

*Greenmont Owners Association
Architectural Design Standards*

Creation

The Greenmont Architectural Control Committee (ACC) is composed of a minimum of three and a maximum of five representatives (Greenmont Walk Homeowners), who shall be appointed by and removed by the Association Board of Directors. This committee shall contain one member of the Board – Vice President who shall oversee this committee and be the liaison with the Board.

Authority

This “Design Standards” document is pursuant to authority granted to an architectural committee of Greenmont Walk under Article V of the Greenmont Declaration of CCRs, Conditions and Restrictions, recorded in Deed Book 10603, page 297, h Fulton County, Georgia records (hereinafter referred to as the “CCRs”). The requirements of these Design Standards shall be in addition to, and not in lieu of, the requirements and provisions of the CCRs.

Purpose

The Request for Work Approval form must be submitted to the ACC and approved by two ACC members, one being the Vice President. Approval is pursuant to the CCRs and the Design Standards for the sole and exclusive purpose of assuring that all structures are in conformity and harmony within the external design and with existing standards of the neighborhood (hereinafter referred to as “Community Wide Standards”). In the event of the absence of an ACC, the board has the authorization to review/approve/disapprove any action.

Submission of Request for Work Approval

A. Plans and specifications for the construction or placement of any structure on any property shall be submitted via the Request for Work Approval form to ACC. In accordance with the requirements of Article V of the CCRs, and the attached Design Standards, each owner shall submit one complete set of plans and specifications, on the Request for Work Approval form, clearly designating which property is covered.

Request for Work Approval forms are available at the neighborhood website, www.greenmontwalk.com.

B. All plans and specifications are required to be submitted to the ACC and shall be mailed to the following address or given to an ACC member:

GREENMONT OWNERS ASSOCIATION, INC.

P.O. Box 1103

Alpharetta, GA 30009-1103

Maintenance of Community Wide Standards

Properties and all structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Property in a manner consistent with the Community-Wide Standards and this document. Each building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished. All landscape areas shall be well

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groomed and maintained at all times, including the removal of dead plants and trees. No building or structure shall be permitted to fall in disrepair.

If any Owner fails or refuses to discharge properly any of its maintenance obligations, the Association may provide any such maintenance, repair, or replacement at such Owner's sole cost and expense, and all costs shall be added to and become a specific assessment of such Owner and shall become a lien against the Property. The Owner shall be given written notice of the maintenance, repairs, or replacement deemed necessary and shall have fourteen (14) days within which to complete such maintenance, repair, or replacement. If in the opinion of ACC, such maintenance, repair, or replacement, can not be reasonably completed within the aforesated timeframe, the Owner shall have such additional time as may be reasonably necessary to complete the maintenance, repair, or replacement, so long as such maintenance, repair, or replacement is commenced within the fourteen (14) day period and is diligently pursued until completion.

It shall be the responsibility of each Owner and occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause such Property to appear to be in an unclean or untidy condition or that will be unsightly to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.

Design Details

A. Garages

Garage doors shall be coordinated with all structures on the property and colors for such doors shall be specified on the plans and specifications submitted to the ACC for approval. Garage additions or exterior changes (including garage door style) require prior approval.

B. Windows and Doors

Silver-finish aluminum doors (including sliding doors), windows, storm windows and storm doors are not permitted. Factory painted or anodized finish aluminum are permitted. Color shall be specified in the Detailed Description section of the Request for Work Approval form submitted to the ACC.

C. Exterior Colors and Materials

All exterior colors and materials for all structures(including siding, walls, doors, trim, shutters and mailboxes) shall be specified in the Detailed Description section of the Request for Work Approval form submitted to the ACC and shall be subject to general color guidelines, in order to achieve a well- coordinated color scheme throughout the community. Painting must have approval unless there is to be no change from the exterior color currently on the structure.

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D. Roof

Roofing materials and color shall be specified in the Detailed Description section of the Request for Work Approval form submitted to the ACC for approval. All plumbing and heating vents that penetrate the roof surface shall blend with the roof color.

E. Driveways

Driveways shall be constructed of concrete. Free-standing or attached carport-like structures are not permitted. Change to existing driveway requires approval.

F. Landscaping

No approval is necessary for bushes, shrubs or planting. No natural barrier is permitted forward of the front foundation of the house without prior approval. Tree removal is governed by Alpharetta City codes and is the responsibility of the property owner to obtain required permits.

G. Animal housing

Any animal housing must be placed at the rear of any property and painted to complement the color of the house or surrounding area and must be maintained in good repair. Any dog runs must be enclosed by approved fencing.

H. Pools

No above ground pools will be permitted on properties in Greenmont Walk. Exception to this is children's wading pools which can not be left out in the front yard over night. The placement and design of all pools and accompanying structures (gazebo, deck, etc.) must be submitted to the ACC for approval. Assembly or construction of pools is governed by Alpharetta City codes and is the responsibility of the property owner to obtain required permits.

I. Firewood

All firewood must be stacked in an orderly fashion and may not be located forward of the rear foundation wall and can not be readily seen from the front street side view. Tarps must be a neutral color.

J. 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 on the Property without the prior written consent of the Board or its designee, except for one professional security sign not to exceed eight (8") inches by eight (8") inches in size may be displayed on a Residential Unit and one (1) professionally lettered "For Sale" sign not to exceed two (2) feet by two (2) feet in may be displayed on a property being offered for sale or for lease/rent.

No For Sale, For Rent, or Political signs are allowed to be placed on the Common Areas.

Open House and Garage Sale signs are permitted on the Common Areas and should meet aforementioned size requirements and are permitted up to 48 hours.

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The Board shall have the right to erect reasonable and appropriate signs on behalf of the Association.

Temporary signs announcing births, birthdays or graduations are permitted and may be displayed for up to seven days.

In addition, a maximum of one (1) political sign per candidate or referendum may be displayed on a property and must meet aforementioned size requirements. Political signs may be displayed no more than twenty-one (21) days before the vote and must be removed the day after the election.

K. Vehicles

No vehicle that is unlicensed, unregistered, or is in a condition such that it is incapable of being operated upon the public highways may be left upon any portion of the Common Area or a Lot (as those terms are defined in the Declaration), except in a garage for a period longer than twenty four (24) hours. After such time period, such vehicle may be considered a nuisance. No towed vehicle, boat, recreational vehicle, motor home, or mobile home may be regularly stored in the Community, or in any event for periods longer than 24 hours, except if kept in a garage.

L. Fencing

Submission of Request for Work Approval for all fences or walls erected by owner is required. Approval is subject to determination that these structures meet the following guidelines:

- compliment the design, texture & color of all structures on same property
- do not attract attention as distinctive architectural elements
- can not be erected forward of the center point of the side foundation wall of the house.
- have supports which are to the inside of the fenced or walled area

Except as specifically set out below, only wood fencing shall be permitted on the outside boundary of the property line on all sides (front, back and sides). Chain link or other metal fencing is acceptable only under the following conditions:

- The fence must be coated or painted with a color designed to blend with the environment (dark brown, black or dark green).
- All portions of the fence, including the front, back, and sides must be inside a wooden fence (i.e.- for use as a dog run)

M. Sheds

Submission of Request for Work Approval for all sheds erected by owner is required.

Approval is subject to determination that these structures meet the following guidelines:

- 8-foot maximum height
- 100 Square Feet maximum floor dimension
- Roofing and Color to complement house and surrounding environment
- No viewable exterior storage of tools, ladders, etc. allowed
- Must be place behind the rear foundation wall of the house

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- No metal sheds will be allowed

N. Mailboxes

Submission of Request for Work Approval for all Changes to original structure (i.e., wooden cantilever, brick), color or design of mailboxes is required.

Approval is subject to determination that these structures meet the following guidelines:

- Standard size mailbox shape required.
- All standard wood cantilever style posts accepted.
- Brick, wood, stucco, and wrought iron foundations acceptable.
- Wrought Iron decorative mailboxes allowed with Architectural Committee Approval.
- No mailboxes or coverings shaped as animals, vehicles, or other novelty are permitted

O. Trash

Trash, garbage or other waste shall not be kept, except in sanitary container, and shall not be permitted to remain on the street, driveway or sidewalk in public view except on days of trash collection.

Yard waste is permitted on curb the for no longer than 48 hours.

P. Drainage

Most drainage issues are the homeowner's responsibility. Changes to landscape that alter water run-off are governed by Alpharetta City codes and is the responsibility of the property owner to obtain required permits. In the event you have a serious drainage issue you feel is the responsibility of the City of Alpharetta, contact them directly.

Q. Sight Distance at Intersections and Driveways

All property located at street intersections or driveways shall be landscaped so as to permit safe sight across such areas. Placement of fence, wall, hedge, tree limbs or shrub planting where it would create a traffic or safety problem is governed by Alpharetta City codes.

Prohibited Conditions.

The following conditions, structures, or activities are prohibited within the Community unless prior approval in writing is obtained from the Architectural Committee by the Property Owner:

1. Window Air-Conditioning Units.

No window air-conditioning units that are visible from the street side view of the property shall be allowed.

2. Plastic Vegetation, Exterior Sculpture and Similar Items

No plastic vegetation, sculpture or similar items shall be permitted on the exterior of any property.

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Exception to this is holiday decorations that are to be removed within 30 days of end of holiday.

3. Clotheslines.

No exterior clotheslines, visible from the front street side, of any type shall be permitted upon any Property. No overnight hanging allowed.

4. Tree Removal

Tree removal is a city permitted action. Should you need to remove any tree(s) from your property contact the City of Alpharetta Arborist for the appropriate permit(s).

5. Guns

The City of Alpharetta has strict ordinances regarding the use of guns, including air guns, pellet guns, BB guns, and the like. Enforcement of these ordinances is a police action. You can review these ordinances on the City of Alpharetta website or at www.municode.com or call the City of Alpharetta Police department for code provisions.

Construction & Landscaping

- A. Costs shall be born by the owner for damage caused to trees, paving, curbs, gutters and any other improvements on the property during construction. Utility and phone lines must be marked prior to digging.
- B. The exterior of any improvements permitted by the ACC shall be completed within 90 days after construction begins, except where such completion if impossible or would result in great hardship to the owner or builder thereof due to strikes, fire, floods, earthquakes or other natural disasters or catastrophes.
- C. Members of the Board of Directors and/or the ACC shall have the right during reasonable hours to enter upon and inspect any property or other improvements with respect to which construction is underway, to determine compliance with the Detailed Description section of the Request for Work Approval form which has been approved.

Fines

If a violation has occurred, written notice to the owner detailing the violation and specific action required to remedy the violation will be sent. If the owner has not taken steps toward correction within 30 days of notice then the Association has the right to fine the owner,. Fines will be assessed according to the following schedule:

- Environmental Violations \$250.00
- Structural Violations \$500.00

Amendment

These Design Standards may be amended from time to time by a majority vote of the GOA Board of Directors.

Exceptions

Exceptions to these Design Standards may be allowed by a majority vote of the GOA Board of Directors, but only in cases where the Board determines that

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- an exception is necessary in a particular case to avoid undue hardship or to deal with unique, unusual or extraordinary conditions or circumstances encountered on a particular property, and
- the exception will serve the spirit of these Design Standards and not be to the detriment of the Greenmont Walk sub-division

Such exceptions shall be in writing. No exceptions allowed hereunder shall have any precedent or other effect upon any other situation in which an exception is requested of, or considered by, the ACC and Board.

Approval of any structure by the ACC and Board is in no way a certification that the structure has been built in accordance with any governmental rule or regulation or that the structure complies with sound building practice or design.

GUIDELINES FOR THE APPROVAL / DISAPPROVAL OF PLANS

The following factors will be considered by the Architectural Control Committee (ACC) and the Board of Directors to determine whether homeowner requests for architectural changes will be approved or disapproved:

Appearance

The overall appearance of the proposed plan will be considered, along with details such as color, size/dimensions, materials used, etc. The appearance of the proposed change must be in harmony & conformity with the external design of the neighborhood.

Effect on Surroundings

The ACC and Board will consider the effect(s) the proposed plans will have on surrounding property and structures, including but not limited to possible maintenance concerns or effect on the surrounding landscape (e.g., potential drainage concerns, etc.)

Conformity with the Declaration of CCRs, Conditions and Restrictions for Greenmont Walk

Any proposed change must strictly conform with the requirements, conditions and restrictions placed on homeowners by the Declaration of CCRs, Conditions, and Restrictions for Greenmont Walk.

Safety Concerns

All proposed changes will be evaluated on the basis of safety considerations to ensure that such changes will not be creating obvious safety hazards to residents of the neighborhood.

DISCLAIMER:

ACC and BOARD APPROVAL of a proposed change does not constitute approval under city, county, state or federal law. Homeowners are advised to research local, state, and federal laws which may require permits or prohibit certain activities. Further, neither the ACC, Board nor the Owners Association will accept any liability for any injuries resulting from any condition existing on a homeowners property, whether the same was approved by the ACC, Board, Owners Association or not.