

**Chattahoochee Run & Point Community Association
Covenant Guidelines
(Revised December, 2009)**

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COVENANT GUIDELINES: PURPOSE

The primary purpose of the Chattahoochee Run & Point Community Association Covenant Guidelines is to help protect the property values of our neighborhood, by:

- 1) Helping preserve the aesthetic qualities, and conformity to design standards, of the community;
- 2) Helping preserve the quality of living within the community's guidelines

COVENANT COMMITTEE: Charter and Tasks

The purpose of the Covenant Committee--under the direction of the Community Association Board of Directors, and in conjunction with any Community Management Association under contract with the Association--is to help monitor adherence to the Guidelines, to help prevent Covenant violations and/or to deal with them as they arise, and to suggest alternatives or improvements to the Guidelines when appropriate.

The primary tasks of the Covenant Committee are:

- 1) Meet regularly to review homeowner Requests for Modifications (RFM's) and Covenant issues,
- 2) Monitor neighborhood conditions, help prevent or deal with violations as they arise, and suggest improvements in Covenant-related process or policy
- 3) Keep records of committee meetings and periodically report to/meet with the Board
- 4) Periodically provide input to the neighborhood newsletter

The Covenant Committee ordinarily meets once per month, or as deemed necessary. Homeowners generally receive a response to their RFM or other requests or input within a week *after* the next regular Committee meeting following their receipt of the RFM or other input or questions.

The Guiding Principles of the Chattahoochee Run & Point Covenant Committee:

- 1) Foster an attitude of mutual cooperation in the neighborhood
- 2) Be gracious, but as firm as necessary, in carrying out the Committee charter

REQUEST FOR MODIFICATIONS (RFM)

1. Other than the pre-approved exceptions listed in Item #2 below, any and all changes to the exterior of a house or yard requires that **prior to beginning any project, the homeowner must:**
 - A) Complete an RFM form, with approval signatures from neighbors on both sides, and also from across the street if the proposed change is visible from the street or front yard,
 - B) Submit the completed form (including diagrams/plans of proposed changes) to the Association management company (if one is under contract), and to the Covenants Committee. All modification approvals must be in writing. When plans are required, they must be submitted with the Form. An example RFM Form is attached to these guidelines. Current procedures and forms are also available on the neighborhood web site: www.chattrunpoint.com
 - C) Refrain from starting any project until written approval has been received from the Committee or via the Association management company. Within 30 days of completion of an Approved project, homeowners are asked to notify the Association management company and the Committee to request an inspection to confirm compliance with the RFM.
 - D) Appeal process: In the event that an RFM is denied by the Covenant Committee, the homeowner may appeal, in writing, to the Neighborhood Association Board of Directors. During the appeal process, no work may begin on the project. Board decisions are final.
2. The following exterior modifications, and only these modifications, do *not* require a Request for Modification Review Form ("RFM") **if the specified conditions are met**, as explicitly described in the Guidelines (see page 3 and following for those conditions and RFM exception criteria):

Patios and Walkways (Guideline No.1)
Exterior Decorative Objects (Guideline No. 2)
Garden Plots (Guideline No. 3)
Play Equipment (Guideline No. 4)
Basketball Goals (Guideline No. 5)
Children's Wading Pools (Guideline No. 6)
Planting flowers in existing flower beds (Guideline No. 8)
Exterior Repainting with same color (Guideline No. 11)

COVENANT ENFORCEMENT PROCEDURES

1. Apparent covenant violations – as reported by any source – should be submitted in writing to the Covenants Committee to be referred for appropriate action. The Association management company makes regular, periodic visits to the neighborhood to observe and initiate corrective actions (via written letter) to homeowners if violations are noted by the management company or through the Covenants committee.
2. If a violation cannot be resolved by the Covenants Committee, working with the Association management company, the matter will be referred to the Board of Directors for resolution.
3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (a) suspension of the right to vote; (b) suspension of the right to use the recreational facilities; or (c) recordation of notice of covenant violation with the superior court; (d) imposition of a fine on a per violation and/or per day basis; (e) commencement of legal procedures; (f) correction of the violation by the association with all costs charged to the violator; and/or (g) filing a lien for all fines and other costs incurred in attempts to correct the violation.

COVENANT GUIDELINES: List of Topics

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COMMUNITY ASSOCIATION GUIDELINES

GUIDELINE NO. 1: Patios and Walkways

1. An RFM for a patio or walkway is *not* required if:
 - (a) The patio or walkway is in the back yard, does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and
 - (b) The patio or walkway does not exceed 4 inches above ground level at any point.
2. An RFM must be submitted for patio covers, trellises, permanent seating, railings, front or side yard patios or walkways, or items not specifically mentioned above.

GUIDELINE NO. 2: Exterior Decorative Objects

1. An RFM must be submitted for all exterior decorative objects, both natural and man-made. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, lighting or lighting fixtures not included as part of the original structure, flower pots, free-standing poles of all types, flag poles, and items attached to approved structures.
2. An RFM is *not* required if lighting meet the following criteria:
 - (a) lighting does not exceed 12" in height;
 - (b) the number of lights does not exceed 10; and
 - (c) lights do not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets. Seasonal (Christmas) lights do not require an RFM, but should be put up no more than 30 days before the holiday, and removed no more than 15 days after the holiday. The Committee retains the right to prohibit lighting displays that they consider excessive or in poor taste.
3. An RFM is *not* required to be submitted for a single flag pole staff attached to the front portion of a house. Flags should not exceed 4' x 6' in size.
4. Front door or porch decorations, and other seasonal decorations, must be tasteful and in keeping with the style and colors of the house and neighborhood. Plants and flowers in pots must always be neat and healthy. These items do *not* required submission of an RFM.
5. **Maliboxes:** Do not affix anything to mailboxes or posts using tape or other adhesives as these will damage the finish. Homeowners are responsible for the cost of repairing or replacing damaged mailboxes.
6. All decorations and objects will be evaluated on criteria such as quality, proportion, color and appropriateness to surrounding environment. It is up to the Committee's discretion to require homeowners to change or remove decorations considered to violate that criteria.

GUIDELINES NO. 3: Garden Plots

1. An RFM must be submitted for garden plots *unless all of the following conditions are met*:
 - (a) the plot is not visible from the street;
 - (b) the size of the plot is less than 150 square feet; and
 - (c) the maximum height of plants is less than 4 feet.
2. All garden plots must be located behind the house and not visible from the street, with the exception of houses set on lots at angles and houses on corner lots. These will be considered on an individual basis when an RFM is submitted.

GUIDELINE NO. 4: Play Equipment, Play Houses and Tree Houses

1. An RFM is *not* required to be submitted for play equipment if the play equipment is located:
(a) behind the house and within the extended sidelines of the house; or (b) within the screened or not visible from frequently used common areas; in order that it will have a minimum visual impact on adjacent properties.
2. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (earthtone colors comparable to dark green or brown).
3. Trampolines: An RFM must be submitted for all trampolines. The following guidelines apply:
(a) Trampolines must be behind the house and within the extended sidelines of the house as to be reasonably concealed from view by neighboring residences, common areas or the street
(b) Trampolines must be kept in good repair without rips, and must be kept in an upright position. Safety netting must be kept in good repair.
4. An RFM must be submitted for all play houses and tree houses. Play houses 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 home and the tree house/play house may not be larger than 100 square feet. Once approved, they must be kept in good repair to preserve approved aesthetics.

GUIDELINE NO. 5: Basketball Goals

1. An RFM is *not* required to be submitted if **all** of the following requirements are met: (a) goal backboard is perpendicular to primary street; (b) backboard is white, beige, clear or light gray; (c) post is painted black.
2. If free-standing or portable, one rectangular guideline surrounding the hoop is permissible.

GUIDELINE NO. 6: Private Pools, Wading Pools and Hot Tubs

1. An RFM is *not* required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet or 6' in diameter.
2. Above-ground pools are prohibited.
3. An RFM must be submitted for all in-ground pools
 - (a) Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
 - (b) Preferred privacy fencing for lots with pools or spas should be consistent with the attached privacy fence exhibit.
 - (c) Maximum pool area – 1,000 Sq. Ft
 - (d) Glaring light sources which can be seen from neighboring lots may not be used.
 - (e) Landscaping enhancement of the pool area and screening with landscaping is required.
4. An RFM must be submitted for exterior hot tubs and must be screened from adjacent properties and streets.

GUIDELINE NO. 7: Fences

1. The original design concept of a John Wieland Community promotes a feeling of open space; therefore, fencing is not generally encouraged. An RFM must be submitted for all fencing.
2. An RFM must include the following information:
 - (a) Picture or drawing of fence type. Fence should generally be Privacy, Split Rail or Picket designs. (See attached exhibits for acceptable fence styles). Community approved fencing materials are wood and wrought iron only. (See attached exhibits for acceptable fence styles).
 - (b) Dimensions – The maximum height may not exceed 6 feet. The maximum span between posts shall be 10 feet. The minimum post size shall be 4 x 4 inches and must have 2 x 8 inch rails or three 2 x 6 inch rails per section.
 - (c) Color – The fence must be natural or painted to match exterior trim color. Natural fences must be sealed and/or stained to prevent discoloration and retard decay.
 - (d) Site Plan – A site plan denoting the location of the fence must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building line of lot.
 - (e) Crossbeam – Except for exterior lots backing up to non-residential property, crossbeam structure shall not be visible from any street (must face inside toward yard).
3. Chain link fences are prohibited.
4. An RFM must be submitted for all dog runs. Dog runs must meet all fence guidelines, and not be visible from the street.
5. Privacy fences are prohibited on any Lot contiguous to the Chattahoochee River. Only Split rail fences (as depicted in exhibit) will be considered on Lots bordering the River.

GUIDELINE NO. 8: Exterior Landscaping and Edging

General Guidelines:

With the exception of Item #1 below, an RFM must be submitted for all exterior landscaping, edging or building alteration. The general appearance of each lot and the residence thereon, including landscaping, must conform to the level of upkeep set as the community standard. Failure to maintain property to this standard will subject the owner to the imposition of fines and/or liens on the property, per COVENANT ENFORCEMENT PROCEDURES (page 2).

“Standard level of upkeep” includes, but is not limited to: lawn watering (according to civil ordinances), fertilizing and mowing; edging flower beds and mulched areas; pruning and trimming trees and shrubbery as appropriate; maintaining a manicured appearance consistent with the overall quality of the neighborhood. Weeds and damaged vegetation must be controlled and removed. Barren lawn areas should be repaired or properly landscaped; and mulched areas must be properly maintained. Overseeding Bermuda grass areas with Rye grass in the front yard during the winter is not permitted.

1. An RFM is *not* required to be submitted for planting annual or perennial flowers in existing flower beds. Replacement of existing ornamental shrubs or plantings that are damaged or that die, is *not* required. However, an RFM must be submitted for all other landscape changes, including detailed plans showing relationship of proposed plantings to the house. The amount and character of the landscaping must conform to the precedent set in the surrounding community.

Guideline No. 8: Exterior Landscaping and Edging, continued...

2. Each owner is responsible for removal of leaves, debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times. At the end of the growing season, all dead plants should be removed. It is suggested that the bare earth be covered with pine straw or mulch to prevent soil erosion.
3. All mulched landscaped beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings. Creating a new mulched area requires submission of an RFM.
4. **Edging:** must be consistent with existing, approved edging and neighborhood architectural styles. Only one type of edging is allowed around a single bed or planted area; and no more than 2 complimentary styles of edging per yard are allowed. Edges and borders should be kept manicured and maintained.
5. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a back deck porch must be screened from view.
6. **Tree Removal:** Diseased or dead trees may be removed without submission of an RFM. However, the Board may request proof of disease or status in the form of pictures or a written statement from an arborist.

If a tree in the front yard dies, the homeowner is responsible for replacing it with the same or similar species tree, a minimum of 6' tall and 3" caliper, in the next planting season.

Removing live trees is prohibited without approval from the Covenants Committee. An RFM must be submitted to request removal of a live tree and may be approved if conditions such as the following exist: 1) the tree poses danger to the home due to overhanging limbs or growth of the tree toward the home 2) tree roots are causing damage to the surrounding lawn, sidewalk or driveway.

If the homeowner chooses to remove a tree to promote the growth of another tree, the Board may request proof that the removal was needed to promote the growth of the other tree in the form of pictures or a written statement from an arborist. If it is determined that a tree or trees were needlessly removed, a fine may be levied.

Once a live tree is removed, it should be replaced with sod or the same or similar species tree, a minimum of 6' tall and 3" caliper, in the next planting season. Leaving an area of bare earth where the tree grew is not acceptable.

GUIDELINE NO. 9: Firewood

1. Firewood piles are to be maintained in good order and must be located out of view from the street, within the sidelines of the house, and in the rear yard in order to preserve neighborhood aesthetics. Woodpile coverings are allowed only if the cover is an earthtone color and the woodpile is screened from the view of street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

GUIDELINE NO. 10: Decks, Screen Porches and Solariums

1. An RFM must be submitted for **all** decks, porches and solariums.
2. The Form must include:
 - (a) a site plan denoting location, dimensions, materials and color;
 - (b) in most cases, the deck may not extend past the sides of the home;
 - (c) materials must be high quality material
 - (d) color must be natural or painted to match or compliment the exterior color of home
3. Vertical supports for wood decks must be a minimum 6 x 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 x 6 inch wood posts.
4. Plans will be reviewed for location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
5. Owners are advised that a building permit may be required. Consult local regulations.

GUIDELINE NO. 11: Exterior Building Maintenance and Alterations

General Guidelines:

Building alterations include, but are not limited to, storm doors and windows, awnings, driveways, garages, porches, gazebos and other buildings, and room additions. All exterior building additions, maintenance, and/or repairs must follow the specific guidelines below.

A clear start date and completion date must be included on the RFM. During construction, the owner is responsible for an orderly construction site at all times, and for prompt removal of construction debris.

If the homeowner foregoes the RFM process because the maintenance/repair materials are an exact match to previously approved materials, the homeowner must maintain proof of the previously approved or existing materials on file and provide that proof to the Committee if requested. Before and after color photographs are recommended. The original architectural character or theme of any home must be consistent for all components of the home. Owners must conform to all relevant building permit and building code requirements.

1. **An RFM must be submitted for all exterior building alterations.** Building alterations include, but are not limited to, storm doors and windows, construction of driveways, garages, porches, trellises, fountains, permanent decorative structures, and home additions.
2. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors. The RFM must contain the following information:
 - (a) picture or drawing of all windows/doors on which storm windows/doors will be installed;
 - (b) picture depicting style and color of storm window/door to be installed
3. Detached gazebos or other buildings:
 - (a) detached buildings must be located within the extended sidelines of the home;
 - (b) detached buildings shall be no larger than 150 square feet;
 - (c) detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the Covenants Committee to be disorderly or unsightly
 - (d) detached building exterior materials must match or compliment the exterior materials used on the home.

4. An RFM must be submitted for all dog houses. All dog houses must be located where they will have no visual impact on adjacent properties or common areas.
5. An RFM must be submitted for solar energy panels or other exposed energy conservation equipment. They must be an integral and harmonious part of the architectural design of the structure as determined at the sole discretion of the Committee.
6. **Windows and Window Treatments:**
 - (a) No foil or easily visible reflective materials may be used on any windows as sun screens. Non-visible, UV-blocking window treatments are acceptable with the pre-approval of the committee via the RFM process.
 - (b) Windows must be kept in good repair. No broken windows are acceptable. Screens must be kept in good repair and free of stains, holes or tears. On sides of the house visible from the street, use of screens must be consistent (all windows with, OR without screens).
 - (c) Garage and door windows must adhere to the same guidelines
 - (d) Window treatments that are visible to the street should blend in with the exterior by using a white or neutral liner so that vibrant colors or patterns visible from the interior do not clash with exterior appearances.

GUIDELINE NO. 12: Exterior Painting (siding and trim)

1. Exterior re-painting requires prior written approval only if the color is changed.
2. Any exterior paint color **change** requires an RFM with the following information:
 - (a) paint sample or picture of paint color in accordance with the current published list of Community-approved colors for siding and trim. Siding, trim and door combinations must have Committee approval.
 - (b) area of home to be repainted;
 - (c) photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same colors).

GUIDELINE NO. 13: Roofs

Roof shingles must be kept in good repair. Any torn or missing shingles must be replaced immediately. Stained shingles should be cleaned. If cleaning does not eliminate the problem, you may be required to replace your shingles. When repairing or replacing shingles, a repair must match existing shingles and blend in with existing shingles. If the same shingle is not available, you may be required to replace all shingles. Any change to the existing shingles must be approved by the Committee via RFM. A sample and spec sheet of the materials used for repair or new installation must be submitted with the RFM.

GUIDELINE NO.14: Docks

1. Docks are not permitted on the Chattahoochee River. No permanent steps or structure may be constructed on the river bank from the highest water level to the river. Consult state and other waterway legal guidelines for additional details

GUIDELINE NO. 15: Satellite Dishes

1. All Satellite Dishes require submission of an RFM for approval.
2. No transmission antennas or satellite dishes of any kind, and no direct broadcast satellite (“DBS”) antennas or multi-channel multi-point distribution service (“MMDS”) antennas larger than one (1) meter in diameter, shall be placed, allowed or maintained upon any portion of the Community.
3. DBS and MMDS antennas and satellite dishes one (1) meter or less in diameter and television broadcast service antennas may be installed only if reasonably screened and located as approved by the Committee and in accordance with the rules and regulations of the Federal Communications Commission and of the Association, both as may be amended from time to time.

GUIDELINE NO. 16: Vehicles and Parking

1. No boat, trailer, camper or recreational or any other type vehicle may be parked or stored in open view on residential property for longer than a 24-hour period.
2. All cars parked in open view and not in a garage must be operable and may not be unsightly.
3. No vehicle may be parked on any yard. As a general rule, parking of vehicles on the street is prohibited. Temporary parking (eight hours or less) is allowed if not a nuisance to neighbors or impediment to 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.
4. Parking on Common Property

All Chattahoochee Run Lot Owners, tenants, occupants, guests, visitors and invitees are bound by the provisions of the Declaration and these rules and regulations governing parking on the Chattahoochee Run Common Property:

- A The Association Common Property parking areas are for the exclusive use of Lot Owners in good standing with the Association, and their family and tenants, as well as the guests of Owners and tenants, when the guests are accompanied by such Owners or tenants. No Lot Owner, or his or her tenants, occupants or guests, who is delinquent for payment of any assessment due may use the Association Common Property parking areas.
- B The Association Common Property parking areas may only be used for parking while the driver of the parked vehicle is using the Association Tennis Courts, Swimming Pool, Playground, Soccer Fields or Clubhouse during the “Hours of Operation” set forth herein.

- C The Association Common Property parking areas may only be used for parking during the following "Hours of Operation":
- i. For Tennis Court use from 6 a.m. until 11 p.m.
 - ii. For Swimming Pool use from 7 a.m. until 9 p.m.
 - iii. For Playground and Soccer Field use from 6 a.m. until sunset
 - iv. For Clubhouse use – parking is only allowed for the Clubhouse when there is a Clubhouse event that the driver is attending. All vehicles present for a Clubhouse event must be removed from the Common Property by 1 a.m. immediately following the event.
- D Overnight parking on the Common Property is strictly prohibited and absolutely no vehicle may be parked on the Common Property between the hours of 1 a.m. and 6 a.m.
- E Any vehicles left on Common Property after 1 a.m. will be subject to towing at the owner's expense unless a valid, overnight parking pass is clearly visible on the dashboard of the vehicle.
- F Residents may request permission to park overnight by contacting a member of the Board of Directors. If a Board member approves the requested overnight parking, the resident will be provided with a parking pass. When the resident parks the vehicle overnight on the Common Property, the parking pass must be displayed and clearly visible on the dashboard of the parked vehicle. If the overnight parking pass is not displayed and clearly visible on the dashboard of the parked vehicle, the vehicle will be subject to towing at the owner's expense.

Please submit all requests at least 48 hours in advance. Without 48 hours notice, resident is subject to not receiving the approved pass in a timely manner.

The Board members e-mail addresses are as follows:

President@chatrunpoint.com
Vice-President@chatrunpoint.com
Secretary@chatrunpoint.com
Treasurer@chatrunpoint.com
Member-at-Large@chatrunpoint.com.

GUIDELINE No. 17: Signs

1. For Sale signs: Normal size and design Realtor/Home For Sale signs are allowed in front yards while a home is for sale. Open house signs are permitted at the entrance to the Run or Point for a maximum of 3 days prior to that open house, and must be removed at the end of the day of the open house. For sale-Open House and Yard Sale signs are permitted at the entrance to the neighborhood for a *maximum of 3 days* prior to the sale. All must be removed by the end of the day of the Open House or Yard Sale.
2. Congratulatory signs: Graduation, birthday, anniversary and similar signs are permitted in the homeowner's front yard for a duration of 1 week. No signs are permitted at the entrance to the neighborhood or in any common area, *except* community graduation signs or other signs with written pre-approval of the Board.

3. Political signs: A maximum of two Political/Candidate signs are permitted in a homeowner's yard *for two weeks* prior to an election, and *must be removed by the end of the day of an election*. They are **not** permitted at the entrance to the neighborhood or in any common area.

GUIDELINE No. 18: Pets

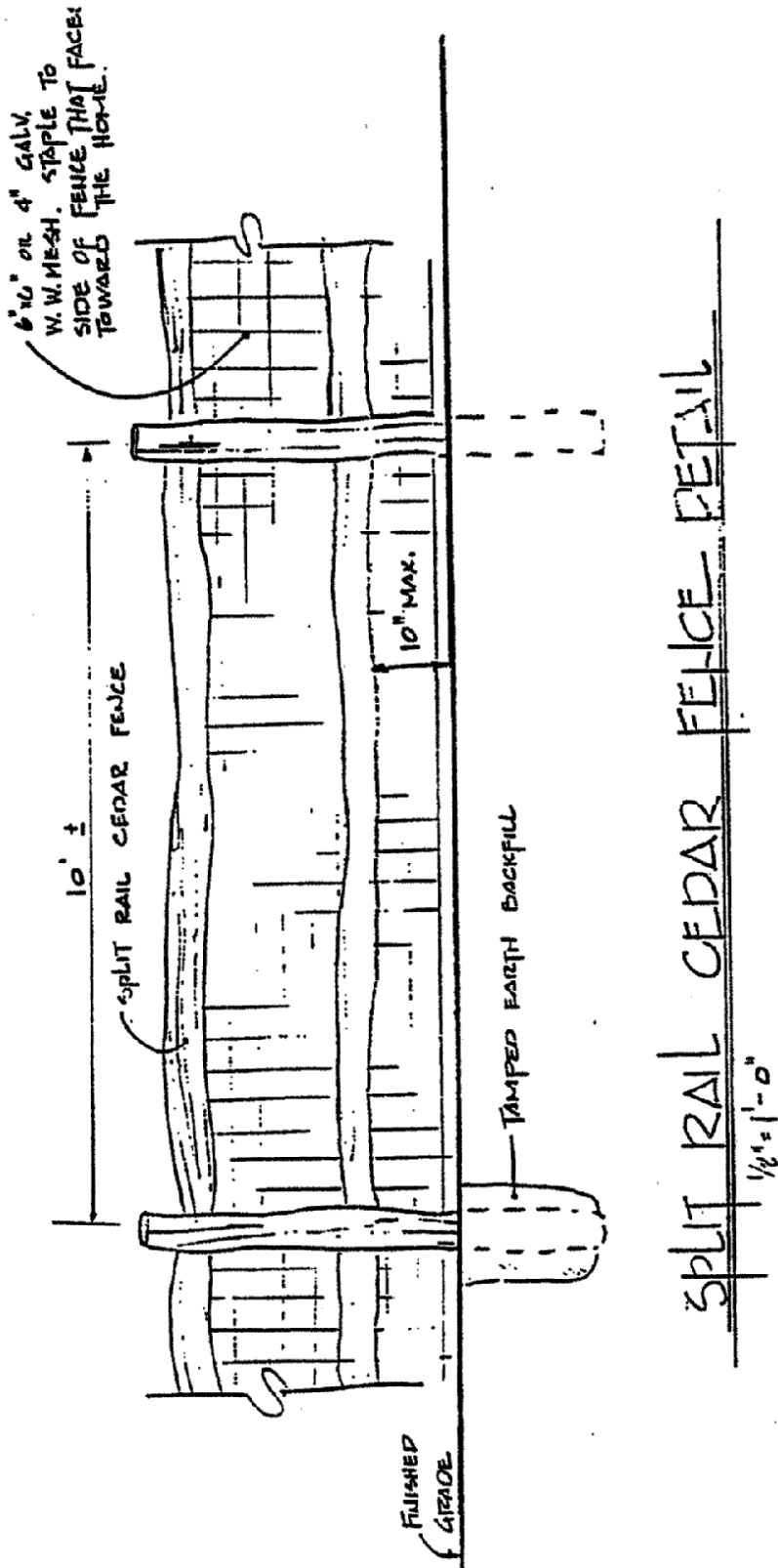
We love pets, and encourage pets, but ask that pet owners act responsibly. If you have a touchy or temperamental pet, it is your responsibility to keep them from harming neighbors or guests. Owners must abide by all legal and local regulations, including regular pet vaccinations. Contact Gwinnett County animal control if you have a question or concern about pets or wild animals.

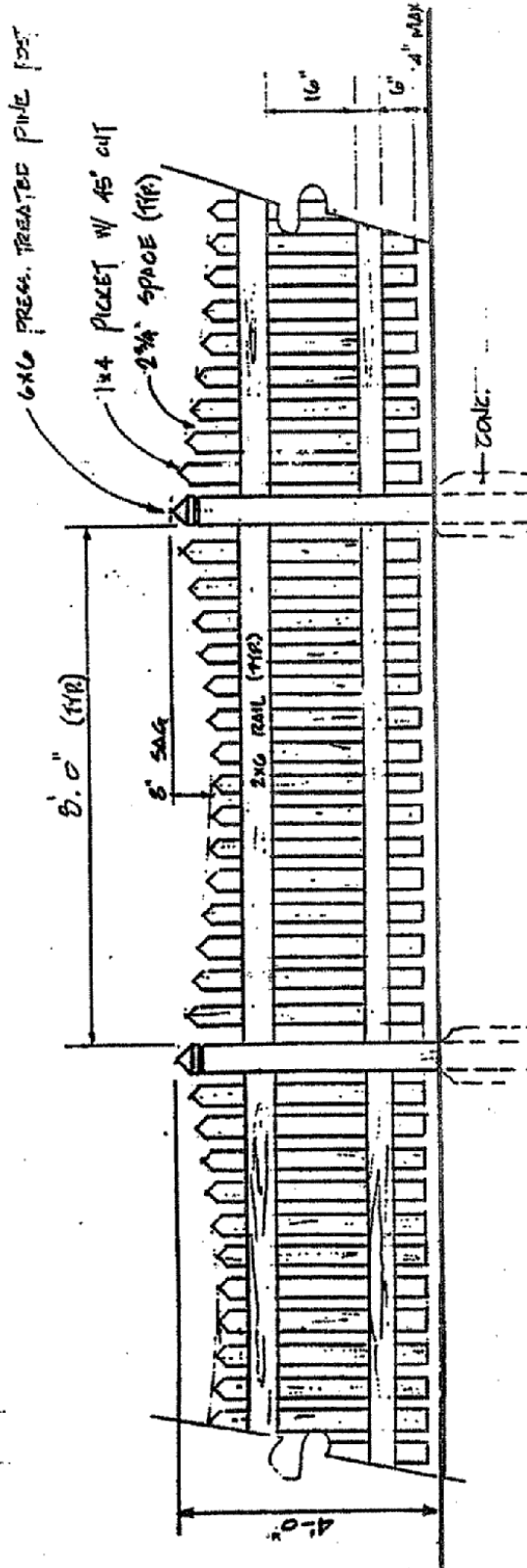
Dogs must be leashed when walked. Invisible dog fences are permitted without submission of an RFM *if* lawn/yard is repaired to the previous condition after installation. If you walk your dog, you must pick up their droppings and deposit it in your own trash (*not* in the garbage cans by the tennis courts).

GUIDELINE No. 19: Renting/Leasing of Homes

Although leasing a home in Chattahoochee Run is permitted, any homeowner who rents or leases their home must promptly provide the Board Management Agent (if applicable) a written notice of such lease, including:

- 1) The legal homeowner's offsite mailing address and phone number,
 - 2) List of all tenants names, with telephone contact information,
 - 3) A signed statement by the renter/lesor that they will comply with the neighborhood covenants.
- A copy of the covenants, bylaws and guidelines must be provided to the tenants prior to lease signing.

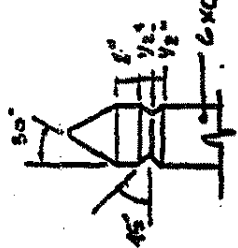




SCALLOPED PICKET FENCE
 $\frac{1}{2}'' = 1'-0''$

- Notes:
- FENCE MAY BE NATURAL, WHITE OR PAINTED TO MATCH HOUSE TRIM.
 - RAILS AND PICKETS MAY BE CEDAR OR PRESS. TREATED PINE
 - VIEW SHOWN IS AS SEEN FROM THE HOME SITE
 I.E. RAILS MUST FACE INSIDE TO THE LOT.

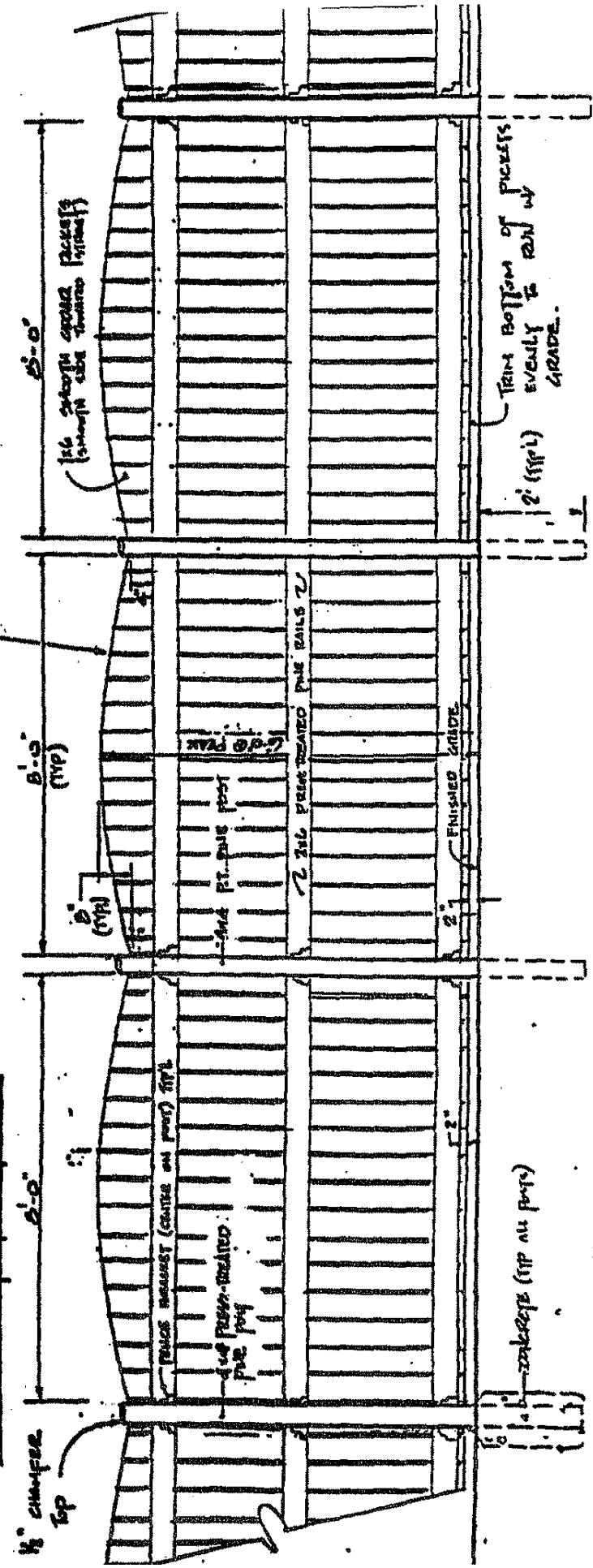
2-20 PRINTED ON RECYCLED PAPER



NOTE
 1) IF SPECIFIED, USE A 6x6 POST WITH THE ALTERNATE TOP AS SHOWN - EVERY THIRD POST.
 2) IF SHADOWBOX STYLE IS SPECIFIED, ALTERNATE PICKETS OF BOTH SIDES WITH A 1" OVERLAP. ALL DIMENSIONS REMAIN AS SHOWN.

NOTE: BUILT UP PICKETS TOGETHER WITH NO GAP BETWEEN BOARDS.

ALTERNATE POST DETAIL



NOTE:
 VIEW IS AS SEEN FROM THE HOME SITE
 I.E. THE PRIVACY SIDE

FENCE DETAIL - 6\"/>
 5-15-91 REV. 1-15-92

**CHATTAHOOCHEE RUN HOMEOWNERS ASSOCIATION, INC.
REQUEST FOR MODIFICATION REVIEW**

Name _____

Date _____

Address _____

Home

Phone _____

City/State/Zip _____

Office

Phone _____

Email (Please print neatly and clearly) _____

Address _____

Please provide the Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:

Estimated Start Date _____

Estimated Completion Date _____

*****Please allow up to sixty (60) days to receive an approval or denial from the Covenants Committee*****

Acknowledgment of Adjacent Homeowners (**all homeowners sharing common boundary line**): This acknowledgement will be considered by the Covenants Committee but will not be binding upon the Covenants Committee. No application will be considered unless this section is completed.

Signature _____ Lot (____) Approve (____) Disapprove (____)

Signature _____ Lot (____) Approve (____) Disapprove (____)

Signature _____ Lot (____) Approve (____) Disapprove (____)

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Guidelines for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, tennis courts, etc.:

____ **Patio or Walkway**

_____ Lot survey denoting location

_____ List of materials to be used

____ **Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.**

_____ Description of object _____

_____ Location and picture or sketch of object

_____ **Garden Plot**

- _____ Location and size of garden
- _____ Type of plants to be grown

_____ **Play Houses**

- _____ Location (must have minimum visual impact on adjacent properties)
- _____ Size and Sketch (limited to an area not to exceed 100 square feet)
- _____ Materials (in most cases, material used **must** match existing materials of home)

_____ **Private Pool (above ground pools are not permitted)**

- _____ Picture or drawing of pool type.
- _____ Dimensions (maximum size 1,000 square ft.)
- _____ Color (must be blue or white).
- _____ Site plan denoting location.
- _____ Type of lighting source.
- _____ Landscape plan

_____ **Fencing**

- _____ Picture or drawing of fence type.
- _____ Dimensions (maximum height may not exceed 6 feet; maximum span between posts shall be ten feet; minimum post size shall be 4x4 inched; must have two 2x8 inch rails or three 2x6 inch horizontal rails per section).
- _____ Color (must be natural or painted to match exterior color).
- _____ Site plan denoting location (fence may not be located closer to any street than rear edge of home. On corner lot, fence may not be closer to side street than building line of house. Please use copy of survey from your closing package).
- _____ Crossbeam structure must not be visible from any street (must face inside toward yard).
- _____ Materials (must be cedar, cypress, vinyl, or No. 2 grade or better pressure-treated pine).
- _____ All nails, screws or fasteners shall be aluminum or hot-dipped galvanized.
- _____ If fence is solid privacy type, all posts shall be anchored in concrete.

_____ **Exterior Landscaping and Maintenance**

- _____ Landscape plan denoting plant material and location

_____ **Deck/Porch**

- _____ Picture or Drawing (deck must match any existing deck).
- _____ Dimensions
- _____ Color (must be natural or painted to match exterior color of home).
- _____ Site plan denoting location (in most cases may not extend past sides of home).
- _____ Materials (must be cedar, cypress or No. 2 grade or better pressure-treated pine).

_____ **Exterior Building Alterations**

Paint (Submit only if other than original paint color)

- _____ Color and address of home in our neighborhood with the desired color
- _____ Color of siding
- _____ Color of shutters
- _____ Color of trim
- _____ Color of garage doors
- _____ Color of front door
- _____ Photograph of your home plus homes on either side (in most cases adjacent homes cannot be painted the same colors).

Storm Windows/Doors

- _____ Picture or drawing of all windows/doors on which storm windows/doors will be installed.
- _____ Picture depicting style of storm window/door to be installed.
- _____ Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors).

Building Additions

- _____ Location of addition and size of lot.
- _____ Size, color, and detailed architectural drawing of addition.
- _____ Materials (material used **must** match existing materials of home).
- _____ Building permit (if required).

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Design Guidelines and that these changes shall be made in strict conformance with the Design Guidelines. I understand that I am responsible for complying with all city and county regulations. Neither John Wieland Homes and Neighborhoods, Inc., the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature _____
 Date _____

Please include (if applicable) all color samples, dimensions, locations and descriptions with your completed application and mail to:

Community Management Associates, Inc
 1465 Northside Drive
 Suite 128
 Atlanta, GA 30318

FOR COVENANTS COMMITTEE USE

Approved By: _____
 Covenants Committee/ Members

Date Received _____

Date Approved _____ Not Approved _____

Comments:

Post-Completion Inspection Date:
Inspected by:

Approved after inspection? Circle either YES or NO

In "NO", what is the plan for remedy? (Who, What, By When?):

RE-Inspection Date:

RE-Inspected by:

Outcome of RE-Inspection: