



Park Trail Homeowner's Association, Inc.

Park Trail Architectural Guidelines

The Architectural Review Committee (ARC) administers the design standards that are contained in our covenants and bylaws. An architectural review committee is responsible for: Managing the application and approval process; monitoring the community for violations of standards; fairly enforcing standards set forth in the governing documents; and, educating the community about set guidelines. Compliance with local building codes is the responsibility of the individual homeowner.

ANY ARCHITECTURAL MODIFICATION/ADDITION ISSUES NOT COVERED IN THESE DESIGN STANDARDS MUST BE SUBMITTED IN WRITING FOR APPROVAL TO THE FOLLOWING PRIOR TO COMMENCEMENT OF CHANGES:

Heritage Property Management
Attn: Matthew Urbanek
500 Sugar Mill Road
Building B, Suite 200
Atlanta, GA 30350

TIMING: Normal processing time for an ARC request is about 2 weeks. This amount of time needs to be factored into the timing of your plans for changes.

ADMISSIBLE / NO APPROVAL REQUIRED

	<i>Item</i>	<i>Condition</i>
1	Decorative flags.	Admissible. Holiday Flags should be in good condition and must be removed within 2 weeks after the day being observed. All other flags must be approved.
2	Private Residence sign in front yard.	Admissible. Must be in GOOD condition. Any faded or damaged signs must be removed.
3	Mulch, small rocks, pine straw, bark.	Admissible.
4	Holiday decorations.	Admissible, but must be removed two weeks after the holiday.
5	Flowers/plants in existing beds.	Admissible.
6	Satellite Dish	Admissible, needs to be 1 meter in diameter or less. Preferable location: high on sides or rear of house.
7	Toy basketball goal in driveway. Less than 8 feet high.	Admissible, removed nightly and stored out of sight.

NOT ADMISSIBLE / NOT PERMITTED

	<i>Item</i>	<i>Condition</i>
1	Wind sticks/pin wheels in front yard.	Not Admissible
2	Tall reflectors or landscape lights at driveway.	Not Admissible
3	Second "box" next to mailbox.	Not Admissible
4	Tarp covered items.	Not Admissible
5	Toys left in yard/driveway.	Not Admissible
6	Sheds	Not Admissible
7	Trampoline	Not Admissible
8	Signs (E.G. yard, car, garage sale).	Not admissible - One Home "FOR SALE" sign is admissible on owner's/seller's property.
9	Window fans/AC units.	Not Admissible
10	Planter box added to home	Not Admissible
11	Boats	Not Admissible
12	Permanent basketball goal	Not Admissible
13	Dog houses/cages.	Not Admissible
14	Address numbers on house or column (numerical or script).	Not Admissible. Only ARC approved address numbers are permissible. Currently, the BOD is working on selecting address numbers and completing placement specs. More info to come soon.
15	Awnings.	Not Admissible
16	Change exterior house paint.	Not Admissible
17	Change exterior lighting.	Not Admissible
18	Change garage door design/style.	Not Admissible
19	Change mailbox design/style.	Not Admissible

SUBMIT FOR APPROVAL

	<i>Item</i>	<i>Condition</i>
1	Small Statues or decorative flower bed items.	Submit for approval.
2	Spotlight(s)/landscape lights.	Submit for approval.
3	Window box added to home.	Submit for approval.
4	Large rocks for landscape.	Submit for approval
5	Furniture in front covered stoop area.	Submit for approval if it will remain in covered stoop for more than 24 hours
6	Screen/Storm Door	Submit for approval. Length or style must be submitted.

OTHER

	<i>Item</i>	<i>Condition</i>
1	Water Hose.	The water hose should be rolled up on the ground or on a holder in the back out of sight.
2	Name or decoration on mailbox.	Names not admissible. Seasonal decorations are admissible provided that they are removed within 2 weeks after the day being observed.
3	Oil on driveway	Owner is responsible for keeping the driveway free of oil or stain spots.
4	Garbage cans and recycling bins	Stored in garage or rear of property ONLY, except on trash pick-up days. Garbage can is expected to be removed from front of home by end of day on trash pick-up day.
5	Trash bags/recycling receptacles	Permitted curbside night prior to and/or day of pick up only.

THE ABOVE-LISTED GUIDELINES ARE WHAT THE BOARD AND ARC WILL USE TO ADMINISTER ANY VIOLATIONS TO THE COVENANTS, DESIGN STANDARDS OR COMMUNITY POLICIES.