

# Lantern Ridge Community Association, Inc

## Design Guidelines, Rules and Regulations

### Update 01/2024

#### Contacts and 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).

**Neighborhood Website:** [www.lanternridge.net](http://www.lanternridge.net)

**Property Management Company:** Access Management Group, 1100 Northmeadow Parkway, Suite 114, Roswell, Ga. 30076, 770-777-6890

**Community Management Associate:** Jamie Lyn Thomas, [jthomas@accessmgt.com](mailto:jthomas@accessmgt.com)

**Property Management Co. Online Platform:**

**URL:** [https://portal.accessmgt.com/Home\\_v2/Login](https://portal.accessmgt.com/Home_v2/Login)

#### How do I get a login?

Click 'Sign Up' at login area. Be sure to check if a log in already exists by using the 'I forgot my login/password' feature. Our system will let you know.

#### Login using your Email / Password –

1. Enter the Email address you have Signed Up with in the Login field,
2. Enter your Password, then
3. Select the green shaded, “Login” icon
4. The “Dashboard” welcome page of the Access Management Group portal will display.

#### Owner’s Responsibility:

It is the responsibility of the property owner and all occupants to be familiar with and comply with all Lantern Ridge Community Association documents, rules and regulations. 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.

Failure to comply may result in warnings and fines being levied against the property owner.

**Governing Documents:** 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. The Design Guide will refer to these collectively as the (DOCS) for Lantern Ridge. To obtain additional copies of the documents, please contact Property Management or visit our website at [www.lanternridge.net](http://www.lanternridge.net).

## **VIOLATION FINING STRUCTURE**

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

**2<sup>nd</sup> Repeated or Uncorrected Violation: \$100.00 fine.**

**3<sup>rd</sup> Repeated or Uncorrected Violation: \$200.00 fine.**

**4<sup>th</sup> and all subsequent Repeated or Uncorrected Violations: \$200.00 fine and a possible \$25.00 per day fine until corrected.**

**Usual timeframe for correction of general maintenance violations is 10 days and 1 day for trash, parking, and landscaping violations. Residents are encouraged to contact Property Management with a plan for correction if they are unable to meet the deadline. All reasonable plans will be accepted.**

**The HOA retains the right to Self Help, if necessary, to make any uncorrected violations right. All expenses will be assigned to the homeowner in addition to any fines incurred.**

**All warnings survive to the property owner's record for 1 year from issuance. After 1 year of no repeat or same violations, this will be cleared from the property owner's record.**

## Lantern Ridge Community Rules and Design Guidelines

These guidelines apply to both freestanding homes and townhomes and are the responsibility of the homeowner. **Note: Throughout the Design Guide where applicable, examples of replacement items have been provided via links as a homeowner aid. These are not all inclusive as to price, where to purchase or choice. These DO NOT negate ARB submission and approval.**

### Exterior Surfaces and Modifications

Exterior Surfaces are defined as but not limited to Siding, Trim, Roofs, Shutters, Gutters, Front Doors, Garage Doors, Patios, Walkways, Decks, Fences, Mailboxes, Address Numbers, Gas and Solar Lanterns, Path Lights.

**Any exterior change, alteration, modification, painting or staining, installation, removal or anything or object which may affect the appearance of a lot must have ARB approval prior to the change. ARB Modification Request Forms may be requested from the property manager, found on our website or attached here. Residents must submit an ARB Modification Request using approved colors for any painting/staining and have ARB approval prior to beginning work. An approved color palette is maintained by the community and is attached to this document. It can also be found at [www.lanternridge.net](http://www.lanternridge.net) .**

Residents may submit ARB requests online through Access Management Group Portal:  
[https://portal.accessmgt.com/Home\\_v2/Login](https://portal.accessmgt.com/Home_v2/Login)

### Maintenance of Exterior Surfaces:

Exterior Surfaces must remain free of streaks, peeling paint, mildew and rotten wood. No raw or unstained wood is permitted. No chain link, plastic or vinyl fences are permitted. Only wood and aluminum fences are allowed.

Make repairs as needed. Replace rotten, warped, broken, disconnected or otherwise unsightly wood. Pressure wash to revitalize the like-new appearance of all surfaces. Paint/Stain/Seal surfaces when pressure washing is not enough to restore like-new appearance. If a repair requires painting or staining it must match the existing paint color exactly. If this is not possible, then a complete paint/stain of the surface (house, trim, fence etc.) must be completed.

**Garage doors** must be free of any visible dents or defects. Garage doors must be painted. They may be painted the same color as the trim or the white option provided in the color palette.

**Path lights**, either wired or solar must be in working order and maintained. They must be removed or replaced if broken. **Townhomes Only:** Path lights may be placed within shrub/flower beds as to not interfere with the landscaper's ability to service the townhome lots.

**Decks and Fences:** Decks must be made of wood. Fences may be wood or aluminum. No plastic or vinyl fences are permitted. No raw (or unstained) wood is permitted.

<https://www.homedepot.com/s/aluminum%20fences?NCNI-5>

<https://www.homedepot.com/p/6-ft-H-x-8-ft-W-Pressure-Treated-Pine-Dog-Ear-Fence-Panel-158083/203733689>

<https://www.homedepot.com/p/Barrette-6-ft-H-x-8-ft-W-Privacy-Pressure-Treated-4-in-Dog-Ear-Flat-Wood-Fence-Panel-73000473/203189103>

**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.**

#### **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. 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.

**Emergency Roof Patches** –If a roof must be patched as the result of an emergency, or due to roofing material failure, and the 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.

**Townhomes:** 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. The approved Roof Shingle Material for Townhomes is exclusively: 25-Year GAF Royal Sovereign in the Weathered Gray Stain Guard 3-Tab Shingle <https://www.gaf.com/en-us/roofing-products/residential-roofingproducts/shingles/3-tab/strip-shingles/royal-sovereign> (This is the only material choice for Townhomes.)

**Free Standing Homes:** The approved roof Shingle Material for Single Family Homes is ARCHITECTURAL OR DESIGNER Shingles Only to match existing roofing color only. Note: 3-TAB Shingle Roofing materials are no longer approved for LR Single Family Homes.

### **Free Standing Homes Only:**

**Gas and Solar Lanterns** are to be lit at all times. They must be in working order and maintained. Glossy black enamel is the only approved paint color. The eagle finial is painted gold. Mantles for gas lanterns are “Two Soft Inverted Rayon Gaslight Mantels on Ceramic Rings” or “Item AMM-254 #20 Replacement Mantle”. These may be found online.

<https://www.amazon.com/AMERICAN-MANTLE-COMPANY-INC-254/dp/B00DJBRGPO>  
<https://www.amazon.com/AMERICAN-MANTLE-COMPANY-INC-254/dp/B00DJBRGPO>

**Exterior Lighting:** Single web cameras and camera doorbells are allowed and are limited to 1 doorbell camera and 1 web camera per home front exterior. Additional flood lights and cameras are permitted in the rear exterior as long as it does not shine in or disrupt any other community home. All exterior lighting and cameras require ARB approval prior to installation.

**Mailboxes and Address Numbers** must be maintained. 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 time. <https://www.walmart.com/c/kp/white-house-numbers> <https://www.amazon.com/5-inch-house-numbers/s?k=5+inch+house+numbers>

### **Townhomes Only:**

#### **Stoop and Garage Lighting & Fixtures**

2-story townhome stoop and above garage fixtures must be single common residential fixtures and must be matching. 3-story townhomes have the option to add an above garage fixture that matches their stoop fixture; both must be matching single common residential fixtures.

All townhomes are permitted to have exterior floodlights and web cameras in the rear exterior as long as it does not shine in or disrupt any other community home. All exterior lighting and cameras require ARB approval prior to installation

#### **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.

#### **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.

**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. Flood lights are permitted in the rear of Townhomes. ARB approvals are required for all exterior changes.**

### **Trash, Garbage & Recycling:**

Trash, Garbage and Recycling collection is provided by DeKalb County Sanitation, <https://www.dekalbcountyga.gov/sanitation/residential-special-collection> , 404-294-2900. The scheduled collection day for Lantern Ridge is Thursday. The scheduled collection day will move to Friday on any week in which a state or federal holiday fall.

All trash/garbage containers and recycling containers must be stored indoors.

Residents may place refuse containers outside of the home/townhome from 7:00 pm the evening prior to collection and the containers must be returned inside the home/townhome by 8:00 am the morning after collection. All household refuse and recycling must be securely tied in trash bags and placed inside of county issued garbage roll carts. The carts should not block mailboxes, driveways, sidewalks, drainage systems or roadways. **Townhomes Only:** Rolling carts may be placed on the sidewalk or edge of the curb on the street to avoid damage to the irrigation heads located on the median.

If occasionally there is overflow trash which will not fit in the county issued roll cart, it must accompany the sealed roll cart and either be in a sealed trash bag or organized and bound in a manner to prevent material blowing into the street or neighbors' yards. This must not be placed at the curb until 6:00 am the day of collection. If this becomes a routine situation the resident must request a larger or additional garbage/recycling rolling cart from DeKalb County.

If household refuse has not been picked up by the end of the business day on the scheduled collection day it is the responsibility of the resident to report this to DeKalb County, 404-294-2900.

**Large Item Pick Up:** For household items that are too large for regular trash collection, the property owner may personally remove items to a responsible dump or an independent trash removal company must be used. DeKalb County large item removal service may not be used. No large items may be left on the curb longer than 24 hours. Any items left after 24 hours will be subject to a violation. There are a number of trash/junk removal companies that service the Lantern Ridge community. They can be found on Google, and Market Place. They will usually pick up in 24 hours. [https://www.1800gotjunk.com/us en](https://www.1800gotjunk.com/us_en) [scott@peachtreejunkremoval.com](mailto:scott@peachtreejunkremoval.com)) Gogojunkremoval.com

**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 not to exceed ten inches (10") by ten inches (10") each in size may be displayed on a Lot or from within a dwelling on a Lot and one (1) professionally lettered "For Sale" sign not to exceed two feet (2') by two feet (2') in size may be displayed on a Lot or from within a dwelling on a Lot being offered for sale. All other signs must be approved by the ARB.

**Flags:** You may fly 1 flag attached to your home to include the following: USA Flag, Sports Team Flag, School Flag, Seasonal Flag or Holiday Flag. This is at Board discretion and may change at any time. Pre-Approval is not needed to fly a flag.

**Window air conditioners and Clotheslines** are not allowed.

**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.

**Antennas, Satellite Dishes** are subject to restrictions. Satellite dishes are not allowed to be visible from the front of the home.

**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.

**Holiday Décor** is allowed during appropriate time frames surrounding all observed Holidays. Holiday décor must be removed within one week of completion of the observed Holiday.

## **Lawn Care and Planting Bed Maintenance**

The following guidelines apply to both freestanding homes and townhomes. However, for townhomes some of these items are maintained by the LRCA. Townhome owners: It is your responsibility to make the LRCA aware of any maintenance issues regarding those items maintained by the LRCA. For single family homes these items are the sole responsibility of the homeowner.

Lawns must 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. Remove weeds, and dead plant material. Supplement with fresh mulch or pine straw when faded or bare spots appear.

Trim trees and shrubs when needed. Trees and shrubs shall not overhang the home or home of any neighbors. Nor may they cause any unsafe condition or obstruction that is unsafe for drivers or pedestrians.

Homeowners 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.

**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 prior to starting the project.**