

Prestwick Homeowners Association, Inc.

Architectural Standards

These Architectural Standards are established and approved by the Board of Directors of the Prestwick Homeowners Association (hereinafter referred to as the "Board") this 1st day of March, 2019, as provided for in the Prestwick Homeowners Association, Inc. recorded Covenants, Conditions, Restrictions and Easements (hereinafter referred to as the "CCRE's") section "6. Controls (g) Architectural Standards" and shall apply to all Lots as defined in the CCRE's. The Architectural Standards shall apply to, but are not limited to, the following undertakings (hereinafter referred to as "Projects") by the Lot owners:

1. Construction of new structures, additions to or alterations to, including reduction or demolition thereof, existing dwellings, garages or accompanying/auxiliary structures including, but not limited to, driveways, walls, fences, recreational equipment, swimming pools, pool houses, outdoor living spaces, waterfalls, ponds, statuary, sculptures and other works of art, parking areas, patios, tree houses, doll houses, greenhouses, pet enclosures, storage bins/containers, drain swales, drainage ditches, drainage catch basins, drain pipes, gutters, downspouts and any other construction, improvement, repair, replacement, alteration, demolition, or removal that the Architectural Control Committee (hereinafter referred to as the "ACC") in its sole discretion shall deem subject hereto (hereinafter referred to as "Structures").
2. Painting of the exterior of any of the above described Structures.
3. A change, alteration, removal or replacement of the material composition of any of the above Structures.
4. Removal, replacement or addition of foundation shrubbery within ten (10) feet of the perimeter foundations of the dwelling facing the street.
5. Landscape projects that involve a material re-design or re-configuration of the existing topography, landscaping and removal of trees but not including replacement of dead, dying, damaged or diseased plant material to include trees, shrubbery or grasses. Trees and shrubbery must be completely removed from the property and the tree stumps ground down if located in the front or side yards.
6. Repair, removal or replacement of Structures in disrepair.
7. All other requirements contained in the CCRE's but not addressed herein.

All Projects shall be completed in a good and workmanlike manner whether or not self-performed. The ACC or the Board at its discretion may impose a date by which the Project must be substantially completed.

All Projects shall be submitted to the ACC for approval, amendment or rejection which approval, amendment or rejection shall be made at the sole discretion of the ACC acting upon its own authority or at the direction of the Board. The Lot owner may choose not to perform a Project that has been approved or amended by the ACC or the Board.

Should any part of these Architectural Standards conflict with the CCRE's, the CCRE's shall control.

Any question or challenge of the use of any Lot in any manner that is not specifically addressed by the CCRE's and these Architectural Standards must be submitted in writing to the Board or ACC by the owner of any Lot, by the Board or by the ACC. The Board or ACC shall have the sole discretion and authority to prescribe an answer to the question or challenge of the use of the Lot in question accompanied by a decision to either: (i) require no further action of the Lot in question, or; (ii) require a course of action by the Lot owner.

Violations of these Architectural Standards or failures to comply with a required course of action as required by the Board or ACC are subject to fines, penalties and interest as authorized by the Covenants. Interest may be applied up to the highest interest rate allowed by Georgia law. The ACC will provide an initial notice of non-compliance without penalty. Subsequent notices may or may not include penalties and/or fines at the discretion of the ACC with the majority approval by vote of a quorum of the Board at any called meeting of the Board.

The approval of any Project submittal by the ACC is conditioned upon the Lot owner's adherence to any City, County or State regulations, codes or ordinances (hereinafter referred to collectively as "Codes") and written approval from the requisite governmental authority where required. Where such Codes conflict with the CCRE's or conflict with these Architectural Standards, the more strict interpretation shall control. It shall be the burden solely of the Lot owner to investigate and to determine what Codes apply to the owner's Lot. Should the ACC grant approval of a Project submittal, failure of the Lot owner to adhere to the Codes in a timely manner during the course of the Project, as evidenced by notice from the appropriate governmental authority of the Lot owner's failure to adhere to the Codes, shall cause the ACC's approval to be automatically withdrawn. In the event of an automatic withdrawal of ACC approval, the Lot owner must re-submit the Project in its entirety to the ACC for approval, amendment or rejection along with evidence of the Lot owner having satisfied any deficiencies as evidenced by written notice from the appropriate governmental authority that the Lot owner has satisfied, corrected or rectified any previous failure to adhere to the Codes.

The goal of these Architectural Standards is to maintain conformity of style within the Prestwick subdivision as required by the CCRE's.