

**Vinings Mill West HOA  
Architectural Controls Committee (ACC)  
Community-Wide Standards and Guidelines**

**Architectural, Lawns and Landscaping**

**GENERAL: ALL MODIFICATIONS VISIBLE FROM THE EXTERIOR OF ANY HOME MUST BE APPROVED BY THE ACC UNLESS SPECIFICALLY ALLOWED BY THE COMMUNITY-WIDE STANDARDS AND GUIDELINES, THE BYLAWS, AND/OR THE AMENDED AND RESTATED DECLARATIONS OF COVENANTS OF VININGS MILL WEST.**

**Lawns:**

- Only Bermuda grass (the type installed by the contractors) is permitted.
- Grass must be mowed regularly so that it does not get higher than approximately four inches.
- Lawns should be watered, fertilized (twice per year), aerated and treated as necessary so that it is always uniformly green during the growing season and always free of weeds.
- Lawns are to be edged and/or trimmed along sidewalks, driveways, curbs, house walls, retaining walls, fences and flower beds on a frequency so as to always maintain a neat and trimmed appearance.
- Lawns, sidewalks, driveways and adjoining streets should be kept free of debris such as excess grass clippings, leaves, weeds and trash.

**Planted Areas:**

- Flowerbeds, planted islands or natural areas should be kept free of weeds and grass.
- Plants in these areas are to be maintained and trimmed as necessary and dead plants should be removed in a timely fashion (normally within 10 days).
- Dead plants should be replanted to maintain, at a minimum, the standard of the original landscaping.
- Pine straw, wood mulch, wood bark chips, or red lava rocks must be used as a ground cover in these areas and should be refreshed at least once a year or more often if needed to maintain the aesthetic appearance.
- Natural areas not landscaped must be free of grass and weeds and must be covered with pine straw twice yearly.
- New planting areas around the mailbox or adjacent side of the driveway are allowed.
- No planting areas (areas designated in the original landscaping for decorative plants and shrubs) are to be added or removed **without ACC approval**.
- All new landscaping designs must be approved **by the ACC**.

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**Shrubbery, Hedges and Vines:**

- Shrubbery, hedges and vines should be trimmed as necessary to present a uniform appearance, and should not be allowed to obstruct the view of doors or windows, grow above the top of fences, or grow on community fences.
- Hedges and trees may be added in existing natural areas between lots and along the rear property line.

**Trees:**

- Trees are to be watered and fertilized and lower branches trimmed so that they present a uniform appearance.
- No existing tree is to be moved or removed or new tree added **without ACC approval** of both location and type of tree.
- Dead trees are to be removed (normally within 10 days) and replaced with a similar type tree in a reasonable period of time.

**Lawn Decorations:**

- No figurines, fountains, birdbaths or any other non-plant decoration is to be placed in the front or side yards **without ACC approval**.
- Gazebos and arches may not be erected in front or side yards, but may be erected in the back yard **with ACC approval**.

**Retention/Edging Landscape Material:**

- The construction of retaining walls or any modification to existing walls **must be approved by the ACC**.
- All landscaping (hardscape) materials used for retaining walls, edging flowerbeds/planting areas or walkways must be brick (matching the house brick color), masonry (matching existing retaining walls if present or house brick in color) or stone, which complements the house.
- Bricks used in the construction of planters or walls must approximate the color of the house brick and must be properly constructed with mortared joints unless using interlocking type bricks.
- No wood, plastic or metal material in any form is to be used as edging material **without ACC approval**.

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**Sports Equipment and Toys:**

- Basketball goals are not to be attached to the house.
- Permanent basketball goals and posts are not permitted.
- Sporting equipment including goals and/or posts (basketball, soccer, etc.) must be movable, and must be stored in a location that is not visible from the street when they are not in use.
- Toys, sports gear and children's vehicles should be removed from the front or side yards when not in use.
- Play sets should not be visible from the street.

**Garden Hoses:**

- Garden hoses must be neatly coiled and placed in an unobtrusive location when not in use.
- Hose reels, either attached or moveable, must be placed in an unobtrusive location.

**Mail Boxes:**

- The only mail box and pole approved for use is the one originally provided by the contractor.
- The mailbox should be maintained in its original condition and should the box or pole become damaged and beyond repair, the homeowner must replace it.
- The ACC can assist you in obtaining a new mailbox and/or pole.
- No permanent decorations are to be placed on the mailbox. Plants are to be trimmed so that the mailbox and the address are clearly visible.

**Back Yards:**

- Back yards, even if fenced, should be maintained at the general standards as the front yard as it is visible to your neighbors.
- The storing of any material in the back yard, such as lawn equipment and building material will not be permitted.
- The placement of storage buildings, pet houses or pet enclosures is not permitted **without ACC approval**.
- Pools and spas may not be installed **without ACC approval**, should not be visible from the street, and must be within a fenced back yard.
- Permanent clotheslines are not to be installed.

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### **Garbage Containers and Trash:**

- Garbage and trash should not be placed at the curbside prior to 6:00pm the day before collection and containers must be removed from curbside by 8:00am the day after collection.
- Garbage containers cannot be stored where they are visible from the street.

### **Landscaping Equipment and Material:**

- Landscaping equipment (i.e. lawnmower, edger, tools) should be properly stored and kept out of sight when not being used.
- Landscaping material (i.e. bales of pine straw, bags of bark or mulch) should be used in the planting beds or stored out of sight.

### **Fences:**

- **All fences must be approved by the ACC prior to installation, even when they meet established Community-Wide Standards.** The ACC will consider different types and colors of wood, different fence designs and locations. Design and layout **must be approved by the ACC.**
- Fences must be constructed beginning from the rear sides of the house extending around the rear property line.
- Fences must be the same style, height, and texture as any adjoining fence previously constructed by an adjoining lot owner, or if no adjoining fence exists, it must be the same style, height, and texture of existing fences in the neighborhood.
- Fence stain must be clear. Fences cannot be painted or stained a dark color.
- No chain-link or split rail fences are allowed.

### **Painting of the Exterior of the House:**

- Unless the exterior paint and trim color is the same as an existing exterior paint and trim color currently on a home in VMW, all new exterior and trim paint colors **must be approved by the ACC.**

### **Front Porch Furniture:**

- Front porch furniture must be wicker, wood or wrought iron and must be a color that compliments the aesthetic appearance of the home and neighborhood.

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**Wood Decks:**

- Decks should be properly maintained (kept free of dirt and mildew) and stained with a wood preservative.
- Painting of decks is not permitted.

**Driveways and Sidewalks:**

- Driveways and sidewalks should be kept free of dirt and stains. It may be necessary to pressure wash or use chemical cleaner every two years to maintain a proper aesthetic appearance.

**Window Treatments/Cross-Hatches/Screens:**

- Window treatments visible from the street should be standard window treatments (e.g. blinds, curtains, sheers) that compliment the external appearance of the house. They should be white or off-white and be consistent with those used throughout the neighborhood.
- Window cross-hatches must be either all in or all out of functional windows as viewed from the street. A functional window is any window that is designed to open.
- Window screens must be either all on or all off the windows viewable from the street.
- Any exceptions **must be approved by the ACC.**

**Awnings Covering the Back Deck:**

- Awnings covering the back deck are allowed which match the color, texture, style and make of existing awnings in the neighborhood. Awnings must be cleaned of mildew and dirt periodically to ensure a clean and consistent color, which matches the original color. All neutral colors either solid or striped are allowed. Any color combinations or style, texture or make of awnings over the back deck not meeting these guidelines must be submitted to and receive prior **approval of the ACC.** Awnings covering windows or other exterior surfaces must be submitted to and receive **prior approval of the ACC.**

**Garages:**

- All garages must be maintained in such a manner that parking for the maximum number of motor vehicles for which it was originally designed to hold is allowed and possible.
- Garage doors must remain closed at all times except for normal use, ingress and egress.

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**Garage Doors:**

- Any change to garage doors that is different from what currently exists in VMW, **must have prior approval from the ACC.**

**Parking:**

- Parking on driveways is only allowed after the garage is fully utilized by cars, boats, or trailers with priority given to boats and trailers. Additional cars should be parked in the driveway. No homeowner's vehicle may be parked in the yard or in the street. Any additional vehicles that do not fit in the existing garage or driveway should be brought before the **ACC** to help find a solution. Refer to the Declaration and Bylaws for further explanation.
- Vehicles may not be parked on community property for greater than 24 hours. Anyone who requires parking for greater than 24 hours should receive **approval from the ACC.**
- Parking on the street for parties and events should be so that only one side of the street is used. This allows emergency vehicles as well as normal traffic entrance and egress to all lots.

**Outdoor Speakers:**

- Outdoor speakers will only be allowed if when used, the sound is not such that it is a nuisance to others nearby.

**Renovations/Construction:**

- All construction equipment (i.e. dumpsters, port-a-potties, etc.) must be stored in a location that is not visible from the street. Any variances require advance **approval from the ACC.**

**NOTE:** Homeowners are responsible for adhering to these Community-wide Standards and Guidelines when away for extended periods of time and should make the necessary arrangements.