

King Valley

At Vinings

ARCHITECTURAL and LANDSCAPE GUIDELINES

Revised January 2020

King Valley At Vinings

ARCHITECTURAL and LANDSCAPE GUIDELINES STANDARDS

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Approved by:
The Board of Directors
@ King Valley
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**ARCHITECTURAL AND LANDSCAPE GUIDELINES FOR MODIFICATION
REVIEW**

1.0 INTRODUCTION

These Guidelines have been adopted by the Architectural Control Committee (ACC) pursuant to Article V, Section 5 of the Declaration of Covenants, Conditions and Restrictions for King Valley at Vinings Subdivision (Covenants) to achieve harmony, balance and a high standard of quality within the community. As an administrative arm of the Board of Directors (Board), the ACC's role is to preserve, protect and enhance the value of the properties in King Valley by enforcing these guidelines and the Covenants relating to modifications performed on the exteriors.

Any change made to a homeowner's property, which has been approved by the ACC and is properly documented prior to the adoption of these amended guidelines, need not be modified in accordance with the guidelines specified herein. Also, any improvements made by the original builder are automatically grandfathered. These modifications will be considered acceptable under this clause.

These amended guidelines may, however, be enforced against any prior change made to a homeowner's property that (1) was not properly approved by the ACC, and (2) would not have been approved under the specific terms and language of the previous guidelines.

If the previous guidelines would have required the ACC to exercise its judgment alone in approving or denying a prior unapproved change (e.g., exterior paint colors, etc.) then the ACC may enforce the previous guidelines against that prior unapproved change. In doing so, the ACC shall consider the prevailing architectural characteristics of the neighborhood.

The contents of these guidelines and any actions of the ACC or its agents, are not intended to be, and should not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for intended use of submitted plans, materials, or construction, nor ensuring compliance with building codes, zoning regulation or other governmental requirements. These guidelines may be revised and modified from time to time by the ACC as necessary. Neither King Valley HOA, Inc. (Association), the Board, the ACC, nor any member thereof shall be held liable for injury, damages or loss arising out of any approval or disapproval, construction or through such modification to a lot.

A. Definition of Modification.

Pursuant to Article V, Section 6 of the Covenants "no structure shall be commenced, erected, placed, moved onto or permitted to remain on any lot nor shall any existing structure upon any lot be altered in any way which materially changes the exterior appearance of the structure or lot, unless plans and specification therefore shall have been submitted to and approved in writing by the ACC." Section 12 of Article 1 broadly defines the "Structure" to include, without limitation, items such as landscaping, excavation or grading.

Therefore, unless specifically stated otherwise in these guidelines, any and all modifications, alterations or improvements made to the exterior of the homeowner's property must be approved by the ACC prior to commencement of the work.

B. Who administers the approval process?

All such requests for approval shall be sent to the ACC via a Request for Approval Form (Request) attached at the end of these guidelines. Additional copies of the Request form may be obtained by request to Team Management LLC or the web at www.kingvalleyatvinings.com.

All requests are to be sent to Team Management LLC and should allow at least 30 days prior to the anticipated time for commencement of work. The ACC shall review all requests as promptly as possible, but in no event later than 30 days after the receipt of such Request. Requests must be approved in writing before any work begins. Each Request is unique to the lot to which it pertains and will be evaluated on the individual and unique elements of the project. Unauthorized action by a homeowner and/or prior ACC action on similar requests will not serve as a precedent for any subsequent request for project approval.

The final authority for administration of the approval process lies with the KVHOA Board of Directors. However, the KVHOA Board may delegate the responsibility for administering these procedures or parts thereof to a representative. The selection of the Board's representative is based on professional qualifications and an ability to understand the overall, as well as specific, development objectives.

C. Complaints

If a property or lot appears to be in violation of the guidelines, you may request an investigation by the ACC by filing a written complaint. Written complaints can be sent to:

Team Management LLC
Attn: Jodi Phillips
1230 Johnson Ferry Place
Suite F-10
Marietta, GA 30068

Or: Jodi Phillips directly at JPhillips@TeamMgt.com

Or: written complaints may be placed in the King Valley Correspondence mailbox attached to the Clubhouse.

All Complaints must be in writing and may be submitted anonymously.

2.0 GUIDELINES FOR MODIFICATIONS AND ADDITIONS

A. Exterior Buildings and Alterations

A request must be submitted for all exterior building alterations. Building alterations include, but are not limited to, the installation or modification of storm doors and windows, awnings, construction of driveways, garages, porches and room additions to the home. The original architectural character or theme of any home must be consistent for all exterior components of the home. Once the character is established no change may alter that character (i.e. enclosure of garages is not permitted).

1. Painting / Exterior Materials

Any change to the exterior color of the house including, but not limited to doors, shutters, gutters, trim, garage doors, brick and siding must be approved by the

ACC. Repainting requires prior written approval only if the color is changed. If repainting with no color change, it is the homeowner's responsibility to ensure that the repaint color is the same color and shade as the one previously used. A paint color change requires the following information:

- a. Paint sample chip, with the manufacturer's name and color number. At the discretion of the ACC, the homeowner may be required to paint a small sample of the house with the color change, if color change is significant.
- b. Description of area of home to be repainted
- c. Photograph of your home and homes on either side (adjacent homes cannot be painted the same color).
- d. Refer to the pre-approved color scheme guidelines. Use of these color schemes still require specific written approval for each individual home.
- e. As a guide, the base color used for siding should be a medium color range, trim and window frames should be a lighter color range and doors and shutters a darker (accent) color range. Garage doors should be painted the same color as the trim.

2. Doors / Windows

Solid front doors must be 6 panel doors. Front doors with windows incorporated must have full glass or 3/4 glass windows. All changes in front door styles must be approved.

Window treatments should have a uniform, neutrally colored, neat appearance as viewed from the street and must not attract undue attention. Certain style curtains of color or print must be lined in white or off white. Window blinds must be white, off white or made of natural wood with natural wood finish. Blinds missing pieces, broken, or discolored must be replaced immediately. Stained glass windows and stained-glass replica window treatments, frosted and reflective window tint are not permitted in doors or windows that are in the front of the house. Requests for these items in the back or side of the home must be submitted the ACC, which will decide based on the impact to surrounding houses.

Storm Windows, Doors and Screens Doors must be submitted for approval. Only storm/screen doors with full length glass panel will be approved for use on the dwelling's front door. Either storm or screen doors can be used on exterior doors that do not face the street. The storm door trim/frame must be consistent with the trim of the main dwelling or white, black or bronze color. As a general rule, if the main dwelling has white trim, a white door is required. If the homeowner has chosen one of the last three colors and it does not match the house trim, the ACC will review the color on an individual basis to insure a good color match with the trim or house color. If front door is stained, then the door must match the trim color.

Requests for these items in the back or side of the home must be submitted to the ACC, which will decide based on the impact to surrounding houses.

3. Front Porches / Stoops

A stoop is an entry way that may or may not be covered by a roof and is equal to or smaller than 4'x6'. Benches and chairs are not permitted on front stoops. A front porch is defined as an entry area that is fully covered by a roof and is larger than 4'x6'.

- a) Benches, attached swings and chairs are permitted on front porches.
- b) Furniture and decorations may be subject to approval.
- c) Furniture placed on front porches shall be of high quality, such as wood, wrought iron, composite, wicker (including all weather wicker), colors and style shall compliment the house.
- d) Plastic, lawn & folding furniture is not allowed.

4. Roofing

New roofs shall follow similar style and color standard originally installed by the builder or as approved by ACC. The roof shall include at least a 20-year shingle warranty and architectural shingles are permitted. Any changes or replacements must be approved by the ACC. Roof material samples must be submitted when requesting approval.

5. Rear Decks

A Request must be submitted for all decks, including extensions and alterations. The Request must include a site plan denoting location, dimensions, materials and color. In most cases, the deck must be in the rear of the house and may not protrude past the sides of the house. The following areas will be reviewed:

- a) Location, size, conformity and the design of the house, relationship to neighboring dwellings and proposed use.
- b) Materials to be used. Materials must be cedar, cypress, or No 2 grade (or better) pressure treated pine. Trex or similar materials will be considered.
- c) The railing design must be included with the submittal.
- d) The color must be natural, neutral, or the pre- approved color scheme of the house.

6. Screened Porches

A Request form must be submitted for all screened porches. The Request must include a site plan denoting location, dimensions, materials and color.

Screened porches must match the existing home.

- 1) Roof: The cornice, trim and shingles are to match the existing home. The roof slope is to be a minimum of 3/12 (4/12 recommended). Gutters and downspouts are to be placed on the fascia and are to match the existing home.
- 2) Knee Wall: If a knee wall is used, then the lap siding is to match the existing home. The cap is to be treated with trim and the interior may be permitted to be bead board.
- 3) The ceiling height is to be consistent with the existing home.
- 4) The paint is to match the color of the existing home.
- 5) The floor band if elevated must be finished with a 10" skirt board painted to match the trim color of the house. If the floor is a slab on grade, then the foundation must match the existing home.

7. Room Additions

Attached structures and additions must be designed and constructed to be compatible with the existing house. A Request must be submitted for all attached structures and additions.

8. Patio Covers and Trellises

A Request must be submitted for patio covers and trellises. Patio covers and trellises are to be constructed of cedar, redwood or pressure treated pine and be finished to match the trim of the house or in harmony with the surroundings and shall be detailed to be compatible with the design of the house. Patio covers and trellises should be installed behind the home, out of view from the street unless otherwise approved.

9. Accessory Structures / Gazebos

A Request must be submitted for all detached buildings. Detached storage buildings, including but not limited to detached, garages must conform to the style and structure of the house. All accessory structures are limited to 20' in height. Accessory structures may not be used for any purpose that may be deemed by the ACC to cause disorderly, unsightly or unkempt conditions. Storage and garden sheds are to be designed and constructed matching house style as determined by the ACC. Prefabricated or factory-built structures are not permitted

Gazebos are allowed but must be specifically approved by the ACC. The Request must include a site plan denoting location, dimensions, materials & color.

The following areas will be reviewed.

- a) Location, size, conformity with the design of the house, relationship to neighboring dwellings, and proposed use.
- b) Materials to be used: cedar, cypress, No.2 (or better) grade pressure treated pine, and composite material. In most cases, building materials must match or complement the existing materials used on the house.
- c) All gazebos must be placed between the sidelines of the house, and within the rear yard with minimum visual impact to surrounding homes and street.
- d) The color must be natural or stained to blend in with the natural surroundings.

10. Awnings / Canopies

All awnings or canopies are not permitted.

Exceptions may be granted for certain social functions and only on a temporary basis provided they will be removed within two (2) days following the social event.

Blinds or curtains used for shade on front porches are not permitted.

11. Exterior Maintenance

Exterior surfaces such as walls, roofs, windows, and doors must be maintained in sound condition, for example, free from holes, loose and rotting materials, peeling and chipping paint, and broken windows and doors. Other exterior surfaces including decks, porches, balconies, fences, and walls must be maintained in good condition and structurally sound. Violations will be enforced under the Board's power to require owners to maintain under the Covenants.

B. LANDSCAPING AND MAINTENANCE

A request is not necessary for ornamental trees and shrubbery if all the following criteria are met.

- a) Tree plantings (row or cluster type) are not permitted from the front line of the house to the street. In the case of corner lots, trees (row or cluster type) are not permitted from the front corner of the house on the adjacent lot(s) to the street.
- b) However, row or cluster tree plantings are permitted from the front corner of the house to the rear corner property line. Staggered tree planting is preferred over rows. Hardwood trees must be located a minimum of ten (10) feet from the property lines. Evergreen trees must be located a minimum of (5) feet from the adjacent property lines.
- c) For all other type of plantings, a Request must be submitted. All Requests must include a description of the sizes and types of trees or shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings. If trees are removed, then visible stumps must be removed or mulched below ground level and the area must be landscaped.

A Request is required when the criteria above are not met or when the activity will result in material changes to the existing landscaping or when grading or contour modifications are required. This includes any tree removal in the front of the house or along a street elevation. Homeowners must have at least one tree per street elevation.

The general appearance of each lot and the residence thereon, including landscaping, should conform to the level of upkeep that is accepted as community standard as determined by the ACC. This standard includes, but not limited to:

- a) Watering, fertilizing, mowing, weeding and edging lawn grasses.
- b) Pruning and trimming trees and shrubbery, hedges and other vegetation so that the yard presents a well-kept appearance and the visibility of motorists and pedestrians is not obstructed.
- c) Prompt repair of any barren lawn areas to reduce erosion potential.
- d) Renewal of pine straw, bark or hardwood mulch used in islands or naturalized areas are required at least annually.
- e) Removal and replacement of all dead trees and shrubbery.

1. Beds, Trees and Bushes

- a) Landscape Beds shall be maintained regularly with fresh pine straw or mulch, regularly mowed edged and weeded. All turf shall be regularly mowed, edged and kept free of weeds. Shrubs and ornamental trees shall be

kept pruned.

- b) Landscaping shall relate to the existing terrain and natural features of the lot utilizing plant materials in harmony with the Community.
- c) Landscaping walls require Architectural Review Committee approval.

2. Decorative Objects

A Request must be submitted for all exterior decorative objects; both natural and manmade that materially changes the exterior appearance of the home or lot. Exterior decorative objects include items such as bird baths, bird feeders, bridges, wagon wheels, sculptures, fountains, benches and porch swings, free standing poles of all types, and items attached to approved structures. Objects will be evaluated on criteria such as siting, proportion, color and appropriateness to surrounding environment. Each Request should detail the location, size, dimensions, materials used, color, relationship to neighboring dwellings and proposed use.

3. Driveways and Front Walkways and front porches

All driveways must be natural concrete or as originally installed. For any modification a Request must be submitted. For any modification to front walkways or front porches such as, but not limited to, brick, stone, stamping, or staining, a Request must be submitted.

4. Retaining Walls

A Request must be submitted for all retaining walls and hardscapes. Retaining walls that attach to the residence and are visible from any street should utilize the same concrete block materials as used consistently throughout the Community. Crosstie and landscape timber walls may be used if set apart from the residence and if to the rear of the house and not visible from the street. Walls must not interfere with the flow of storm water easements and may need to include a drainage system depending on the size and placement. It is recommended that retaining walls do not cross easements.

5. Edging

The preferred landscape edging is a neat cut trench. If desired, a black composite edging is permitted without a Request if it is installed correctly, meaning only the rounded edge is above ground level. Solid brick or rock edgings may be permitted with a Request submitted. This request must include style of edging and a plan showing the location of the edging. All landscape bed edging must be buried so that no more than two (2) inches extends above grade unless terrain dictates a higher elevation. All landscape edging must also be installed in a curved pattern. No straight lines are permitted.

6. Garden Hoses

All garden hoses, when not in use, should be located or screened to be concealed from view of neighboring lots or street.

7. Maintenance Practices

Landscaping shall be designed and installed so that it complements existing landscaping on the lot and on nearby lots. Lots at intersections of two or more streets and lots on curves in streets shall not have landscaping that impairs the ability of drivers and pedestrians to see each other. Lot owners must keep landscaping (including tree branches) clear of sidewalks, street signs and streetlights. Installation of aggressive spreading plant species at or near the property lines is prohibited.

- a) Mowing: All turf shall be mowed routinely to maintain a manicured appearance. Clippings (if minimal) should be blown back into the turf as mulch or bagged and properly disposed of. Clippings may not be left on streets, sidewalks or driveways and may not be blown into storm sewers.
- b) Weed control: Turf must be kept free from invasive grasses and weeds year-round. Concrete surfaces, including the joint between curb and street, should be kept free from weeds.
- c) Pruning: Shrubs and ornamental trees must be regularly pruned to prevent overgrowth and new growth “shoots”. Shrubs in front of the home should not be allowed to grow taller than either three feet in height or the lower windowsill whichever is higher. Dead/dormant ornamentals should be removed.
- d) Mulching: All landscape beds must be covered with suitable mulch such as pine straw, chopped pine bark mulch, wood mulch, etc. Natural colored rock, stone, pebbles, composite mulch and pine straw are acceptable. However, white or colored rock, stone or pebbles are not considered suitable and are not permitted.
- e) the material is consistent and meets the criteria above, then a Request is not required.
- f) Edging: The preferred landscape bed edging is a neat cut trench. Mailbox posts, landscape beds, sidewalks, curbs and driveways shall be routinely edged to prevent long grass and “runners” and to give clear delineation.

8. Lighting

A request is not necessary for landscape lighting if all the following criteria are met.

- a) Lighting does not exceed 12 inches in height
- b) The number of lights does not exceed 12
- c) All lighting is consistent
- d) Individual lights must not exceed 100 watts, are white or clear, non-glare type and located and aimed to cause minimal visual impact on adjacent properties.
- e) Located in landscaped bed areas, not in sodded areas.
- f) Fixtures must be black or bronze finish. For any other type of finish, a Request must be submitted.

9. Mulching

All landscape beds must be covered with suitable mulch such as pine straw, chopped pine bark mulch, wood mulch, etc. Natural colored rock, stone, pebbles, composite mulch and pine straw are acceptable. However, white or colored rock, stone or pebbles are not considered suitable and are not permitted. If the material is consistent and meets the criteria above, then a Request is not required.

10. Parking Pads

Parking pads are discouraged, and a Request must be submitted. Parking pads must be behind the front corner of the garage and must be screened from adjacent houses with landscaping.

11. Patios and Walkways

A Request must be submitted for patios, walkways, patio covers, trellises, permanent seating, railing and other items. The following guidelines are suggested for a patio submittal:

- a) is not to be used as a permanent basketball court
- b) is not more than 750 square feet
- c) is in the rear yard
- d) does not extend beyond the sidelines of the house
- e) does not extend to within 10 feet of side or rear property lines

12. Plants and Flowerpots

Front door and entry decorations must be tasteful and in keeping with the style and colors of the house, they must be in season and free from discoloration. Plants and flowerpots must always be neat and healthy. Flowerpots shall be shaped as traditional pot shape or urn style. Any other shape; animal or otherwise is considered statuary and cannot be placed on front stoop or porch without approval. Neatly maintained front porch flowerpots (maximum of four, anything over four may be subject to additional approval) that coordinate with exterior home colors and containing evergreens/ flowers do not require a Request for approval. Additionally, a maximum of three flowerpots may be placed by a two-car garage (one pot on each side and one in the middle). Flowerpots in landscape areas and lawn are restricted. Flower boxes mounted to windowsills are not permitted. Artificial plants are prohibited.

13. Sidewalks

Sidewalks may not be altered by a homeowner at any time.

14. Sprinkler or Irrigation Equipment and Wells

A Request is required for all irrigation systems or wells.

15. Storm Water Control Practices

Grading of all lots shall, as much as possible given the natural contour of the lot, force all water to the street or into established drainage systems, changes to grading or to a structure's gutter and downspout system shall not force water onto any other lot or increase the flow of water previously flowing on the lot. Drainage disputes should be directed to Cobb County Storm Water Department. Soil erosion shall be controlled.

16. Vegetable Garden Plots

Must be in the rear yard and placed where it will have little visual impact from neighboring lots, the street, and limited in size to 150 square feet.

17. Water Features, Ponds and Fountains

A Request must be submitted for Water Features/ Ponds, Fountains. Request should include detailed plans with a material list and a photo or brochure of the proposed completed project. Proper maintenance is required and must be kept in working order. All Requests for proposed ponds shall include a drawing, including all related improvements, clearly indicating the location of the pond with respect to the main house and all property lines and proposed grading if applicable. The recommended location shall be in the middle third of the rear yard. Ponds shall not be in the front or side yards. Pond designs are restricted to natural settings and are required to blend with the natural features of the land. Ponds shall not be higher than the adjacent land other than natural border stones. Monumental and decorative ponds are not permitted.

The total area of ponds including all water surfaces shall not exceed 80 square feet. All ponds shall include the oxygenation of water and water movement to prevent the growth of mosquitoes. Ponds shall be maintained and shall not consist of any areas of stagnant water.

18. Woodpiles

A Request is not required if the following are met:

- a) Woodpiles (for firewood) must be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas. The size of a firewood pile may not exceed 4' wide, 4' high and 6' long.
- b) Woodpile coverings are allowed only if the cover is an earth tone color and the firewood pile is screened from the view of the street. For example, a tarp-covered firewood pile may be located under a deck that has shrubs planted around it.

For any condition other than the above, a Request must be submitted.

C. RECREATIONAL EQUIPMENT

1. Play Equipment

A Request must be submitted for all play equipment. The following guidelines apply:

- a) The play equipment shall be in the rear yard and within the extended sidelines of the house or within the fenced area of the rear yard.

- b) The play equipment shall be located where it will have minimum visual impact on adjacent properties and streets.
- c) The play equipment does not alter the existing drawing draining? patterns in a manner that adversely impacts any adjoin property.
- d) Additional Landscape screening may be required in certain areas.
- e) Trampolines must be screened from any street view.

Metal play equipment, other than trampolines, is NOT permitted, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.). Bright colors in general are not allowed. Play equipment must be constructed of natural materials and colors. All colors should be natural earth tones such as dark green, tans and browns. All play equipment; playhouses and tree houses must be properly maintained or removed from the property.

Playhouses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the house and the playhouse or tree house is not to exceed sixty-four (64) square feet and/or 12 feet in total height. Appropriate evergreen landscaping shall be used to screen around the playhouse.

Playhouses and tree houses will not be permitted in common areas.

Skateboarding ramps, baseball backstops, batting cages, soccer goals and similar structures may be erected only when in use, outside the extended sidelines of the house. When not in use, they must be hidden from view of the street and neighboring houses. In addition, if such structures are used in the street, they must be removed when not in use.

2. Basketball Goals

Portable or movable basketball goals are permissible and do not require a Request provided the goal is black in color with a clear backboard and stored out of sight when not in use. Basketball goals that are attached to the house or permanently affixed (cemented) in the ground are not permitted. In ground detachable basketball goals will be considered on a case by case basis. All permissible basketball goals must be aesthetically maintained. Basketball goals may not be used in such a way as to cause a disturbance to neighboring homes and the negative impact related to the time of use, lighting and noise on adjacent homes must be avoided.

3. Private Pools and Spas

a) Pools:

- i. A Request is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed eighteen (18) inches in depth and whose surface area does not exceed eight (8) feet in diameter and is removed when not in use.
- ii. Aboveground pools are prohibited.
- iii. A Request must be submitted for ALL in-ground pools:
 - a. All Requests for a pool addition shall be submitted with a drawing of the property that accurately depicts the location of the house, property

lines, building setbacks, decks, easements and any other elements that may restrict the location of the proposed pool. The drawing shall be prepared to a scale of 1" = 10'. The drawing shall dimensionally depict the proposed location of the pool and pool deck, pool equipment and any other related improvements. The proposed drainage plan shall be clearly indicated including all existing drainage conditions. All proposed materials and colors should be indicated on the drawing. The drawing shall indicate the location and type of silt fence to be installed and maintained during construction. Existing trees and other landscaping that are to be removed to accommodate the proposed pool improvements shall be marked with ribbon for review by the ACC prior to removal.

- b. The appearance and detailing of any retaining wall must be consistent with the architectural character of the house. Retaining walls shall not exceed 4'-0" in height. All retaining walls shall be located a minimum of 3'-0" clear of any property line to allow for drainage and the maintenance of the wall. Some terracing may be acceptable.
- c. Fencing for lots with pools and spas must comply with the fence guidelines.
- d. Maximum pool area is eight hundred (800) square feet.
- e. Glaring light sources, which can be seen from neighboring lots, shall not be used.
- f. The pool area shall be enhanced with landscaping and all pool equipment shall be screened with evergreen landscaping.
- g. Pool equipment shall be located a minimum of 15'-0" from any adjacent property and shall be behind the rear plane of the house.
- h. Dirt excavated shall not be stored on the lot longer than one week. All stored excavated dirt shall be immediately covered with straw to prevent erosion.
- i. A construction timetable is required, including a completion date.

b) Spas:

- i. A Request must be submitted for exterior spas (hot tubs), and they must be screened from adjacent properties and located behind the house.

4. Fencing

A Request is required for all fencing, including invisible fences. All fences must meet the following requirements:

- a) All fencing shall be made of cedar; pressure treated wood or black metal fencing with pickets. No chain link, cyclone, wire or vinyl fencing is permitted.
- b) The maximum height must not exceed 6 feet.
- c) Fence posts, beams and railings must be located on the inside portion of the fence, so these are not visible from the street or neighboring properties.
- d) The maximum span between posts shall be 10 feet.
- e) The fence must be left natural or stained to coordinate with the house exterior colors. Painting is not permitted because of maintenance issues.

- f) Fences shall not be located closer to any street than the rear corners of the home unless specifically approved by the ACC.
 - g) On corner lots, the fencing is generally required to be off the property line a distance determined by the ACC to prevent a “stockade” appearance.
 - h) Fencing must be placed on all adjoining property lines so that the adjacent neighbor is permitted to tie into the fence to prevent double fencing on the property line.
- Dog runs are not permitted. Each homeowner must maintain the fences located on their respective property regardless of origin of construction or location. Double fencing is not permitted.
- All Request submittals must include the following:
- a) Picture or drawing of the fence type proposed.
 - b) Dimensions including height, span between posts, post size, crossbeam size and number of rails.
 - c) Finish type and color.
 - d) A site plan denoting the location of the fence together with information as to existing fences erected on adjacent properties, property lines, outline of homes and any easements that may be associated with the property.

D. MISCELLANEOUS

1. Vehicles and Parking

- a) Homeowners are encouraged to keep their vehicles in their garage to the extent possible.
- b) The recreational area parking lot is intended for the use of King Valley residents (in good standing) during their use of the recreational areas. No vehicles are to be parked in the common areas overnight.
- c) No school bus, commercial vehicle (as described by GA DOT), house trailer, mobile home, motor home, RV, camper, habitable motor vehicle of any kind, boat or boat trailer, trailers of any kind, or like equipment, shall be permitted to be stored in open view on residential property for longer than a 24 hour period. Twenty- four hours is enough time to prepare the vehicle for storage or trip. The purpose of this guideline is to assure that the above vehicles will not be parked or stored in open view on residential property on a regular basis.
- d) Commercial vehicles driven by a resident shall be parked in the garage when not in use.
- e) Visitors may park a Recreational Vehicle in a driveway on a lot for a period not to exceed 48 hours, provided the ACC receives advanced written notice of the time the vehicle will be parked.
- f) No vehicle may be parked on any sidewalk, yard or unpaved area of property.
- g) All passenger vehicles parked in open view and not in garage must be operable, licensed, may not be unsightly, must be driven on a regular basis. Stored vehicles (those not driven in any 72-hour period) should be parked in a closed garage, or off site.
- h) Parking of vehicles on the street is governed by the City of Smyrna but discouraged by King Valley. Dangerous or unlawful street parking should be

reported to the City of Smyrna PD. If it is necessary to park in the street, this parking should be temporary, and not pose a nuisance to neighbors or impede traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.

- i) Parking is never allowed within 20 feet of an intersection, nor in front of any fire hydrant.

2. Satellite Dishes, Window Air Conditioners and Window Fans

Satellite dishes do not require a Request if the following are met:

- a) The dish is less than 24" in diameter.
- b) The dish is mounted on the rear portion of the home and out of public view.
- c) If ground mounted, the dish may be located on the side of the home with proper landscaping screening at the base, or preferably located on the rear of the home out of public view.
- d) A limit of two dishes per home.

If the above conditions cannot be met, a Request is required showing the mounting type and location with a letter from the utility company stating all locations that a signal can be obtained.

Window air conditioning units or fans are prohibited. Any other type of appliance or device located in a window or wall where the device is visible on the exterior must have a Request submitted.

3. Barbeque Grills (built-in) and outdoor cooking areas

A Request must be submitted for permanent grills and outdoor cooking areas which are affixed to any structure, patio, deck, building or fence. They must be located behind the house and at least ten (10) feet from the side and rear property lines. The Request must include a site plan denoting location, dimensions, materials and color.

Outside burning of trash, leaves, debris and other materials is prohibited.

4. Clotheslines

No exterior clotheslines of any type shall be permitted.

5. Animal Houses

A Request must be submitted for a permanent doghouse including detailed site plan, material type, color and landscape plan. Animal houses are permitted in the rear yard and must be located close to the house and provide minimum visual impact to adjacent houses and streets. The exterior colors and materials must relate to the exterior of the house and be discreetly located. Plastic animal houses are not permitted.

6. Mailboxes

Mailboxes and street numbers must be well maintained. No auxiliary decorative attachments are allowed to be affixed to the box, flag or post. Decorative plants are permitted and shall be maintained in such a manner that

they do not interfere with mail delivery or extend onto the sidewalks or streets. A request is required for landscaping around the mailbox or decorative flowers boxes attached to the mailbox.

Maintenance of mailboxes including lids/door, post and flags is necessary to preserve an aesthetically pleasing appearance.

As a condition to remain in compliance, the homeowner and all successors to the homeowner's property shall be responsible for the prompt and proper repair and maintenance for the mailbox, house numbers, flag and posts. In time a mailbox and its' components may be required to be completely replaced. Mailbox replacement information is attached.

7. Garbage Can, Debris and other Household Items

Storage of all garbage cans and trash bins must be out of public view. Driveway storage is prohibited. Containers stored outside must be located on the side or rear yard and screened from view by natural landscaping or lattice with a landscaped base.

Barbecue grills, wheelbarrows, lawn maintenance equipment or tools shall be properly stored and not visible from the street unless currently being used. Debris of any sort including appliances, building materials, rubbish, equipment, merchandise, firewood, toys, bikes, baby pools, and trash is considered as prohibited outdoor storage. These items must be kept out of sight of neighboring lots and streets.

8. Holiday / Seasonal Decorations

All Holiday or Seasonal decorations should be tasteful and well maintained. Such decorations should not be displayed more than 30 days prior to the commencement of the corresponding holiday and should be removed within 15 days after the conclusion of the holiday.

9. Flags

A Request is not required to be submitted for a single flagpole staff attached to a portion of a house to display the official state flag of Georgia or the official flag of the United States of America. Such flags may not exceed 3 x 5 FT in size. These poles may also be used for the temporary display of flags related to schools, colleges, universities, or flags such as might be used for holiday seasons. Temporary flag displays shall be limited to the season.

10. Signs in Yards

A Request is not required if the signage meets any of the following conditions below:

Temporary signs- (i.e., garage sale, lawn sales, etc.) must be kept to a minimum and may be put up no sooner than 24 hours in advance of the sale. These signs must be removed promptly after the sale has ended. All signs must be professionally made, homemade signs are not permitted.

Directional realtor signs- are permitted on weekends only. The signs may be placed no earlier than 12 noon on Friday and removed by 12 noon Monday, except for a weekend holiday then signs need to be removed by 6pm Monday.

“For Sale” and “for Lease” signs- One professionally lettered “For Sale” or “For Lease” sign per lot provided such sign is in good condition and has surface area less than four square feet.

Contractor signs- A contractor sign not to exceed four square feet may be placed in the yard during property repair or improvement. The sign may be placed there on the first day of work and must be removed when the work is complete.

Security Alarm Signs- One security alarm sign is allowed at each door, provided such sign is in good condition and has a surface area less than 100 square inches.

11. Business Use

- a) Each lot shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a Lot or any part of the Property, including business uses ancillary to a primary residential use, except that the Owner or Occupant residing in a dwelling on a Lot may conduct such ancillary business activities within the dwelling so long as...
 - i. The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the dwelling; **and**
 - ii. The business activity conforms to all zoning requirements for the Property; **and**
 - iii. The business activity does not increase traffic around the Property in which clients, customers or other persons visit the Property; **and**
 - iv. The business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; **and**
 - v. The business activity is consistent with the residential character of the Property and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other residents of the Property
- b) The terms “business” and “trade” as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required thereof. Notwithstanding the above, the use of a Lot by an on-site management company operating on behalf of the Association shall not be considered a trade or business within the meaning of this subparagraph.

12. Pet Management

No pet is allowed off a homeowner's property without a leash that has a person attached to it. Conflicts regarding loose or stray animals, including prolonged barking should be directed to Cobb County Animal Control. Pet owners are responsible for cleaning up their pet waste while walking them in Common Areas or on neighboring properties. Proper clean up on the pet owner's lot is necessary, immediate removal of pet waste is required.

13. Energy and Water Conservation Equipment

A Request is must be submitted for all energy and water conservation equipment. Plans submitted must indicate harmonious design with existing structure.

3.0 ACKNOWLEDGEMENTS

A. Enforcement

The provisions for enforcement of the Declaration of Covenants, Conditions and Restrictions shall apply to the enforcement of these Architectural and Landscape Guidelines for Modification in addition to any other available remedies.

B. Waiver, Amendment and Third-Party Benefit

The Committee maintains the rights from time to time at their sole discretion, to waive, amend or modify these guidelines. The Committee nor its agents, representatives or employees shall be liable for failure to follow these guidelines as herein defined. These guidelines confer no third-party benefit or rights upon any entity, person or Applicant.

C. Non-Liability of the Committee

Neither the Committee nor its respective members, Secretary, successors, assigns, agenda representatives or employees shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any Applicant be reason of mistake in judgment, negligence or non-feasance, arising out of any action of the Committee with respect to any submission, or for failure to follow these procedures or guidelines. The role of the Committee is directed toward review and approval of site planning, appearance, architectural vocabulary and aesthetics. The Committee assumes no responsibility regarding design or construction, including without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction, or technical suitability of materials.

D. Accuracy of Information

Any person submitting plans to the Committee shall be responsible for verification and accuracy of all components of such submissions, including, without limitation, all site dimensions, setback, easements, grades, elevations, utility locations and other pertinent feature of the site or plans.

E. Applicant Representation

The applicant represents by the act of entering into the review process with the Committee that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors and their agents and employees shall be made aware by the Applicant of all applicable requirements of the Committee and shall abide by these procedures and guidelines and the Covenants, Conditions and Restrictions with respect to approval of development plans and specifications.

New Mailbox Information for King Valley

Due to the discontinuation by the manufacturer of the current mailbox post the King Valley Board has selected a new style of mailbox post to be used.

This post was chosen based on many factors including:

- Similarity to existing style
- Local store availability
- Price

The mailbox itself has not changed and should still be use along with the address numbers plate that mounts on top. Mailbox number plate will allow for standard vinyl black numbers on white background. Numbers should be 2 inches in measure. Home Depot carries a brand called “Hillman Sign Center”. This size and brand appropriately fit on the oval arm of our current boxes.

Approved King Valley Mailbox Post:

Post

Manufacturer: Gibraltar
Model: Arlington
Model Number: AR15B000
Color: Black

Mailbox

Manufacturer: Gibraltar
Model: Landover
Model Number: LP000B00

Address Number Plate

Manufacturer: Gibraltar
Model Number: MBPLAQ0B

Installation Note: For best results post should be mounted over top a 4X4 wooden post that must be purchased separately.



To keep the neighborhood looking it's best, the board encourages anyone with a non-approved mailbox, or anyone with the original wooden mailbox post to please replace with this new style.