

ACC STANDARDS

May 2008

The following are the Country Walk Homeowners Association Community Standards. Please remember the ACC Standards were developed to maintain the aesthetic beauty of our neighborhood and keep the property values high.

Arbors, trellises, etc. Arbors, Trellises and the like are permitted, but their location must be approved by the ACC.

Basketball backboards. Basketball backboards are acceptable if the backboard (front and back) is painted in a muted earth tone to compliment the house. The post must also be painted in a similar tone. They may only be placed adjacent to the driveway.

Birdbaths, figurines, etc. No birdbaths, figurines, statues, fountains, etc. will be permitted in front lawns. If placed in the back yard it must not be visible from the street.

Cars. No cars are to be parked on the grass at any time. No inoperable cars are to be parked in the driveway or on the street.

Clutter. Excessive personal effects in the front of the house and yard shall be avoided.

Driveways. All driveway construction or alteration must have prior written approval of the ACC. Driveways should be maintained and kept debris free.

Edging. No obvious edging or borders are permitted (i.e. upturned bricks, white concrete, improperly installed black edging, wood blocks or cedar edging, etc.).

Exterior Materials Recommended. Materials include:

1. Natural wood lap siding; hard board lap siding.
2. Brick – no red, orange or white looking brick no weeping or black mortar. All brick shall be in subdued colors and samples must be submitted for approval.
3. Stucco – Stucco houses only shall be approved by a special request and only after the ACC agrees that stucco fits the streetscape and overall community standards.

Fences. The prior written approval of the ACC is required of plans and specifications for fences and walls. The three types of fences permitted are 2 split rail, 3 split rail and 6 foot high wood; the design and placement of which must be submitted for approval.

Furniture. The only furniture permitted on front porches is wood, wrought iron and wicker. No plastic or aluminum. No exception will be made. There is to be no furniture left in the front yard on a permanent basis.

Garbage Cans, Wood Piles, etc. Garbage cans, wood piles, etc. shall be screened by adequate planting or fencing so as to conceal them from view from the street as best as possible and may be maintained in the rear yard of the lot only.

Gutters and Roof. Shall be kept debris free. Debris includes, but is not limited to, leaves and pine straw.

Hoses and Garden Equipment. Garden hoses and gardening equipment should be stored out of view from the street.

ACC STANDARDS

House Numbers. House numbers are only permitted on the approved mailbox posts.

Islands. Islands may be covered with pine straw, cedar mulch, or pine mulch only. Cover materials in islands and flowerbeds shall be refreshed as needed – approximately twice a year. Island flowerbeds and driveways are to be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, weeds and trash.

Landscaping. Any alteration shall require prior written approval by the ACC.

Lawns. Lawns shall be maintained and edged regularly, and shall not exceed 4” in height. Lawns shall be kept debris free. Debris includes, but is not limited to, excess grass clippings, leaves, pine straw, and trash. Lawns should be fertilized and re-seeded at least once annually to maintain the aesthetic appeal of the community and to prevent weed growth.

Mailboxes. No mailboxes other than the standard posts and stand U.S. Post Office mailboxes will be approved by the ACC.

Black metal mailbox and post are to be ordered from the homeowners association or by contacting Global Home Products at 770-409-8292. For repair of metal mailbox posts, contact Global Home Products at 770-409-8292

Mailboxes and posts shall be maintained to allow easy recognition of the house numbers.

Mailboxes and posts **may not** be pieced together. Mailboxes shall be maintained to keep them rust free with all parts in working order.

Mailboxes and posts shall not have any “non-postal” items placed on them, such as flags, banners, etc. except for the holidays and other special occasions.

Flowers or a flowering vine may be planted around the mailbox post, but shall be maintained so as not to conflict with any other mailbox provision.

Maintenance. Each owner shall keep and maintain each lot and structure owned by him, as well as all landscaping located thereon, in good condition and repair, including, but not limited to:

1. the repairing and painting (*or appropriate external care*) of all structures;
2. the seeding, watering and mowing of all lawns; and
3. the pruning and trimming of all trees, hedges and shrubbery so that the same are not obstructive of a view by motorist or pedestrians of street traffic.

The maintenance shall extend from the boundary of a lot to the curbing.

Mulch. Approved mulches are pine straw, bark, bark mulch and wood chips. NO white rocks or grass clippings are permitted in the front yard.

Painting. The ACC Chair person must approve all paint colors. Contact the ACC Chair person to get the approved colors or view them on the website at www.countrywalk.org.

Pools and Spa Equipment. Plans for proposed swimming pools, hot tubs, surrounding decks, fencing and screening must be submitted for approval before clearing, grading, or construction is commenced. **Above ground pools are strictly prohibited.**

Prefabricated Structures. Prefabricated or factory built sheds/storage buildings shall not be permitted within the development. Any exceptions to this rule must match the housing materials exactly (*i.e. siding, trim, roof, door, etc.*) and must receive ACC approval.

Railroad Ties. Railroad ties may be used, but their location must be approved by the ACC prior to installation.

ACC STANDARDS

Recreational Vehicles and Trailers. No house trailer, mobile home, motor home, recreational vehicle, camper, truck with a camper top, boat or boat trailer or the like equipment shall be permitted on any lot on a permanent basis, but shall be allowed on a temporary basis not to exceed 48 hours. Any such vehicles or equipment may be stored on a lot, provided such vehicle or equipment is kept in an enclosed space and is concealed from view by neighboring residences and streets.

Setbacks. The ACC may establish setback requirements for the location of additions and fences. No structure shall be erected or placed on any lot unless its location is consistent with such setbacks.

Shrubbery and Hedges. Shrubbery and hedges shall be manicured to compliment the overall landscaping scheme. It shall not obstruct the view of windows and doors.

Signs. No signs except:

1. Such signs as may be required by legal proceedings;
2. Not more than one "For Sale" or "For Lease" sign, with a maximum face area of four square feet; displayed in front yard of a lot;
3. Directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved by the ACC;
4. The number of temporary signs (*i.e. garage sale, political, etc.*) must be kept to two and may be put up no soon than 24 hours in advance of the event. Signs must be removed promptly after the event has ended. These signs are also limited to the maximum face area of four square feet; and may only be displayed in the front yard of a lot.
5. Only one job identification sign (*i.e. painter, roofer, etc.*) can be approved by the ACC.
6. No signs (*i.e. advertising, garage sale, etc.*) are permitted on the street signs and throughout all Common Areas. (*Exception: Board approved Country Walk Homeowners Association related information is permitted.*)

Storm Doors. No ornamental storm doors are permitted. Black or brown aluminum storm doors, or those consistent with the trim of the house, with full glass (*full screen inserts only*) are permitted on the front of the house. A wood or half screen door is permitted on the rear of the house.

Trees. No tree having a diameter of three (3) inches or more (*measured from a point two (2) feet above the ground level*) shall be removed from any lot unless such removal is in conformity with an ACC approved landscaping plan.

Window Treatments. Window treatments shall be white or off-white as visible from the street. Window blinds shall be maintained in good condition.

Dwelling and Other Structures. The ACC may recommend that a house/structure be painted, or other maintenance performed to maintain the aesthetic appearance of the neighborhood. *If the homeowner does not agree with the ACC's finding, that homeowner should contact the ACC for a second opinion/re-evaluation. If the findings of the review are still not satisfactory then the homeowner should contact the Country Walk Homeowners Association Board of Directors.*

ACC STANDARDS

SPECIAL NOTE - If the homeowner does not contact the ACC or Board of Directors within ten (10) days, it is assumed that the homeowner agrees with and shall comply with the ACC's and/or Board of Directors findings.

APPROVAL PROCESS: To be used for any alteration, repainting, addition, landscaping change, etc. that is permitted or allowed by the Design Standards and/or the Covenants, Restrictions, and Easements.

1. Contact the ACC Chairman to obtain an approval form.
2. Fill out the form; attach all required diagrams, sample chips, photos, design plans, etc. as needed.
3. Return completed form to the ACC Chairman.
4. Your request will be reviewed by the ACC committee and approved or denied with explanation.
5. If your request is denied you may appeal the decision to the Board at the next regularly scheduled Board meeting.

PENALTIES

1ST Notice – Is meant as a “*Friendly Neighborhood Reminder*” and carries no penalty. It is our deepest hope that these are the only type we will ever need to send out. The intention of the “Reminder” is to simply ask one of our neighbors for attention in an area of concern. While we know there is a great deal of work that our residents put into their houses and lawns, the reminder is just a snapshot of what was seen the day an ACC member came by. If you receive one, please accept it as it is intended. Thanks neighbor!

The following explains the Associations penalties for non-compliance with our community standards. It is our hope that none of these will be needed.

1ST VIOLATION – Homeowner will have ten (10) days to correct the problem, OR to supply notice to the ACC of when the violation will be corrected, OR to contest the notice to the ACC. This violation carries no penalty.

2ND VIOLATION – ***SHALL CARRY A PENALTY.*** Homeowner will have ten (10) days to correct the violation. Beginning on the eleventh (11th) day after the violation is sent a penalty of twenty-five dollars (\$25.00) **PER DAY** will be assessed against the homeowner.

Notice of intent to Suspend Amenity Privileges” – If the penalty continues, on the 41st day after the date of the 2nd violation, then the homeowner shall be notified of the Board’s intent to revoke the voting and amenity privilege of that homeowner. The homeowner shall then have 10 days to request a hearing in writing sent to the Board. The issues of the hearing shall be as follows:

Has the homeowner corrected the problem and paid the assessment as of the hearing date? If so, then the hearing shall be adjourned with no further consequences except that the Board shall issue a Finding of Fact stating that the Board convened a hearing and the results thereof.

Are there extenuating circumstances making necessary any special consideration by the Board? The Board shall have the right to accept or reject any such circumstance and continue or discontinue temporarily or permanently any sanctions. The Board shall then issue a Finding of Fact stating that the Board convened a hearing and the results thereof.

If no hearing is requested within 10 days, then the privileges shall be suspended until such time as the homeowner corrects the violation and pays the penalty.

ACC STANDARDS

Following the date fixed herein for the hearing, if the homeowner has not corrected the problem then the Board may abate and assess the cost of such abatement to the homeowner.

The Board shall designate three Board members to include at least one executive Board member, who shall act as the presiding officer, conduct the hearing and issue a Finding of Fact prior to the hearing being adjourned.