

07/08/98

## DESIGN STANDARDS

### 1. CONSTRUCTION.

A. After approval of the plans for any Structure and prior to the commencement of any construction or grading on the Lot for which such plans were approved, the location of such Structure shall be clearly marked on such lot. After such marking, the Owner or the Owner's contractors shall request in writing that a representative of the Declarant inspect the proposed location of the Structure as marked on the Lot to determine whether such location is consistent with the guidelines for location of buildings contained in Appendix "A" of these Design Standards. Within a reasonable time after receipt of such written request, the Declarant shall: (1) inspect the proposed location of the Structure as marked on the Lot, and (2) notify the Owner in writing of its approval or disapproval of the proposed location of the Structure. In any case in which the Declarant shall disapprove the proposed location, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accomplished by a statement of the grounds upon which such action is based. In any

case the Declarant shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the Owner allow any grading or cutting of trees on the Lot prior to approval of the proposed location by the Declarant.

B. During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots under construction only by the driveway as approved in the plans and specifications by the Declarant. In no event shall any driveways other than those approved by the Declarant be constructed or used for temporary access to any Lot.

C. All stumps and brush are to be removed from Lots prior to foundation construction, and no such stumps, brush or other debris shall be buried on such Lots. Construction debris shall be removed as often as necessary to keep the Lot and any Structure thereon attractive. Construction debris shall not be dumped in any area of the Property unless approved in writing by the Declarant.

D. Lots shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage structures. Earth and hay berms shall be installed on Lots by the Owner hereof when, in the opinion of the Declarant, such Lot may erode due to topography. Whenever possible, Lots shall drain

independently rather than to adjoining Lots.

2. DESIGN.

A. Minimum House Size. No single family residential Structure shall be located on any Lot unless said Structure shall meet or exceed the minimum square feet (heated living area) requirement established by the county's zoning ordinance applicable to this Property.

B. Set Backs. Building area set backs shall be within the recommended building lines indicated on the recorded plat of the Property, provided however, that less restrictive set backs may be approved by the Declarant if an exception is requested when plans are submitted. In no event shall the set backs be less than those required by the Cobb County Ordinance.

C. Houses on Slab. Unless otherwise approved by the Declarant, all slab houses must be on "built-up" slab with a minimum of one step, preferably two steps, up from the finished walkway to interior finished floor elevation.

D. Foundations. The concrete block or other concrete finish of all foundations must be finished in either brick, stone, or stucco, as applicable to the material of each individual house.

E. Chimney Stacks. Chimney stacks on front of houses may not be cantilevered to hang in the air, but must sit on

foundations veneered with brick or stone as applicable to the material of each individual house. Drive-under houses must have a built-out shed roof at the side of the house which can function as a chimney base. All chimney tops, with the exception of full masonry chimneys, must be topped with a metal shroud painted black.

F. Garages. The orientation and location of garages should be determined in relation to topography, trees and building lines in conjunction with overall house approval. All houses must be pre-wired for automatic closing devices for the garage, and some houses may be required to install such closing devices. The determination of such installation shall be made by the Declarant. Some front entry garages may require two single garage doors to be determined by the Declarant. Garage doors shall be coordinated with all structures on the Lot and materials and colors for such doors shall be specified on the plans.

G. Windows and Doors. Silver-finish aluminum doors (including sliding doors) and windows shall not be permitted. A factory painted or anodized finish aluminum may be used, the color of which shall be specified in the plans, and shall be subject to the color guidelines contained in Appendix "A" of these Design Standards. Bay windows are to be paneled and detailed with trim and are not to be constructed with siding.

Dormers shall not be constructed with siding on the front and the dormer cornice is to be proportionally sized instead of matching the house's cornice. All windows and doors on the front of the house shall have pediments if the roof or cornice does not conflict.

All window treatments, including draperies, shades, blinds, etc., must be of a neutral or white color on the side exposed to the exterior of the house.

H. Exterior Colors and Materials. Exterior colors and materials on all speculation houses as well as contract houses shall be specified in the plans and shall be subject to the color and material guidelines contained in Appendix "A" of these Design Standards. Brick houses must be bricked on the front side. Stucco houses must be stuccoed on the front with a two foot wrap on the sides. Both brick and stucco homes on corner lots require special consideration and should be treated as if there are two front elevations. Should a builder or homeowner wish to make changes in these scheduled color schemes or design their own colors, this may be done only by consulting with the Declarant in order to achieve a well coordinated color scheme throughout the Property.

I. Roof. Roofing material and color shall be specified in the plans, and shall be subject to the color and material

guidelines contained in Appendix "A" of these Design Standards. All roof pitches shall have a minimum pitch of 9:12 on the main body and 10:12 on accent gables. No plumbing or heating vent shall penetrate roof surfaces which face the street or street adjacent to the residential structures. All roof stacks and flashing must be painted to blend with roof color.

J. Driveways. Driveways shall be constructed with concrete. However, other hard surface material may be considered if an exception is requested when plans are submitted. Existing trees, topography and landscape planning should be taken into consideration and where possible driveways should curve.

K. Landscaping. A written plan for the initial landscaping on a Lot must be submitted for approval; this plan should include a drawing to show location, variety and size of all plant materials, as well as location and description of all "hardscape" items such as fences, walls, rocks and so forth. A fencing detail should be selected from the standard allowable designs. Front yard underground sprinklers are required. Landscaping shall be completed in accordance with approved plans not later than thirty (30) days after: (1) final inspection by the Cobb County building inspector, or (2) occupancy of residential structure, whichever is earlier.

In the case of existing homes, proposed changes and

additions in landscaping must be submitted in detail as set out in subparagraph (1) above. A time frame for completion shall be agreed upon between the Declarant and the homeowner.

L. Pools and Spa Equipment. Plans for proposed swimming pools, hot tubs, surrounding decks, fencing and screening must be submitted for approval before any clearing, grading or construction is commenced. There will not be any above-ground pools approved.

M. Antennae. No exterior television or radio antennae or satellite dish or receiver of any sort shall be placed, allowed or maintained upon any portion of a Structure or Lot without prior written approval by the Declarant or their review as required in the Declaration. No antennae shall be installed or used for the purpose of transmitting or receiving electronic signals. The intent of this paragraph is to prohibit the installation of above mentioned structures with the following exception: a satellite dish measuring one meter or less in diameter requiring approval or notification as applicable, of the siting of said satellite dish and subject to any screening considered necessary by the Declarant.

N. Mailboxes. All mailboxes must be the standard mailbox of the Property as approved by the Declarant.

O. Basketball Backboards. Basketball backboards are acceptable subject to approval of the location and colors of both sides of said backboard.

P. Prefabricated Structures. Prefabricated or factory built structures shall not be permitted within the Property, and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property within the Property except by express written consent of the Declarant.

Q. Signs. (1) Signs are subject to the approval or notification requirements, as applicable, set forth in the Declaration. (2) The number of temporary signs (i.e., garage, lawn sales, etc.) must be kept to a minimum and may be put up no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. No sign may be placed at the entrance area to the Property. It is the intention of the Design Standards to limit signage on each Owner's lot to "For Sale" signs and security signs.

APPENDIX "A"

TO DESIGN STANDARDS

COLOR AND MATERIAL GUIDELINES

The exterior materials of all structures on all Lots shall be harmonious and complementary.

A. MATERIALS - Recommended materials include:

(1) Natural wood lap siding; hard board lap siding. Siding houses must have a 1"x 10" skirt board with drip cap above brick foundation on the front. The rear and side foundation will be painted to match the siding.

(2) Brick - There shall be no white looking brick, no weeping or black mortar. All brick shall be in subdued colors and samples must be submitted for approval. Old used brick will be accepted in special areas, as will be the painting of brick.

(3) Stone - Stone shall be Tennessee Field Stone with grey mortar (no black mortar).

(4) Stucco - Stucco is a specialized house finish. Stucco front houses shall only be approved by special request and only after the ARC agrees that stucco fits the street scape

and overall community standards. The builder may only use stucco as outlined in the specifications on file with the ARC. These specifications should be given to the builder at the time plans are submitted and approval given for stucco finish. Visible stucco on foundation walls shall not exceed 36" in height. All foundations above must be covered and/or veneered in stucco or painted to match the primary material of the house exterior;

(5) Natural plywood siding with well detailed edges and joints.

(6) Minimum requirements for wood trims shall be:

(a) 6" fascia

(b) 6" frieze with 2" bed mold on the front

(c) 4" double cornerboards on all front siding corners

The use of cornice returns instead of simple cornice "boxes", shall be required unless otherwise approved by the ARC.

(7) Natural Cedar shakes or shingles.

(8) The use of exposed metal posts will not be allowed on decks.

(9) All front stoops and steps shall be brick, stone, or stucco with the floor of the stoop being concrete.

B. COLORS.

(1) The exterior colors of the walls and roof of a single-family residential structure shall be compatible and harmonious with the colors of nearby single-family residential structures. Highly reflective and bright colors shall be prohibited.

(2) All primary colors, which are the large areas of painted walls, shall be in subdued earthtone colors.

(3) Secondary colors shall be compatible with the primary colors and be limited to architectural details such as fascia, frames, shutters, front door, etc.

(4) All downspouts shall be painted to match the material applied to.

(5) The color of walls of adjacent residential structures shall not be the same.

(6) All proposed exterior repainting except repainting in the same color as previously approved is subject to approval or notification, as appropriate.

APPENDIX "B"  
TO DESIGN STANDARDS  
SCREENING GUIDELINES

Screening may be used within the Property to define private spaces or to attract or divert attention to or from particular views.

A. OBJECTS TO BE SCREENED. Screening may be used in connection with the following:

- (1) Free standing utility apparatus, such as transformers, and switching equipment;
- (2) exterior, ground-level machinery, such as air conditioning and heating equipment;
- (3) outside storage and service areas for equipment and supplies; and
- (4) refuse containers and related storage areas.

B. METHODS OF SCREENING. Subject to approval or notification requirements, the following methods of screening may be used.

- (1) Earth Banks and Berms - Banks and berms shall:
  - (a) have a maximum slope of 2:1 and
  - (b) be covered with an acceptable grass

- (2) planting screens and hedges
- (3) Fences and Walls - Fences and walls shall:
  - (a) complement the design, texture and color of all structures on the same Lot;
  - (b) shall be a maximum of 6 feet above grade in height;
  - (c) shall decrease in height and increase in transparency with increasing distance from a structure so as not to obstruct views;
  - (d) shall include planting as an integral component; and
  - (e) shall not attract attention as distinct architectural elements.

C. PROHIBITED SCREENING.

- (1) Woven metal or chain link fences shall not be used.
- (2) No fence which completely blocks visions shall be placed or constructed except where the need for privacy is evident and only upon approval or after notification, as applicable.

ECHO MILL DESIGN STANDARDS

LAST REVISION 4/19/96

10/6

ECHO MILL NEIGHBORHOOD ASSOCIATION  
FIRST AMENDMENT TO DESIGN STANDARDS

Section 6.H is amended as follows:

Brick houses must be bricked on the front side. Stucco houses must be stuccoed on the front with a two foot wrap on the sides.

Section 6.I is amended as follows:

All roof pitches shall have a minimum pitch of 9:12 on the main body and 10:12 on accent gables.

These amendments are effective as of August 18, 1995.

Echo Mill  
Architectural Review Committee

ECHO MILL NEIGHBORHOOD ASSOCIATION  
SECOND AMENDMENT TO DESIGN STANDARDS

Section 6.M. is amended as follows:

No exterior television or radio antenna or satellite dish or receiver of any sort shall be placed, allowed or maintained upon any portion of a Structure or Lot without prior written approval by the ARC. No antennae shall be installed or used for the purpose of transmitting or receiving electronic signals. The intent of this paragraph is to prohibit installation of above mentioned structures with the following exception: a satellite dish measuring 18 inches or less in diameter requiring approval of the siting of said satellite dish by the ARC and subject to any screening considered necessary by the ARC.

This amendment is effective as of February 22, 1996.

Echo Mill  
Architectural Review Committee

ECHO MILL NEIGHBORHOOD ASSOCIATION  
THIRD AMENDMENT TO DESIGN STANDARDS

Section A.(6) of Appendix "A" is amended as follows:

- (a) 6" fascia
- (b) 3" crown on 8" freize (front only)
- (c) 4" double corner boards on all front siding corners and chimneys

This amendment is effective as of April 19, 1996.

Echo Mill  
Architectural Review Committee