



# MARTIN'S LANDING FOUNDATION: ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

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## 1. PURPOSE & INTENT

- a. These Guidelines shall govern the Architectural Review Committee (hereinafter "ARC") in accordance with the "Declaration of Covenants and Conditions and Restrictions for Martin's Landing Foundation, Inc." (hereinafter "Covenants & By-Laws").
- b. The Guidelines shall facilitate the fulfillment of the purposes as stated in the Covenants & By-Laws.
- c. The ARC shall ensure that all installation, construction, modification, or alteration of exterior items, structure, or significant landscape item is in conformity and harmony with the neighborhood-wide standard.
- d. It is not the intent of the Guidelines to inhibit or restrict creativity, but rather to provide general parameters to create an architecturally harmonious community.
- e. The intent of the Guidelines is to ensure quiet enjoyment for the residents, minimize problems and expenses for the HOA, provide for the architectural integrity of the neighborhood, and protect and enhance property values.
- f. These Guidelines shall incorporate by reference the Lakeview Architectural Guidelines. Lakeview is a single family zero lot line homes community, with additional guidelines referenced herein and noted in Subsection 22: Lakeview Residents Only – in conjunction with the Lakeview Guidelines as provided by Martin's Landing Foundation, Inc. online ([www.martinslanding.org](http://www.martinslanding.org)).

## 2. MEMBERSHIP

- a. See Article VI, Section 6.1 of Exhibit B of the Covenants & By-Laws.

## 3. DUTIES

- a. The ARC shall adopt standards which shall be approved by the Martin's Landing Foundation ("MLF") Board and be published to the members before they are enforced.

## 4. EFFECT OF THE GUIDELINES

- a. The Guidelines shall be read in conjunction with the Covenants & By-Laws. If any conflict arises herein; the Covenants & By-Laws shall take priority.
- b. The Guidelines in conjunction with the Covenants & By-Laws are a part of the deed to

each homeowner's property and are legally enforceable.

- c. Each homeowner shall comply with the Guidelines herein.
- d. Failure to comply with the Guidelines shall subject the homeowner to the provisions of Subsection 9: Non-Compliance, herein.
- e. The Guidelines do not grant or confer approval from Federal, State or Local agencies and authorities. It is the homeowner's responsibility to be aware of and to comply with all applicable building codes, standards, laws and regulations including, but not limited to federal, state and local agencies and authorities.

## 5. WHEN APPROVAL IS REQUIRED

- a. A homeowner shall seek ARC approval for all installation, construction, modification, or alteration of exterior items, structure, or significant landscape items.
- b. ARC approval is required for the following installations, constructions, modifications, or alterations of exterior items, structures and/or significant landscape items, which shall include but are not limited to:
  - i. Driveway Installation or Replacement
  - ii. Exterior Additions or Modifications
  - iii. Exterior House Painting
  - iv. Exterior Stone or Brick Painting
  - v. Flagpole in the Yard
  - vi. Fence Installation
  - vii. Fencing or Shrubbery Obscuring Boats, Trailers, Campers, Motor Homes, And Unlicensed Vehicles
  - viii. Garage Door Painting or Modification
  - ix. Grading
  - x. Installation of Decorative Appurtenances Visible from Any Street
  - xi. Landscaping Modification (exceeding 25% of the existing landscape)
  - xii. Mailbox Installation
  - xiii. Outdoor Building Installation
  - xiv. Permanent Basketball Goal Installation
  - xv. Portable Storage Structure Installation
  - xvi. Retaining Wall Installation
  - xvii. Roofing
  - xviii. Siding Installation
  - xix. Doors and Window Installation
  - xx. Solar System and Other Renewable Energy System Installation
  - xxi. Swimming Pool Installation or Modification
  - xxii. Tree Removal
  - xxiii. Trashcan Screens
  - xxiv. Vegetable Gardens in The Front Yard

Note: If your proposed addition or modification is not listed above in section 5(b), it does not mean that approval is not required. It is prudent to submit a request for the ARC to review

- c. A homeowner does not need to seek ARC approval for the following activities as it relates to their property:
  - i. General repairs to an existing item that does not exceed 25% of the items being repaired
  - ii. Planting Of Vegetation (Other Than Vegetable Gardens in Front Yards)
  - iii. Pruning Of Vegetation
  - iv. Removal of trees less than four (4) inches in diameter as measured at chest height of its trunk or stem
- d. The ARC reserves the right to defer new exterior additions and/or modifications to the New Build Committee, because of the size and/or complexity of the modifications.
- e. Lakeview homeowners are subject to additional regulations and requirements.
- f. Homeowners are responsible for adhering to all City/State/Federal regulations and requirements. ARC approval cannot override those regulations and requirements. Homeowners must get these approvals separate from ARC approval. For more information:
  - i. The City of Roswell regulations and requirements must be adhered to. For more information on the City of Roswell, please visit [www.roswellgov.com](http://www.roswellgov.com).
  - ii. Many homes in Martins Landing do fall into the Chattahoochee River Corridor and are subject to stricter regulations and requirements. To determine if your home falls within this area, please visit <https://garc.maps.arcgis.com/apps/webappviewer/index.html?id=06786d2927824ae0b585608a49c8939c&extent=-9476931.7654%2C3965737.897%2C-9358072.1864%2C4033996.1632%2C102100>

## 6. SUBMISSION AND APPROVAL PROCESS

- a. Prior written approval shall be obtained before any actions, in accordance with subsection 5.b, herein, are undertaken. Failure to obtain prior written approval shall subject the homeowner to the provisions of Subsection 9: Non-Compliance, herein.
- b. The homeowner shall submit an online application through TownSq at [app.townsq.io](http://app.townsq.io) prior to the ARC's monthly meeting, to be considered for the month in question. The ARC

meets on the fourth (4<sup>th</sup>) Monday of the month – excluding holidays.

- c. The submission deadline is noon on Friday prior to the ARC's monthly meeting.
- d. Homeowners are encouraged to submit as much information and documentation as possible. The ARC prefers to have “too-much” information and documentation for its consideration as opposed to “not-enough” information and documentation. Additionally, several before and after photographs are suggested for each submission.
- e. The ARC reserves the right to visit your lot and inspect the improvement(s). This will be done for two specific reasons:
  - i. To ensure that the application details were followed; and/or
  - ii. To note any problems that were encountered and to learn any pointers that may help other homeowners more easily complete similar projects.
- f. The ARC will act on complete and timely submitted applications within forty-five (45) days of the date of receipt.
- g. The ARC's decision will be noted in a letter of verdict that will be sent to the homeowner through TownSq. The letter of verdict will show one of the following decisions:
  - i. APPROVED: The application is approved as submitted.
  - ii. APPROVED WITH CONDITIONS: The application has been approved, provided that the homeowner meets certain conditions noted in the letter of verdict.
  - iii. DENIED: The application is denied. The owner can appeal pursuant to the provision outlined in subsection 10: Appeals, herein.

## 7. EMERGENCY APPROVALS

- a. Emergency situations will arise that are out of the homeowner's control, but still require ARC approval before they can be remedied.
- b. Emergency situations will meet the following criteria.
  - i. Immediate/imminent danger to life or property that is reasonably apparent.
- c. Emergency Approval Process
  - i. Homeowner will:
    1. Notify the MLF Office and ARC in writing by email at [MLF@martinslanding.org](mailto:MLF@martinslanding.org) and [ARC@martinslanding.org](mailto:ARC@martinslanding.org)
    2. Submit architectural application online through TownSq and note that the project should be considered as an emergency and why.

- ii. Homeowner will provide as much detail as possible:
  - 1. Detailed description of the situation
  - 2. Supporting pictures

\*\*\*\*Note: Providing as much information as possible will ensure that a decision is made in a timely manner\*\*\*\*
- iii. Once the ARC has been informed of the situation, they will
  - 1. Review the information provided.
  - 2. If more details are required, they will assign an ARC representative to gather more information for the committee to decide.
  - 3. Provide the homeowner with a decision within 48 hours of having all the information necessary.

## 8. EFFECT OF APPROVAL

- a. Upon approval, the homeowner has six (6) months to complete the project, as submitted and approved.
- b. Failure to complete an approved project within six (6) months shall result in revocation of the ARC's prior approval. The homeowner shall resubmit an application to the ARC for approval if the original approval was granted more than 6 months earlier.
- c. Any additional work completed, not in the original scope of work, shall subject the homeowner to the provisions of Subsection 9: Non-Compliance, herein.
  - i. 'Example: removal of additional trees, outside the scope of the approved submission.
- d. Any deviation from the ARC's prior approval requires resubmission to the ARC.

## 9. NON-COMPLIANCE

- a. Any problems, concerns, questions, complaints or reports of non-compliance must be submitted to the ARC for appropriate action, through your Association ARC representative or the MLF Foundation Office. Problems or concerns with MLF Foundation property (i.e., Martin's Lake, North Pond Pavilion area, Lake Pavilion area, the River Club, greenbelts, etc.) should be submitted directly to the Foundation Office.
- b. If a homeowner fails to obtain prior written approval from the ARC before undertaking a project subject to the Guidelines, the homeowner shall be subject to the following:
  - i. \$300.00 to \$600.00 fine per modification without prior written approval,

- ii. Other fines as necessary at the discretion of the ARC and Board.
- iii. The ARC may also require that the property be returned to the original condition at the homeowner's expense.

c. If the homeowner does not take measurable steps to correct the violation within 30 days, the homeowner shall be subject to the following:

- i. Continuing Daily Fines: fines regarding continuous violations of the Guidelines.
  1. Examples include but are not limited to the following: unapproved signage, cars parked on the grass, trailers, boats, RVs and commercial vehicles parked in a conspicuous location, any exterior modification that does not meet ARC standards and Guidelines.
  2. Daily Fines shall be \$25.00 per day, per violation.
- ii. Single Occurrence/Covenant Non-Compliance Violations: fines regarding single occurrence/covenant non-compliance violations of the Guidelines
  1. Examples include but are not limited to the following: trash cans left on the street beyond the allowable time, landscape maintenance, etc.

a. Single occurrence fines shall range from \$25.00 to \$100.00 per incident, subject to the following terms:

- First Occurrence: \$25.00 per incident
- Second Occurrence of Same Violation: \$50.00 per incident
- Third Occurrence of Same Violation: \$75.00 per incident
- Fourth Occurrence of Same Violation: \$100.00 per incident

b. Single Occurrence Violations may be imposed in combination with Continuing Daily Violations.

c. The Guidelines regarding fine schedules shall not bind the MLF Board. The MLF Board may deviate from the fine schedules proposed by the ARC.

d. All fines shall be imposed pursuant to Article XII, Section 12.4 of Exhibit B of the Covenants & By-Laws.

## 10. APPEALS

- a. See Article VIII, Section 8.6 of Exhibit B of the Covenants & By-Laws.
- b. Tier One Appeals
  - i. An appeal shall follow the ARC's denial of a homeowner's submission and/or the imposition of a fine.
  - ii. An appeal shall be delivered to the MLF President AND MLF Office via certified mail or electronic mail ([president@martinslanding.org](mailto:president@martinslanding.org) and [mlf@martinslanding.org](mailto:mlf@martinslanding.org)) within

fourteen days (14) from the date of the fine letter and thirty (30) days from the date of the verdict letter with the ARC's decision.

- iii. An appeal shall be heard and ruled upon in writing by the Appeal Board within forty-five (45) days of receipt of the written appeal.
- iv. The Appeal Board shall deliver its decision in writing to the homeowner within ten (10) days of its decision.
- v. The Appeal Board shall be comprised of the following individuals:
  - 1. The four (4) officers of the MLF Board
  - 2. 1 Member-At-Large from the MLF Board
  - 3. 1 member of the MLF Landscaping Committee; and
  - 4. The President of the Neighborhood Sub-Association where the request originated (i.e., North Pond President, as opposed to MLF Board President).

c. Tier Two Appeals

- i. If a homeowner is dissatisfied with the decision of the Appeal Board. They may submit for a Tier Two Appeal. A Tier Two appeal shall follow the Appeal Board's denial in whole or in part of a homeowner's Tier One appeal.
- ii. A Tier Two appeal shall be delivered to the MLF President AND MLF Office via certified mail or electronic mail ([president@martinslanding.org](mailto:president@martinslanding.org) and [mlf@martinslanding.org](mailto:mlf@martinslanding.org)) within thirty (30) days of the Appeal Board's decision.
- iii. A Tier Two appeal shall be heard and ruled upon in writing by the MLF Board within forty-five (45) days of receipt of the written appeal. This ruling will be the final decision and there will be no further appeals.

## 11. EXTERIOR ADDITIONS, MODIFICATION & LOT GUIDELINES

- a. Prior to occupation, all homes shall:
  - i. Be "completely finished" on the exterior. The ARC defines "completely finished" as Permitted for Occupancy by Law;
  - ii. Have grass planted in all areas visible from the street or suitable ground cover; and
  - iii. Have a paved driveway.
- b. All lots, whether vacant or occupied, together with the exterior of all improvements shall be maintained in a neat attractive condition, which includes but is not limited to the following: painting, staining, repairing, replacing, and caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, grass, walks, and other exterior improvements; provided, however, that any such painting or staining shall be compatible in appearance and quality within the range of colors and materials existing

on other residences in the neighborhood.

- c. The following are not permitted on any lot at any time:
  - i. Artificial Turf (except for turf that is in the back yard and not visible from the street)
  - ii. Gravel Driveways
  - iii. Vinyl Siding
  - iv. House trailers
  - v. Carports
  - vi. Chain Link Fences
  - vii. Fences in Front Yards
  - viii. Garage conversions to living space
  - ix. Metal Roof
  - x. Structures for office or business purposes, except that private offices may be maintained and used if such use is incidental to the primary residential use of such house and is compliant with the City of Roswell Code.
- d. Garages shall be enclosed and have a garage door.
- e. Building materials, mechanical devices, or dumpsters shall not be stored on any lot for longer than the reasonable time necessary for use and construction, as determined by the ARC in its sole discretion.
- f. All roof stacks, vents, and roof-mounted equipment shall be located on the rear slopes of roofs.

## 12. EXTERIOR PAINTING/STAINING

- a. Exterior Painting/Staining requires the approval of the ARC prior to commencing work.
- b. Touch up or painting/staining due to a minor repair (less than 25%) does not need to be approved by the ARC, as long as the overall look and color is unchanged.
- c. When submitting requests for exterior paintings/staining, be sure to include manufacturers paint numbers as well as sample swatches. Be sure to state which colors will be used for each part of the house, siding, trim, doors, etc.
- d. Include a current picture of your home and neighboring homes.
- e. It is recommended to test the painting/staining of a small area to confirm that the result will be the same as was submitted.
- f. All roof stacks, vents, flashings, and chimney caps shall be painted to approximate the color of the roof.

g. Painting/staining of any brick, stone, or otherwise natural material (except siding) shall require **explicit and separate** approval of the ARC. Failure to receive **explicit** and separate approval for the painting/staining of brick, stone or otherwise natural material will result in heavy fining and may require the homeowner to restore the material back to original condition to include replacing the material with new.

## 13. LANDSCAPING

a. Generally

- i. Landscaping shall consist of vegetation native to the Southeast and shall relate to the existing terrain and natural features of the lot.
- ii. Trees, shrubs, bushes, and other vegetation may be planted on any lot without approval provided that such planting is harmonious in appearance and general quality with existing standards of the neighborhood and well located in relation to surrounding structures, vegetation, and topography.
- iii. Large scale landscaping or hardscaping projects will require ARC approval. A large-scale project would be a modification to 25% or more of the landscape.
- iv. The following are not permitted on any lot at any time:
  1. Decorative appurtenances visible from any street.
    - a. Examples include but are not limited to the following: sculptures, birdbaths, gazing balls, fountains, or other embellishments unless the ARC has approved such items.
  2. Vegetable gardens in the front yard, except as approved by the ARC.
  3. Yard Debris
    - a. Examples include but are not limited to the following: leaves, fallen limbs, fallen trees (not in river corridor), pine straw etc.
    - b. The exception to this rule is when yard debris is placed in bags and placed on the street for pick-up and is present for no more than seven (7) days.
- v. Leaving or placing yard clippings, yard debris, leaves, or pine straw in the culverts, street gutters, common areas, or greenspace is prohibited.

b. Trees

- i. Tree removal companies or arborists are not authorized to grant permission or act on a homeowner's behalf in contacting the ARC.
- ii. Homeowners are responsible for obtaining a separate permit from the City of Roswell, prior to any tree removal (i.e., specimen trees or trees in the river corridor). Please visit [www.roswellgov.com](http://www.roswellgov.com)
- iii. No trees, having a diameter of four (4) inches or more as measured at chest

height of its trunk or stem shall be cut, destroyed or mutilated except by permission of the ARC.

iv. Photo documentation is required for all tree removal applications.

v. Emergency Situations:

1. The following trees may be emergencies: storm damaged trees, trees leaning and lifting from the ground, dead trees in immediate danger of falling. An arborist report should be provided noting the presence of one of the above immediately dangerous conditions.
2. The Homeowner is still responsible for submitting a Tree Removal Request, in accordance with subsection 6: Approval Process and 7: Emergency Approvals, herein.
3. If the ARC reviews the request and determines that the removal was not an emergency, the homeowner may be subject to fines as outlined in subsection 9: Non-compliance, herein.
4. The ARC may require a homeowner to replant trees as part of the approval process. Additionally, if a homeowner removes trees without prior approval, they may be required to replant trees.

## 14. SWIMMING POOLS

- a. Swimming pool designs shall be submitted to the ARC for approval before any clearing, grading, installation, fencing, or landscaping is done.
- b. The following are not permitted on any lot at any time:
  - i. Above-ground pools.
- c. Swimming pool submissions shall comply with all State and Local requirements.
- d. Subdued colors are recommended for any such structure, and adequate landscaping will be required to screen the structure from neighboring properties.
- e. ARC approved fencing is always required around pools.

## 15. FENCES, RETAINING WALLS, AND SIGNS

- a. Fences
  - i. The ARC must approve all fencing.

- ii. The following are not permitted on any lot at any time:
  1. Metal fencing post
  2. Fabric fencing, typically used for erosion control, for permanent usage
  3. Chain-link fencing
  4. Vinyl fencing and posts
  5. White fences and posts
  6. Fencing exceeding 6 feet in height; and
  7. Fencing in front yards.
- iii. Fences shall not be further than 1/3 forward from the back of house leaving 2/3 back from the front.
- iv. Ranch rail or split rail fencing is preferred. Privacy fencing is not preferred, but if sufficient reason is provided, it will be considered.
- v. Corner lot fence proposals are evaluated on a case-by-case basis.
- vi. The finished side of all fences should face out.
- vii. Split rail fences with wire, are to have black square wire on the inside of the fence.

b. Retaining Walls

- i. The ARC must approve any retaining wall.
- ii. Retaining walls should be constructed of natural looking material and be in harmony with the neighborhood.
- iii. Retaining wall should not result in disturbance or erosion to other properties; will not block, cross, or eliminate access to any other property; easement, buffer, setback, detention/retention pond, or tree save area.
- iv. The following are not permitted on any lot at any time:
  1. Railroad tie retaining walls.
  2. Untextured cinder blocks walls.
- v. All retaining walls must be compliant with local city and state regulations, especially regarding the height of the wall.

c. Signs

- i. All signs must be approved by the ARC with the following exceptions:
  1. Traditional real estate signs
    - a. Shall not exceed the approved size (18"x24").
  2. All election signs relating to public vote

- a. No more than 2 signs per election cycle
- b. Signs may be placed no sooner than 2 months prior to the date of the election.
- c. Shall be removed within 24 hours of the election.
- 3. Congratulatory signs
  - a. Shall not exceed the approved size (18"x24")
  - b. Shall be removed within two (2) weeks.
- 4. Contractor signs
  - a. May be installed one (1) week before the start of the project
  - b. Shall be removed within two (2) weeks of the end of the project
- 5. Private property or no trespassing signs
  - a. Shall not exceed the approved size (18"x24")

- ii. All signs shall be attached to a standard metal or wooden stake
- iii. No more than two signs will be permitted on any lot at a time
- iv. Signs with political messages are not allowed at any time. This is determined at the discretion of the ARC
- v. Signs are not permitted within the right of way, on private property without permission, or on utility poles, traffic signposts or trees
- vi. Signage shall comply with State and Local requirements.

- d. Flags
  - i. A maximum of two flags may be displayed on a property at one time from a flag holder or approved flagpole at any time.
  - ii. The American flag may only be displayed from a flag holder or approved flagpole.
  - iii. Seasonal, holiday, and sport flags can be displayed from a flag holder or approved flagpole during the related season/holiday. These flags should be removed within two weeks from the end of the season/holiday.
  - iv. All election/political flags relating to public vote must be removed within 24 hours of the election.
  - v. Flags with political messages are not allowed at any time. The ARC will determine what a political flag is.
  - vi. Flags or banners cannot be displayed from windows, exterior surfaces, or doors.
  - vii. Flags may be no larger than 3'x5'.

## 16. OUTDOOR BUILDINGS AND STORAGE UNITS

- a. The following are not permitted on any lot at any time:
  - i. Freestanding storage structures or temporary structures that are visible from the street
  - ii. Stables
  - iii. Poultry Houses
  - iv. Similar "animal" structures; and
  - v. Exposed above ground tanks – storing fuel, water or other substances.
- b. No outbuilding or other appurtenant structure shall be used for residential purposes.
- c. All outbuilding or other appurtenant structures must be submitted for approval to the ARC prior to installation.
- d. Rain barrels are allowed if they are in harmony with the neighborhood and not visible from the street.
- e. "Portable Storage Structure" refers to any movable container or unit used to store personal property outside, excluding accessory buildings or sheds that meet building codes and land use requirements.
  - i. There shall be no more than one (1) portable storage structure per property.
  - ii. The portable storage structure shall be no larger than ten (10) feet wide, twenty (20) feet long, and ten (10) feet high.
  - iii. A portable storage structure shall not remain at a property more than sixty (60) consecutive days and shall not be placed at any one property in a zoning district in excess of sixty (60) days in any calendar year.
  - iv. The portable storage structure shall be placed on a concrete surface or a plan to repair damaged area shall be submitted to the ARC prior to placement of the portable storage structure.
  - v. Portable storage structures associated with construction at a site where a building permit has been issued are permitted for the duration of construction but shall be removed from the site no later than fourteen (14) days after the end of construction.

## 17. AUTOMOBILES, BOATS, CAMPERS, TRAILERS AND COMMERCIAL VEHICLES

- a. No large commercial vehicle (i.e., bus, tractor trailer) may be stored in a conspicuous location on any property.
- b. No more than one commercial vehicle may be parked in a manner visible from the street. A commercial

vehicle is a vehicle used for business purposes that displays advertisements/logos or equipment related to the business.

- c. Boats, trailers, campers, motor homes, and unlicensed vehicles shall be parked so that they are not visible from any street or adjoining property. Wooden fencing or shrubbery of an ARC approved design shall be used to screen any such vehicles. If a vehicle is too large to be concealed by ARC approved fencing or shrubbery, it cannot be parked on the property.
- d. The parking or storage of passenger automobiles only may be permitted on the driveway leading to the garage or ARC approved parking pad.
- e. Inoperable vehicles must be parked in a manner not visible from the street. An inoperable vehicle is a vehicle that is not in a safe or legal condition to be driven on public roads. This includes vehicles with missing or broken parts, that have been wrecked, or with expired registration.
- f. If any garage is used for purposes other than the parking and storage of passenger automobiles, the door or doors of such garage shall remain closed at all times when not in actual use for the purpose of ingress and egress.
- g. It is preferred that vehicles do not park on the streets. If a vehicle is parked on the street, it must park in compliance with all state and local laws/ordinances.
- h. Vehicles are expressly prohibited from being parked such that their location results in obstructing access to a mailbox, driveway, ingress or egress for the street, or a fire hydrant.

## 18. SOLAR ENERGY SYSTEMS AND OTHER RENEWABLE ENERGY SYSTEMS

- a. Solar Energy Systems will include any device/system that uses the sun's energy to generate power or heat for a property. This includes solar panels, solar water heaters, etc.
- b. The location and design of all Solar Systems or similar devices that use the sun's energy shall be approved by the ARC.
- c. Solar Energy Systems shall not be visible from the street.
- d. The Solar Energy System shall be professionally installed by a licensed and bonded contractor in accordance with all federal, state and local regulations and codes.
- e. If any trees need to be removed for the installation of the Solar Energy System, their removal must be approved, as a separate request, by the ARC prior to the installation of the system.

- f. Other renewable energy systems must be approved by the ARC.

## 19. MISCELLANEOUS ITEMS

- a. The following are not permitted on any lot at any time:
  - i. Clotheslines
  - ii. Outside facilities for drying or airing clothes
  - iii. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices in any front yard, driveway, garage or other place visible from any street or adjoining property
  - iv. Window A/C units which are visible from any street
- b. All central A/C compressors shall be ground mounted. Variances may be approved on a case-by-case basis
  - i. Approved fencing or plants of density and height to effectively hide the unit shall screen units visible from the street.
- c. All playground equipment shall be placed at the rear of the property. This includes, but is not limited to: swings, playsets, slides, rope equipment, trampolines, sport nets, and hammocks. Excessively elaborate or unsightly and aesthetically offensive structures are discouraged, unless thoroughly screened from adjoining properties and roads. The ARC must approve permanent basketball goals. Portable basketball goals are discouraged in streets or cul-de-sacs.
- d. Television, radio antenna or satellite dish locations should be chosen that make the device as inconspicuous as possible.
- e. Mailboxes of a type consistent with the character of the neighborhood shall be selected and maintained by the owners to compliment the residences and the neighborhood. Accurate house numbers must be visible from the mailbox and/or curb at all times.
- f. Firewood is to be stored in a neat manner in the rear of the house or in a location not visible from the street.
- g. All trash cans, recycling bins and refuse bins are to be stored in an area not readily visible from the street or screened by an ARC approved trashcan screen or shrubbery and should be removed from the curbside in a timely manner.
- h. Appropriate holiday decorations and lights are allowed to be displayed one (1) month in advance of the holiday and shall be removed no later than two (2) weeks following the holiday.

## 20. CITY OF ROSWELL, FULTON COUNTY REQUIREMENTS

- a. All garbage, recycled material, and yard debris shall be placed in containers approved by the City of Roswell. Containers may be placed at the curb after 6 pm the day before collection and must be removed by the end of collection day. City personnel will not handle any building materials or refuse from remodeling, repair or landscape work. The contractor or property owner must remove all such waste. Yard debris should be placed at the curb, not in the street, after 6 pm the day before the scheduled collection day. There is a per home weekly limit of 12 bags of yard waste that Roswell will pick up. Please adhere to this limit such that debris does not stay at the curb from one week to the next.
- b. On a corner lot, no plant, structure, fence, wall, sign or other obstruction to vision shall be placed or maintained within the triangular area formed by the intersection of street right-of way lines and a straight-line connecting points on said street lines, each of which is twenty-five (25) feet distant from the point of intersection.
- c. Residents shall refrain from any act or use of the property that could reasonably cause embarrassment, discomfort, or annoyance to owners and residents of other properties. Noxious or offensive activities shall not be carried on upon any property.
- d. The Foundation, Board of Directors, ARC, and members thereof, are not responsible for ensuring, and shall not be held liable for any injury, damage or loss arising out of: (1) the quality, structural integrity or soundness of any modification on a lot; or (2) any modification's compliance with building codes, zoning regulations or other governmental requirements. All owners and residents are responsible for ensuring his or her compliance with all municipal and county ordinances to include permitting.
- e. The ARC, with Board approval, reserves the right to add, delete, or revise the Architectural Guidelines at its discretion as authorized by the bylaws of Martin's Landing Foundation, Inc. The judgment of conformity rests solely with the ARC in its role to maintain the overall aesthetics of Martin's Landing. Each architectural request will be reviewed on its own merits due to the inherent characteristics of each home and its location within Martin's Landing. The ARC reserves the right to approve or disapprove any submission based on these unique circumstances.

## 21. VARIANCES

- a. Variances to any ARC Guidelines must be submitted to and approved by the ARC.

## 22. LAKE VIEW RESIDENTS ONLY

### a. LAKEVIEW HOMES ASSOCIATION ARCHITECTURAL CONTROLS

- i. The following architectural controls are established by the Lakeview Board of Directors under Article VI, Section 16 of the Declaration of Covenants. They represent the policies of the current board and therefore are subordinate to the rules and regulations set up under authority of Article VI, Sections 1 - 25.
- ii. Changes requiring Architectural Control Committee approval shall be submitted to the MLF ARC through TownSq for review at the monthly ARC meeting that occurs on the 4<sup>th</sup> Monday of the month.
- iii. Paint - Color meets standard in Color Selection Guidebook adopted by Lakeview Board Feb 20, 1991, and updated in April 2013. The Color Selections can be found under the Document section on TownSq.
- iv. Roofing - Style and color meet standard in Color Selection Guidebook adopted by Lakeview Board Feb 20, 1991, and updated in April 2013. The Roofing Selections can be found under the Document section of TownSq.
- v. Doors - Sliding glass doors must be bronze, silver, or painted the same color as the siding on the house. White or vinyl clad, or jalousie doors not allowed.
- vi. Windows - If they are made of metal or vinyl, they must be bronze, silver, or painted to match the siding on the house. If it is wood, it must be painted same color as the house. No white or vinyl clad allowed.