

- 2.17.1 Water Use

- 2.17.1.1 Covenants-"Owners are prohibited from withdrawing water from the lakes which exist within the Community for irrigation of the lawns and gardens on a Lot." (Ref 1, section 32 and Ref. 2).
 - 2.17.1.2 Other rules- Fountains and water features (ponds, waterfalls etc.) shall under no circumstances be connected to, or recycled with, lake water. No vegetation (alive or dead) can be added to the lake by any homeowner (9/2004, Ref 5).
- 2.17.2 Structures -also see docks
 - 2.17.2.1 Covenants-"Retaining walls and similar structures shall not be installed without the prior written approval of the ARC."(Ref.1 section 32)
 - 2.17.2.2 All structures/modifications that abut or affect the lake must be approved by the ARC and reviewed by *The Lakes and Grounds committee.*(2004, Ref 5)
- 2.18 **Land disturbance**
 - 2.18.1 No person shall disturb any structure or trees within 10 feet of any dam, drainage area or spillway. (Ref. 2)
 - 2.18.2 Buffers and easements-Note that on all Lake Lots that there is a 25 foot "undisturbed buffer" along the lake shore where structures and modifications cannot be made. (Gwinnett County, added 2/9/09)
- 2.19 **Landscaping**
 - 2.19.1 Covenants-"All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem." (Ref 1, section 15)
 - 2.19.2 Original installations and significant modifications require ARC Approval.
 - 2.19.3 Landscaping should relate to the existing terrain and natural features of the Lot, utilizing plant materials native to the Southeastern United States. (Ref. 3)
 - 2.19.4 Specific drawings with vegetation type must be submitted (not just a word description).
 - 2.19.5 Retaining walls and similar structures shall not be installed without the prior written approval of the ARC.(Ref.3)
- 2.20 **Lighting**
 - 2.20.1 Covenants-"Except as may be permitted by the ARC, exterior lighting visible from the street shall not be permitted except for (a) approved lighting as originally installed on a Lot; (b) one (1) decorative post light, (c) street lights in conformity with an established street lighting program for the Community; (d) seasonal decorative lights; ..." (Ref 1, section 22)
- 2.21 **Lot Sub-Division**
 - 2.21.1 Covenants- "No Lot shall be subdivided or its boundary lines changed except with the prior written approval of the ARC.Any such division, boundary line change, or replatting shall not be in violation of the applicable subdivision and zoning regulations." (Ref 1, section 17).
- 2.22 **Mail boxes**
 - 2.22.1 Covenants- "All mailboxes located on Lots shall be of a similar style approved by the ARC... Replacement mailboxes may be installed after the type has been approved in writing by the ARC." (Ref. 1 section 27)
 - 2.22.2 Changes in LOOP mailbox standard must be approved by Board.

- 2.22.3 **Current style** is (Black Cast aluminum). "Imperial" series model 321 RB with a pull knob rather than a pull ring. Tommy Freeman 770.356-7290 of Mailbox Replacements and ask for the Lakes of Old Peachtree cast aluminum model installed in December 2006.
 - 2.22.4 Exceptions: 1981 Old Peachtree had an exception (circa 2004) to fortify the standard (wooden) style mail box, and chose to not update to the new style in 2006.
- 2.23 **Miscellaneous Equipment**
 - 2.23.1 Covenants- "All garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property." (Article 1, section 16).
 - 2.23.2 All air conditioning compressor units shall be screened. (Ref. 3).
- 2.24 **Painting/staining, and colors-** Also see dwelling and fence sections.
- 2.25 **Play Equipment**
 - 2.25.1 Covenants- "No ..., play equipment (including, without limitation, basketball goals), or pool which has received the approval of the ARC, if required by this Declaration, and is to be erected on any Lot may be located other than between the rear dwelling line and the rear-Lot line, without the prior written consent of the ARC." (Ref 1, section 26).
 - 2.25.2 Permanent, or semi-permanent, play structures must be approved by the ARC. (Rev.0)
 - 2.25.3 Other rules- No play equipment may be located other than between the rear dwelling line and the rear Lot line without the prior written consent of the ARC.(Ref. 3)
 - 2.25.4 Additional rules- Play equipment can only be placed between the rear dwelling line and the rear Lot line. Locate play equipment to minimize the visual impact from the road, and noise impact on neighbors. (Approved 10/1/2004) Play equipment of natural colors and materials is preferred. Preferably place play equipment behind the dwelling, if this is not practical, consider installing a natural buffer to shield play set from road or neighbors if play set can be seen from the road or is close to a property line. (Approved 6/13/08)
- 2.26 **Ponds** (also see Swimming Pools section)
 - 2.26.1 Covenants- "No pool which has received the approval of the ARC, if required by this Declaration, and is to be erected on any Lot may be located other than between the rear dwelling line and the rear-Lot line, without the prior written consent of the ARC." (Ref 1, section 26).
 - 2.26.2 Require ARC approval.
- 2.27 **Retaining walls**
 - 2.27.1 Retaining walls and similar structures shall not be installed without the prior written approval of the ARC."(Ref.3).
 - 2.27.2 All exposed concrete block, poured concrete foundations, or retaining walls must be purged and painted, brick, or stucco to compliment the house. (Ref. 3)
 - 2.27.3 No retaining wall shall rise above the finished grade elevation of the earth embankment so retained. (Ref. 3)
- 2.28 **Screens (window, door and porch)**

2.28.1 ARC standard- Window and porch screens should be black or charcoal gray. Screens shall be mounted on the side of the structure that impacts the finished look of the structure the least, when viewed from the outside. This would usually mean that screens would be mounted on the inside of the structure. (5/2007) (rev.0)

2.29 Sculptures, birdbaths, fountains, flags etc. (also see Exterior section)

2.29.1 Exterior sculpture, bird baths, fountains, flags and similar items must be approved by the ARC. No artificial vegetation shall be allowed on the exterior of any Lot. (Ref. 1, section 23)

2.30 Security Devices

2.30.1 Covenants. "No exterior security devices, including, without limitation, window bars, shall be permitted on any residence or Lot. Signs placed on the Lot or the exterior of the residence stating that such residence is protected by a security system shall not be deemed to constitute an exterior security device." (Ref 1, section 30).

2.31 Seawall (also see Retaining walls section)

2.31.1 Covenants- "Retaining walls and similar structures shall not be installed without the prior written approval of the ARC." (Ref 1, section 32)

2.31.2 The following standards were established by the Board in September 2004 due to impact on the lakes.

2.31.2.1 You must get ARC and Lakes & Grounds approval.

2.31.2.2 Specific drawings and elevations must be submitted (not just a word description).

2.31.2.3 Sea walls must not be constructed higher than adjacent ground.

2.31.2.4 Seawalls must be placed at the water's edge (at normal later level).

2.31.2.5 Seawall materials must be selected to blend into the adjacent landscaping to minimize visual impact.

2.31.2.6 Maximum height of wall to be 24" (similar to dock height restrictions).

2.31.2.7 Walls must be designed to withstand the effects of water and other normal forces. Drainage must be considered when installing seawalls.

2.32 Sight Distance at Intersections (obstructions) also see is section 2.19 above.

2.32.1 Covenants-"Any property located at an intersection shall be landscaped to permit safe sight across the street corners. No fencing, hedge or shrub shall be planted or maintained that will present a traffic problem. (Ref.1, section 15)

2.32.2 ARC Clarification-These restrictions also apply to properties on "blind" curves and on hills.

2.33 Storage Building (Complete section. Ref. 7, Approved 10/1996)

2.33.1 The rear wall must be against the rear of the house.

2.33.2 You must get ARC approval.

2.33.3 Specific drawings and elevations must be submitted (not just a word description).

2.33.4 Maximum size 80 sq. feet.

2.33.5 Concrete pad must not extend past the dimensions of the shed.

2.33.6 Exterior sheathing, roofing and color to match the house.

2.33.7 Shrubs and trees will need to be planted to hide the shed from neighbors and the street. The shrubs and trees must be deciduous.

2.33.8 You must get a building permit from Gwinnett County prior to installation.

2.34 **Swimming Pools/Spas**

2.34.1 Covenants- "No swimming pool shall be constructed, erected or maintained upon any Lot without the prior written consent of the ARC and in no event shall any above-ground swimming pool be permitted." (Ref.1 section 25).

2.34.2 Specific drawings and elevations must be submitted (not just a word description).

2.34.3 ARC approval is required for spas.

2.34.4 Spa location must be behind the rear dwelling line and not visible from the street.

2.34.5 Other rules-Location and construction must consider neighbors views. Consider buffering with natural vegetation to minimize visual impact.(Rev.0)

2.35 **Tennis Courts**

2.35.1 ARC approval is required for all tennis courts. (Ref. 3 and 4).

2.36 **Trash cans, (Misc. Equipment)**

2.36.1 Covenants-"All garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property." (Ref 1, section 16)

2.37 **Tree Removal**

2.37.1 Covenants-"No trees that are more than four (4) inches in diameter at a point two (2) feet above the ground shall be removed without the prior written consent of the ARC. Notwithstanding all of the above, no consent or approval is required for the removal of any trees, regardless of their diameter, that are located within ten (10) feet of a drainage area, a septic field, a sidewalk, a residence or a driveway." (Ref 1, section 13).

2.37.2 ARC approval required except when the tree(s) are: a) diseased or dead, b) tree removal is required to promote growth of other trees, c) safety reasons. (Ref.3).

2.37.3 Trees that are removed from the front yard (or visible from the road) require the stump/trunk be removed or "ground down" below the ground. (Historical since 2003). (Rev.0)

2.37.4 ARC encourages the planting of replacement trees away from the house to maintain the esthetic beauty of the neighborhood (2/10/07).

2.37.5 **Terrace Lake Drive Bradford Pear removal**- ARC approval required-owners are encouraged to plant replacement trees of a different species. (Approved 10/13/03) .

2.37.6 ARC Clarification- Trees on designated "undisturbed buffers" (on you plat) generally should not be removed. ARC may approve removal under certain circumstances such as "posing an eminent danger to person or property". (Rev.1)

2.38 **Utility Lines**

2.38.1 Covenants- "Except as may be permitted by the ARC, no overhead utility lines, including lines for cable television, shall be permitted within the Community..."

(Ref.1, section 20).

2.39 Windows

- 2.39.1 Vinyl clad windows are considered an acceptable option with ARC approval. (Approved 10/13/03)
- 2.39.2 Aluminum clad windows are considered an acceptable option with ARC approval. (Approved 7/13/09)

2.40 Wood Piles (and similar items placed on the Lot)

- 2.40.1 All clotheslines, garbage cans, and woodpiles shall be screened. (Ref.3)

3.0 Upkeep and Appearance Guidelines

The purpose of the Architectural Review process is to achieve harmony and aesthetic coordination throughout the development. In an effort to maintain the high property values we enjoy, each home owner is expected to maintain their house at an acceptable level. Article V, section 2 "Owners Responsibilities Except as provided in section 1 above (*referencing Associations Responsibilities*), all maintenance of the Lot and structure, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in a manner consistent with the community-wide standards and this Declaration.

3.1 Activities

- 3.1.1 Covenants- "No noxious or offensive activity shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any Lot unless required by law." (Ref. 1, section 10)

3.2 Air-Conditioning Units

- 3.2.1 See Construction section above.

3.3 Animals and Pets

- 3.3.1 Covenants- "No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Lot, with the exception of dogs, cats, or other usual and common household pets in reasonable number, as determined by the Board. No pets shall be kept, bred or maintained for any commercial purpose." (Ref 1, Section 9)

3.4 Appearance-General

- 3.4.1 Covenants-"...All maintenance of the Lot and all structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the owner thereof, who shall maintain such Lot in a manner consistent with the Community-Wide Standard and this Declaration. (Ref.1, Art. 5, sections 2)

3.5 Artificial Vegetation and Similar Items

- 3.5.1 Covenants-"No artificial vegetation shall be permitted on the exterior of any property. Exterior Sculpture, fountains, flags, and similar items must be approved by the ARC." (Ref. 1 section 23).
- 3.5.2 ARC Clarification- A limited use of artificial flowers and decorative flags have been allowed if tastefully installed and maintained. Installation will be reviewed by the ARC if complaints arise from the installation. Artificial vegetation has been allowed in 1) "hard to reach" locations, 2) that the installation is limited and 3) closely reflect/mimic natural plants. (Ref. 6).
- 3.5.3 Also see "Exterior Decorations" in Construction section above.

3.6 **Boats and Boating on the Lake**

- 3.6.1 Also see Lake Restrictions section
- 3.6.2 For boat storage see Trailer, Boat, Recreation vehicle storage section.
- 3.6.3 Other rules-Boats placed by the lake shore must be stored to prevent sinking and the collection of water. (Approved 2005)
All owners over the age of 12 shall have the right to operate a boat or water craft, subject to the rules herein. If a child under 12 is to operate a watercraft, they must have supervision by someone over the age of 18. Any guest of a resident may operate a boat or any other water craft on any lake if they are accompanied by the resident sponsoring the guest. (Ref. 2 modified to eliminate license requirements and permission from LOOPHA for guests)
- 3.6.4 Clarification - Licenses are not issued for watercraft.
- 3.6.5 Restrictions (Ref. 2)
 - 3.6.5.1 No non-motorized or sailing craft if its length exceeds 20 feet or its width exceeds 8 feet.
 - 3.6.5.2 No conventional, motorized boat or water craft if its length exceeds 20 feet.
 - 3.6.5.3 Clarification: No motorized (petroleum powered) watercraft is allowed on any lake without Board approval. This included radio controlled model boats.
 - 3.6.5.4 No boat or water craft which contains toilet facilities.
 - 3.6.5.5 No water craft commonly known as a "pontoon boat" if its length exceeds 20 feet or its width exceeds 10 feet.
 - 3.6.5.6 No boat or water craft to any person who is not a resident or property owner at the Lakes of Old Peachtree, unless a temporary license is obtained by an owner or otherwise approved by the LOOPHA..
 - 3.6.5.7 Electric motors larger than 5 horse power will not be permitted on any lake. No gasoline motors may be used on any lake at anytime unless authorized by the LOOPHA
 - 3.6.5.8 Swimming and or Wind Surfing will NOT BE PERMITTED in any lake at any time.(Ref. 2)
- 3.6.6 Lake "use" may be revoked at any time by the Association.
- 3.6.7 The following restrictions must be complied with and shall, without limitation, be grounds for revocation:
 - 3.6.7.1 There must be one approved life cushion or jacket per person in the craft.
 - 3.6.7.2 No boat or water craft will be permitted to operate on any lake before 8 a.m. or after sunset.
 - 3.6.7.3 The craft must be operated in a safe and reasonable manner.
 - 3.6.7.4 Towing surf boards, skis or any other objects on all lakes is NOT PERMITTED AT ANY TIME.
 - 3.6.7.5 No craft may exceed a speed of 5 miles per hour.

- 3.6.8 Any person found operating a craft on any lake and/or not adhering to the specified above rules, will be subject to fines approved by the Board. (Rev .0)
- 3.7 Burning (and Fires)**
- 3.7.1 Trash, garbage, debris, or other waste matter of any kind may not be burned within the Community. (Ref 1, section 29)
- 3.7.2 Fires have been allowed within the community if they are small and fully attended and meet all the requirements of Gwinnett County (including established "burn bans"). (Rev.0)
- 3.7.3 At no time can anyone burn on LOOP property with out prior Board permission. (Rev. 0)
- 3.8 Business Activities**
- 3.8.1 Covenants- "All Lots shall be used for residential purposes exclusively. No business or business activity shall be carried on, in or upon any Lot at any time except with the written approval of the Board. Leasing of a Lot shall not be considered a business or business activity. However, the Board may permit a Lot to be used for business purposes so long as such business, in the sole discretion of the Board, does not otherwise violate the provisions of the Declaration or Bylaws, does not create a disturbance and does not unduly increase traffic flow or parking congestion. The Board may issue rules regarding permitted business activities." (Ref. 1 section 2)
- 3.8.2 Other rules- Upon Board approval, at no time shall there be physical evidence that a business is being conducted at the home. This includes, but not limited to, signs, materials and equipment storage. (Board interpretation 2004)
- 3.9 Exterior Structures and Similar Items**
- 3.9.1 Covenants-".... Exterior Sculpture, fountains, flags, and similar items must be approved by the ARC." (Ref. 1 section 23)
- 3.9.2 ARC Clarifications- This section pertains to permanent fountains structures, and/or flags. 1-30-09 (Ref. 6).
- 3.9.3 ARC Clarification- Decorative flags have been allowed in the neighborhood as long as they are not deemed offensive. Installation will be reviewed by the ARC if complaints arise from the installation.
- 3.10 Changes to Lot and property appearance**
- 3.10.1** Covenants- "No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, except...as is approved in accordance with Article VI, Section 3, or as is otherwise expressly permitted herein. No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted In writing to and approved by an Architectural Review Committee ("ARC")." (Ref. 1, section 3)
- 3.11 Clotheslines**
- 3.11.1 Covenants- "No exterior clotheslines of any type shall be permitted upon any Lot." (Ref 1, section 29)
- 3.12 Docks**
- 3.12.1 For construction guidelines see "Docks" in the construction section above.

- 3.12.2 All docks must be kept in good repair to prevent loose boards and other dock debris from floating in the lake. (Ref.2)
- 3.12.3 ARC Guideline- Docks must have a neat appearance and be free of excess amounts of equipment.
- 3.12.4 Docks and walkways must be properly maintained. Unsafe or sagging decks must be repaired or removed. (Ref. 6)

3.13 Exteriors

- 3.13.1 Covenants- "Any change to the exterior color of any improvement located on a Lot, including, without limitation, the dwelling, must be approved by the ARC." (Ref. 1, section 28)
- 3.13.2 Covenants- "No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, except...as is approved in accordance with Article .VI, Section 3, or as is otherwise expressly permitted herein. No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted In writing to and approved by an Architectural Review Committee ("ARC")." (Ref. 1 section 3).
- 3.13.3 Refer to "Dwelling Modifications" and "Exterior Decorations" in the Construction section for additional information.

3.14 Exteriors Security Devices

See Security Devices in the Construction section above.

3.15 Fences (Maintenance)

- 3.15.1 The following paragraph is based on document reference 8.
- 3.15.2 For construction guidelines, see "Fence" in the Construction section.
- 3.15.3 Fences must be properly maintained. Fences visible from the street or neighbors must be upright, well supported and have the boards in good condition.
- 3.15.4 Fences must remain relatively free of weeds and wild vines.
- 3.15.5 Fence should be uniform in appearance.
- 3.15.6 Staining or painting of fences-see Construction section above.
- 3.15.7 Community perimeter fencing that falls on resident property lines must be maintained and or replaced by that property owner. (Ref. 6)
- 3.15.8 Appearance Standards
 - 3.15.8.1 Fence section shall be "secure" and free of excess motion.
 - 3.15.8.2 The fence shall be vertical and not lean in any direction.
 - 3.15.8.3 Individual slats, pickets, rungs or rails must of a uniform construction and solidly attached to the fence framework.
 - 3.15.8.4 Fence frame and individual pieces must be in good condition, free of missing sections, cracks, warps or bends.
 - 3.15.8.5 Wood fences must be free of rot and excess mold.
- 3.15.9 Repairs/maintenance
 - 3.15.9.1 Excess wild vegetation should be removed.
 - 3.15.9.2 Boards, slats, rungs that need replacing, must be replaced with materials of similar construction, design and color of the balance of the fence.
- 3.15.10 Uniform Assessment of fence condition- On a periodic basis the ARC will review the condition of the fence. If sections of fence are in need of repair, the individual homeowner will be notified.

- 3.15.10.1 Since some sections of fence may require more maintenance than others (because of location, shade, type etc.) fence sections will be treated as a "unit" with regard to cleaning, painting etc.
- 3.15.10.2 Should a section of fence involving several homeowners need attention, the ARC will address the fence section as a unit to insure a uniform appearance. This could include but not limited to:
- 3.15.10.3 Washing of the fence (pressure or otherwise).
- 3.15.10.4 Replacement of several sections because of age.
- 3.15.10.5 Paint, coating or staining of several sections.
- 3.15.10.6 Fence "unit" repairs shall be negotiated between the effected homeowners and a consistent maintenance plan approved by the ARC will be implemented.
- 3.15.10.7 It will be advantageous and more cost effective to use a single contractor/individual to repair/clean/coat a fence unit. Costs of such repairs will be fairly distributed between the homeowners.
- 3.15.11 Painting or refinishing
 - 3.15.11.1 Any change in color or coatings will require ARC approval.
 - 3.15.11.2 Natural stains and neutral colors are preferred.
 - 3.15.11.3 Homes with fences that are part of a continuous section of fence, must maintain a consistent color with the rest of the neighbor fences. This is the case with home that have fences that are part of the neighborhood perimeter fence.

3.16 **Fishing**

- 3.16.1 Also see "Lake" in this section.
- 3.16.2 Covenants- "Fishing shall be permitted so long as a license is obtained from the appropriate governmental authority, if necessary." (Ref.1, section 32).
- 3.16.3 Clarification-The Board no longer requires LOOP issued fishing licenses. (Board confirmation 7/13/09)
- 3.16.4 Fishing in all lakes is restricted to residents or property owners and their guests.. (Ref. 2).
- 3.16.5 Other rules- A resident must accompany a guest when guests are fishing or using any lake. (Rev. 0)
- 3.16.6 Fishing privileges may be revoked at any time by the Association.
- 3.16.7 The creel, possession, and size limits of Georgia law are applicable and must be adhered to. The Game & Fish Division of the Georgia Natural Resources Department requirements or the requirements of any other government agency must be complied with, including but not limited to anyone over the age of 16 must have in their possession a valid fishing license form the State of Georgia, except for those owners of Lots adjacent to the lake and their immediate family who fish from these Lots.

3.17 **Gardens**

- 3.17.1 For garden locations- see "Garden" in Construction section above.
- 3.17.2 Covenants-"...All maintenance of the Lot and all structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the owner thereof, who shall maintain such Lot in a manner consistent with the Community-Wide Standard and this Declaration. (Ref.1, Art. 5, sections 2)
- 3.17.3 Gardens must be maintained to the "Landscaping standards"
- 3.17.4 Additional clarification- Vegetable gardens must not adversely affect the neighbors "quality of life," and not visible from the roadway.

3.18 **Garages**

- 3.18.1 Also see "Vehicle" section below.

- 3.18.2 Covenants- "...Garage doors shall be kept closed at all times, except during times of ingress and egress from the garage..." (Ref.1, section 5).
 - 3.18.2.1 ARC clarification-. Open garage doors are considered a minor issue. Doors should be closed whenever access to the garage is not needed. (Rev.0)
- 3.18.3 Covenants- "...No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community. Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in a garage or other area designated by the Board, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community. Trucks with mounted campers which are an Owner's or Occupant's primary means of transportation shall not be considered recreational vehicles, provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal." (Ref.1, section 5).
 - 3.18.3.1 ARC interpretation. Garages should be used to store cars. Vehicles should not be parked in the same spot for more than 24 hours. Vehicles that are not roadworthy or must be stored in the garage. (Ref. 5)
 - 3.18.3.2 Boats being prepared for the season or "winterized" may be parked in the owners drive for up to 7 days.(Ref. 6)
- 3.19 **Garbage Cans, Woodpiles, accumulation of personal items, etc.**
 - 3.19.1 Covenants-"All garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. Trash, garbage, debris, or other waste matter of any kind may not be burned within the Community." (Ref. 1, section 16)
 - 3.19.2 Other rules-At no time shall personal items accumulate or be stacked on the residence where it can be seen from the roadway or from a neighboring property. A minimal amount of stacked items may be allowed if the material is well concealed and orderly. (Approved 1/30/09)
- 3.20 **Gazebos, Playhouses and Other structures**
 - 3.20.1 Covenants-"...All maintenance of the Lot and all structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the owner thereof, who shall maintain such Lot in a manner consistent with the Community-Wide Standard and this Declaration. (Ref.1, Art. 5, sections 2)
 - 3.20.2 Other rules- Any outdoor structure must be properly maintained and in safe working order. Structures that are in poor repair or constitute an "eye sore" must be removed.
 - 3.20.3 For location and construction guidelines see "Gazebo and other structures" in the Construction section.
- 3.21 **Guests and Visitors**

- 3.21.1 Residents must accompany quests when they are using community facilities. This includes, but not limited to, fishing, boating, tennis, swimming and use of the common grounds.(Rev.0)
- 3.21.2 Guest must adhere to all established rules and policies of the community. (Rev.0)
- 3.21.3 If damages occur, residents shall be responsible for the actions (damages) of their guests if the quests refuse to make restitution.

3.22 **Guns**

- 3.22.1 Covenants-."The use of firearms in the Community is prohibited. The term "firearms" includes without limitation "B-B" guns, pellet guns, and small firearms of all types." (Ref. 1, section 18).
- 3.22.2 Other rules: This includes "B-B" guns, pellet guns, "paint ball" and small firearms of all types. (Approved 2/2007)
- 3.22.3 Other rules: Due to safety concerns, "Airsoft" activities can only be undertaken on private property. No "Airsoft" activities can occur on LOOP property or in public right-of-ways (roads, sidewalks etc). The Board will investigate complaints from residents regarding a) excessive stray pellets found beyond or outside private property, b) "Airsoft" activities beyond designated areas (stated above). Approved 11/9/09 (added Rev.1)

3.23 **Lakes Restrictions- Use related**

- 3.23.1 For construction guidelines see "Lake" in the Construction section above.
- 3.23.2 **Water use**
 - 3.23.2.1 Covenants-"Owners are prohibited from withdrawing water from the lakes which exist within the Community for irrigation of the lawns and gardens on a Lot. (Ref. 1 Section 32, and Ref. 2)
 - 3.23.2.2 Other Rules-Water for any purpose cannot be withdrawn or recycled to, or from, the lake because of the possibility of introducing foreign foliage and/or contaminates. No vegetation (alive or dead) can be added to the lake by any homeowner (Approved 9/2004).
- 3.23.3 **Fishing**-see Fishing section above.
- 3.23.4 **General use**
- 3.23.5 Covenants-"Ice skating, water skiing and swimming shall not be permitted. Boats shall be permitted on such lakes only as authorized by the Board." (Ref. 1, section 32)
- 3.23.6 No loud or rude conduct will be permitted on any lake at any time. A violation of this rule may result in revocation of boat license.(Ref. 2)
- 3.23.7 **Boats and Boating**- see Boats and Boating section above.
- 3.23.8 Clarification-Swimming and or Wind Surfing will NOT BE PERMITTED in any lake at any time.(Ref. 2)

3.24 **Leasing**

- 3.24.1 Covenants-"In order to protect the equity of the individual Owners at The Lakes of Old Peachtree, and to carry out the purpose for which the Community was formed by preserving the character of the Community as a homogenous residential community of predominantly owner-occupied homes, leasing of Lots shall be governed by the restrictions imposed by this Section. Except as provided herein, the leasing of Lots is prohibited". (Ref 1, section 7). (Rev.0)
- 3.24.2 Clarifications- Leasing is not allowed except on special occasions (per the covenants) with Board approval. (Rev. 0)

3.25 **Mailboxes**

3.25.1 See Mailbox in the construction section for type.

3.25.2 Mailboxes shall be properly maintained (color, type and upright) and in proper working order.

3.26 **Nuisance**

3.26.1 Covenants- "It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on such Owner's Lot. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any Lot unless required by law." (Ref. 1, section 10)

3.26.2 Covenants- "...No vehicle may be left upon any portion of the Community, except in a garage ...for a period longer than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community. Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in a garage or other area designated by the Board, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community. (Ref. 1, section 5).

3.27 **Parking**

3.27.1 Also see "vehicles" and "garage" sections

3.27.2 Covenants- "The term "vehicles," as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, and automobiles. Unless and except to the extent that the Occupants of a Lot shall have more vehicles than the number of parking areas serving their Lot, all vehicles shall be parked within such parking areas. Where the Lot contains a garage, "parking areas" shall refer to the number of garage parking spaces. No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community. Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community,

except if kept in a garage or other area designated by the Board, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community. Trucks with mounted campers which are an Owner's or Occupant's primary means of transportation shall not be considered recreational vehicles, provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal." (Ref. 1, section 5)

- 3.27.3 Covenants-"Vehicles shall be parked only in appropriate parking spaces or designated areas. All parking shall be subject to such rules and regulations as the Board may adopt." (Ref 1, section 6).
- 3.27.4 ARC interpretation. Garages should be used to store cars. Vehicles should not be parked in the same spot for more than 24 hours. Vehicles that are not roadworthy or must be stored in the garage. (Ref. 5).
- 3.27.5 Other rules-Excessive numbers of cars shall not be permitted, stored, or parked on any Lot within the neighborhood without expressed written permission from the Board. (Approved 3/2007). At no time shall cars be parked on the grass or garden area. (Rev.0).
- 3.27.6 Clarification- At no time shall cars be parked on the street for more than 24 hours without being moved. (Approved 1/30/09). Further clarification at the 3/2008 Board Meeting set no limit on cars in driveway. (Ref. 5).
- 3.27.7 Gwinnet County Ordinance- Section 14-303. Junk Vehicles. Junk vehicles shall not be kept, permitted, parked, stored or maintained on any premises or public right-of-way. (Rev. 1)
 - 3.27.7.1 Exceptions: (1) Junk vehicles, which are kept within a fully enclosed building on property in residential zoning districts provided the owner or occupant of the property is in the process of reconditioning the junk vehicles for personal use; (Rev. 1)

3.28 **Play Equipment**

- 3.28.1 Also see "Play Equipment" in the construction section for location and other guidelines.
- 3.28.2 Play equipment must be maintained in good working and visible conditions.
- 3.28.3 Play equipment must be landscaped to minimize street and/or neighbor impact.

3.29 **Sidewalks**

- 3.29.1 ARC Guideline-Sidewalks must be maintained and/or repaired to achieve a relatively smooth and level surface to walk on. Tree, limbs and bushes must be trimmed back so that the whole width of the sidewalk can be used by an adult without having to bend over or leave the sidewalk. (Ref. 6)

3.30 **Signs**

- 3.30.1 Covenants- "No sign of any kind shall be erected by an Owner or Occupant within the Community without the prior written consent of the ARC. "For Sale" and "For Rent" signs and security signs consistent with the Community-Wide Standard and any signs required by legal proceedings may be erected upon any Lot. The provisions of this Section shall not apply to any Person holding a Mortgage who becomes the owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof. (Ref. 1 section 4).
- 3.30.2 Covenants- "... the Board shall have the right to erect reasonable and appropriate signs." (Ref.1, section 4)

- 3.30.3 ARC Clarifications- Political candidate or issue signs may be placed in the homeowner's yard during an election season. These signs must be of a normal size (less than 3 ft square) and be placed on the Lot so as not to impede traffic or pedestrian flow. (Approved 1/30/09).
- 3.30.4 Other rules-Unsightly, derogatory or distasteful signs will not be permitted. (Approved 2/9/09).
- 3.30.5 Other rules-Residents may not erect signs on LOOP property without prior permission from the Board (Rev. 0).
- 3.30.6 Graduations signs may be placed in the homeowner's yard. If a neighborhood recognition sign at the entrance is desired, ARC approval is required. Signs must be removed 3 months after graduation. (Rev. 0)
- 3.30.7 Since the community adopted the "No Lease" amendment in December 12, 2008, "For Rent" signs are not permitted on any property without specific Board approval. (Rev 1).

3.31 **Storage Buildings**

- 3.31.1 See "Storage Building" in the Construction section for location and other requirement.
- 3.31.2 Buildings must be well maintained and landscaped to minimize neighbor impact.

3.32 **Trailer, Boat, Recreation Vehicle Storage**

- 3.32.1 Covenants- "...Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in a garage or other area designated by the Board, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community." (Ref. 1, section 5)
- 3.32.2 Other rules- Small "low profile" wire sided utility trailers may be stored in the back yard in an "esthetic" manner out of the site of the road and neighbors. Under no circumstances can enclosed "box" type trailers be stored on any property outside the garage (Approved 2002)
- 3.32.3 Clarifications- Boats being prepared for the season or "winterized" may be parked in the owners drive for up to 7 days. (Approved 2004).

3.33 **Trash cans, garbage and yard waste** (also see Burning section)

- 3.33.1 Covenants- "All garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate." (Ref 1, section 16)
- 3.33.2 Other rules- Brush pile are discouraged because of the rodents and snakes that they attract. No trash, garbage, brush, limbs, grass or garden waste may be located beside, or in the lakes. No trash, garbage, brush, limbs, grass or garden waste may be stored or deposited on common areas or LOOP property without Board approval.

3.34 **Tree Removal**

- 3.34.1 Covenants-"No trees that are more than four (4) inches in diameter at a point two (2) feet above the ground shall be removed without the prior written consent of the ARC. Notwithstanding all of the above, no consent or approval is required for the removal of any trees, regardless of their diameter, that are

located within ten (10) feet of a drainage area, a septic field, a sidewalk, a residence or a driveway.” (Ref 1, section 13).

3.34.2 ARC approval required except when the tree(s) are: a) diseased or dead, b) tree removal is required to promote growth of other trees, c) safety reasons. (Ref. 3)

3.34.3 Trees that are removed from the front yard (or visible from the road) require that the stump/trunk be removed or ground below the ground. Historical since 2003 (Rev.0)

3.34.4 ARC encourages the planting of replacement trees away from the house to maintain the esthetic beauty of the neighborhood.

3.34.5 Terrace Lake Drive Bradford Pear removal- ARC approval required-owner may plant with different species. Board approval 10/13/03

3.35 **Unsightly or Unkempt conditions**

3.35.1 Covenants” The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Community. (Ref. 1, section 11)

3.35.2 Covenants- “It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on such Owner’s Lot. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. “ (Ref. 1, section 10)

3.36 **Use of Home**

3.36.1 Covenants-“All Lots shall be used for residential purposes exclusively. No business or business activity shall be carried on, in or upon any Lot at any time except with the written approval of the Board. Leasing of a Lot shall not be considered a business or business activity. *(Note that we have a no-lease amendment that was approved in 2007)* However, the Board may permit a Lot to be used for business purposes so long as such business, in the sole discretion of the Board, does not otherwise violate the provisions of the Declaration or Bylaws, does not create a disturbance and does not unduly increase traffic flow or parking congestion. The Board may issue rules regarding permitted business activities. “ (Ref. 1, section 2)

3.36.2 Leasing- See leasing section above.

3.37 **Vehicles, trailers, boats etc.**

3.37.1 Also see “Garage” and “Parking” sections above

3.37.2 Covenants- “The term “vehicles,” as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, and automobiles. Unless and except to the extent that the Occupants of a Lot shall have more vehicles than the number of parking areas serving their Lot, all vehicles shall be parked within such parking areas. Where the Lot contains a garage, “parking areas” shall refer to the number of garage parking spaces. No vehicle may be left upon any portion of the Community, except in a garage

or other area designated by the Board, for a period longer than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community. Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in a garage or other area designated by the Board, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community. Trucks with mounted campers which are an Owner's or Occupant's primary means of transportation shall not be considered recreational vehicles, provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal. (Ref. 1, section 5)

- 3.37.3 Clarification- Garages should be used to store cars. Vehicles that are not roadworthy or must be stored in the garage. (Ref. 5).
- 3.37.4 No vehicle (as described above) may be left upon the portion of the community except in a garage for longer than 5 days if it is unlicensed or incapable of being operated upon public highways. After such 5 days such vehicle shall be considered a nuisance and may be removed from the community.
- 3.37.5 ARC interpretation. Vehicles (as described above) should not be parked on the street continuously for more than 24 hours.
- 3.37.6 Covenants- "No motorized vehicles shall be permitted on pathways or unpaved Common Property except for public safety vehicles and vehicles authorized by the Board." (Ref. 1, section 5)
- 3.37.7 Clarification- At no time shall cars be parked on the grass or garden area. (Rev 0)

3.38 **Visitors** see Guests in this section

3.39 **Yard Appearance** (Ref. 4)

- 3.40 Covenants-(Article V Section 2). Owner's responsibility. ..."all maintenance of the lot and structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the owner thereof, who shall maintain such lot in a manner consistent with the community-wide standard and this declaration."
- 3.41 **General Yard Condition:** Yards, sidewalks, driveways, and landscaping shall be maintained in a manner consistent with the neighborhood. Yards shall be generally "groomed" and free of excess debris, trash and other refuse. Lawns and shrubs shall be cut and or trimmed to achieve an orderly and well kept appearance.
- 3.42 **Grass clippings** should be disposed of properly and not be visible from the street or neighbors homes. Grass clippings should not be put down storm drains.
- 3.43 Lawns shall be maintained to a **uniform height**, with a maximum height of 4". Suggested mowing schedule is every 2-3 weeks during the growing season.
- 3.44 **Edging** shall be performed on a regular basis to curtail grass encroachment onto sidewalks, driveways, and paths. Edging once a month during the growing season is suggested. Grass/vegetation encroachment should not exceed 3-4" onto sidewalks, driveways and paths.
- 3.45 **Weeds** within the lawn shall be controlled so that they are not "very obvious" from street.
- 3.46 **Trees, bushes and shrubs** shall be pruned and or maintained to achieve an orderly appearance (not an "overgrown" appearance). Vegetation adjacent to public sidewalks and roadways shall be trimmed to allow safe visibility and unimpeded access along the thoroughfare.

- 3.47 **Areas covered** with pine straw, nuggets, rocks etc., shall be maintained and/or refurbished as needed to achieve a uniform coverage. Weed or landscape cloth should not be readily visible. Organic cover material should be replaced/supplemented at least once a year.
- 3.48 **Flowerbeds** and other landscaped areas should not appear to be overgrown with weeds or grass.
- 3.49 **Leaves** shall be gathered and disposed of in a timely manner (every 2-3 weeks in the fall) so that there is no evidence of a buildup of leaves in the yard. Leaves shall be bagged or disposed of properly, not placed in the lakes, roadways or down the storm drains

4.0 Guideline for ARC submissions (Ref. 3)

- 4.1 No construction may begin until approval of the plans for such construction has been granted by the ARC. The approval process begins by submitting to the ARC two sets of the following items in acceptable form. One set will be retained by the ARC and the other set, when approved, will be returned to the builder/owner. (Ref. 3)
- 4.2 **Plan requirements**
 - 4.2.1 **Major modifications to Buildings** require architectural plans (1/4" = 1'-0"), showing the floor plan(s) and all front, rear and side elevations. All proposed changes must be clearly marked. All elevations must show the approximate finished grade lines derived from the actual topography of the Lot. All garages shall have doors, and no carports shall be permitted.
 - 4.2.2 **Major modifications to the Lot** are required, a site plan (1" = 20.0'), showing the location of all proposed structures, building setback lines; driveways, walks, retaining walls, and open space, all clearly indicated in their appropriate location and to scale. Indicate areas to be landscaped and areas to be left natural.
 - 4.2.3 **Minor modifications** require a proportional drawing and/or sketch that details proposed changes.
- 4.3 **Material Descriptions**
 - 4.3.1 Exterior finish schedule, indicating roofing materials, siding, brick, stucco, stone and all other exterior materials, finishes and textures. These may be noted on the architectural plans and elevations.
 - 4.3.2 Exterior color schedule, indicating roofing colors, stucco colors, brick and mortar selections, siding and trim colors. The ARC may require samples of the above selections to be furnished by the builder/owner. A representative of the ARC is available to consult on exterior color selection at no expense to the builder/owner.
- 4.4 Before clearing or construction can commence on any Lot, the builder/owner must stake the building/addition in its proposed location. It is the owner's responsibility to check for all setbacks and conform to Government regulations/standards and approved site plan.
- 4.5 **ARC Form**
 - 4.5.1 Architectural Review Committee (ARC) Request Form should be used for all requests. The latest form is located on the LOOP web site (www.loop-news.org).
 - 4.5.2 Fill in the form with details of your request and attach drawings, photos samples etc. to accurately convey your request.

- 4.5.3 Either e-mail the completed form or deliver it to the ARC Chairperson. Save a confirmation of you e-mail and/or follow up with the Chairperson within 3-5 days to make sure the form was received.
- 4.5.4 Normal approval is 7-10 days for simple requests and up to 10-20 days for complicated requests.
- 4.6 ARC approval procedures are covered in the "ARC Approval Procedure" document of (6-2009) available from the ARC committee.

5.0 ARC Approval

- 5.1 Covenants- "If the ARC fails to approve or to disapprove submitted plans and specifications within sixty (60) days after the plans and specifications have been submitted to it, approval will not be required, and this Section will be deemed to have been fully complied with. As a condition of approval under this Section, each Owner, on behalf of such Owner and such Owner's successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement, and insurance to and on any change, modification, addition, or alteration. In the discretion of the ARC, an Owner may be made to verify such condition of approval by a recordable written instrument acknowledged by such Owner on behalf of such Owner and such Owner's successors-in-interest. The ARC shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions..."(Ref. 1 section 3)
- 5.2 If ARC request approvals do not have a specific completion date, the request shall be valid for a period of six (6) months form the actual ARC approval date. If the project is not completed within six months a one time extension must be applied for to continue the project. If the project has not been started within six (6) months of the approval date, the approval becomes invalid. (Rev.1).
- 5.3 ARC approval procedures are covered in the "ARC Approval Procedure" document of (6-2009) available from the ARC committee.

6.0 Fines

- 6.1 Covenants- "All provisions of the Declaration, Bylaws, and of any rules and regulations, use restrictions or design guidelines promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against owners shall also apply to all Occupants even though Occupants are not specifically mentioned. Fines may be levied against Owners or Occupants. If a fine is first levied against an Occupant and is not paid timely, the fine may then be levied against the Owner. (Ref 1, section 8)
- 6.2 Within the Bylaws of the Lakes of Old Peachtree Association, Inc. Article III, Section 21. "Fining Procedure. The Board shall not impose a fine (a late charge shall not constitute a fine) unless and until the following procedure is followed:
 - (a) Notice. Written notice shall be served upon the violator by first-class or certified mail sent to the last address of the member shown on the Association's records, specifying:
 - (i) the nature of the violation, the fine to be imposed and the date, not less than fifteen (15) days from the date of the notice, that the fine will take effect;
 - (ii) that the violator may, within ten (10) days from the date of the notice, request a hearing regarding the fine imposed;
 - (iii) the name, address and telephone numbers of a person to contact to challenge the fine;

(iv) that any statements, evidence, and witnesses may be produced by the violator at the hearing;

(v) all rights to have the fine reconsidered are waived if a hearing is not requested within ten (10) days of the date of the notice.

(b) Hearing. If a hearing is requested, it shall be held before the Board in executive session, and the violator shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing. No fine shall be imposed prior to the date that is five (5) days after the date of the hearing.

6.3 Clarifications- More detailed procedures and Fine guidelines are located In "Notification and Fine Structure for LOOP Covenants, By-laws, Guidelines, Established Policies, and ARC Violations." Dated November 8, 2004 and revised May 5, 2005.

7.0 References

- 7.1 (Ref. 1) LOOP Declaration of Protective Covenants dated June 19, 1992, (Including first addendum dates 12/8/08). Article VI, sections 1 through 26 unless other articles are specifically referenced.
- 7.2 (Ref. 2) Lakes of Old Peachtree Lake Restrictions and Policies dated November 1, 1992
- 7.3 (Ref. 3) Design Guidelines for Lakes of Old Peachtree dated November 1992.
- 7.4 (Ref. 4) Yard Maintenance Standards approved December 16, 2003)
- 7.5 (Ref. 5) Architectural Review Committee (ARC) Construction Guidelines, created August 16, 2004 and last revised/approved February 9, 2009.
- 7.6 (Ref. 6) Architectural Review Committee (ARC) Property Restrictions, Use and Appearance Guidelines created August 16, 2004 and last revised/approved February 9, 2009
- 7.7 (Ref. 7) Utility Shed/Building Standard of October 29, 1996.
- 7.8 (Ref. 8) Fence Maintenance Standards adopted February 6, 2009
- 7.9 OPEN
- 7.10 OPEN

8.0 Revising this document:

Because of the importance of the document, it is important that the revisions to this document be properly recorded. Revisions of this document should be done in the following manner. Sections that are modified added or deleted should be followed by a Revision number (Rev.1). A line should be added to the "Revision" (below) with revision number, date, and brief description of the revision. The revision date will be the Board Approval date.

Revision History:

| Revision | Appv'l Date | Revised by: | Description |
|----------|-------------|-------------|--|
| Rev. 0 | 08/10/2009 | S. Robson | Consolidated LOOP ARC guideline document initial issue plus Rev. 0 additions approved by the Board Aug.10, 2009. |
| Rev. 1 | 06/14/2010 | S. Robson | Revised sections; 2.1.2, 2.6.10.1, 2.11, 2.27.6, 3.22.3, 3.27.7, 3.30.7, 5.2. Rev. 1 changes approved by the Board on June 14, 2009. |

9.0 Exhibits

- 9.1 Exhibit "A" Dock design
- 9.2 Exhibit "B" Fence designs

Exhibit "A"

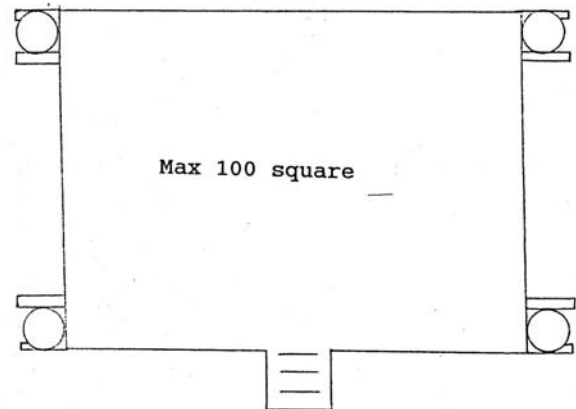
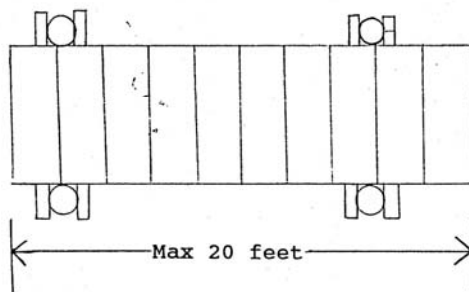
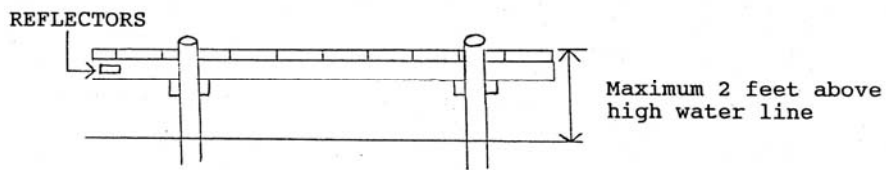
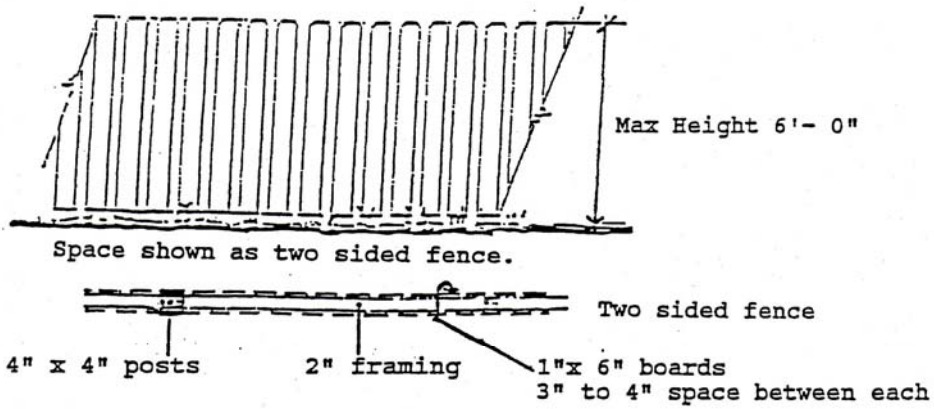


Exhibit "B"

PRIVACY FENCE

Fence tops to be flat, rounded, or scalloped.



SPLIT RAIL FENCE

