

Valley Brook HOA Design Standards

The following are design standards for Valley Brook Subdivision ("Subdivision"). The same have been created pursuant to Article V of the Declaration of Covenants for Valley Brook (the "Declaration"). All lots within the Subdivision are subject to the same.

All new construction or modification to lots within the Subdivision shall only be made after the submittal and approval of an ACC Form, defined below, and in accordance with the Declaration (unless otherwise stipulated herein or in the Declaration).

All lots are different, and every Modifications Review Form and/or New Construction Form ("ACC Form") will be evaluated based upon the individual lot, and house placement. Every modification to the lots and homes in Valley Brook shall be subject to ACC, as applicable, review and approval as set forth in Article V of the Declaration. The following design standards are to assist home owners in submitting an ACC request form, to set forth the minimum standards expected, to provide owners with a knowledge of potentially permitted alterations, and to guide the NCC and/or MC in its approval process.

1. Structural Addition. Any structural addition to a home that is noticeable from the exterior must maintain the same appearance as the home and shall utilize the same paint colors, materials, trim, and general appearance of the home. Any design alteration, or addition shall be within and maintain the conformity and harmony of the external design and general quality of the Subdivision, and maintain the appearance of the streetscape.

2. Garages. All garages shall have sufficient space to allow for the parking of no less than two (2) motor vehicles; both bays of the garage must be used to park vehicles to minimize parking on the driveway and streets.

3. Corner and Common Area Lots. Corner lots and lots backing up to common area will have more strict standards than those that do not.

4. Fences. Fences will be approved on an individual basis. Fences on corner lots will have stricter standards, the fence may come off of the corner of the home a maximum of five feet (5') on the side of the home that is adjacent to the street. Approval of the location and style of fence will be based on each individual lot's characteristics and location. The submittal of an ACC Form for all fences must be accompanied by a survey of the lot.

5. Fence Stain or Paint. Fence paint is preferred to be a dark color. Fence stains are preferred to be dark in color or left with a natural stain. All stain and paint colors, including any re-stain or re-paint colors, must be approved by the ACC, as applicable. Notwithstanding, a re-stain (not re-paint) utilizing the same stain color as the prior year shall not be subject to re-approval by the ACC. All fences must be stained within 8 months of installment.

6. Deck Stain or Paint. Decks are preferred to be stained with a dark or natural stain. All stain and paint colors, including any re-stain or re-paint colors, must be approved by the ACC, as applicable. Notwithstanding, a re-stain (not re-paint) utilizing the same stain color as the prior year shall not be subject to re-approval by the ACC.

7. Basketball Goals. Are not permitted at this time.

8. Sheds. Sheds are not permitted at this time.

9. Landscaping and Lighting. Lighting is allowed on individual lots as long as it does not affect neighboring property owners within the Subdivision. Landscaping alterations, including lighting, must be approved. Tree removal must be approved if the tree is bigger than six inches (6") in diameter or was placed by the developer (unless the tree is dead and is replaced with a tree of the same type and variety that is at least four inches (4") in diameter). Landscape/pine island buffers/edging, must be approved. Landscaping Mulch, other than pine straw and dark pine bark mulch must be approved. Rocks/pebbles/gravel & stone are not allowed, except in drainage areas by approval of the ACC, as applicable. Notwithstanding, the planting of annuals may be completed every season without approval of the ACC if the plantings are placed within existing beds and in an attractive manner.

10. Lawn Maintenance. To ensure general quality and harmony of the neighborhood, lawns need to be mowed during growing season (anything higher than four inches (4') should be mowed). Lawns shall be watered in full on all four sides (subject to Fulton County watering restrictions) in sufficient quantity to keep the grass green, growing and in similar condition with other lawns in the Subdivision.

11. Landscaping Maintenance. Weeds in flowerbeds, mulch/pine straw beds, and grass shall be kept to a minimal amount (The Board does take into consideration how hard it is to control weeds), pine straw and mulch need to be reapplied once a year at the least. There is no need to submit an ACC Form for the replacement of mulch and/or pine straw in existing beds.

12. Replacement or Creation of Lawns. All side and front yard areas shall be sodded with a grass approved by the ACC, as applicable. Any change to the grass type must be approved. Replacement of Lawns utilizing the same variety of grass and utilizing sod, do not need to be approved by the MC as long as the grass is placed in the same area as all removed grass and is cared for in the manner required herein and in the Declaration.

13. Pools. Placement on the lot is important, as to how it will affect the neighbors. Landscaping must hide all pump equipment.

14. Swing sets. All swing sets shall be wooden, if there is a slide, swing and tent, the colors shall be dark rather than bright, subject to the approval of the ACC, as applicable.

15. Dog houses and play houses. Colors must be dark. Placement on the lot is important, as to how it will affect the neighbors.

In the event of any discrepancies between these design standards and the Declaration, the Declaration will prevail. For more detailed information please refer to Article V (Architectural Controls), Article VI (Use Restrictions).

Contact the ACCC for an ACC Form for modifications to lots.

Buyer's Initials

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