

LAKEMONT COMMUNITY

DESIGN GUIDELINES

2013 (Pages 1-21)

2021 Amendment#1 (Page 22)

Table of Contents

INTRODUCTION

A. MODIFICATION APPLICATION INFORMATION

B. COVENANT ENFORCEMENT PROCEDURES

C. GENERAL DESIGN GUIDELINES AND APPROACH

COMMUNITY ASSOCIATION GUIDELINES

GUIDELINE 1 - Patios and Walkways

GUIDELINE 2 - Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.

GUIDELINE 3 - Garden Plots

GUIDELINE 4 - Play Equipment, Play Houses and Tree Houses

GUIDELINE 5 - Basketball Goals

GUIDELINE 6 - Private Pools

GUIDELINE 7 - Fences

GUIDELINE 8 - Landscaping Maintenance

GUIDELINE 9 - Exterior Building Maintenance

GUIDELINE 10 - Firewood

GUIDELINE 11 - Decks

GUIDELINE 12 - Exterior Building Alterations

GUIDELINE 13 - Vehicles and Parking

GUIDELINE 14 - Docks

GUIDELINE 15 - Satellite Dishes

GUIDELINE 16 - Other Guideline Principles

Addendum #1 - Lakemont Mailbox Specifications

Addendum #2 - Approved Exterior Paint Colors

Addendum #3 - Fence Installation

Addendum #4 Amendment #1 March 18, 2021 Board Approved

INTRODUCTION

A. MODIFICATION APPLICATION INFORMATION

1. The following exterior modifications, and only these modifications, do not require a Request for Modification Review Form ("Form") to be submitted if certain conditions are met:

- **Patios (Guideline 1)**
- **Exterior Lighting and house-attached Flagpoles (Guideline 2)**
- **Garden Plots (Guideline 3)**
- **Play Equipment (Guideline4)**
- **Basketball Goals (Guideline5)**
- **Children's Wading Pools (Guideline 6)**
- **Ornamental Trees and Shrubbery (Guideline 8)**

2. A complete Form must be submitted through the Covenants Committee for all other types of modifications. The verbal approval of any Community Association representative is not sufficient.

3. All modification requests must be in writing via a Form. When plans are required, they must be submitted with the Form. Forms are available from the Community Association Board, Covenants Committee or Community website.

4. The Covenants Committee ordinarily meets once a month (first week of the month), except when a holiday postpones a meeting. Owners generally receive a response to their request within ten days from the Management Company after the meeting at which the request is considered.

B. COVENANT ENFORCEMENT PROCEDURES

1. Apparent covenant violations - as reported by any source - must be submitted in writing to the Covenants Committee to be referred for appropriate action.

2. If a violation cannot be resolved by the Covenants Committee, the homeowner has the right to appeal the matter to the Board of Directors for review.

3. If necessary, follow up correspondence requesting immediate action will be sent. Possible sanctions include:

a. suspension of the right to vote;

b. suspension of the right to use the recreational facilities;

c. recordation of notice of covenant violation with the superior court;

d. imposition of a fine on a per violation and/or per day basis;

e. commencement of legal procedures;

f. correction of the violation by the association with all costs charged to the violator.

g. Filing a lien for all fines and costs to correct the violation.

C. GENERAL DESIGN GUIDELINES AND APPROACH

Enforcement Philosophy

1. It is the goal of the Covenants and Design Guidelines to enhance the overall appearance and value of the community.

2. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of his or her Lot.

3. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Lot that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.

4. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to the Lot.

5. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community.

6. The board or its designee shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations.

7. Notwithstanding anything in this Declaration, no approval of any prior modification on any lot shall constitute any precedent for similar justifying modifications on any other lot.

8. Chronic violators of the Lakemont Covenants and its Design Guidelines will have their first notice be the final 10 day notification prior to the start of fining.

i. A Chronic violator is a homeowner who in a given 12 month period is cited for the same violation, under the same Guideline #, more than 3 times. The Chronic violator will go a chronic violation list with a recommendation that additional property checks are made to confirm the progress of correcting the violation.

ii. A Chronic violator can become a good member in standing by have a 12 period of no repeat violations.

Lake-Lot Houses – Special Restrictions

1. The Lake is for the use and enjoyment of ALL Lakemont homeowners who equally share the financial burden of its maintenance. As such, the rules for use and modifications on Lake Lots are more restrictive than non-lake lots. Generally, the rear yard of all lake lots must meet the same restrictions for modifications and appearance as the front yard of non-lake lots, as specified herein.

2. Notwithstanding anything contained in this Declaration to the contrary, no vegetable gardens, hammocks, statuary, swing sets or similar play equipment, landscaping, basketball goals or similar athletic equipment, boats or boating equipment, docks, pools, fences, dog houses/runs or other pet enclosures, signs, retaining walls or any other thing or structure which, in the sole discretion of the board or its designee, tends to detract from the appearance of the Community, and especially the lake, shall be permitted on any Lake Lot, without the prior written consent of the board or its designee.

3. No trees may be removed from any lake lot except as specified in the applicable Covenants Guidelines section; homeowners shall be required to replace, at their expense, any trees removed except under the circumstances defined in that section. See Covenants Article VI, Sections 13 &26 for additional information.

COMMUNITY ASSOCIATION GUIDELINES

GUIDELINE 1 - Patios and Walkways

1. Submission of a form for a patio is not required if:

a. The patio does not extend beyond the rear sidelines of the house and does not extend to within 10 feet of side property lines; and

b. The patio does not exceed 6 inches above ground level at any point.

2. Submission of a Form for a walkway is not required if the walkway is located in the rear yard and:

a. The walkway does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and

b. The walkway does not exceed 4 inches above ground level at any point.

3. A Form must be submitted for patio covers (Awnings, Extended Roof Lines, Column Arbors, etc.), trellises, permanent seating, railing and other items not enumerated above.

GUIDELINE 2 - Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.

1. A Form must be submitted for all exterior decorative objects, both natural and man-made. Exterior objects include items such as bird baths, gazing globes, wagon wheels, sculptures, fountains, pools/ponds, window boxes, antennas, artificial plants of any kind, freestanding poles of all types, flagpoles, rock gardens, and items attached to approved structures.

2. Except as provided below, a Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A Form is not required if lights meet the following criteria:

a. lighting does not exceed 12" in height;

b. the number of lights does not exceed 10; and

c. all lights must not exceed 100 watts, are white or clean, non-glare type and located to cause minimal visual impact on adjacent properties and streets.

3. Exterior holiday decorations including lights, statuary, flags and other objects must be removed within two (2) weeks after the holiday

4. A Form is not required to be submitted for a single flagpole staff attached diagonally to the front portion of a house.

5. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front door and entry area and porch flower pots (maximum of 4) that match exterior color containing evergreens/flowers do not require submission of a Form.

6. The exterior facing portion of the window coverings and blinds which are visible from the street or adjoining properties shall be a window treatment of solid white, off white or neutral color.

7. All exterior items added by the homeowner to their home must be well maintained and in proper working order.

8. Objects will be evaluated on criteria such as placement, proportion, color and appropriateness to surrounding environment. The board or its designee shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations.

GUIDELINE 3 - Garden Plots

1. A Form must be submitted for garden plots unless all of the following conditions are met:

a. The plot is located behind extended rear sidelines of house;

b. The size of the plot is limited to 150 square feet or 1/4 of the rear lot, whichever is smaller; and

c. The maximum height of plants is less than 4 feet.

2. All garden plots must be located behind the rear line of the house with the exception of houses set on lots at angles and houses on corner lots. These will be considered on an individual basis when a Form is submitted and decision based on the aesthetic impact to community.

GUIDELINE 4 - Play Equipment, Play Houses and Tree Houses

1. Except for lots adjacent to the lake, a Form is not required to be submitted for play equipment if the play equipment is located:

- a. within the extended rear sidelines of house
- b. in the rear yard;
- c. within the screened fenced area of the rear of the house, if yard is fenced;
- d. such that it will have a minimum visual impact on adjacent properties.

2. All climbing play equipment must be placed within the extended rear sidelines of the house with appropriate landscaping so as to not be visible from the street.

3. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) are required to be painted to blend into the surrounding environment (earth tone colors comparable to dark green or brown).

4. A baseball backstop or similar item is not play equipment and must comply with the fence guidelines.

Play/Treehouses

1. A Form must be submitted for all playhouses and treehouses.

2. Play houses and tree houses must be:

- a. Located where they will have a minimum visual impact on adjacent properties within the extended rear side lines of the house.
- b. In most cases, material used must match the existing materials and color of the home
- c. Play houses should have the same architectural style as the house
- d. The tree house/play house may not be larger than 100 square feet
- e. A Play house may not be used for any other purpose such as storage or a workshop. Any change in use of a playhouse is prohibited and may result in its removal from the lot.

GUIDELINE 5 - Basketball Goals

1. A Form is not required to be submitted if all of the following requirements are met:

- a. Goal backboard is perpendicular to Primary Street and placed so it is to have minimal impact on adjacent properties.
 - b. Goal is at or adjacent to the driveway;
 - c. Goal may not be closer to the street than the front of the house;
 - d. Backboard is white, beige, clear or light gray;
 - e. Post is painted black;
 - f. Only one basketball goal may be installed on a lot.
2. One rectangular guideline surrounding the hoop is permissible on the driveway.

GUIDELINE 6 - Private Pools

1. A Form is not required to be submitted for children's portable wading pools (or example, those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet. Generally these pools should be located within the rear side-lines of the house.
2. However, wading pools as noted above not in the back yard may be placed in the front or side yard of the home so long as they not remain outside overnight.
3. All above-ground pools are expressly prohibited.
4. A Form must be submitted for all in-ground pools and contain thorough drawings, architectural diagrams, plats showing adjacent properties, fencing and screening landscaping.
 - a. Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
 - b. Preferred privacy fencing for lots with pools consists of a cedar shadow box or privacy design and maximum 6 feet height.
 - c. The maximum pool area is 1,000 Sq. Ft.
 - d. Pool lighting must be non-glare type and located to cause minimal visual impact on adjacent properties and streets.
 - e. Landscaping enhancement of the pool/spa area and screening with landscaping is required with approval of the Board or its designee.
5. A Form must be submitted for all exterior hot tubs/spas. Hot tubs must be screened from adjacent properties and streets and placed within the extended rear sidelines of the home in a fashion so as to minimize visual impact on adjacent properties. Some screening landscaping or fencing/lattice may be required.

GUIDELINE 7 - Fences

1. The original design concept of the Lakemont Community promotes a feeling of open space; therefore, fencing is not generally encouraged. A Form must be submitted for all fencing.
2. Chain link or any other metal fences are expressly prohibited.
3. All Form must include the following information:
 - a. Picture or drawing of fence type. Fence types should generally be privacy, picket or split rail design.
 - b. Dimensions - The maximum height may not exceed 6 feet. The maximum span between posts shall be 10 feet. The minimum post size shall be 4 x 4 inches and must have 2 x 8 inch rails or three 2 x 6 inch rails per section.
 - c. Color - The fence must be natural wood-tone or painted to match exterior trim color.
 - d. Site Plan - A site plan denoting the location of the fence must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the rear corner of the house.
 - e. Crossbeam – Crossbeam structure shall not be visible from any street (must face inside toward yard).
4. A Form must be submitted for all dog runs. Dog runs must meet all fence and aesthetic guidelines. Generally dog runs are not allowed however maybe depending upon the visual impact on adjacent properties.
5. If other fencing exists on the property, fencing for dogs must be of the same type.
6. No fences will be permitted on any Lake Lot without explicit, written approval of the Board or its designee.
7. Removal of fencing must be preceded by a Request for Modification.

GUIDELINE 8 - Landscaping Maintenance

1. Each owner shall keep his lot and all improvement thereon in good order and repair including, but not limited to, seeding, watering, mowing, the pruning of all trees and shrubbery. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community.
2. A Form is not required to be submitted for the planting of ornamental trees and shrubbery. However, a Form must be submitted for screen planting (row or cluster style) and property line plantings. A Site Plan must be submitted with the form denoting the location of the trees.
3. A form is required for changes to the general, overall landscaping design of a lot must include a description of the types and sizes of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings (for example, installation or removal of beds, terracing with bricks, blocks or railroad ties, etc.).
4. Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the North Georgia. For recommendations contact the Fayette County Extension

Service. The amount and character of the landscaping must conform to the precedent set in the surrounding community. Homeowners will be required to remove any planting that does not meet this definition.

5. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed.

6. Each owner is responsible for removal of debris, pine cones, leaves, and pine needles, etc. from the property line to the center of the street. This includes removal of grass clippings to prevent washing into the storm sewers and then into the lake. Improper disposal of lawn clippings in this manner is a violation and will result in a fine.

7. Exposed bare earth shall be covered with straw, mulch or similar cover to prevent soil erosion at all times including during seeding. This includes areas where pets are housed or kept.

8. All trees and shrubs must be pruned regularly so as not to block or impede sidewalk traffic.

9. Homeowners are responsible for neat edging of grass from driveways, walkways and the sidewalks including the street curb. Also homeowners are responsible for removal of weeds or grass growing thru sidewalk expansion joints.

10. Tarp covers are not allowed to be used except as noted under "Guideline 10 - Firewood".

11. All landscaped beds must be mulched and covered with natural pine straw, chopped pine bark mulch, or wood shavings. Mulched landscape beds shall relate to the existing terrain and natural features of the lot, utilizing the earth tones of the community. Artificial pine straw and other inorganic materials and light or white rocks are not permitted as ground cover or mulching.

12. The preferred landscape bed edging is a neat 4" - 6" deep trench. Other edging, if used, should not more than 6" from the ground and be of a uniform type. Variations of edging may be permitted but requires a Form to be submitted prior to installation.

13. No garden tools or equipment can be stored and visible from the street. Garden hoses may be neatly stored in the front of a house but must be screened from view and kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view.

14. No tree on any lot present at the time of home construction may be removed without prior approval of a Request for Modification Form.

a. An exception to submitting a form is a) Trees smaller than 3" in diameter at 4.5' above ground or b) if the tree constitutes an immediate hazard to life or property (for example, in the immediate aftermath of a storm).

b. Requests to remove trees due to disease or other circumstances must be accompanied by a formal written risk assessment from an arborist certified by The International Society of Arboriculture (ISA).

c. If a tree(s) is removed without prior Covenants approval the homeowner must replace the cut tree(s) with similar landscaping of a type and size pre-approved by the Board or its designee as part of a comprehensive landscaping plan.

d. Daily fines will be assessed from the date of the removal until the violation has been remediated. The homeowner will be responsible for submitting written monthly updates to the Board or its designee on the violations' remediation.

e. At no time shall clearing cutting of any homeowner's lot be permitted.

15. Retention Walls: Existing Retention Walls repaired or replaced with like materials and structure does not require a form. New or modified retention walls requires a form with a site plan denoting the location, materials to be used, and height plan. Acceptable materials are railroad ties, stacked stones, or concrete material in natural earth tone colors.

GUIDELINE 9 – Exterior Building Maintenance

1. Each owner shall keep his lot and all improvement thereon in good order and repair.

2. This includes but is not limited to:

a. Proper painting and maintenance of brick, siding, trim windows, doors, roof and chimney elements, shutters, garage doors, basketball goals, decks, etc.

b. Expedient repair of damaged or worn exterior portions of the house (for example: dry rot, mold, mildew, etc.).

c. Any change in siding materials or combinations thereof requires a request for modification form be submitted. Aluminum, vinyl, plywood and wood shingles as a siding material are prohibited. Note: Replacement siding must match original siding dimensions, style and overlap.

d. Maintenance of an approved mailbox and post (painting, height, vertical orientation, etc.) – see specifications in the Design Guidelines addendum.

3. Owners shall maintain of a lot free of miscellaneous debris, tools, toys, trash and other persistent unsightly or unkempt conditions that is in any way noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish the enjoyment or perceived value of the Community.

4. It is the responsibility of each homeowner to remove any visible refuse from storm drains bordering their property.

5. Driveways, walkways and sidewalks should be cleaned or pressure-washed as needed to maintain a neat appearance.

GUIDELINE 10 - Firewood

1. Firewood piles are to be maintained in good order and must generally be located within the extended rear sidelines of the house and in the rear yard in order to preserve the open space vistas.

2. Woodpile coverings are allowed only if the cover is an earth tone color and the woodpile is screened from the view of street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it. No other tarps may be used if visible from any other property.

GUIDELINE 11 - Decks

1. A Form must be submitted for all new decks or modifications to existing decks.
2. The Form must include:
 - a. a site plan denoting location, dimensions, materials and color;
 - b. in most cases, the deck may not extend past the sides of the home;
 - c. materials must be cedar, composite, redwood, cypress, or No. 2 grade or better pressure treated pine;
 - d. color must be natural wood-tone or painted to match the primary exterior color of the home.
3. Vertical supports for wood decks must be a minimum 6 x 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 x 6 inch wood posts.
4. The following, without limitation, will be reviewed for deck requests/modifications:
 - a. location,
 - b. size,
 - c. conformity with design and architectural nature of the house,
 - d. relationship to neighboring dwellings, and,
 - e. proposed use.
5. Lighting for the deck must conform to what is specified in Guideline 2.
6. Owners are advised that a building permit may be required for a deck.

GUIDELINE 12 - Exterior Building Alterations

1. The board or its designee shall be the sole arbiter of exterior building modification requests and may withhold approval for any reason, including purely aesthetic considerations. Notwithstanding anything in this Declaration, no approval of any prior modification on any lot shall constitute any precedent for similar justifying modifications on any other lot.
2. A Form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, shutters, construction/extensions of driveways, garages, carports, porches and room additions/modifications to the home.
3. Exterior modifications made without prior approval via a Form must be removed at the homeowner's expense.
4. In order to verify John Wieland colors are being used, homeowners must submit a request for modification for all paint projects (painting trim, shutters, siding, garage doors). Forms do not need to be submitted for minor touch-up projects.

5. A request to change the current paint color requires the following information submitted with a Form:

a. Paint sample and/or number used in or approved for this or another John Wieland Community in Metro Atlanta area. When changing colors both the trim and siding must be of the same combination used by John Wieland Homes. Current approved John Wieland colors are found in Addendum 2 and 3.

b. Area/elements of home to be repainted.

c. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same colors).

d. The siding and trim of a house must be painted in a complementary fashion; this includes doors, shutters, and gutters and other visible exterior surfaces. The entire proposed pallet must be included with the request for modification form.

e. Exterior brick or stone surfaces may not be painted.

6. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character. Any addition/alteration must be of the same materials constructed to visually match the existing structure (for example, rooflines).

7. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish matching the primary or trim color. The Form must contain the following information:

a. Picture or drawing of all windows/doors on which storm windows/doors will be installed;

b. Picture depicting style of storm window/door to be installed;

c. The colors of the addition(s) and the existing structure.

8. If County or other civil authorities make any changes to the plans as previously approved by the Covenants Committee, the owner must resubmit such changes for approval prior to commencing construction.

9. A Form must be submitted for all courts. Lighted courts (other than the community courts) are prohibited. Courts will only be considered for approval only for lots of 1 acre or more.

10. Refer to 2021 Addendum revision. Detached buildings will be considered only for lots of 1 acre or more. If the lot contains less than 1 acre, only attached storage will be considered.

a. Detached buildings must be located within the extended rear sidelines of the home;

b. ~~Detached buildings shall be limited to 500 square feet;~~

c. Detached buildings must have a poured concrete foundation;

d. Detached building exterior materials must match the exterior materials used for the home. Also the architectural style of the detached building must match the house and surrounding properties;

e. Under no circumstances are plastic or metal freestanding structures allowed on any Community property;

f. Detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the Board or Covenants Committee to cause disorderly, unsightly, or unkempt conditions;

g. If used for storage detached buildings must be well maintained and the surrounding area be kept clear and neat in appearance including lawn and landscaping maintenance;

h. Prefabricated detached buildings are not permitted unless they meet all the specifications above.

11. A Form must be submitted for all dog houses. All dog houses must be located where they will have minimum visual impact on adjacent properties: within the rear sidelines of the house, adjacent to the house, etc.

12. Owners are advised that a building permit will be required for certain exterior building alterations.

GUIDELINE 13 - Vehicles and Parking

1. No boat or other watercraft, trailer, camper, commercial van , recreational or any other type vehicle may be parked or stored in open view on residential property for longer than a 24-hour period.

2. No commercial van/truck/bus may be parked on any lot unless the structure or lot is in an active state of maintenance or construction.

3. Any vehicle used in repair or construction of a house may not be placed on any lot more than 48 business hours prior to beginning of repair/construction and must be removed within 48 business hours of completion of the work.

4. All cars parked in open view and not in a garage must be operable and may not be unsightly (particularly including in any state of disassembly).

5. Cars not in active use (i.e., not driven on a frequent, regular basis) must be stored in a garage or otherwise out of view of any other property and not stored in a driveway, even if covered.

6. Under no circumstances may any vehicle be parked on any part of the yard including the strip between the curb and sidewalk at any time.

7. As a general rule, parking of vehicles on the street is prohibited. Temporary parking (four hours or less) is allowed if not a nuisance to neighbors or impediment to traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways or traffic.

8. Cars stored on the street within the community shall be considered to be abandoned and subject to towing at the owner's expense.

GUIDELINE 14 - Docks

NOT APPLICABLE – no new docks may be constructed in the Community without prior written consent from the Board.

GUIDELINE 15 - Satellite Dishes

- 1. Satellite Dishes must be no larger than 18 inches.**
- 2. If ground mounted, must be screened from view by natural landscaping - no lattice.**
- 3. Any cables must be buried.**
- 4. No front yard mounting is allowed.**
- 5. If mounted on home, must be mounted on rear of home, and within the sidelines of home so as not to be visible from street.**
- 6. Mounting of dishes in a location so as to minimize visual impact on adjoining properties is strongly encouraged.**
- 7. Color of satellite dish will be reviewed.**

GUIDELINE 16 – Other Guideline Principles

See Declaration of Protective Covenants, Article VI – Use Restrictions and Rules

- 1. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of his or her Lot. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye;**
- 2. Nor shall any substance, thing, or material be kept upon any Lot that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.**
- 3. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to the Lot.**
- 4. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community.**
- 5. The board or its designee shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. Any member of the board or its designee or the representatives thereof shall have the right, during reasonable hours, to enter upon any Lot to inspect any Lot and any improvements thereon for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with.**

6. The board of directors may impose fines or other sanctions, which shall be collected as provided herein for the collection of assessments. Failure to comply with this Declaration, the Bylaws, or the rules and regulations shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the board of directors, on behalf of the Association.

7. In addition to any other remedies provided for herein, the Association or its duly authorized agent shall have the power to enter upon a Lot or any portion of the Common Property to abate or remove, using such force as may be reasonably necessary, any structure, thing or condition which violates this Declaration, the Bylaws, the rules and regulations, or the use restrictions. Unless an emergency situation exists, the board shall give the violating Lot Owner ten (10) days' written notice of its intent to exercise self-help. All costs of self-help, including reasonable attorney's fees actually incurred shall be assessed against the violating Lot Owner and shall be collected as provided for herein for the collection of assessments.

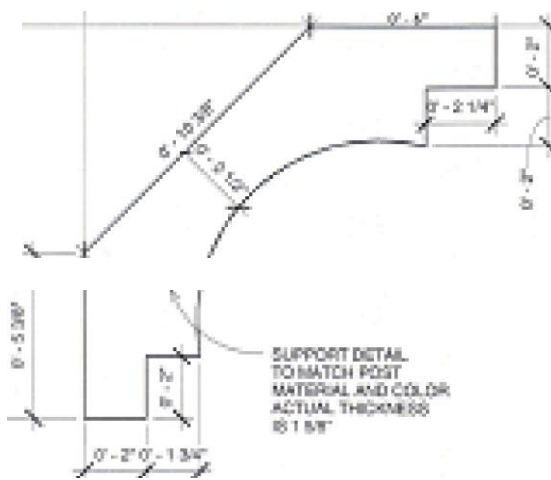
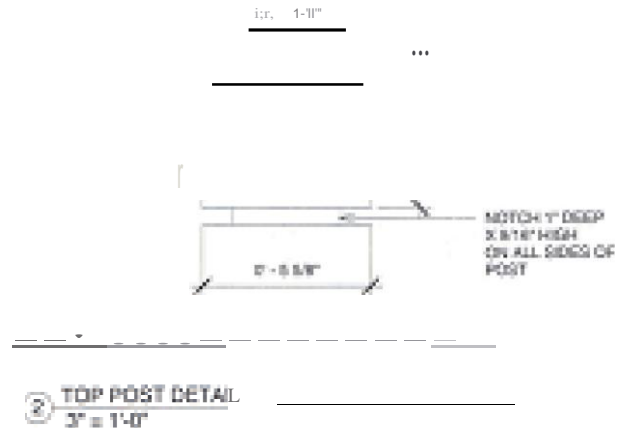
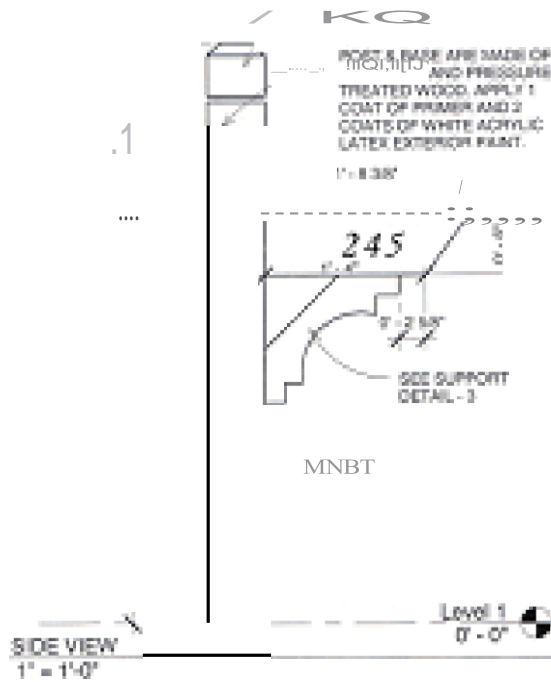
Addendum #1 - Mail Box Post Construction

Please contact Rhonda Fleming at rfleming@camga.com. Homeowners must make their own arrangements for pick up and installation.

the drawing available upon request

MAILBOX

SPECIFICATIONS.



3 SUPPORT DETAIL
3" = 1'-0"

2 TOP POST DETAIL
3" = 1'-0"

MAILBOX INSTALLATION IN CONCRETE

Materials: Hillman-Cole Ultra Pure Mailbox

Mailboxes: Gibraltar T-2 steel gloss black embossed Eagle on door (available at Home Depot or Lowes)

Numbers: Hillman-Cole 4" aluminum nail-on numbers (available at Home Depot). Numbers need to be installed horizontally on the fixed outrigger as shown, on both sides.

Outriggers: Outriggers (base) are constructed from 6" x 6" red pine. A 3/4" x 10" galvanized lag screw should be driven through the outrigger to the post to prevent sagging. The outrigger should be cut as shown from 2" x 8" pressure treated plywood. Each mailbox should be mounted to the outrigger with 4 pressure treated plywood, cut to fit the mailbox. Use rust resistant deck screws.

Installation: The mailboxes require that the mailbox be installed with the door at a vertical height of 41-45 inches from the ground.

The post should be set in concrete. The post should be set back 6-8 inches from the mailbox door.

The post should be set in concrete

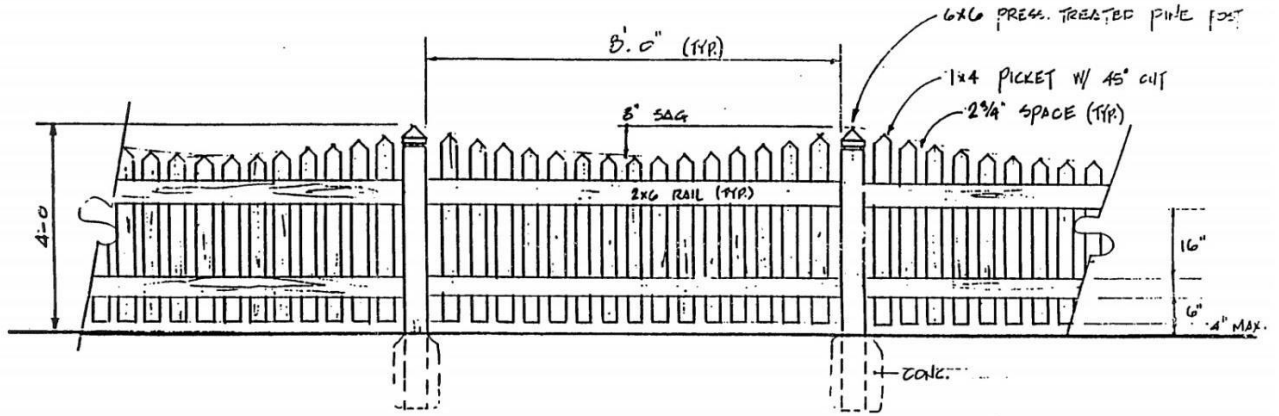
Addendum #2 - John Wieland Approved Exterior Colors (Current)

Click here <https://Current approved colors>

Siding and Trim Color List (link above)

Shutter and Front Door Color List (link above)

Addendum #3 - Fence Installation

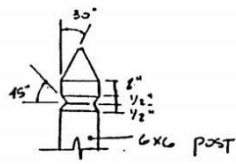


NOTES:

- FENCE MAY BE NATURAL, WHITE OR PAINTED TO MATCH HOUSE TRIM.
- RAILS AND PICKETS MAY BE CEDAR OR PRESS. TREATED PINE
- VIEW SHOWN IS AS SEEN FROM THE HOME SITE
I.E. RAILS MUST FACE INSIDE TO THE LOT.

SCALLOPPED PICKET FENCE

1/2" = 1'-0"

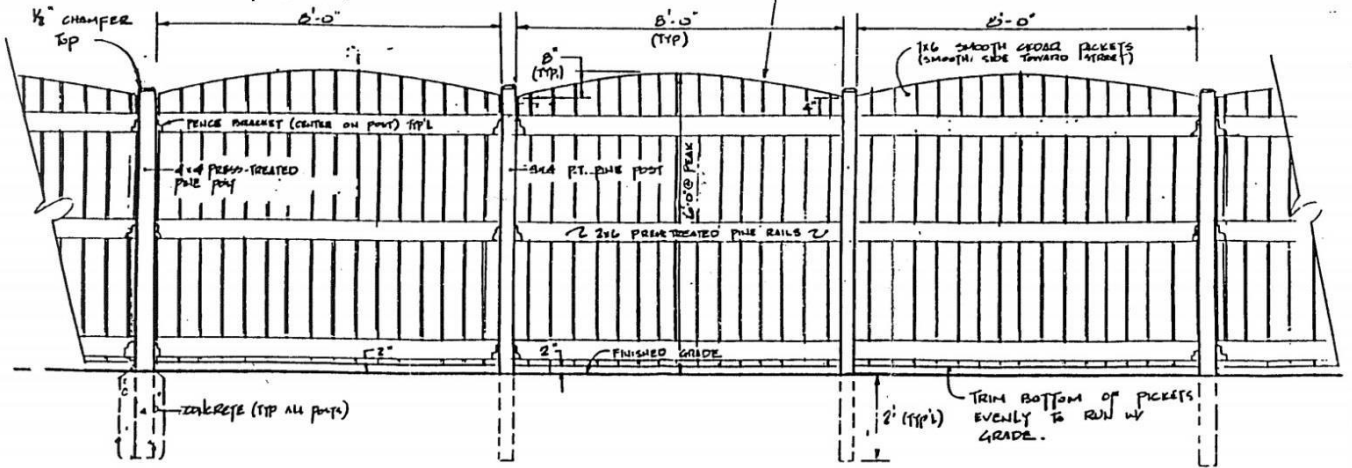


ALTERNATE POST DETAIL

NOTE

- 1) IF SPECIFIED, USE A 6x6 POST WITH THE ALTERNATE TOP AS SHOWN - EVERY THIRD POST.
- 2) IF SHADOWBOX STYLE IS SPECIFIED, ALTERNATE PICKETS ON BOTH SIDES OF RAIL WITH A 1" OVERLAP. ALL DIMENSIONS REMAIN AS SHOWN.

NOTE: BUTT 1x6 PICKETS TOGETHER WITH NO GAP BETWEEN BOARDS.

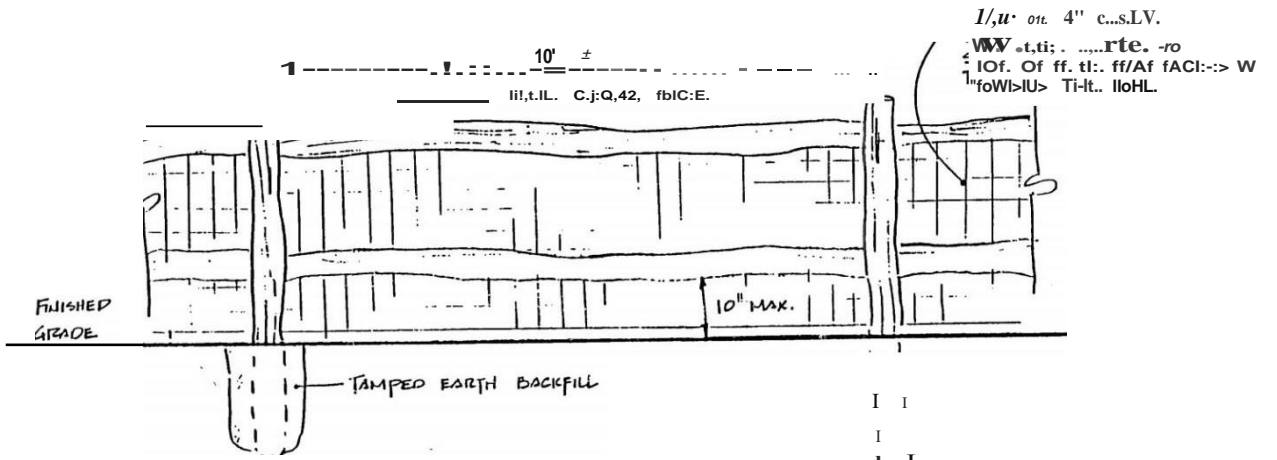


NOTE:
VIEW IS AS SEEN FROM THE HOME SIDE
IE. THE DUNED LAKE SIDE

FENCE DETAIL - 6' PRIVACY FENCE

1/2" 1'-0"

5-15-91 REV. 1-15-92



sru1 |<b|L C.E...DLIQ p=-ldC.k ...Pf VL

lfti, 1'-0'

Addendum #4. Amendment to Design Guidelines March 18, 2021 Board approved

Ornamental tree Landscape

A Form is required to be submitted for the planting of ornamental trees and shrubbery including screen planting (row or cluster style) and property line plantings. A Site Plan must be submitted with the form denoting the location of the trees. ***NOTE for HOA Board: The term ornamental is vague. For example, cherry trees that flower but do not put forth fruit are termed "ornamental cherry trees" by horticulturists, arborists, and landscape architects. These can grow to 25' in height; planting multiples could change the view and property of surrounding neighbors and removal would leave a large absence in landscaping.*

Landscaping Maintenance

Landscaping should relate to the existing terrain and natural features of the lot. For recommendations contact the Fayette County Extension Service. The amount and character of the landscaping must conform to the precedent set in the surrounding community. Homeowners will be required to remove any planting that does not meet this definition.

Tree removal

No Tree may be removed without prior approval of a Request for Modification Form.

Siding Materials

A request for modification form be submitted. Aluminum, vinyl, plywood and wood shingles as a siding material are prohibited. Note: Replacement siding must match original siding dimensions, style, and overlap. In the event that matching materials are no longer available, alternatives will be considered.

Exterior Paint colors

Covenants Committee may entertain recommending to the Board certain variances to Lakemont's current approved exterior colors that may be considered on a very limited case by case review by the Board. Recommendations to the Board must include a color chart sample to expedite the Board review of the variance request; and

Should the Board approve a variance, the Covenants Committee will be instructed to add the new color to Lakemont's approved exterior color choices so future request will not require Board approval. *The Covenants Committee will ensure variance colors in a particular case will not be inconsistent with the overall scheme of development for Lakemont.*

10. Detached buildings will be considered only for lots of 1 acre or more. If the lot contains less than 1 acre, only attached storage will be considered .a. Detached buildings must be located within the extended rear sidelines of the home; b. Detached buildings shall be limited to 120 square feet or a 10 foot by 12 foot maximum size; c. Detached buildings must have a poured concrete foundation; d. Detached building exterior materials must match the exterior materials used for the home. Also the architectural style of the detached building must match the house and surrounding

properties; e. Under no circumstances are plastic or metal freestanding structures allowed on any Community property; f. Detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the Board or Covenants Committee to cause disorderly, unsightly, or unkempt conditions; g. If used for storage detached buildings must be well maintained and the surrounding area be kept clear and neat in appearance including lawn and landscaping maintenance; h. Prefabricated detached buildings are not permitted unless they meet all the specifications above. All other Exterior guidelines except for item 10 remain in force.