

# Lantern Ridge Community Association, Inc Design Guidelines, Rules, and Regulations

(Updated 9/21/2020)

## Definitions

**LRCA** – Lantern Ridge Community Association, Inc

**ARB** – Architectural Review Board

**DOCS**- Amended and Restated Declaration of Covenants, Restrictions and Easements for Lantern Ridge (2014) & First Amendment to the Amended and Restated Declaration of Covenants, Restrictions and Easements for Lantern Ridge (2018)

## Covenant Restrictions

Please refer to the Amended and Restated Declaration of Covenants, Restrictions and Easements for Lantern Ridge (2014), and the First Amendment to the Amended and Restated Declaration of Covenants, Restrictions and Easements for Lantern Ridge (2018) that are both recorded with DeKalb County, Georgia land records office. We will refer to these collectively as the (DOCS) for Lantern Ridge. To obtain additional copies of the documents, please contact Property Management and visit our website at [www.lanternridge.net](http://www.lanternridge.net). It is the responsibility of the property owner and all occupants to comply with all Lantern Ridge Community Association, Inc documents, rules and regulations. Failure to comply may result in warnings and fines being levied against the property owner.

## Owner's Responsibility

Each Owner shall maintain and keep in good repair, condition, and order the Owner's Lot, dwelling and all structures located on such Owner's Lot. In addition, each Owner of a Townhome Lot shall maintain and keep in good repair, condition, and order the Front Stoop, Deck and/or Patio Area appurtenant to such Owner's Townhome Lot. Please refer to the DOCS for additional details.

## VIOLATION FINING STRUCTURE

**1<sup>st</sup> Violation: 1 Warning with timeframe to correct.**

**2<sup>nd</sup> Repeated or Uncorrected Violation: \$100 fine.**

**3<sup>rd</sup> Repeated or Uncorrected Violation: \$200 fine.**

**4<sup>th</sup> and all subsequent Repeated or Uncorrected Violations: \$200 fine.**

**Please note: All warnings survive to the property owner's record for 1 year from issuance. After 1 year of no repeat, or same, violation, warnings will clear from the property owner's record.**

## **Rules and Regulations for Exterior Modifications**

Per the DOCS, any exterior change, alteration, modification (including exterior painting), installation, removal, or any thing or object which may affect the appearance of a Lot must be approved by the ARB. Please refer to the DOCS for additional details regarding the approval process and time frames. **All exterior painting and/or re-painting requires ARB approval.** Please obtain an ARB MODIFICATION REQUEST FORM from property management or by visiting our website [www.lanternridge.net](http://www.lanternridge.net) before making any exterior modifications. Completed forms must first be submitted for approval.

### **The following are a few common examples requiring ARB approval before work begins:**

- 1) Erecting a dog kennel, child play set, or any other outdoor structure.
- 2) Painting or re-painting your home. See the **Lantern Ridge Paint Plan** pallet of approved colors.
- 3) Building a fence or a deck. Staining a fence or a deck.
- 4) Having color curtains and window treatments.
- 5) Extending your patio or pouring concrete on your property.
- 6) Installing a retaining wall or new hardscape in the front or the back of your home.
- 7) Installing a satellite dish.
- 8) Changing or adding any exterior light fixture, door, or window.
- 9) Changing the handrails on your front porch.
- 10) Roofing your home or patching a leak.
- 11) Changing your garage door or painting your garage door.

**Notice: If you have received a notice that instructs you to make needed repairs, you must submit an ARB Modification Request Form prior to beginning your work.**

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## **Lantern Ridge Community Rules & Design Guidelines (A), (B), (C), (D)**

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**(A)** These guidelines apply to both freestanding homes and townhomes and are the responsibility of the homeowner. Included are the Rules and Regulations for Signs, Trash, Garbage & Recycling.

1. **Signs:** Except as may be required by legal proceedings, no signs, advertising posters or billboards of any kind shall be erected, placed, or permitted to remain in the community without the prior approval of the ARB, except (2) professional security signs and (1) professionally lettered "For Sale" sign. All other signs must be approved by the ARB. Please refer to the DOCS for additional details.
2. **Flags:** You may fly 1 flag attached to your home to include the following: USA Flag, Sports Team Flag, School Flag or Holiday Flag. This is at Board discretion and may change at any time. Pre-Approval is not needed to fly a flag.
3. **Trash, Garbage & Recycling:** You may not place trash, garbage, or recycling outside of your home/townhome, or to curbside prior to 7 p.m. the night before collection days. Garbage, trash, and recycling placed at curbside prior to 6 a.m. the day of collection must be in a sealed garbage can. Garbage and trash placed at curbside that is not in a sealed garbage can (overflow trash) must wait until after 6 a.m. the day of collection and must be accompanied by a sealed container of garbage. Recycling must be placed following the same rules, but if it is not physically possible to completely seal the recycling material within its recycling container, please make sure that it is organized and bound in some manner to prevent blowing into the street and into the yards of neighbors. You may also obtain a larger recycle bin to suit your family's needs. All trash/garbage containers and recycling containers must be stored indoors. All trash/garbage/recycling container must be removed from curbside and stored no later than 8am the day after collection day.

4. **Siding, trim, garage doors, front doors, shutters and gutters** – exterior surfaces shall remain free of streaks, peeling paint, mildew and rotten wood.
  - Pressure wash to revitalize the appearance of all surfaces.
  - Paint and repair surfaces when pressure washing is not enough to restore like-new appearance.
  - All painting and re-painting requires ARB approval. Colors must be selected from the Lantern Ridge New Paint Plan and is maintained by the community. Contact property management for details and/or visit our website at [www.lanternridge.net](http://www.lanternridge.net).
  - Garage doors must be free of any visible dents or other visible defects. Additional garage door resources and approved garage door styles can be found at [lanternridge.net](http://lanternridge.net).
  
5. **Roofing** – All roofing replacements and emergency roof patches require ARB approval and Property Management must be contacted in advance of making any replacement or repairs to roofs in Lantern Ridge.
  - **Roof Patches** – No visible or obvious roof patches are allowed.
  - **Emergency Roof Patches** – Use the ARB ROOFING REQUEST FORM available on [www.lanternridge.net](http://www.lanternridge.net) and contact Property Management. Complete and submit the form to obtain approval prior to beginning work. If your roof must be patched as the result of an emergency, or due to roofing material failure, and your repair results in a visible or obvious roof patch, you are required to replace your entire roof within 6 months of the Emergency Roof Patch ARB approval. In the case that a roof patch is discovered, you will be given 6 months from the date of official notice from Property Management to replace your roof. Patching your roof without ARB approval may result in a fine being assessed in addition to making any changes necessary to restore your home to community standards.
  - **Roof Replacements – Townhomes** – All roof replacements require approval. Use the ARB ROOFING REQUEST FORM available on [www.lanternridge.net](http://www.lanternridge.net) and contact Property Management. Complete the form and obtain approval prior to beginning work. All roofing for any individual townhome must be replaced to match, including lower roofs, gables, sheds, and other roofing that may vary from townhome to townhome. Replacing your roof without ARB approval may result in a fine being assessed in addition to making any changes necessary to restore your home to community standards.
  - **Roof Shingle Material – Townhomes** – **EXCLUSIVELY 25-Year GAF Royal Sovereign in the Weathered Gray StainGuard 3-Tab Shingle** <https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/3-tab/strip-shingles/royal-sovereign> (This is the only material choice for Townhomes.)
  - **Roof Replacements – Single Family Homes** – All roof replacements require approval. Use the ARB ROOFING REQUEST FORM available on [www.lanternridge.net](http://www.lanternridge.net) and contact Property Management. Complete and submit the form to obtain approval prior to beginning work.
  - **Roof Shingle Material – Single Family Homes** – ARCHITECTURAL OR DESIGNER SHINGLES ONLY to match existing roofing color only. Material specifications and color Info must be submitted for ARB approval. Notice: 3-TAB Shingle Roofing materials are no longer approved for LR Single Family Homes.
  
6. **Patios, walkways, and decks** - surfaces shall remain free of stains, mildew, cracks, and rotten wood.
  - Pressure wash to revitalize the like-new appearance of all surfaces.
  - No raw (or unstained) wood is permitted.
  - Stain and seal surfaces when pressure washing is not enough to restore like-new appearance.
  - Make repairs as needed. Replace rotten, warped, disconnected, or otherwise unsightly wood.
  - Any alterations to or new construction of Patios, Walkways, and Decks must be approved by the ARB. Installing new fences, or replacing entire fences, requires ARB approval and is subject to rules regarding setbacks, property lines, and material choices.
  - An approved deck color palette is maintained by the community. Stains color choices can be found in Custom Color Palette for Lantern Ridge. Contact property management for details or visit our website [www.lanternridge.net](http://www.lanternridge.net).

7. **Window air conditioners and Clotheslines** are not allowed.
8. **Window Treatments** - Unless otherwise approved in writing by the ARB any portion of any window treatment in a dwelling that is visible from outside of the dwelling shall be white or off-white in color. Sheets, blankets, towels, flags, visible clear plastic, and other such items shall not be placed in any window or in any way used as window treatments.
9. **Antennas, Satellite Dishes** are subject to restrictions. Please review your DOCS for details. Satellite dishes are not allowed to be visible from the front of the home.
10. **All cables and/or wires:** Must be buried in the ground or neatly and securely attached in a discreet area of the home or roof. It is the responsibility of the homeowner to make sure that the installer keeps the cables or wires neat or discrete. Acceptable colors are black, brown, or white.
11. **Holiday Décor:** In addition to Holiday décor allowed by the governing documents, the Board allows seasonal Holiday displays during appropriate time frames surrounding all observed Holidays. Holiday décor must be removed within one week of completion of the observed Holiday.

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**(B)** The following guidelines apply to both freestanding homes and townhomes. However, for townhomes these items are maintained by the LRCA. Please note townhome owners: It is your responsibility to make the LRCA aware of any maintenance issues regarding those items maintained by the LRCA. For freestanding homes these items are the sole responsibility of the homeowner - the LRCA will review all periodically for compliance to the community standards.

1. **Lawn Care and Planting Bed Maintenance**

- Lawns shall be mowed and edged on a regular basis during the growing season. Lawns shall be free of weeds and bare spots.
- Planting beds shall be maintained on a regular basis.
  - Trim trees and shrubs when needed. Remove weeds, and dead plant material.
  - Trees and shrubs shall not cause any unsafe condition or obstruction that is unsafe for drivers or pedestrians.
  - Supplement with fresh mulch or pine straw when faded or bare spots appear.
- Freestanding home Lot or yard alterations, additions of plant beds, removal of trees, retaining walls, landscape stone, and curb appeal improvements and renovations must be approved by the ARB.
- Freestanding home lots are to be maintained by the home owner with trimmed and edged grass, bushes, trees and free of weeds and bare spots OUTSIDE of the property fenced areas to the street curbs for each lot.

2. **Driveways and Sidewalks** – surfaces shall remain free of weeds, cracks and stains.

- Pressure wash surfaces removing stains and restore to like new appearance, pull weeds and repair cracks.
- All driveway and concrete surface replacement must be approved by the ARB.
- Townhome Driveways are to be maintained by the LRCA, please contact the LRCA with your maintenance concerns.

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**(C)** The following items apply to freestanding homes only and are the responsibility of the homeowner:

1. **Gas & Solar Lanterns** (Additional resources are available on our website [www.lanternridge.net](http://www.lanternridge.net))
  - The paint fades over time due to the sun and lantern heat. Paint to restore the surface. Glossy black enamel is the only approved color. The eagle finial is painted gold.
  - Mantles need replacement over time or when broken. Look for “Two Soft Inverted Rayon Gaslight Mantels on Ceramic Rings” or “Item AMM-254 #20 Replacement Mantle” online.
  - Clean the glass. Lanterns are always to be lit.
  - Solar Lanterns must remain lit throughout the night. Replace components and clean photocells regularly to ensure nighttime illumination is consistent. In operable Solar Lanterns must be promptly replaced. Solar Lanterns must have an eagle finial that may either be gold or black.
  
2. **Mailboxes & Address Numbers** (Additional resources are available on our website [www.lanternridge.net](http://www.lanternridge.net))
  - Mailbox must be complete and in good repair. Paint fades over time. Paint mailboxes and posts to restore the color and surface. Glossy black enamel is the only approved color. The pinecone post finial is painted gold. The flag is painted red or may be replaced with a red flag.
  - Mailbox Address Numbers must be maintained and replaced as needed. Numbers must be 3” Black numeral with White Background reflective (rectangle shaped).
  - Home/Door Address Numbers must be a minimum of 5” in size and clearly visible at all times.
  
3. **Decks & Fences**
  - Decks & Fences must be made of wood. No plastic or vinyl fences are permitted. No raw (or unstained) wood is permitted.
  - Installing new fences, or replacing entire fences, requires ARB approval and is subject to current rules regarding setbacks, property lines, material and color choices. All fences must be stained with ARB approval using an approved color from the Lantern Ridge New Paint Plan.
  - Pressure wash to revitalize the like-new appearance of all surfaces.
  - Stain, seal and repair surfaces when pressure washing is not enough to restore a like-new appearance.
    - The Lantern Ridge New Paint Plan contains approved fence/deck stain colors and is maintained by the community. Contact property management or visit our website [www.lanternridge.net](http://www.lanternridge.net) for more information.
  - Homeowner's are responsible for the maintenance of their entire Lot to Lot lines, both inside and outside fenced areas. For example: cutting grass and landscaping outside of your fence.

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**(D)** The following items apply to Townhomes only and are the responsibility of the homeowner:

1. **Stoop and Garage Lighting & Fixtures**
  - 2-story townhome stoop and above garage fixtures must be single common residential fixtures (per original build) and must be matching. 3-story townhomes have the option to add an above garage fixture that matches their stoop fixture; both must be single common residential fixtures (per original build) and remember: All exterior changes require ARB Form submission for approval.

**2. Web Cameras and Camera Doorbells**

- Single web cameras and camera doorbells are allowed and are limited to 1 doorbell camera and 1 web camera per townhome front exterior.

**3. Improving Exterior Lighting Conditions**

- Keeping stoop and garage fixtures on at night will improve exterior lighting conditions throughout the neighborhood. Lights on dusk-to-dawn is strongly recommended.

**4. Prohibited Items**

- No floodlights, motion flood lights, or other type of flood lights can be mounted to the front of any townhome.
- No substitution of front stoop or garage fixtures for non-residential fixtures are allowed. Residential matching fixtures only.
- No additional front stoop or garage fixtures can be installed to the front of any townhome; limit of one stoop fixture and one above garage fixture per front of each townhome. ARB approvals are required for all exterior changes.