

PIERCE POINTE HOMEOWNER'S ASSOCIATION ARCHITECTURAL COMMITTEE GUIDELINES

Post Office Box 930
Suwanee, Georgia 30024

To All Homeowners:

The following GUIDELINES were approved by a majority of the homeowners who attended the March 1, 1999 Homeowner's Meeting held at Old City Hall, Suwanee.

The Architectural Committee will strongly enforce these provisions and urge all Pierce Pointe Homeowners to read and follow these guidelines.

WHY AN ARCHITECTURAL COMMITTEE?

The Pierce Pointe Homeowner's Association establishes the architectural character of the community. The Architectural Committee is responsible for preserving the architectural integrity of that design. The committee establishes standards to achieve this goal. The STANDARDS are not intended to stifle the imaginative or creative desires of the residents of the community, but rather to assure that protective restrictions are in effect, which will help, maintain the appearance as well as protect the value of your property. A copy of the Design Standards is available upon request.

WHAT IS THE PROCEDURE FOR SUBMITTING PLANS TO THE ARCHITECTURAL COMMITTEE?

A. Submit requests for approval by certified return receipt mail to:

Pierce Pointe Community Association
P.O. Box 930
Suwanee, Georgia 30024

B. Attach two copies of your plans to the request form (one copy will be returned and one copy will kept for our files).

HOW LONG BEFORE THE ARCHITECTURAL COMMITTEE Will REVIEW PLANS?

The committee will meet monthly when necessary. Plans will be returned to the homeowner by mail following the meeting.

WHAT MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE?

The best answer to this question comes from the Covenants, Conditions, and Restrictions for your property.

A general rule of thumb: anything to alter the exterior of your home or lot, i.e. fence, painting, major landscaping, etc.

DESIGN GUIDELINES FOR PIERCE POINTE

PURPOSE

The Declaration of Protective Covenants for Pierce Pointe ("Declaration") provides for a design review process through which all development in Pierce Pointe must be approved. This design review process is implemented by an Architectural Review Committee ("ARC"). The ARC is responsible for reviewing and monitoring the design of all new development within Pierce Pointe. The following Design Guidelines have been established by the ARC in order to create and maintain a community of high esteem and visual harmony. These Design Guidelines supplement and amplify the Declaration. Homeowners are urged to study these guidelines, as well as the Declaration. In the event of a conflict between the Declaration and these Design Guidelines, the Declaration controls. The ARC reserves the right to change these Design Guidelines from time to time.

PLAN APPROVAL PROCEDURE

No construction may begin until approval of the plans for such construction has been granted by the ARC. The approval process begins by submitting to the ARC two sets of the following items in acceptable form. One set will be retained by the ARC other set, when approved, will be returned to the owner.

1. Architectural Plans (1/4" = 1 '0"), showing the floor plan(s) and all front, rear and side elevations. All proposed changes must be clearly marked. All elevations must show the approximate finished gradelines derived from the actual topography of the lot. All garages shall have doors, and no carports shall be permitted.
2. Exterior finish schedule, indicating roofing materials, siding, brick, stucco, stone and all other exterior materials, finishes and textures. These may be noted on the architectural plans and elevations.
3. Site plan (1" = 20.0"), showing the location of all proposed structures, building setback lines, driveways, walks, retaining walls, and open space, all clearly indicated in their appropriate location and to scale. Indicate areas to be landscaped and areas to be left natural.

Before clearing or construction can commence on any lot, the homeowner must stake the modifications in its proposed location. It is the homeowner's responsibility to check for all setbacks and conform to the approved site plan and government building codes,

4. Exterior color schedule, indicating roofing colors, stucco colors, brick and mortar selections, siding and trim colors must be approved. The ARC may require samples of the above selections to be furnished by the homeowners. A representative of the ARC is available to consult on exterior color selection at no expense to the homeowner.

Important Note:

No cutting of trees, clearing, ditching, storing of materials, construction or other work shall begin on any lot until the following steps have been completed:

1. Homeowner has submitted a site plan to the ARC.
2. ARC has approved the request.

ARCHITECTURAL GUIDELINES

1. All roofing materials shall be a minimum of a 20-year asphalt or fiberglass shingle in colors and textures approved by the ARC. Samples may be required. Roof pitches shall be 8 in 12 minimum unless approved otherwise.

2. Siding materials shall be wood, vinyl, hardiboard, or hardiboard lap siding. All wood exteriors must be painted and maintained in uniform color. All color changes must be approved by ARC..

3. All brick and mortar selections must be approved by the ARC. Samples may be required.

4. All stucco and synthetic stucco colors and textures must be approved by the ARC. All stucco must be painted.

5. All exposed concrete block or poured concrete foundations and retaining walls must be painted, veneered with natural stone, brick, siding, or stucco to compliment the house. If the siding is not stucco, stucco cannot be used to cover just the exposed front foundation. No retaining wall shall rise above the finished grade elevation of the earth embankment so retained.

6. All sheet metal work (roof caps, flashing, vents, chimney caps) must be painted to match the roof. Metal gutters and downspouts must be painted in approved colors. Place all roof stacks and plumbing vents on rear slopes of roofs.

7. No exterior antennas of any kind will be allowed on any house. Any satellite dish must be at maximum of 24" in diameter and must not be visible from the street elevation. Written consent must be granted by the ARC prior to installation.
8. The location and design of all solar heat collectors must be approved by the ARC.
9. All proposed improvements, additions or alterations must be submitted to the ARC for approval, and written approval given before work is begun.
10. The homeowner shall confine any and all construction, construction materials, and debris to his/her lot. Clearing debris (i.e., stumps, trees and rocks) and construction material: shall be regularly removed in order to keep house and lot in an accessible and saleable condition. The homeowner must maintain the house and lot in an attractive manner until the house is sold and closed. All rubbish, trash, and garbage shall be regularly removed and not allowed to accumulate.

LANDSCAPING GUIDELINES

1. No trees larger than 4" in diameter shall be removed without the prior written consent of the ARC except for diseased or dead trees, or for safety reasons as determined by the homeowners.
2. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. Front yards must be sodded with grass. A minimum road shoulder of sod 6' - 10' wide is required running from lot line to lot line. Preserve large natural areas to minimize the amount of sod required. Rear yards may be seeded or treated naturally.
3. All driveways and parking areas must be paved with materials approved by the ARC.
4. No chain link or barbed wire fence is permitted without approval by the ARC. Any wood fence shall not extend closer to the street than the rear of the house without approval of the ARC.
5. All mailboxes shall be of a similar style approved by the ARC.
6. All clotheslines, garbage cans, and woodpiles shall be screened.
7. No window air conditioners shall be installed except as may be permitted by the ARC.
8. All above ground swimming pools, hot tubs, and spas must be approved by the ARC.
9. No play equipment may be located other than between the rear dwelling line and rear lot line without the

prior written consent of the ARC.

10. A tennis court shall not be constructed on any lot without the prior written approval of the ARC.

11. Exterior sculpture, i.e. bird baths, fountains, art, flags or banners, and similar items visible from the street, must be approved by the ARC. No artificial vegetation of any kind shall be allowed on the exterior of any lot.

12. All signs, except real estate signs, must be approved by the ARC.

13. Yards must be maintained regularly.

- 1) Grass must be cut at least once every two (2) weeks during the active growing season.
- 2) Yards must be edged at least once per month during the active growing season.
- 3) All property must be maintained in a like manner to the community standards.
- 4) Failure to follow these guidelines will subject the homeowner to maintenance by the association at the homeowner's expense.

IMPORTANT NOTE

The purpose of requiring submission and approval of plans is to achieve harmony and aesthetic coordination of the development and to secure compliance with the recorded Declaration. The contents of these guidelines, and any actions of the ARC or its agents, are not intended to be, and should not be construed to be, an approval of the adequacy, reasonableness, safety, or fitness for intended use, of submitted plans, materials or construction.

FENCE RULES

All fences shall be constructed in a similar fashion as shown on exhibit "A" attached hereto and made a part hereof by this reference. Any variation must have written consent of the Architectural Review Committee (ARC) before installation. In no event may a chain link or barbed wire fence be installed without ARC approval.

At no time shall any fence exceed a height of 6 (six) feet from ground level.

Any owner who wishes to paint a fence must first have the color approved by the ARC.

PRIVACY FENCES

Fence posts shall be 4" x 4" and fence boards shall be 1" x 6". Any surface visible from the street must show the smooth side out and the frame side must face the interior of the lot. This also helps as a security precaution. Adjacent lot owners may agree to a two sided fence in which case there should be 3 to 4 inches between each board. Each owner is responsible for maintaining their portion of the fence. Owners will have their choice of Cedar, Redwood, or pressure treated Pine boards. The top of each board shall be either flat, scalloped, or rounded.

SPLIT RAIL FENCES

Owners may choose from either 2 or 3 rail fence. Wood may be Cedar or Pressure treated pine.