



## ARCHITECTURAL CONTROL COMMITTEE (ACC)

### "DESIGN STANDARDS"

**As interpreted from the "Declaration of Covenants, Conditions and Restrictions (COVENANTS) for Glenmoor "**

**Effective October 15, 2000**

**Revised November 21, 2024**

These "Design Standards" are intended to enhance and clarify some of the wording in the Covenants with respect to all improvements in the Development requiring the Approval of the Architectural Control Committee (ACC).

As these "Design Standards" are a direct result from the Covenants, Conditions and Restrictions (Covenants) for Glenmoor, they do not replace the Covenants. If a conflict exists between the "Design Standards" and the Covenants, the Covenants will apply.

These updated "Design Standards" will not affect approval by the ACC on projects commenced prior to February 01, 2023. Inaction by the Committee prior to the above date does not give the owner any specific right regarding previous or existing violations or improvements never submitted for approval. Following these guidelines, the ACC reserves the right to treat each case on an individual basis.

In every case, all dwellings and other structures shall be constructed in compliance with any and all applicable state, county, and municipal zoning and building restrictions. If there are inconsistencies between the Covenants and the Official Code of Georgia, the Official Code of Georgia shall prevail. The ACC may impose additional restrictions and grant variances to those restrictions.

**Approval is in no way a guarantee of properly designed improvements nor certification that the planned construction meets safety standards or fitness for purpose.**

Approval is granted based on the specifications given on the application. To preserve the architectural and aesthetic appearance of the development, the ACC reserves the right to grant final approval when the specified project is completed. Improvements made to any lot or dwelling must be done in a professional and workmanlike manner.

1. **Approvals are only good for thirty (30) days except for certain modifications to main Structure, which are good for a period of six (6) months. Approved ACC form will note time frame granted for requested improvements.** An application must be resubmitted after 30 days or six months have passed if the original improvement requested has not commenced. The ACC may disapprove plans previously approved due to changes in architectural policies for the betterment of the development.

**Improvements must be completed within the stated time frame of approved ACC form or an extension approval must be requested for the continuance of a project.**

**Approval must be obtained for changes in plans.**

**During the construction of any improvement**, the homeowner is responsible for maintaining a reasonably clean and uncluttered lot.

**All plans and pictures** will be permanently filed with the application. If the application is submitted properly and approval is not granted or denied within 14 days of submission, the request is automatically approved in accordance with the Covenants. An application will be considered submitted when it is either delivered to a board member personally or 2 days after the postmark if mailed.

**ACC Request Forms may be obtained through the Glenmoor HOA website or by contacting the Architectural Control Committee @ [glenmoorhoa@yahoo.com](mailto:glenmoorhoa@yahoo.com).**

**Committee members should not take part in any official voting on issues involving immediate neighbors or business associates, or their own property.**

**Any time the ACC must seek professional consultations for an approval request, there will be a minimum fee of \$100.00 charged to the applicant. Board concurrence would be required if this situation should ever arise.**

2. **No antennas or satellite dishes** may be placed in the yard or on any structure unless the antenna or dish is not visible from the front facing street of the main dwelling.
3. Any **room additions** to the main dwelling are subject to approval. **Professional plans or blueprints and pictures must accompany the request.** Materials used must be consistent with those already used on the main dwelling including, but not limited to, siding, trim, color, roofing, doors, and windows. The owner is subject to all local building codes. Approval is for aesthetic purposes only.
4. All **Basketball Goals** are to conform to the following guidelines listed for the type of goal used. **Permanent** goals are to be erected at least 20 feet from the street and closer to the house than the street. All posts are to be painted black. **All temporary goals** can be left on side of driveway matching permanent goal standards above or should be moved close to house or side of house when not in use. Temporary goals if brought to street must be brought back into yard at end of day. **Both permanent and temporary goals must be of Commercial manufacturing for consumer use.**
5. **Temporary volleyball or badminton nets** used in the front or side yard should be removed and stored out of sight at sunset daily when not in use.
6. **No clotheslines** will be permitted on any property. No structure outside on any lot may be used to regularly dry clothes.
7. Any replacement, modification, and/or addition to or new addition of a **deck, patio, porch, or balcony** require approval before construction. **Design plans with dimensions and pictures must accompany the request.** Decks must be constructed of natural colored wood unless a variance is requested and approved. Any replacement, modification, and/or additions must be consistent with the materials used in the main dwelling or structure, including, but not limited to, trim, siding, roofing materials, doors, windows and color.

8. **Doghouses** are subject to approval. No more than two doghouses will be permitted on any lot. The doghouse(s) must be placed in the backyard in an inconspicuous location. The owner is responsible for compliance with local ordinances with regards to the location.

No lot may be used to commercially breed any animal. No lot may be used as a commercial kennel to board or train animals other than the homeowners' own pets.

9. **Alterations or additions to driveways or walkways** such as the addition of pads, turn-arounds, or layout changes are subject to approval. All additions must be constructed of concrete.
10. The **exterior of the main dwelling**, as well as all other structures on the lot, must be properly maintained. This includes, but not limited to, paint, trim, and lawn maintenance.
11. All **fences** are subject to approval. This includes, but not limited to, fence replacement whether replacing in the same location or moving fence line and all new fences. Due to the odd shapes of some lots, all fences will be evaluated on an individual basis. Fence approval requests must include a description of the fence design, preferably in graphic form, a site plan showing the location of the fence on the property, and stain or paint color. **All new fence and replacement fence must be stained or painted within 6 months. Stain and paint colors must be a natural wood color.** Without obtaining a variance, fences will be 3-6 feet in height between posts and will be of natural wood. Fences must be picket, privacy, shadowbox, or split rail in design and may not exceed more than 6 feet in height. Picket fences may be painted white in color. Picket and privacy fences will have the posts and bracing on the inside of the fence unless a variance is approved. No fence will be permitted so that the fence line is positioned in front of the front most corner of the home on either side, or in front of the house on the lot the fence is being constructed on.

**Replacement of individual fence picket boards (up to 10 boards) in a continuous fence line does not require approval, but new pickets must be stained or painted to match existing fence within a 4 month period. If more than 10 fence picket boards and/or any post or rail boards in a continuous fence line are to be replaced, approval is required.**

**All fences must be maintained in good repair. It is the responsibility of the homeowner to obtain permission from the owner of any fence that they want to "tie into".**

Patio privacy fences may be approved in taller heights and will be evaluated on an individual basis.

Dog runs are subject to the same fencing restrictions with the exception of chain link fences, which are specifically addressed in the Covenants. Fences in common areas of the community will be evaluated on an individual basis and may not be subject to the above restrictions.

12. **Greenhouses** will only be allowed if attached to the main dwelling. The structure must be consistent with the materials used in the main dwelling or structure, including but not limited to trim, siding, roofing materials, doors, windows and color. Approval is for aesthetic purposes only.
13. Aside from the main dwelling, **no other house, shack, tent, barn, greenhouse (see #12 above) , shed (see #14 below), or any other outbuilding will be permitted** on any lot. The ACC may grant variances for certain social activities.
14. No **Storage buildings (sheds)** shall be commenced, erected, placed, or moved onto a Lot without prior approval from the ACC. Plans and pictures of Storage buildings (sheds) must be submitted for approval. Materials must be consistent with those already used on the requesting Lot's main dwelling including, but not limited to, siding, trim, color, roofing, doors, and windows. Opposed to a

custom build to look like an extension of the house variances may be considered for prefabricated buildings or buildings constructed from a kit that is similar in materials and style as the main dwelling on a Lot. All buildings are to be located in the rear yard and size of the building will be a determining factor of location placement. Each will be evaluated on an individual basis. Approval is for aesthetic reasons only and the owner is subject to all local building codes. All metal exterior construction or resin (plastic) kit storage buildings (sheds) are prohibited regardless of size.

15. **Flowers, shrubs, and small trees** may be planted at will providing they do not interfere with sight lines along the road. Vegetable gardens must be located in the rear yard. All gardens must be maintained free from dead plants and weeds.

**Trees** may be planted at will providing the tree will not interfere with underground utilities, sight lines along the road, and/or street lighting when mature. Trees requiring heavy equipment to plant are subject to approval. Live trees over 4 inches in diameter require approval to be removed. **All trees being removed must be cut down to ground level and stumps ground just below grade.**

Any **major landscaping changes** that change the grade of a yard or require heavy equipment require approval. Changes in grading must not affect neighboring lots. **Detailed plans must accompany request.**

16. No **kennels** will be allowed on any lot or as part of a dwelling.

17. **Mailboxes** must be same as preexisting style (MB-500 from Global Home Construction) and mailbox and post must be high gloss black with a red flag and address numbers must be silver/chrome, gold, or white.

18. Any **changes to exterior of main dwelling OR any other structure on a Lot** including, but not limited to, siding, trim, shutters, doors, steps, paint color, etc. are subject to approval.

**If main exterior color is being changed a color card from paint manufacturer must be submitted with ACC form. Upon request a 2'x2' sample must be provided for inspection by ACC prior to painting of home.**

**Because changes in paint color could drastically affect the overall appearance of the community, the ACC has the right to require a dwelling be repainted at the sole expense of the owner if approval is not obtained prior to painting.**

19. **Personal vehicles must be parked in the garage or driveway.** Commercial vehicles must be parked in the garage. This includes vehicles bearing advertising of any kind.

**Boats, trailers (with or without wheels), tractors, trucks (other than pick-up trucks), recreational vehicles such as, but not limited to, ATVs, UTVs, side-by-sides, or 4 wheelers, campers, motorcycles, or go-carts must be stored in the garage.**

**RV's, a.k.a. motor homes, campers, or boats** may be temporarily parked at a residence for a period of no more than 48 consecutive hours while loading, unloading, or cleaning. The ACC reserves the right to limit how often this rule may apply to an individual residence.

**Visitors with RV's** may only park them in the driveway of the dwelling they are visiting and for no more than seven days. No RV's may be hooked up to any home and no RV may be used as a residence, temporary or otherwise.

20. Freestanding **playhouses, tree houses, and forts** must be approved by the ACC. Apart from those recognized as toys (i.e., Little Tikes or Step Two), they should be constructed of the same materials used in the house including siding and roofing or of natural wood if finished in a professional manner and/or constructed from a kit.
21. **Swing sets, play yards and trampolines** are subject to approval. Specific plans and location should be submitted. Swing sets must be maintained in good repair and free from rust. **Unless a variance is granted, swing sets, play yards and trampolines must be located in the rear of the backyard closest to rear fence out of sight as much as possible from front of Lot at any angle.**
22. **Homes are for residential purposes only.** However, use of a portion of a home as an office by an owner or his tenant, should not be considered a violation of the Covenants. Use of the dwelling as an office may not create a nuisance with regular client or employee traffic. See “Home Based Businesses” on Glenmoor’s website under Governance page for clarity.
23. **Rubbish, debris,** or any other substance, which causes **noxious or offensive odor** will not be permitted and must be removed from the property immediately.
24. **Sidewalks** may not be altered by any homeowner without prior approval. Sidewalks located at the street fall under the jurisdiction of Forsyth County and may not be altered without ACC and Forsyth County approval.
25. **Any signs** placed on the premises are subject to approval. Exceptions to this rule are “for sale” or “rent” signs which may not exceed six (6) square feet in area, security signs, garage sale signs (which may not be left up for more than 72 consecutive hours), political signs (which cannot exceed 6 square feet and are permitted only once per election for no more than 48 consecutive hours), invisible fence signs as required by local ordinances and fertilizer signs as required by law.
26. **Exterior horns, bells, whistles, or other sound devices** will not be permitted on any property except for security and fire alarms.
27. **All statues and other free-standing structures** including but not limited to fountains, bird baths, bird houses, wagon wheels, water pumps, religious statues, windmills, animals and other wildlife structures are subject to approval, and will be evaluated on an individual basis. This does not include holiday decorations or new baby decorations providing they are displayed for appropriate lengths of time and are appropriate in nature.
28. **Storm/Screen doors** must be submitted for approval. The door must be consistent with the trim in the main dwelling or bronze.
29. **Swimming pools** are subject to approval. Specific plans, including required fences, must be submitted. Above ground pools will not be permitted on any lot except small “kiddie” wading pools. Pool and equipment houses will be evaluated on an individual basis and must be consistent with materials in the main dwelling included but not limited to siding, trim, roofing, doors, windows, and color. All pumps and pool equipment must be inside required fencing. **Swimming pools are approved based on being installed per all local building codes and ordinances.**
30. **Trash cans** should be stored in the garage, in the backyard, or in as inconspicuous a place as reasonably possible, and may not be visible from the street. This includes homes located on corners at street intersections. The use of shrubbery or fencing (refer to #11 above) as a shield is strongly urged.

31. **Flagpoles** are subject to approval. Specific plans showing the exact location on the lot must be submitted. Poles must be of a non-corrosive material and shall be permanently embedded in the ground. The only flags that may be flown are the American Flag and the current Georgia State flag. If the flag is to be flown after dark, it must be lit with artificial light. If an approved flagpole is removed from a lot, it cannot (nor can a new one) be installed again without approval.
32. **All front lawns are to be of Bermuda, Zoysia or other “warm weather” grass that goes dormant (turns brown) in the winter months.**
33. **Procedures for violations (other than Parking Violations as detailed above) will be as follows:**
- When the ACC becomes aware of a violation, a notice will be given to the occupant at the residence where the violation exists, stating the nature of the violation and outlining how the ACC would like it resolved. A time frame will be given for completing the correction.
- If the violation is not corrected in the time frame given, the ACC may fine the homeowner a sum of \$10 per day the violation continues after the initial time frame.
- If a homeowner needs more time to correct a violation, he/she may contact the ACC through the HMS app or HMS homeowner account and ask for an extension. If the ACC agrees that an extension is warranted, the homeowner will be given written confirmation of the extension and new time frame.
- All unpaid fines will become liens against the property after 30 days.
- These fines may be in addition to any other penalties allowed under these Covenants, including any fees incurred by the ACC hiring entities to correct violations.
34. These Design Standards may be modified from time to time as the ACC sees fit.