

Design Guidelines and Standards for Cottages at Lake Burton

June 29, 2015

PURPOSE

Cottages at Lakes Burton ("Cottages") is a community of single family homes reflecting cottage design. It is the purpose of these guidelines to ensure, maintain and protect the aesthetic character of Cottages and thereby enhance the community lifestyles of its residents and create an architecturally harmonious community. In this regard, these guidelines are intended to assist all builders in the planning and design considerations of their new homes.

DESIGN REVIEW PROCEDURE

Every owner/builder shall submit plans and specifications for approval by the Architectural Committee ("AC") for all structures erected and improvements made to any lot contained within Cottages, as outlined in these guidelines and in the Declaration of Covenants, Conditions and Restrictions recorded in Deed Book D-28, Page 362-395 Rabun County, Georgia records (herein "Declaration"). The make-up of the AC is further defined in the Declaration. The AC has the right to review the submitted plans and specifications and to verify that the plans and specifications meet these Design Guidelines and Standards, the regulating site plan, and the requirements of the Declaration. The AC shall then have thirty (30) days to approve or disapprove the plans. If no action is taken by the AC within that time, the plans shall be deemed approved. No construction can begin until there is such approval.

PRELIMINARY REVIEW

Owners/builders are encouraged to meet with the AC to discuss and review preliminary plans for any construction. Those persons seeking a preliminary review must schedule an appointment with the AC. At that time, the builder is requested to bring preliminary plans, materials, or any other information relative to the proposed construction.

PLAN SUBMISSION REQUIREMENTS

Two copies of the appropriate exhibits are required for submission, review and approval. Incomplete submissions will not be considered or approved. The following information must be submitted at the time of the initial review and approval.

- a. Design Review Application.
- b. Color and material selection list.
- c. A site plan indicating the property boundaries, building setbacks, the location of the proposed home(s) or improvements, driveways, retaining walls, and all existing physical structures. Each home must be located as shown on the regulating site plan.
- d. Front elevation drawings indicating all proposed materials, building heights, roof pitches, and sufficient notation to indicate details of the proposed construction.
- e. Side and rear elevation drawings indicating exterior materials and roof lines.
- f. Dimensioned floor plans.
- g. Other plans and specifications relative to other special construction or improvement.

Upon approval of the plans, the builder will receive formal notification by return of an approved set of all submitted documents.

LANDSCAPE APPROVAL

Each Builder must submit two copies of the proposed landscape plan for approval by the AC prior to the installation of any plant materials. The submission must include on of the following:

- a. A landscape plan indicating the location, quantity and patterns of all proposed planting and lawn areas.
- b. A plant material list indicating the common names of all plant materials and their intended size at the time of installation.

LETTER OF COMPLIANCE

Upon the satisfactory completion of all approved construction, the AC will issue a letter of compliance to the Builder indicating that the construction is in compliance with approved plans and consistent with the guidelines and standards herein as well as the requirements of the Declaration.

VARIANCES

The AC may, in its sole discretion, deviate from these written guidelines if a determination is made that such a variance is consistent with the general intent of the guidelines, and where a condition exists that would otherwise make it impossible to comply without creating an unreasonable hardship for the builder. All variances shall be requested and approved in writing.

GENERAL SITE AND PLANNING CONSIDERATIONS

MINIMUM SQUARE FOOTAGE

The minimum heated square footage per residence shall be 1800 square feet.

GARAGES

A garage for a minimum of two vehicles shall be erected. The door(s) may either face the street, rear, or side property lines. No carports are permitted.

SWIMMING POOLS

No above-ground swimming pools shall be allowed. In-ground pools may be permitted if approved in accordance with the approval provisions herein.

DRIVEWAYS

The first 30 feet of all driveways shall be paved in concrete, asphalt, or pavers.

FENCING

Any fencing must be approved in accordance with the approval provisions herein.

DRAINAGE

Excess drainage from new impervious surfaces shall drain into recorded drainage easements or to the street. Natural surface drainage may continue to drain across lot lines provided that the runoff is not concentrated, is not in excess of previous natural flows, or otherwise causes erosion or damage to adjoining properties. Each builder shall be responsible for the proper grading and drainage of his lot.

RETAINING WALLS

All retaining walls exceeding 3'-0" in height from finish grade must be shown on the site plan and approved prior to construction. All retaining walls located within the front building line shall require prior AC approval relative to height, materials and location on the property. Retaining walls located near property lines may be of any approved material provided that the wall can be satisfactory screened with landscaping. Walls located on or within 3'-0" of a property line must be constructed with stone, stucco, or brick veneers as directed by the AC. The builder who disrupts an existing grade, either cut or fill, shall be responsible for the construction and cost of the required walls to retain his grading.

SCREENING

All air conditioning units visible from the street shall be screened behind an enclosure or with landscaping. Basketball goals, play structures of any kind, and similar recreational equipment shall not be placed in the front yard of any home. The location, design, color, and materials of all such structures must be approved by the ARB prior to their installation or construction.

ARCHITECTURAL STANDARDS

WALL MATERIALS

Acceptable finish wall materials will include face brick veneers, wood, hardi-board or other approved horizontal and vertical siding materials, natural stone veneers and cedar shingles.

Unacceptable materials will include, but not be limited to, exposed concrete or concrete block, vinyl siding, sheet plywood or dryvit.

Wall materials used on front exterior shall be used on side and rear elevations (all four sides.)

Exterior front elevations utilizing siding materials will be required to provide brick and/or stone veneers on the exposed foundation face of all elevations.

When stone veneers are used, the veneer shall not terminate on an outside corner but shall return and terminate at an inside corner to prevent the thickness of the veneer from being exposed.

A composition of more than one material is encouraged, such as brick and stone, stone and shingles, etc. Natural or earth tone materials are encouraged.

ROOFS AND ROOFING MATERIALS

All roof pitches visible from the street shall be a minimum of 6:12 unless specifically approved by the AC. Shed roofs not visible from the street may be a minimum of 4:12, unless for a porch. Flat roofs shall not be permitted, except on porches. Acceptable roof materials shall include cedar shakes or pressure treated shakes (life pine), slate, or dimensional asphalt shingles, and metal. Built up bituminous membrane roofing shall not be permitted.

Mechanical and plumbing vents will be located behind ridge lines in such a manner that they are not visible from the street. All exposed vents and other plumbing and mechanical roof penetrations shall be painted to match the roof color. Vents visible from the street will not be permitted, unless they are part of the architecture of the house.

WINDOWS

All windows shall be casement type constructed of wood sash and painted or clad with metal. Metal (aluminum) windows will not be permitted. Street facing windows shall be of traditional design with divided lights. The use of segmented windows or transoms is encouraged but not required. Vinyl or aluminum clad windows shall be permitted subject to AC approval of the exterior color.

FRONT STOOPS AND PORCHES

A front stoop and/or porch is required. Front stoops and porches shall be finished with a material compatible to the finished materials on the building.

Unless otherwise approved, front stoops shall sit a minimum of 1'6" above the finished grade.

EXTERIOR DECKS

All exposed exterior decking shall be cedar, painted wood, pressure treated lumber, or any other material approved by the AC. Deck support shall be a minimum of 6x6 posts. Exposed steel pipe columns are not permitted.

MISCELLANEOUS

The AC may amend these Design Guidelines and Standards in its discretion.