

Morningside Subdivision Homeowners Association, Inc.
Architectural Design Standards
Approved June 28, 2022

All exterior structures including but not limited to fences, sheds, detached garages, swimming pools, decks and porches require architectural approval as specified in Articles 5 & 6 of the “Declaration of protective covenants, conditions, restrictions, and easements for Morningside Subdivision.”

The Board of Directors (BOD) of the Morningside Subdivision Homeowners Association, Inc. (HOA) has the authority to allow variances to the covenants on a case-by-case basis. In the past, there have been variances granted for some fences and outbuildings in the Morningside subdivision that do not meet current standards. The HOA stands behind those architectural variances that have been granted, however approvals for construction of any new structure shall require a written request from the homeowner. Also, any current structure that does not have written approval from the HOA will be required to have the homeowner submit a written request to the HOA. The HOA has the right to ask for removal of any structure that has not gained written approval and can take legal action to have such structure removed if necessary.

Primary Structure

Minimum Size (Square Footage):

- Single Story Ranch 2000 sq ft
- Two (2) Story 2200 sq ft

Siding materials:

- 2/3 masonry coverage is required on the front elevation.
- Any return walls to front elevation are included
- Front elevation must consist of stacked stone, brick, or stucco.

Garage location:

- Side Entry Garage

Architectural Style:

- Traditional Style

Roof:

- 6/12 pitch
- Minimum of 25-year shingles

Landscaping:

- Front & Side Yards - Must be sod – 12 pallets Min.
- A minimum of 18 shrubs along the front elevation are required.
- A minimum of one (1) tree must be planted in the front yard.
- The ACC must approve tree removal

- If removal is approved, stumps must be ground to ground level

Misc. items:

- There must not be any exposed concrete on any elevation
- Mailbox must conform with existing subdivision design standard

Outbuildings & fencing:

- Detached garages, sheds, and fencing must be approved at time of construction. Otherwise, a request for modification must be submitted to the ACC for approval before any additional structures, fences, or outbuildings are erected.
- Chain link or vinyl fencing are not permitted.

Solar Panels – On home/garage:

- Solar panels must be installed on a portion of the house/garage which is least visible from the street.
- Solar panels must be installed on a portion of the house/garage that is least visible to neighbors.

Solar Panels – On side or rear property:

- Solar panels must be installed on a portion of the property that is least visible to neighbors.

Note- Solar panels must not be allowed to fall into despair. All required maintenance of such solar panels must be performed in a timely manner.

Non - Primary Structures

Storage Sheds:

- Up to 10 x 10 SF, a building permit is not required by the City of Senoia.
- Sheds must be wood framed on a concrete slab or other permanent foundation.
- Siding must match the house or be hardi-plank. Siding must be painted to match the house.
- Roof must be 4 on 12 pitch minimum with overhang. Barn style (Hip) roofs are also permitted.
- Shingles must match house as close as possible.
- Sheds must be constructed towards the back of lot in an area least visible from street.
- Prefabricated sheds must be approved by the ACC on a case-by-case basis.

Garages:

- Buildings over 196 SF must also be approved by the City of Senoia.
- Must have concrete foundation and slab.
- Must consist of the same material (brick, stone, or stucco) on the front elevation of the garage as the front elevation of the house. Wood frame or brick, stone, or stucco are permitted on the other three elevations. Siding must match the siding on the house.
- Roof pitch and soffit must match house.
- Shingles must match the shingles on the house.
- Pole Barns/Buildings and Car Ports are not authorized

Fences:

- Wood fences must be either stockade, board on board, or picket.
- Picket materials allowed are wood, wrought iron, steel, or aluminum.
- Stockade fencing can be either vertical or horizontal in style.
- No chain link or vinyl fencing will be permitted.
- The preferred location of fencing is on the rear of the house and not closer to the street than the rear corners of the dwelling. However, fencing may be allowed closer to the street on a case-by-case basis as approved by the ACC and/or the Board of Directors.

Basketball Goals (Permanent):

- May be installed adjacent to the driveway.
- Must be installed in a concrete slab of sufficient size and depth to assure stability of the post and goal and the safety of the users.
- Must not be installed any closer to the street than the front elevation of the house and/or within the required setbacks of the property, whichever is further from the street. (The further from the street the better.)
- Must be kept in good repair, cleaned, and painted, so that there is no visible rust, and the backboard is not excessively faded.
- Must have a net and the net must be in good condition. (No fraying, etc.)
- Must be replaced or removed if it is determined that the above conditions are not being met.

The Morningside HOA retains the right to assess the state of repair and visual aesthetics of any modification and to require that they be maintained in substantially the same condition as when they were implemented/installed. If the condition of any modification deteriorates and the Morningside HOA finds that the provisions of this standard have been violated, Morningside HOA retains the right to seek any remedy available to such violation, including a status quo ante resolution, as is available under the Covenants of the Morningside HOA, or any laws, rules or regulations of the State of Georgia, the County of Coweta, or the City of Senoia.

Approvals for any exterior structures, including but not limited to, fences, sheds, detached garages, swimming pools, decks and porches, or requests for a variance to the existing standards must be submitted in writing on a Modification Request Form to:

Rebecca Anderson
President, Morningside Subdivision Homeowners Association, Inc.
152 Brittany Lane, Senoia, GA 30276
Email: president@morningside-senoia.com
Ph. 407-538-8674 (Cell)

Modification Request Forms are available from the address above or via the website. The Architecture Control Committee will have 30-days to review submitted requests. The BOD will render final approval/disapproval.

Contact us at the address or phone number above if you have any questions.

ORIGINAL SIGNED BY:

Chuck Eichorst, Chairperson
Architectural Control Committee
Morningside Subdivision Homeowners Association, Inc.

ORIGINAL SIGNED BY:

Rebecca Anderson, President
Board of Directors
Morningside Subdivision Homeowners Association, Inc.
www.morningside-senoia.com