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**Architectural Standards and Guidelines
Morgan's Crossing Subdivision
Monroe, Georgia**

December, 2013

The following guidelines are to be followed with respect to the construction, location, landscaping and design of all Dwellings and other Improvements on any Lot, the content and manner in which plans and specifications and other documentation and information concerning the construction of any Dwelling or other Improvements on a Lot are to be submitted to and approved by the Architectural Review Committee and any other matters affecting the construction, repair or maintenance of any Dwelling or other Improvements on any Lot. The Architectural Standards adopted by the Architectural Review Committee shall be in addition to the provisions and requirements set forth in the Declaration and shall be binding upon and enforceable against all Owners. ⁽¹⁾

NOTE: Sections 6.05, 6.06, 8.02, 8.04, 8.5, 8.06 & 8.11 of the Declaration of Covenants, Conditions and Restrictions must be strictly followed prior to and during any Construction, Improvements or Changes.

Sections 6.07, 6.13 & 8.32 of the Declaration of Covenants, Conditions and Restrictions are enforceable if the above noted sections are not followed.

Building Type – All Lots are limited to single family residential purposes only. ⁽²⁾

Height Limitations – The height of all Dwellings shall be compatible with all other Dwellings adjacent to such Lot or Dwelling. No Dwelling shall exceed two and one-half (2-1/2) stories in height, as measured from the finished grade of the Lot on the front of the Dwelling facing a street or roadway. ⁽³⁾

Building Setbacks – Subject to the provisions of Section 8.09 of Morgan's Crossing Declaration of Covenants, Conditions and Restrictions, minimum setback lines for all

Dwellings shall be established either (i) by the Architectural Review Committee, (ii) on the recorded subdivision plat for the subdivision of which such Lot is included, or (iii) in the deed from the Developer to the Owner of such Lot.

No Dwellings shall be built within the setback areas established in accordance with any of the procedures specified above. All eaves, steps, stoops, porches, terraces, decks and patios shall be deemed part of the Dwelling for the purposes of determining building setback areas. ⁽⁴⁾

Siting of Dwellings – Prior to commencing any construction-related activities on any Lot – including any grading or clearing – the location of any Dwelling to be constructed must be approved by the Architectural Review Committee. ⁽⁵⁾

Minimum Living Space – The Minimum Living Space (excluding the garage or basement) for a constructed Dwelling must be no less than 1,800 square feet, unless otherwise approved by the Architectural Review Committee. ⁽²³⁾

Garages – Each Dwelling shall provide for parking for at least two (2) automobiles in garages equipped with garage doors. Carports are not permitted. Each Dwelling shall provide adequate off-street parking within the property lines of each lot. ⁽⁶⁾

Garages may be side entry or front entry and garage doors may open onto the side of a Dwelling or front a street. Garage doors shall be constructed of such materials as are approved by the Architectural Review Committee. ⁽⁷⁾

Driveways & Sidewalks – All driveways and sidewalks for each Lot or Dwelling shall be constructed of concrete. Other materials (e.g. brick) may be used by only if approved by the Architectural Review Committee. All driveways and sidewalks shall be paved. Gravel and loose stone driveways and sidewalks are prohibited. ⁽⁸⁾

Roofing – The Architectural Review Committee shall have the right to establish specific requirements for the pitch of any roof and the type of roofing materials which may be utilized for any Dwelling. No solar or energy collection panels, equipment or device shall be installed or maintained on any Lot or Dwelling, including, without limitation, the roof of any Dwelling if the same would be visible from any street. Every effort should be made to avoid placing plumbing or heating vents, stacks and other projections of any nature on the roof on the front of a Dwelling. Regardless of location on the roof, all such vents, stacks and any other projections from the roof of any Dwelling shall (i) be painted the same color as the roofing material used for such Dwelling and (ii) to the

extent practicable, not be visible from any street. No projections of any type shall be placed or permitted to remain above the roof of any Dwelling except for approved chimneys and vent stacks. ⁽⁹⁾

Antennas, Etc. – No antennas, aerials, discs, dishes or other devices for the transmission or reception of radio or television signals or any other form of electromagnetic radiation or communication shall be erected, constructed, installed, used or maintained outside of any building or structure on a Lot whether or not the same located on the roof of any structure or is otherwise attached to or detached from a building or a structure unless the same shall be first approved in writing to the Architectural Review Committee. ⁽¹⁰⁾

Windows & Doors – All aluminum or metal windows that are to be utilized on the front or sides of any Dwelling or cantilevered bay windows shall be reviewed by the Architectural Review Committee, (which may require additional landscaping in front of such bay window). Burglar bars or doors (including wrought iron doors) shall not be permitted. Screen doors shall not be used on the front or side of any Dwelling. No aluminum or metal doors with glass fronts (e.g. storm doors) shall be allowed on the front of any Dwelling without first obtaining written approval from the Architectural Review Committee. ⁽¹¹⁾

Swimming Pools & Tennis Courts – Prior written approval of the Architectural Review Committee must be obtained prior to construction or installation of any swimming pools, outdoor hot tubs, reflecting ponds, saunas, whirlpools, lap pools or tennis courts on any Lot or Dwelling. Above-ground pools shall not be permitted. ⁽¹²⁾

Exterior Air Conditioning and Swimming Pool Equipment – All air conditioning, swimming pool and other mechanical or electrical equipment or the like located outside of a resident dwelling may be screened from the view of street rights-of-way and adjacent to neighboring properties by opaque walls attached to and made an architectural part of each single family residential dwelling and otherwise in conformity with the applicable provisions of the Architectural Standards and Guidelines, or otherwise approved by the Architectural Review Committee. Absolutely no window or wall mounted air conditioning units shall be permitted. ⁽¹³⁾

Chimneys – All exterior chimney chases shall be constructed of brick, stone, stucco, or of the same materials and color as the siding of the Dwelling. ⁽¹⁴⁾

Fences – No chain link, vinyl, coated or wire fences shall be permitted other than within the Common Areas. No fences shall be allowed in front yards. Electric fences are not permitted. The type of materials utilized for (including the color thereof) and the location of all fences must be approved by the Architectural Review Committee.⁽¹⁵⁾ Minimum fence height is 4', maximum fence height is 6'.

Exterior Building Materials, Finishes & Colors – Uncovered or exposed (whether or not painted) concrete or concrete block shall not be permitted as the exterior finish of any building, structure or wall unless approved by the Architectural Review Committee. All brick, stonework and mortar, as to type, size, color and application, must be approved by the Architectural Review Committee. No black grout (mortar) shall be utilized for any exterior brick or stone. All exterior colors, including without limitation, the color of all roof shingles, brick, stone, stucco, synthetic plaster (e.g. Dryvit Brand EIFS), wood trim, cornices, eaves, railing, doors and shutters shall be subject to the approval of the Architectural Review Committee. Metal flashings, valleys, vents and gutters installed on a Dwelling must be painted to blend with the color of the exterior materials to which it is adhered or installed. No wooden steps or stoops shall be allowed on the front or side of any Dwelling unless approved by the Architectural Review Committee.⁽¹⁶⁾

The front façade of each Dwelling shall be constructed of brick, the sides and rear of the Dwelling must be gray, tan or cream colored siding. This siding color must match the other Dwellings within the community.

Exterior Lighting – All exterior lighting for any Dwelling including, without limitation, free standing lighting and utility (e.g. flood) lights attached to a Dwelling must be approved by the Architectural Review Committee.⁽¹⁷⁾

Equipment Storage Areas – All exterior equipment storage areas shall be enclosed by opaque walls attached to and made part of each single family residential dwelling or any garage or other outbuilding and otherwise in conformity with the applicable provisions of the Architectural Review Committee.⁽¹⁸⁾

Mailboxes – Only one (1) Mailbox shall be allowed on any Lot or Dwelling. All mailboxes shall be of the type, design, color and location as may be established in these Architectural Standards or as approved by the Architectural Review Committee. Mailboxes shall be placed at the street by the driveway and painted in flat or glossy black. The house designation numbers must be silver and contain only the house

number of the Lot or Dwelling. No further inscription, paintings, ornaments or artistry is allowed.⁽¹⁹⁾

Landscaping - The landscaping plan for each Lot or Dwelling shall be submitted to the Architectural Review Committee for approval. Each Owner shall, to the extent practical, attempt to incorporate into their landscaping plan the natural plant life existing on the Lot and shall take such steps which would, to the extent practical, preserve the existing trees, plant life, wild flowers and natural environment, including drainage channels which exist on such Lot. All front yards of each Lot shall, unless otherwise approved by the Architectural Review Committee as a natural area or unless landscaped with shrubbery and other approved plant life, be sodded with grass. **Grass** - No type or variety of lawn grass other than Bermuda, Zoysia or Fescue shall be planted or installed on each Lot, and such lawn grass shall be planted and installed only in these areas where specified on the landscape plan approved by the Architectural Review Committee. The planting and installing of lawn grass in the front and side yard of any residential Lot shall be Bermuda or Zoysia and accomplished by the installation of full sod, while on the balance of the property it may be installed by full sodding, seeding, sprigging or plugging.⁽²⁰⁾

All landscaping for a Lot shall be completed in accordance with the landscaping plan approved by the Architectural Review Committee no later than **thirty (30) days** following the issuance of a certificate of occupancy for the Dwelling.⁽²⁰⁾

No hedge or shrubbery planting which obstructs sight lines of streets and roadways shall be placed or permitted to remain on any Lot or Dwelling where such hedge or shrubbery interferes with traffic sight lines for roadways within the Development. The determination on whether such obstruction exists shall be made by the ARC, whose determination shall be final, conclusive and binding on all Owners.⁽²⁰⁾

Minimum Landscaped Areas – The entire surface area of the front portion each Lot (that is, the area beginning at the front corner of each home, drawing a line straight to and perpendicular to the Lot line, and covering all surface area in front of the home moving forward to the street curbing) which is pervious, open and uncovered by buildings, structures, driveways, walkways, parking areas, sidewalks, swimming pools, decks, patios or other impervious surfaces shall be landscaped with lawn grass, ground covers, shrubs, bushes, trees, flowers and other plant materials or vegetation in accordance with a landscape plan and plant materials approved by the Architectural Review Committee. The remaining back portion of each lot shall be landscaped by Class B Members, as described in the Declaration, with lawn grass, ground covers,

shrubs, bushes, trees, flowers and other plant materials or vegetation in accordance with a landscape plan and plant materials approved by the Architectural Review Committee.⁽²¹⁾

Commencement and Completion of Construction – Upon commencement of construction of any Dwelling, construction work thereon shall be prosecuted diligently and continuously and shall be completed within one (1) year of the commencement date of said construction, such completion to be evidenced by a certificate of occupancy issued by the appropriate Governmental Authorities.⁽²²⁾

Sources:

- (1) Section 6.04 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (2) Section 8.03 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (3) Section 8.07 of Amendment executed 4/29/04 to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (4) Section 8.08 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (5) Section 8.09 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (6) Section 8.12(a) of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (7) Section 8.12(b) of Amendment executed 4/29/04 & Number 3. of the Second Amendment to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (8) Section 8.13 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (9) Section 8.14 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions and Number 4. of the Second Amendment to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (10) Section 8.15 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (11) Section 8.12 (b) of Amendment executed 4/29/04 to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (12) Section 8.17 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (13) Section 8.18 of Amendment executed 4/29/04 and Number 5. of the Second Amendment to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (14) Number 6. of the Second Amendment to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (15) Section 8.20 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (16) Section 8.21 (a-d) of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (17) Section 8.22 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (18) Section 8.23 of Amendment executed 4/29/04 to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (19) Section 8.24 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (20) Section 8.27 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions and Number 7. & 8. of the Second Amendment to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions

- (21) Section 8.26 of Amendment executed 4/29/04 to Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (22) Section 6.11 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions
- (23) Section 8.10 of Morgan's Crossing Declarations of Covenants, Conditions and Restrictions and Brewer & Dudley, L.L.C., Filed & Recorded Subdivision Plat



Witness/Signature

12.16.13

Date

ESTHER Bryan

Print Name



Notary

12.16.13

Date

My Commission Expires:

12.7.15

SEAL:

SEAL AFFIXED