

MBoardh 22, 2024

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# Design Guidelines

# INTRODUCTION

These Design Guidelines have been adopted by the Board of Directors of Timberbrook Community Association pursuant to the Declaration of Covenants, Conditions and Restrictions for Timberbrook (“Declarations”). The Board of Directors and/or its appointed committees will enforce these Design Guidelines. The Board of Directors may amend and/or modify these Design Guidelines from time to time by simple majority vote of the Board. Such changes and/or modifications shall become effective only after being published and a copy provided to each Lot owner. However, modifications approved by the Board or BOARD or made in conformity with prior Community Guidelines shall be “grandfathered” until such modification is removed or replaced; then provisions of these and future Design Guidelines shall apply.

Terms and words that are capitalized are as defined in the Timberbrook governing documents or within these Design Guidelines

An Architectural Modification Request is required to be submitted and approved prior to starting any proposed modification unless such modification is specifically exempt herein. In conjunction with the recorded governing documents for Timberbrook Community Association Inc. (”Association”), these Design Guidelines are binding on all parties having an ownership interest in Lot and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded documents or under any policies adopted by the Board.

This document shall continue in effect until the adoption and publication of new or revised guidelines and standards.

The Board of Directors will review all Architectural request through the HomeLink portal. Once the request has been reviewed by all Board members, a follow up to the homeowner will be sent approving or request for additional information.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Design Guidelines and any standards contained herein, or the Declarations, these Design Guidelines and the Declarations shall prevail. An approval by the BOARD shall not be construed as meeting either the requirements of Coweta County or any governmental agency required for approval.

The Declarations contain a disclaimer by the developer, the Association and the BOARD of liability or responsibility for the approval of plans and the specifications contained in any request by an owner.

# ARCHITECTURAL MODIFICATION REQUEST

A homeowner wishing to make an exterior change or modification to their home and/or lot must apply for and receive written approval for such change or modification prior to beginning the project. The application is made by completing the Architectural Modification Request Form on the HomeLink homeowner portal. One request should be submitted for each alteration that is being planned. Multiple related projects may be included on the same request. The completed form, together with all applicable information is to be submitted to the Association’s management company. All improvements on a Lot shall not encroach on the neighboring property or Association property. ALL requests require the submission of a copy (not an original) of the owner’s lot survey showing the signature and seal of the surveyor and the location of the proposed modification marked on the survey.

An Architectural Modification Request is not considered complete until it is accompanied by all of the information necessary for the BOARD to make an informed decision. Incomplete applications will be “on hold” and shall not be considered until the necessary information, including those specified in Section B below are submitted to the BOARD, at which time the actual submission date will begin .

# Supporting Documents and Materials

An Architectural Modification Request will not be considered accepted until it is accompanied by the required plans, and/or specifications showing the nature, kind, shape, height, materials, and color to be used and the location of the proposed alteration. As stated above, ALL requests require the submission of a copy of the owner’s lot survey showing the signature and seal of the surveyor and the location of the modification marked on the survey.

Requests for room additions, extensions, modifications including swimming pools and their screened enclosures, and fences require a copy of the lot survey clearly depicting the location, size and measurements of the proposed change and the measurements to the lot boundary line; contractor drawings; list of materials to be used; and sample of roof shingles and/or paint if applicable. Requests for exterior dwelling surfaces including painting, installation of pavers or tiles require a sketch of the area(s) to be covered and a sample of the proposed material such as paver, tile or paint chip.

A request for landscaping requires a copy of the lot survey depicting the location where plants are to be installed, a sketch of the proposed landscape areas and a list of plants to be installed. Please indicate measurements from the property lines when installing trees, landscape beds, etc. Requests to remove trees shall include a diagram depicting the approximate location of all existing trees and their types, along with the trees to be removed and the reason for their removal.

# THE REVIEW PROCESS

The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans For Building Permits and Coweta County Zoning Variances, Construction Commencement and Inspection. Thorough and timely submission of information, as well as, adherence to the guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the guidelines should be directed to the BOARD or Management Company.

# Initial Review

The Architectural Modification Request and submission of supporting documentation should be made by submission through the Association management company website or by mail. A confirmation of receipt for all submissions will be sent via email. Submissions are not sent to the Board until all required information is provided. The BOARD may require additional documentation once their review begins. The BOARD has 60 days to approve or deny the request once the submission is complete and in the review stage.

No construction, alteration or addition to any existing structure or site improvement shall be made until final approval by the BOARD is granted. In the case of an incomplete application or the request by the BOARD for more information, the applicant will have 15 days to comply with the request. Failure to comply within the 15 days will result in the need for a new application to be submitted.

The BOARD shall review the information and indicate its approval, disapproval, or requirements for change to the plans. The BOARD will review the accompanying documents within sixty (60) days and send notice of BOARD’s decision with appropriate response shown below:

1. Approved – the entire project submitted is approved in total subject to installation per the approved Architectural Modification Request.
2. Approved with Conditions – the project submitted is partially approved. The owner may proceed with the work to be performed as modified by the BOARD. Owner must comply with any and all notations made by the BOARD regarding the project and the existing Design Guidelines.
3. Disapproved – the entire project submitted is denied and no work may commence. In some cases, the project may be denied because additional information has not be submitted in order to make an informed decision.

Any Modification Application not approved or disapproved within 60 days from date of receipt of a complete application by BOARD shall be deemed to be approved. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Design Guidelines .

# Submission of Plans to the Building Department and For Zoning Variances

Prior to approval of Step 1, the owner must submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits and zoning variances that may be needed for the modification project. Changes required by the said agencies must be re- approved by the BOARD. Approval by the BOARD for installation of a project does not negate the owner’s responsibility to comply with all terms and conditions of any municipal permit or existing codes required for the project. The owner is responsible for investigating and following municipal and county requirements and obtaining all permits.

# Construction Commencement

A copy of the building permit and any zoning variance granted must be submitted to the BOARD prior to the owner beginning construction. Any required modification to the original application for any reason must also be re-approved.

The owner shall be held responsible for the acts of his employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

1. When contractors will be crossing over property not owned by the project owner, the owner shall obtain permission of the neighboring lot owner or the Association in instances where the neighboring property is commonly owned by the Association.
2. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
3. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site.
4. Upon completion of the project, owner is responsible for restoring any common property or neighboring property that may have been damaged during the construction of the project to its original state or better.
5. Cleanup of the project site is to be completed within 7 days of completion of the project. If a longer period of time is needed to accomplish this, owner should contact the community manager for a variance. In instances where common property may be crossed, the Board of Directors may require that the contractor or installer, other than the record titleholder of the project lot, provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. The Board can establish minimum limits for required insurance that will include coverage for General Liability and Worker’s Compensation.

# Final Inspection

The BOARD or the Board shall have the right to enter upon and inspect any property, (24 notice notice) before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement the homeowner shall give notice to the BOARD that the project is complete and someone from the Board will verify that all work matches the request. Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the association and such costs will be charged to the owner. All work must be completed within one (1) year of commencement unless otherwise specified in the notice of approval or unless the BOARD grants an extension in writing prior to the expiration of the application deadline (which it shall not be obligated to do).

If projects will require additional time, the owner must contact the BOARD with the anticipated completion date. Application approvals are valid for a period of six (6) months and a new modification request application must be submitted after that time has elapsed if construction has not commenced. It is up to the owner to assure that the completed project complies with the BOARD approved plans.

# Express Approval

In order to provide a speedier process for certain types of modification requests, the Community Manager may have the authority to approve certain modifications as delegated by the Board and the request shall be deemed approved or denied as if by the BOARD.

# Reconstruction

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the owner must notify the BOARD and remove all debris within sixty (60) days, complete repair or reconstruction of the damaged Improvements within one (1) year in a manner consistent with the original construction (allowing for necessary changes or improvements due to changes in applicable building codes), or such other plans as are approved by the BOARD. The BOARD will make every effort to accommodate the owner in the application process in order to repair or rebuild in a timely manner.

# Administrative Fees and Compensation

No fee shall be required for submissions. If special Architectural or other professional review is required of any improvement, the applicant shall bear all costs of such review.

# Appeals Process

In the event that the BOARD disapproves any plans and specifications or provides approval with modifications to which the applicant disagrees, the applicant may request a hearing by the BOARD for additional review of the disapproved or modified plans and specifications. The applicant must request a hearing no later than fifteen (15) day following the BOARD’s decision. The meeting shall take place no later than 30 days after written request for such meeting is received by the BOARD. The BOARD shall make a final written decision no later than 10 business days after such meeting. In the event the BOARD fails to provide such written decision within 10 business days, the plans and specifications shall be deemed disapproved.

Upon final disapproval by the BOARD, the applicant may appeal the decision of the BOARD to the Association Board of Directors within fifteen (15) days of the BOARD’s written hearing review and disapproval. Review by the Board shall take place no later than 30 days after receipt of the applicant’s request for appeal. The Board shall make a final decision at such meeting and provide a written decision to applicant within 10 business days. The decision of the BOARD or, if appealed, the Board, shall be final and binding. If the Board fails to hold such a meeting within 30 days after receipt of the request for such appeal, then the plans and specifications shall be deemed approved.

# SITE IMPROVEMENT STANDARDS

These Design Guideline are supplemental to the recorded Declarations of the Association. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Declarations in addition to these guidelines prior to submitting an Architectural Modification Request to HomeLink

# Additions / Setbacks

Additions are subject to Architectural approval and must be compatible with the Architectural style, colors, detailing, and materials of the original structure. The height of any addition shall not be higher than the original ridgeline and the proposed eave-line must be at the same height of the existing eave-line. No alterations or improvements shall be made which provide a roof pitch that varies from the roof originally constructed. Additions shall be built within the building setback lines originally established for and by the Association (See chart below.) Storm water from a new addition roof must be discharged no closer than five feet of any neighboring property. Down spouts installed as a part of the addition shall not materially increase the drainage of storm water onto adjacent property. No addition shall be permitted if it is determined to have a material adverse impact upon neighboring properties and/or the community. All additions shall meet the minimum wind load requirements of the applicable building codes (latest edition) concerning wind resistance and other applicable requirements. An engineer’s statement of wind load capacity may be required.

**Building Setbacks** Front Yard 20 feet Side Yard 10 feet

Rear Yard 40 feet

# Air Conditioners

No air conditioners shall be mounted through a window, door, hung on an exterior wall or mounted on a roof. Replacements of air conditioner components shall be installed in the original component’s location unless approved by the BOARD. All exterior air condensers / equipment may be landscaped to not be visible to a street or adjoining home.

# Antennae & Satellites

No outside television, radio, or other electronic towers, aerials, antenna, satellite dishes, or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed, or permitted to remain on any portion of the Association or upon any improvements thereon, unless expressly approved in writing by the BOARD; provided, however, that this restriction and approval requirement shall not apply to those antenna and satellite dishes that are one (1) meter (39.37 inches) in diameter or less and specifically protected by 47 C.F.R. Part 1, Subpart S,

§1.4000, as may be amended from time to time, and/or other Applicable Law. Notwithstanding the prior sentence, satellite dishes must not be visible from the street in front of the Lot. Upon termination of any contract for satellite TV services, the installed dish shall be removed from its location.

# Barbecues/Smokers/Grills/Fire Pits

Barbecue grills and smokers may be located or permitted upon the back patio or yard of a home. If not screened from view of the neighboring property by a fence or other screening device, they must remain covered when not in use.

Built-in barbecue units shall be located within the rear outdoor living area a minimum of 10’ from any property line and designed as an integral part of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.

Outdoor wood burning is prohibited except in an approved fire pit . The fire pit must have a wire screen mesh, be freestanding or, if approved permanent, and be kept in good working condition.

# Canopies / Awnings

Installation of a canopy (fabric gazebo) is not permitted. However, a temporary free-standing canopy (marquee) may be erected on the rear lawn for not longer than three (3) days. A fabric awing may be used to cover the back patio as long as the color is close to the color of the house and blends in with the rest of the neighborhood.

# Clotheslines

Visible outside clotheslines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed, operated, or maintained.

# Patios

All patio extensions shall be concrete, concrete pavers, or stone pavers in colors that complement the color scheme of the residence. The size of the patio shall be determined by the available space per lot and meet all required setbacks and impervious requirements of Coweta County. Construction of patios that conflict with the drainage pattern for the lot will not be allowed.

# Dog Houses/Kennels/Dog Runs/Invisible Fences

Dog houses, kennels and dog runs are not permitted. Invisible fences are permitted with prior BOARD approval. The BOARD may require posting of appropriate permanent sign(s) to indicate the installation.

# Drainage Swales

No drainage easement, swale, pond, or any related drainage, stormwater management, or Surface Water Management System structures, facilities, or infrastructure may be obstructed, filled in, or altered without the written approval of the Association and all applicable Governmental Authorities. If any Owner and/or Permittee obstructs, fills in, or alters any drainage easement, swale, pond, or any related drainage, stormwater management or Surface Water Management System structures, facilities, or infrastructure, then the Association shall have the right to enter onto such Lot(s) and/or tract(s) and repair, replace, and restore such drainage easement, swale, pond, or any related drainage, stormwater management, or surface Water Management System structures, facilities, or infrastructure as necessary, all without liability or responsibility, criminal or civil, for trespass or any other action. Additionally, the Owner of such Lot(s) and/or tract(s) shall be responsible for any and all costs and expenses (including but not limited to, Attorneys’ Fees and Costs) incurred by the Association in the repair, replacement, and restoration of such drainage easement, swale, pond, or any related drainage, stormwater management, or Surface Water Management System structures, facilities, or infrastructure, which costs and expenses shall become and be levied and recouped by the Association as a Specific Assessment.

# Driveway and Sidewalk Extensions

Additional concrete walking area(s) adjacent to the driveway, which extends the overall total driveway width, will not be allowed unless an Architectural Modification Request is submitted to the BOARD. Painting or staining of concrete driveway is prohibited however front porch and patios may be stained, coated or painted as long as it blends in with the natural color of the house.

Parking is limited to the garage and driveway of the home. Parking on the lawn is prohibited. No parking pads are allowed.

# Elevation of Lots

No lot elevation changes shall be permitted which materially affect the surface grade of surrounding lots or common property.

# Encroachment and Plantings on Common Grounds

No extension of the landscaping of a Lot will be permitted on Association common grounds , including pond banks. Residents shall not put trees, bushes, plantings, bird baths or feeders, lawn ornaments, planters, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds.

# Exterior Painting

All exterior paint colors must be painted as reasonably necessary to achieve and maintain a good appearance, but in any event within forty-five days of receipt of a written notice from the BOARD that painting is needed. No exterior colors will be permitted that will be inharmonious or discordant with other improvements in Timberbrook, or in-congruent with the Architectural style of the improvement itself. No overly bright or highly contrasting colors will be permitted. As much as possible, colors should work with the natural characteristics of Timberbrook. Primary colors are not permitted for exterior walls. Reds, yellows, and greens should be muted. No Owner may change the exterior color of a building or other structure on the Lot without the written approval of the BOARD.

# Fences, Hedges and Walls

Under no circumstances shall wood, chain-link, or vinyl property fences be permitted on any Lot . Fences, walls or hedges shall not be erected or installed without prior approval of the BOARD. Fences may be constructed of black aluminum and must be installed per the following criteria:

* + - Fences shall not be installed flush to the ground so that drainage could be blocked in any way.
    - Irrigation systems must be reconfigured to provide complete coverage outside and inside of the fenced area.
    - Fences must be kept clean and in good repair.
    - No fence shall be constructed closer to the street, which the house faces, than ten feet

(10) forward from the rear-facing corners of the house.

* + - Fences for corner lots require close coordination with the BOARD due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. Fences on Corner lots or

lots that back up to a road may not extend closer than 7’ (This equals the 7’ Utility easement) back from the side or rear property line and it is recommended to have a solid hedge planted on outside of fence to buffer fence from street.

* + - Except where easements or swales exists, alleyways will not be permitted.
    - Written authorization to attach fences to a neighbor’s existing fence or posts must be obtained from the neighbor and included with the application.
    - Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the

responsibility of the owner to comply with all County and/or Association requirements, whichever is most stringent.

* + - It is recommended that fences not be installed in drainage easements. However, if the BOARD grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the

homeowner’s home site or adjoining home sites at the homeowner’s expense. Should the Association or County be required to use drainage easement for access to a pond or lake, or correct a drainage situation either above or underground, the homeowner is responsible for all costs associated with the removal and replacement of the fence installed in said easement.

* + - Fences may not be installed past any wetland conservation setback lines on any home sites within the community.
    - Notification to neighbors on all sides of the property where fences will be installed should be made . The purpose of the notice is to inform the owners that workers will

be installing a fence and may inadvertently trespass onto their property of have materials on their property. Any damage that may arise to another owner’s property during the installation process is the responsibility of the owner who is contracting for the fence installation.

# APPROVED FENCE STYLES - See Exhibit on page 23

# Firewood

Firewood must be maintained in good order and must be located in the back yard of a home and not visible to adjoining streets or Lots. Covering firewood is allowed only if the cover is natural in color or consistent with the exterior colors of the home. Firewood stacks may not exceed 3’ high x 6’ wide x 2’ deep.

# Flags

A homeowner may display one portable, removable United States flag or official flag of the State of Georgia not larger than four (4) feet by six (6) feet in a respectful manner. Alternatively, a homeowner may display, in a respectful manner, a portable removable flag not larger than 4 feet by 6 feet, which represent the United States Army, Navy, Air Force, Space Force, Marine Corps, or Coast Guard, or MIA/POW.

Sports Flags may be displayed from 6:00 P.M. on Friday to 9:00 P.M. on Sunday.

One flag per home will be allowed. The flagpole may be mounted to the home directly to the left or right of the front door or garage. Flagpoles attached to the home may not exceed 5 feet in length. Ground-mounted flagpoles are not be permitted. Flags must be flown on the house pole in an outward fashion from the home. Flags specified above may be attached to the home, in the above locations, without BOARD approval.

The U. S. flag shall be flown in accordance with the requirements of the United States Flag Code. Flags shall be replaced if faded, tattered, or in poor condition. Proper flag etiquette must be employed at all times.

No other flag of any sort may be displayed along with the United States flag

Notwithstanding the foregoing, one decorative garden flag, no larger than 24” X 36”, displayed for the purpose of a holiday, seasonal, sports team or to demonstrate patriotism shall be permitted without BOARD approval and may only be placed in the mulch bed at the front on the house.

# Front Entryway/Storm Doors

Storm doors are approved by the BOARD if the door follows the below guidelines. (Attachment A, Page 28)

Front door glass may be changed to include decorative glass, stained or beveled glass. For Storm Door requirements, see attachment A.

Wicker, wood or wrought iron tables and chairs may be used in the front porch/entryway. Plastic stackable furniture is not permitted.

# Front Roof Changes

Any modification to the roof is subject to BOARD review and approval.

# Garage

No garage shall be enclosed or converted into a living area and must at all times be used as a garage for vehicles, storage, or workshop purposes. No screening is allowed temporarily or permanently on garage door openings. Garage doors shall remain closed when the garage is not in use. Replacement of garage doors shall meet current County codes at the time of replacement. The new doors must match or coordinate with the color of the garage door trim or siding as approved by the BOARD.

# Garbage/Screening of Containers/HVAC & Other Equipment

Each Owner of a Lot may provide visually screened areas to serve as service yards in which electric meters, pool equipment, air-conditioning equipment and other outdoor equipment are located and shall be a minimum of two (2) feet away from the ground mounted equipment to allow for adequate air circulation around the equipment. Other permitted materials, supplies and equipment which are stored outside must be placed or stored to conceal them from view from Common Areas, streets, other Lots Such visually screened areas may not encroach or trespass on a neighboring property.

Enclosure of garbage cans shall only be of the same material and major colors of the residence and compatible with the design of the residence (ie. painted Hardie Plank and wood posts and trim). Overall height of the enclosure, including posts shall not exceed five (5) feet. Overall length shall be kept to the minimum necessary to accomplish the screening.

Landscaping may not be used in lieu of a constructed enclosure.

# Garden Hoses / Raised Bed .Gardens

Garden hoses shall be on a hose wrap attached to the house or attached to a vertical post in the side yard mulch bed, or on a mobile station. Hoses may be neatly coiled on the ground in a flowerbed behind shrubbery out of sight from the street, common grounds, or nearby neighbors.

Gardens- All fruit and vegetable gardens can only be grown in raised beds in the back of the house.

1. Max of Three permitted
2. All raised beds must be no more than 96 x 36 x 18
3. All raised beds must be kept clean and weed free
4. Must be cleaned at the end of growing season.
5. Free standing beds, cannot be over 36 inches

# Gas Tanks (Propane and/or Natural)

Timberbrook is serviced with natural gas and all services lines (except for meter) shall be installed underground. No tanks are allowed except small tanks mounted on gas grill.

# Gutters

All gutters must match the fascia color. Gutter down spouts should match the exterior body color of the home and must not concentrate water flow onto neighboring properties.

# Holiday Decorations

# Holiday Decorations Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.

# Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on Thanksgiving and shall be removed not later than January 10th of the following year. Holders for holiday lights that are installed on a home must be removed at the time that the lights are removed. Holiday displays (i.e. Halloween, Easter) other than those defined above may be installed no earlier than two (2) weeks prior to the holiday and must be removed within seven (7) days after the holiday.

# House Numbers

To aid emergency personnel, delivery people and to conform to local County ordinances, each house shall have a readily visible number permanently attached to the front of the home.

# Erosion Standards

Naturally occurring erosion must be repaired and maintained by owner and may include re- sodding, rock installation, etc.

# Landscaping/Borders/Arbors/Trellis/Water Features

Individual plantings of annuals and other plantings which are seasonal in nature and are planted in existing beds and that do not exceed thirty-six inches (36”) in height shall be permitted without approval of the BOARD; however, plans for all other modifications to any existing landscaping beds or additional landscape beds, trees, shrubs and any other permanent landscape plantings must be submitted to and approved by the BOARD. All landscaping must be installed to fit in with neighboring properties. The BOARD may reject the landscape plan based upon its review of the overall design and impact.

The landscaping plan must detail the location of beds and planting materials. No invasive or non-native are permitted. With the exception of dead trees or plants, no landscaping shall be removed without the prior written approval of the BOARD. To mitigate the attraction of vermin, fruit bearing trees and shrubs are prohibited. All ground surfaces on all portions of the Lot outside of the planting beds shall be covered with Bermuda turf; sever slopes and designated green space are excluded, When submitting a request for any landscaping projects, a photograph of the home and a site plan depicting the area where the project is to be installed must accompany the request.

Decorative borders around landscaping beds require the prior approval of the BOARD.

Trellises / Arbors require the approval of the BOARD. No more than three trellises will be permitted and may only be placed on or at the side and rear walls of the house. Trellises may be constructed of PVC composite material, wood, or metal and be kept in good repair. Examples of approved styles are shown below.

# Approved Trellis / Arbor Styles

A white latticed fence

Description automatically generatedA close-up of a metal structure

Description automatically generated

**Approved Boardh Styles**

A white gate with a light on it

Description automatically generatedA white arbor with a blue roof

Description automatically generatedA white arbor with a white frame

Description automatically generated with medium confidence

Arbors may not exceed a maximum size of 400 square feet. Minimum 6” X 6” post shall be used and shall be properly anchored to meet all wind codes. The style of arbor should include decorative beams and ties. Arbors shall only be installed in the rear yard.

Water features to include ponds and fountains must have the written approval of the BOARD. A site plan showing the location of the pond must be submitted with the application. Fountains and water features shall be limited in height to four feet (4’) above the natural grade of the lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall Architectural theme of the community. Design of these features should discourage creation of stagnant pools of water. A picture or conceptual drawing is required to be submitted with the request.

# Lawn Furnishings/Decorative Accessories/Statutes/Feeders

Lawn furniture shall be located in the rear of the home and not visible from the street in front or side of the home. Swings and patio style furniture will not be approved for placement on the front porch.

Decorative accessories include items such as bird baths, bird feeders, bird houses, decorative flags (including holiday, sports, etc.), fountains, patriotic display items (yellow ribbons, decals, etc.), personal items other than furniture, plants on hooks, plaques, potted plants, statues, sun

dials, and tiki torches, Tiki torches are not permitted in the front or adjacent to the side of a residence, may only be located at the rear of a residence, may not exceed seventy-two (72) inches in height, and must be at least five (5) feet from any combustible materials.

Decorative accessories that are visible from the street or a common area shall not exceed thirty-six (36) inches in any dimension. The color must blend with the color and Architectural features of the home.

No ornaments or decorative accessories shall be hung from trees except for birdhouses or bird feeders. Decorative accessories shall not be placed down driveway perimeters, on street catch basins or on utility boxes.

Flowerpots or decorative pots may be placed in the front yard and/or entryway but cannot exceed six in number. Pots must always be maintained in good condition and must be continually planted with live foliage. Partially buried pots will be allowed in the front yard. Pots located in the front yards of the home must be made of clay, masonry or other traditional garden material – plain plastic containers are not permitted in the front yard of the home. No flower pots may be put or stored on side of home. Artificial plants may not be placed in landscape beds, hanging baskets or front porch/entryway.

Statues, decorative accessories, and other types of lawn ornaments are permitted. The combined number of statues and decorative accessories will be limited to three. The statues will not be greater than three feet (3) in height above the natural grade of the lot, must be placed in landscape beds and must blend in color with the home. Statues should be made of clay, masonry or metal – plastic will not be permitted.

Birdhouses and, bird feeders will be permitted in the back yard only and limited to no more than three in total. Birdhouses may not exceed the roof eave in height and may not be attached to the house. House and support structure must be kept in good repair. Birdbaths are permitted in the front landscape bed and may not exceed three (3) feet in height above the natural grade of the lot. A picture or drawing of the birdbath must accompany the request.

# Lighting

Except for seasonal winter holiday decorative lights, all exterior lights must be approved by the BOARD. All flood, landscape and outdoor lighting (e.g. fixtures used to illuminate landscaping, signs, facades, and parking areas) shall provide a soft illumination of features and shall not be designed and installed in such a way that it: is directed toward or intrusive (aka “light trespass”) to the streets, other Lots and/or Units, Common Areas, or surrounding neighborhoods; or provide harsh lighting conditions, “hot spots,” or a varied light spectrum throughout Timberbrook. Fixture manufacturers and bulb types will be subject to the BOARD’s written approval. No colored lighting is permitted, except seasonal holiday decorative lights which are temporary. Fixtures must be painted green or black, and appropriately screened with landscaping.

Decorative post mount light fixtures shall be permitted in the rear of the home only and shall not be visible from the street in front or side of the home. Height of post may not exceed six feet above the natural grade of the lot. Light must not be directed at any neighboring property.

Seasonal lighting is permitted for illumination during a holiday season. Rope lighting is only permitted for holiday use. Cords shall never be located over public sidewalks.

Decorative path lighting requires the approval of the BOARD and may not exceed 30 inches (30”) in height from the top of the light fixture to ground level. Decorative path lighting must be

located within landscape beds. A picture of the proposed decorative lighting should be included with the application. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility. See below for acceptable styles.

A group of black and white plastic pins

Description automatically generatedA close up of a lamp

Description automatically generatedA lamp post with a white light bulb

Description automatically generatedA group of black lights

Description automatically generated

# Lightning Rods and Brushes

Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. Lightning rods shall not be allowed to fall into disrepair.

# Mailbox

Community mailboxes are installed at a designated common area for each resident in the Timberbrook Community. Individual mailboxes or newspaper receptacles are not permitted.

# Outbuildings

No temporary or permanent utility or storage shed, storage building, tents, trailers, shacks, or other temporary accessory buildings or structures shall be erected or permitted to remain on any Lot.

# Patios and Screen Enclosures

Patios and Screen Enclosures must be located on the areas shown as “Patio” on the house plans. If a screened patio extension is requested on the rear of the home, a set of plans must be submitted with the Architectural Modification Request, as well as a site plan showing where the proposed extension will be placed. Additionally:

* Framing is to match the trim color of the home.
* Screening shall be of standard mesh size. No privacy screening is permitted; except below chair rail.
* No decorative railing, grilles or bars will be permitted on screens and doors.
* All enclosed spaces must be of similar style and construction of the main home.
* Knee walls shall not exceed 36 inches in height and shall be constructed of and painted to match the body of the house.
* Acceptable roofs for patio extensions are as follows:
* Constructed to match the existing roof with matching shingles.
* Composite or “Elite” panel roof or an equivalent aluminum roofing with shingles that match home.
* Roofline may not exceed the height of the home.
* Exterior of surrounding the enclosure must be landscaped.
* Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Architectural Modification Request .
* Patio enclosures may NOT be used as a storage area.
* Screens must always be maintained in good condition.

A drawing of a porch

Description automatically generated

# Recreation Equipment and Accessory Structures

No permanent exterior recreation and play equipment, swing sets, jungle gyms, bicycle racks or stands, sandboxes, trampolines, etc. are permitted.

Permanent basketball goals will not be allowed. One temporary regulation-size or smaller, professional mobile backBoard may be placed in the driveway of the home during daylight hours. Equipment may be used on the driveway but not on sidewalks or on streets. Damaged or rusted equipment cannot be used. Equipment must be removed at night and stored inside the enclosed garage.

All temporary recreational equipment to include (but not be limited to), large toys, and other miscellaneous personal items must be stored out of public view when not in use.

# Signs

No sign of any kind (including but not limited to and without limitation, for sale, for lease, circulars, billBoards, and/or posters) shall be displayed on any Lot, except as required to be by applicable law.

* When needed for permit purposes, contractors may place a sign box on the property during construction of the approved modification, but no advertisement sign may be installed.
* “No Soliciting” or security/alarm notifications shall be limited not to exceed six by eight inches (6” x 8”) in size may be placed to the side of the front door frame or in a

window near the front door or within the landscaped bed nearest to the front door of the home.

* One ((1) sign advertising a political candidate or party may be posted in the front yard

of a home five days prior to an election day and must be removed on the day following

the election. Signs may not be larger than twenty-four inches (24”) in height or width.

* One (1) professionally produced Realtor’s sign may be installed on a decorative lawn post.

# Skylights and Solar Collectors

Skylights must be integrated as a part of the roof design and shall only be put on a side or rear facing roof. Color of framing should blend with the roof shingle color.

Subject to applicable law, the following restrictions shall apply to the installation of solar collectors and other energy conservation equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is harmonious with the attached structure (if affixed to a structure) or the surrounding Improvements (if not affixed to a structure), as determined and approved in writing by the BOARD (which approval shall not be unreasonably withheld or denied). No solar panel, vents or other roof-mounted mechanical equipment affixed to a Unit’s roof shall project more than one foot (1’) above the surface of the roof and shall only be installed on a rear facing roof. All such equipment, other than the actual solar panels, shall be consistent with the color scheme of the portion of the Unit to which such equipment is installed and/or the surrounding Improvements if not attached to a Unit.

# Storm/Hurricane Shutters

Permanently installed hurricane shutters or temporary removable shutters including Lexan panels or similar type material, aluminum panels and fabric panels must be approved by the BOARD. While not advised, if using plywood panels, they should be marine grade and ¾” thick. Any permanent attachment brackets that are required to be installed on the home must be finished to match the color of that part of the home to which it is attached.

Unless otherwise approved by the BOARD, temporary or permanent exterior shutters may only be closed during a Storm Event. A “Storm Event” is defined as when a hurricane or tropical storm watch has been issued for the County by the appropriate Government Authority. Said temporary or permanent exterior shutters must be removed no later than three (3) days after the warning is lifted. In the event of an actual storm event causing substantial damage to the home, panels may remain in place for a period not to exceed six (6) days.

# Swimming Pools/Spas/ Jacuzzis/Hot Tubs

Any swimming pool, spa, jacuzzi or hot tub to be constructed upon any home site shall be subject to review by the BOARD. The setback should be as required by Coweta County; the design must incorporate at a minimum, the following:

* The composition of the material must be thoroughly tested and accepted by the industry

for such construction.

* No lighting of a pool or other recreation area shall be installed without the approval of the BOARD, and if allowed shall be designed for recreation character to buffer the surrounding homes from the lighting.
* All applications for the installation of a swimming pool, spa, jacuzzi or hot tub must be accompanied with a certified lot survey showing the proposed pool. The pool must

comply with all applicable setback requirements. Once obtained, a copy of the building permit must be submitted to the BOARD.

* Filter equipment must be placed out of view of neighboring properties and the noise level

to neighboring properties must be considered in locating equipment. Pool equipment

shall be screened with shrubs or fencing. All screening must have the prior written approval of the BOARD.

* Heating equipment must comply with all applicable building, zoning and fire codes. Please refer to Section JJ for roof mounted solar panel guidelines.
* When screening the a filter and heating equipment with landscaping, plants shall be a minimum of thirty-six inches in height and provide eighty percent (80%) density at the

time of installation. Plants shall be allowed to grow to the height of the pool equipment,

then properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with a plant of the same type and similar height.

* Only in-ground pools will be approved – above ground pools are prohibited.
* Spas, Jacuzzis and hot tubs must have the prior written approval of the BOARD and should be of the in-ground type . They shall be in the rear yard with appropriate screening or

enclosure to be screened from street view and the view of any neighboring property.

* The pool is required to be either fenced or enclosed by a screen enclosure. Screen enclosures require the prior approval of the BOARD – see Section GG for screen enclosure installation standards. Plans of the proposed screen enclosure or fence must be included

with the application and a written description showing design, color, height, etc. is also required.

* Irrigation system must be re-installed to insure 100% coverage of sodded and landscaped property.
* Disposal of chlorinated water may only be performed by either (i) discharging the chlorinated water into the sanitary sewer (wastewater) system through a direct

connection or through a household drain such as a bathtub, sink, or floor drain), (ii) using a licensed sewage handling service to drain and dispose of the chlorinated water, or (iii) dechlorinating the water to less than 0.1 mg/L prior to discharging the water into any Lot, Tract, the Common Areas, streets, or into the waterways, canals, or Greenway Buffers.

Under no circumstances may chlorinated water be discharged onto lawns, other lots, common properties, and streets or into storm drains or retention ponds. Damage, including erosion, to common areas due to backwashing will be repaired by the association and all expenses incurred by the association will be billed to the owner.

# Water Softeners

Water softeners shall be screened from view from the street with appropriate landscape screening. Installation may require a permit from the local municipality. Please check with the County Building Department. Discharge from water softeners shall be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with a “P” trap. It shall not drain to the outside open areas.

# Windows, Awnings and Shutters

Owners may request to install energy conservation films on windows. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance. The degree of darkness allowed for non-reflective tinting shall remain with the BOARD on a case-by-case basis. A brochure or manufacturer’s description must accompany all tinting requests. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.

Non-patterned neutral colored material or other temporary window covering (not to include newspaper) may be used for periods not exceeding 2 weeks after an owner or tenant first moves into a home or when permanent window treatments are being cleaned or repaired.

# Landscape:

The purpose of the landscape review process is to ensure a harmonious neighborhood streetscape and to protect the aesthetic quality of the overall community. The landscape design standards are intended to provide for the needs and desires of the lot owner in a

manner which also protects the lifestyle of adjoining neighbors. Landscape plans shall be submitted for approval by the Association BOARD.

# Landscape & Easement

1. **Landscaping of Easements:** Within the boundary of a Lot, landscape material in easements shall be limited to sod, low ground cover or small shrubbery, subject to the approval of the BOARD. Trees are not permitted in easements which will prevent maintenance of utilities or impede drainage. **Owners of Lots shall be responsible, at the Lot Owner’s expense, for the prompt removal and subsequent replacement of any landscape improvements within easements as may be required for access, installation and maintenance of utilities or other purposes**.
2. **Approved Landscape :** Shade trees, accent trees, shrubs and ground covers are permitted, and are encouraged with the approval of the BOARD. Approval of landscape will be based on the selection of plant materials as well as the overall landscape design.
3. **Prohibited Landscape Materials:** Fruit trees and vegetable gardens are prohibited in front or sides of house where they can be seen from the street. In addition, the following landscape materials are not permitted for use within the community:

## Common Names Botanical Names

Thuja Orientis Melaleuca Spp.

Australian Pine Casuarina Spp.

Brazilian Pepper Schinus Spp.

Chinaberry Meloa Acedarach

Chinese Tallow Sapiun Sebiferun

Eucalyptus Eucalyotus

French Mulberry Morus Alba

Jaranda Jaranda Mimosifolia

Miosa Albiza Spp.

Petophorum Peltophorum

Punk Trees Pierocarpum

Fruit Trees and Fruit Shrubs All Varieties

1. **General Landscape Requirements:**
   1. **Design Approach: The recommended landscape character of yard areas should emphasize either a casual or natural environment or a formal appearance for contemporary style Architecture.**
   2. **Landscape Quality and Installation:** Trees and shrubs shall be nursery grown in containers and free from disease, insect infestations, defects, and injuries. Installations should allow adequate area to promote a healthy growth pattern and to accommodate the mature growth requirement of each plant species. Trees shall be correct in form for their species and have a normal growth habit with well-developed and densely foliated branches.
   3. **Yard Tree Staking:** All yard trees must be staked as necessary.
   4. **Existing Trees:** Unless otherwise prohibited in conservation or green space areas, existing trees selected to remain on a Lot must be selectively pruned to remove dead wood and undesirable branches. Clusters of smaller trees and natural areas must be groomed and mulched for a neat appearance or planted with shrubs or ground cover.
   5. **Tree Fences, Wells and Aerators:** Protective tree fences, tree wells, and aerators shall be installed as required by the BOARD to protect existing trees to be saved.
   6. **Pinestraw:** is the only approved bed cover for the front and side yards. Brown cypress mulch may be used in the back yard. Rock, gravel, crushed brick or similar materials are not allowed as a substitute for pine straw.

Ground covers shall be planted in such a manner to present a finished appearance within one

(1) year of planting. Shrubs shall be planted such that the gap will be closed within the first year of growth.

Shrubs and ground cover shall be planted in clusters or within curvilinear planting beds or in formal rows. Shrubs of the same species shall be massed together, in general, and random mixing of different species is discouraged. Different shrub species should be tiered in height with the taller shrub species closet to the Structure and the lower species in front. Plant masses should be arranged to provide visual excitement using color and texture and to soften stark building elements and corners as well as to enhance Architectural features. Plantings may be required by the BOARD to screen portions of driveways, service yard areas, blank walls, patio s and swimming pools.

The use of linear buffer hedges along property lines is not permitted. Berms, trees and clusters of shrubs may be used to create a sense of separation and definition when appropriate between front yards. Linear buffer hedges ins rear yards must be routinely trimmed not to exceed 72” in height.

* 1. **Landscape Rocks:** The use of natural landscape rocks as a design element for new construction or modifications shall be limited to no more than three (3) accent boulder rocks areas in the landscape and no larger than a 3' X 3' area for each rock area. Any such materials must be used in moderation and must be shown on plans submitted for Architectural Modification Request. Artificial rocks are not permitted.
  2. **Sod:** All portions of road rights-of-way and the Lot shall be sodded, except for conservation areas required to remain natural. To ensure a consistent turf color and texture throughout the community Bermuda must be used. After initial installation, turf areas may not be removed or replaced with mulch, stone, rock, gravel, crushed brick or similar materials without written approval of the BOARD.
  3. **Utility Equipment:** All utility company boxes and transformers are set within private road rights-of- way or easements. Grading around these items must ensure positive drainage.
  4. **Service Yard Access:** Pool pumps and related equipment in service yards areas must be screened by a service area enclosure or landscape material.

**Sight Distances at Intersections:** No fence, wall, hedge, or shrub planting shall be placed, permitted or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersections of streets and driveways or pedestrian trails. No trees shall be permitted unless the foliage line is maintained a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above.

* 1. Exterior sculptures or lawn ornaments must be approved by the BOARD .

1. **Lot and Landscape Maintenance:**
   1. **Maintenance of Lots:** Individual Lots are the responsibility of the Association and include the following: routinely mow lawns; edge beds; prune shrubs and ground covers; control weeds, lawn pests and diseases via spray application of appropriate products; replace mulch; and other necessary maintenance measures as directed by the Association, including fertilization, to sustain the landscape in a neat, orderly, vigorous and healthy condition. Grass areas may not exceed 6” in height between lawn cuts. Seasonal color is not included by the Association.
   2. **Maintenance of Roofs and Driveways:** Roofs, exterior surfaces, pavement areas (including, but not limited to, driveways and private sidewalks), and other improvements comprising the Lot, as well as the public sidewalks, driveways, and curbs immediately adjoining each Lot shall be pressure washed by the Owner as often as necessary to maintain a clean and kept appearance.
   3. **Maintenance of Right-of-Ways:** Lot Owners shall be responsible for maintaining and irrigating sod within the right-of-way between the pavement edges or back of curb and the Lot line and, pruning / trimming street trees. The Association is responsible for maintenance of sidewalks including keeping level and repairing or replacing if materially damaged.
   4. **Rights-of-Ways:** No landscape material is permitted in right-of- way areas between the pavement edge and sidewalk adjoining a Lot.

Timberbrook Subdivision

# Architectural Modification Request Form

Owner Name: Date:

Property Address: Contact Phone:

Association Name: TIMBERBROOK Email: County Name: COWETA

## Describe Proposed Modification:

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**\_\_\_\_\_\_\_\_\_**

Proposed Start Date:

Proposed Completion Date:

Work done by myself: Work done by contractor:

Contractor Name:

Contractor Contact

Information:

## Required Submittals:

**Notes**:

Materials: type, color, stain, paint chips, roof type, fence type, size, dimensions

Improvement drawing attached: Yes No

Survey of your property attached: Yes No

Drainage Improvements included: Yes No

Access required across common area: Yes No

County permits obtained: Yes No

Zoning Variance obtained: Yes No

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* Architectural modifications may take 60 days to process. Do not start without written BOARD approval.
* All permits are responsibility of the property owner. County or city approval does not constitute Association approval.
* Damage to adjoining lots or common area is the owner’s responsibility.
* Owner is responsible to reimburse the Association for damage to common area caused by any reason, including drainage problems.
* Mechanical equipment, pumps and motors must be placed to prevent excessive noise to the neighbors.
* Attaching fences to the neighbor’s existing fence or posts requires written approval be obtained from the neighbor. A copy of such approval must be included with the application.
* No modification placed on the ground shall extend higher that six feet or above the fence, whichever is greater.
* All improvements must be made as approved by the BOARD
* You may purchase any brand paint, but the color must be converted to Sherwin Williams paint code for review by the committee. All major manufacturers can convert the code to Sherwin Williams.
* Requesting to repaint your house its existing color is allowed. Paint fades over time. Choose a color and submit it with your application.
* Materials may have to be submitted in person to the committee if not able to be presented another way. Roof shingles, HardiPlank, fence sections, lighting, etc. Owner must arrange meeting with ACC in this circumstance.
* Landscape modifications must be submitted on a drawing showing plant types, location, number, trees by species.
* Hardscape improvements involving poured concrete or other impervious surfaces must include information about necessary drainage and irrigation improvements
* Retaining walls must be submitted in dimensional and material detail.
* No modification will be approved that causes or may cause erosion on a neighbor Llot. Pinestraw alone is not a solution for erosion.
* All improvements must be within setbacks established by the County
* All fence installations must be on the property line unless otherwise approved by the Association due to topography or similar.
* No modification can be installed in a drainage easement or in such a manner to interfere with drainage swales, drainage inlets of the developer’s original drainage system. See your recorded property plat for details or obtain one from the County.
* Outdoor sound systems may not be installed that interfere with neighbor quiet enjoyment of their Lot.

While neighbor approval is not required to obtain BOARD approval, consideration of the impact of your improvement on neighboring lots is considered by the BOARD. Owners should discuss any potential impact on the neighbor as a courtesy but is not required.

The sixty-day time frame for approval begins after the application is fully and completely submitted, all details necessary to act on it along with the seventy-five ($75.00) dollar check.

Modifications must be installed as approved by the BOARD. An inspection of the improvement will be made upon completion to assure the modification has been done to specification.

Improvements made without approval are subject penalties and fines up to and including removal and restoration.

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Fence Application Requirements

A diagram of a house

Description automatically generated

* + 1. Please see the above example.
       1. Each side of the fence sketch must have a dimension/length indicated somewhere on the plat map. “C” specifically refers the distance from the back of the home (where foundation stops) to the very back property.
       2. “A/B” identifies the amount of space left on either side of the gate. For example, if the gate entrance is 5 feet and the total length of the fence is 12 feet, how much

space is left on both sides? Please make sure this information is clearly stated on each side of the fence that has a gate.

* + - 1. You are permitted to bring your fence up no more than 10ft from the back rear corner on either side. If your fence is parallel to the back rear corner, please make sure it is indicated on the sketch. If it is NOT parallel and comes up on either side(left/right) of the home, please make sure that the length from the back rear corner is indicated.
      2. Please make sure that the fence dimensions are placed on the final plat/survey of your lot. The final plat/survey MUST HAVE all the easements and dimensions listed to make sure that the application is reviewed correctly. The community plat will NOT be accepted.
    1. Acknowledge of Drainage Easement

It is recommended that fences not be installed in drainage easements. However, if the BOARD grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner’s home site or adjoining home sites at the homeowner’s expense. Should the Association or County or City be required to use drainage easement for access to a pond or lake, or correct a drainage situation either above or underground, the homeowner is responsible for all costs associated with the removal and replacement of the fence installed in said easement.

Attachment A

**Timberbrook HOA Approved Solid Glass and Screen Doors for Front of House**

1. Solid Glass Doors – Inner shield solid glass panels to support safety and view.

Example: The Platinum Collection – Platinum SG – Larson – Lowes

The Essentials Collection – Williamsburg – Larson – Lowes

Anderson 2000 Series – Non Screen – Home Depot Below

Pictures with standard size 36” x 80” door. These are high end solid glass doors.

A screenshot of a home

Description automatically generated A screenshot of a door

Description automatically generated A white door with a handle

Description automatically generated

1. Interchangeable Full Glass Door with Screen -The door can transform your full-glass storm door into a screen door for seasonal venting.

Example: The Platinum Collection / IFG door by Larson – Lowes

Signature Collection / Full view with Screen by Larson - Lowes

Anderson 4000 / Anderson 3000 – Home Depot

Below Pictures with standard size 36” x 80” door. These are high end interchangeable doors.

A screen shot of a screen

Description automatically generated A screen shot of a door

Description automatically generated A screen shot of a door

Description automatically generated A screen shot of a white door

Description automatically generated

1. Retractable Screen Door – The slide-away screen disappears with quiet controlled operation.

Example: Luminaire Retractable Screen Door – Home Depot

A screen shot of a screen door

Description automatically generated

Comparable Door:

If a comparable door can be found outside of Home Depot or Lowes, it will be acceptable if it meets the standard of (examples listed above) an interchangeable full glass door with screen or Retractable screen door.

Color:

The requirement is a white door with the goal of matching the white windows of the house. If someone has windows that are a different color other than white, then the goal would be to match the color as close as possible and submit and BOARD request for approval.

Approval:

All door additions to the front of the house must be submitted for approval