

ARCHITECTURAL GUIDELINES FOR THE POINT ON LAKE KEDRON COMMUNITY

The following are architectural guidelines (the "Architectural Guidelines") which govern the design, construction and landscaping of all homes in The Point on Lake Kedron (the "Community"). The Architectural Review Board (the "ARB"), which as of the date hereof consists of Deborah Sweat and others at Peachtree City Development Corp. ("PCDC") designated by her, will administer these guidelines and the Declaration of Covenants and Restrictions for The Point on Lake Kedron (the "Declaration") which is supplemental to these guidelines and is incorporated herein by this reference. All required submittals shall be approved by the ARB prior to commencing any clearing, grading, excavation and/or construction on the lot(s). The approvals required herein shall be granted or withheld by the ARB solely on the basis of the determination of the ARB as to whether a request for approval complies with these guidelines and the Declaration. In order to facilitate and expedite the approval process, any party (a "Builder") planning the construction of a home or landscaping or performing any other work on any homesite (a "Homesite") in the Community should review these guidelines in conjunction with such planning and consult with the ARB with regard to the provisions of the guidelines and/or the Declaration prior to the commencement of construction. Upon the completion of construction and the sale of the property to a resident homeowner (the "Homeowner") these guidelines shall continue to be applicable to any changes or modification made by the Homeowner to the improvement and the landscaping on the Homesite. The intended purpose of these guidelines is to assure that all dwellings, other buildings and landscaping constructed, erected, placed or installed in the Community shall be substantially the same in terms of quality of workmanship, materials and appearance.

*Special Note: The builder's attention is also drawn to the Peachtree City Erosion Control Ordinance governing, among other things, the use and protection of buffer areas, as well as the requirements for Homesites adjacent to streams, ponds, lakes, etc.

I.

RESIDENTIAL DWELLINGS

1. Design Overview. The fourteen homes surrounding the square will be styled after the homes commonly found in historic towns and neighborhoods. Ranging in a variety of historic styles, including Colonial Revival, Georgian, Federal, Low Country, Williamsburg and Greek Revival, these homes will incorporate many common elements and characteristics, the most important being the use of authentic historic detailing, colors and materials. They will also have a consistent street scape and landscape design with emphasis on the relationship of all fourteen homes through the massing, height, and site location for a uniform street appearance.

The remaining homes in the community will retain the same historic appearance but with less strict design guidelines and without the unifying landscape and streetscape elements found in those homes surrounding the square.

2. Square Footage. The total heated, enclosed living area of the main residential Structure on Lots 1 - 14 shall not have less than 2,500 square feet for a ranch or two-story. The total heated, enclosed living area for a ranch on Lots 15-63 shall not have less than 2,600 square feet while a two-story on Lots 15-63 shall not have less than 2,800 square feet. The enclosed, heated living areas are exclusive, except where otherwise permitted, of garages, porches, unfinished "bonus" areas and basements at the time of the sale of such Homesite by the builder to a homeowner.

3. Height. The main residential structure on any Homesite shall not exceed three stories in height above grade as viewed from street level.

The main residential structure on Lots 13 and 14 shall be two full stories in height above grade as viewed from street level. Raised cottages or those homes with a fully exposed basement level shall not be allowed on these Lots.

4. Residence Orientation; Corner Homesites. The main residential structures on Lots 1 - 14 shall face the square. Where corner homesites in the remaining Lots 15-63 allow for the orientation of the main residential dwellings to be corner oriented, such orientation shall be allowed with ARB approval.

II.

GARAGES AND DRIVEWAYS

1. Height. All homes shall be constructed with garages which, if detached from the main house Structure, shall not exceed 25 feet in height measured from the paved parking pad to the apex of the roof.

2. Size. No garages shall be constructed on any Homesite of a size less than is necessary for the housing of two standard size (7' x 20') automobiles or for more than three standard size automobiles. An additional bay may be added for golf cart storage. Garages housing four or more automobiles may receive special consideration and are subject to approval by the ARB.

3. Garage Orientation. Garages shall open to the side unless an exception is approved by the ARB for a Homesite for reasons related to topography, trees or building lines. Such exception must be requested when plans and specifications for any garage are submitted for approval. Front-entry garages for Lots 1 - 14 surrounding the square shall be set a minimum of fifteen (15) feet back from the front corner of the residence and shall have special architectural detailing as required by the ARB to minimize the visual impact from the street. Front-entry garages for all other Homesites in the community shall be set back from the front corner of the residence a minimum of two (2) feet or as determined by the design.

4. Garage Doors. All garage doors shall be equipped with electric actuators. Garage doors shall be coordinated with all Structures on the Homesite and materials and colors for such doors shall be specified on the plans and specifications submitted to the ARB for approval. Glass inserts may be allowed in garage doors and are subject to approval by the ARB.

5. Driveways. Driveways shall be constructed to take best advantage of existing trees, topography and landscape planning. Where possible, driveways should be curvilinear.

6. Corner Homesite Driveways. All driveways on corner Homesites shall be located away from the corner. Driveways on corner Lots 2, 3, 12 and 13 may not

access Regents Square.

7. Materials. Driveways must be paved with concrete, brick, exposed concrete aggregate or stamped concrete.

8. Finishing. All concrete driveways shall have a light broom finish unless a similar texture is provided by stamped or exposed aggregate concrete, and joints shall be provided to control surface cracking.

9. Width. Driveways shall be a minimum of 10 feet and maximum of 16 feet in width as measured at the street "right-of-way" line. Private cart paths shall be a maximum of 6 feet in width and shall be subject to approval by the ARB.

III.

FRONT YARDS FOR LOTS 1 - 14

1. Sidewalks. The Builder shall install a four (4) foot concrete sidewalk (referred to as the street sidewalk) across the front of the residence which will be continuous through Lots 1 - 14 around the square. This sidewalk shall be set at the right-of-way of each Homesite.

Each of these Homesites on Lots 1 - 14 shall also have a sidewalk or auto court access from the main entrance to the street sidewalk. Materials may include, but are not limited to, concrete, stamped concrete, brick or stone, and must be compatible and complementary to the main structures.

2. Low Walls, Fences, Etc. The Builder shall install a low wall or fence, curb, or landscaping element adjacent to the inside of the street sidewalk. Material for low walls, fences or pillars must complement and be compatible with the main structure.

(a) The maximum height for low walls and fences with an open design or landscaping shall be three (3) feet as measured from sidewalk grade. The maximum height for low walls, fences and curbs of solid design shall be eighteen (18) inches as measured from sidewalk grade.

(b) Corner posts or pillars at driveway or auto court entrances shall

not exceed five (5) feet in height and decorative elements may be up to twelve (12) inches higher.

(c) These street sidewalk elements may continue across the entire front of the property, allowing for driveway and sidewalk openings. They may also accent the property corners only or partial frontage as approved by the ARB.

(d) The street sidewalk elements for corner Homesites on Lots 2, 3, 12 and 13 must wrap the corner a minimum of six (6) feet or as determined by the ARB on a per case basis.

3. Auto Courts. Auto courts to the front or side of Homesites on Lots 1 - 14 shall be fully or partially enclosed with a fence or low wall and pillars or a combination thereof, and shall complement the main structure. Special paving requirements may include, but are not limited to, stamped concrete, brick, stone or concrete with brick or stone edging and joints.

IV.

SITE PLANNING AND LANDSCAPING

Whenever possible, the landscape setting in this residential development shall retain existing natural features and native plant materials. Rock out-croppings, stands of mature hardwoods and significant vistas are several of the existing characteristics. Where changes to the existing terrain or removal of existing vegetation is necessary, the site will be regraded to blend with adjoining slopes and replanted with species indigenous to the area. Limited use of non-indigenous plant materials for ornamental purposes may be appropriate but is subject to review.

In an effort to minimize erosion and destruction of this environment, site grading plans must be submitted for review and approval prior to issuance of a development permit. Proposed grading and excavation must be staked out or similarly indicated, reviewed and approved by the ARB prior to commencement of any site work.

1. Site Planning and Design. All Structures with related improvements,

paved and open areas, shall be located on each Homesite to:

- (a) Minimize changes in existing topography
- (b) Preserve existing trees and vegetation to the maximum extent possible
- (c) Control drainage and prevent erosion
- (d) Create prime views and conceal unsightly areas

2. Landscape Plan. All Homesites in the community shall have specific minimum requirements for planted and lawn areas. In general, shrubs shall be set at a proper spacing so as to give a full and mature appearance after two growing seasons. Homesites with side or rear yards visible from cart paths shall have these side and rear yards landscaped to the same minimums as "front" yards. Corner Homesites shall be considered as having two "front" yards.

Prior to the installation of any landscaping or removal of existing vegetation, except as provided in section IV of these guidelines, a landscape plan shall be submitted to the ARB for approval. Such plan shall be drawn to scale and shall, as a minimum, contain the following information:

- (a) The names of the Community, Builder or Homeowner, the landscape architect or person preparing the plan and the homesite number
- (b) Location of tree save areas and sodded areas
- (c) Location of areas to be landscaped and indication of the type, number and size of trees and shrubs to be used
- (d) Location of driveways, auto courts, walks, retaining walls and all other improvements

3. Trenched Areas. All trenched areas shall be filled and compacted so as to remain level with land adjacent to such areas.

4. Tree Removal No pine trees having a diameter of six (6) inches or greater (measured four (4) feet above ground level) and no hardwood trees greater than six feet in height may be removed without prior written approval or as provided

herein. Tree removal shall be selective, replacing less desirable or valuable trees with more desirable specimens.

5. Sodding. That portion of the front and side yards, as a minimum, of any Homesite not landscaped with planting beds or left in a natural wooded setting shall be 100% sodded with Bermuda, Emerald Green zoysia, or Centipede sod. No fescue will be allowed. All right-of-ways must be sodded, including the area between the street and the sidewalk where applicable on Lots 1 - 14.

6. Islands. Mulched islands around existing trees are desirable and recommended, however, overuse of mulched islands can detract from the overall landscaped effect. There shall be special limitations and requirements for the size of newly created islands on any Homesite within the Community and the types of planting within. Gravel or stone is not an acceptable ground cover.

Islands around existing trees in front yards shall have ground cover or shrubs planted to cover a minimum area as required by the ARB. Islands having no naturally occurring trees shall have at least one tree per 400 square feet of area and ground cover or shrubs planted to cover at least one-third of the total island area.

7. Undeveloped Homesites Each builder shall be responsible for the maintenance of his/her undeveloped lots in the community including, but not limited to, the periodic removal of windblown or damaged trees, trash pick-up, and construction debris as needed or as required by the ARB.

V.

BUILDING PAD, CLEARING AND STAKING

1. Concurrent with approval by the ARB of plans and specifications for any Structure and prior to the commencement of any construction or grading on the Homesite for which such plans and specifications were approved, the location of such Structure shall be clearly marked on such Homesite. After such marking, the Owner or the Owner's contractor shall request that a representative of the ARB inspect the proposed location of the Structure as marked on the Homesite to determine whether such location is consistent with the guidelines for location of buildings contained in

these Architectural Guidelines. After receipt of such request, the ARB shall inspect the proposed location of the Structure as marked on the Homesite, and notify the Owner in writing of its approval or disapproval of the proposed location of the Structure. In any case in which the ARB shall disapprove the proposed location, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ARB shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the Builder or Homeowner allow any grading or cutting of trees on the Homesite prior to approval of the proposed location by the ARB and receipt of a Development Permit.

2. There shall be no clearing in excess of twelve (12) feet beyond the building pad or three (3) feet beyond the driveway without the prior written approval of the ARB.

3. Notwithstanding the foregoing, the clearing of the rear portion of any Homesite up to a maximum of thirty (30) feet from the main plane of the largest portion of the rear of the primary residential Structure is allowed to provide for sufficient area for a rear yard. Clearing beyond the thirty (30) foot limit requires written approval of the ARB. The Builder's attention is also drawn to the Peachtree City Erosion Control Ordinance governing, among other things, the use and protection of buffer areas, as well as the requirements for Homesites adjacent to streams, ponds, lakes, etc.

4. For conditions relative to the removal of trees see Section III

5. During approved construction, all vehicles in any way connected with such construction shall enter the Homesite or Homesites under construction only by the driveway as approved in the plans and specifications by the ARB. In no event shall any driveways other than those approved by the ARB be constructed or used for temporary access to any Homesite. All vehicles shall be parked at Homesite so as to avoid damage to trees, paving, curbs, gutters and any other improvements on

the Homesite.

6. Construction debris shall be removed as often as necessary to keep the Homesite and any Structure thereon attractive. Construction debris shall not be dumped in any area of the Development unless approved in writing by the ARB, and shall, at no time, be dumped on any undeveloped lot within the Development.

7. Homesites shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage Structures. Earth and hay berms shall be installed on Homesites by the Builder or Homeowner thereof when, in the opinion of the ARB, such Homesite may erode due to topography. Whenever possible, Homesites shall drain independently rather than to adjoining Homesites. Builder or Homeowner shall be held responsible for any damage caused to streams, ponds lakes, or adjoining homesite(s) by erosion.

VI.

BUILDING LOCATION

1. Set Back Lines. The main residential structure on Lots 1 - 12 shall be located no nearer than thirty (30) feet nor further than thirty-five (35) feet to the front Homesite line. The main residential structure on Lots 13 and 14 shall be located no nearer than thirty (30) feet nor further than forty (40) feet to the front Homesite line. Special exceptions shall be made for Lots 6 and 9.

No building or other Structures shall be located on Lots 15-63 nearer to the front Homesite line than forty (40) feet.

Structures on all Homesites within the Community shall be located no nearer than ten (10) feet to the sideline and thirty (30) feet to the rear Homesite line except those Lots with special setback requirements.

2. Grade Elevation. The finished floor line of the main or entrance levels of Structures on Lots 1 - 12 shall be no more than five (5) feet above or below street grade. The finished floor line of the main or entrance levels of Structures on Lots 13 and 14 shall be no more than five (5) feet above or ten (10) feet below street grade. Raised cottages or those homes with a fully exposed basement level shall be allowed

on Lots 1 - 12 with special approval by the ARB, and shall not be allowed on Lots 13 and 14. The finished floor line of the main or entrance levels for Lots 15 - 63 in the Community shall be as close to street grade as allowed by the topography or other lot conditions. Raised cottages shall be allowed on these Lots.

3. Retaining Walls. The main structure on any Homesite in the Community shall be located on the site to de-emphasize any retaining wall and to prevent their excessive use on uphill lots for door or garage door openings on the rear or side elevations. Estimated heights, locations and finish materials of all retaining walls must be noted on the site or landscape plan and are subject to approval by the ARB. Finish materials may include masonry and treated woods, and must complement and be compatible with the main structure.

VII.

SIGNS & BILLBOARDS

1. Signs; Generally. No signs shall be permitted on any Homesite in the Community except as provided herein.

2. Sign Design. On individual single family Homesites as to which permits have been issued by the City of Peachtree City and Peachtree City Development Corp. ("PCDC"), one sign measuring 28 inches x 42 inches of the design specified by PCDC may be placed on each Homesite. Builder and Realtor signs are to be attached to this sign in the appropriate places and the permits from both the City of Peachtree City and PCDC shall be inserted into the plastic sleeves as indicated.

3. Pre-Sold or Contract Houses. With regard to contract or pre-sold houses, the Builder may display on the sign referred to in Item 2 above an indication that any such house has been "pre-sold" or is "under contract".

4. Model Houses. With regard to model houses that have been approved by the ARB, the Builder may display a sign on a homesite upon which a completely constructed and landscaped model house has been erected indicating such house represents that Builder's model product for the Community. Such sign shall not

exceed twenty (20) square feet in area and shall be professionally fabricated and installed. Prior to installation of said signage, the proposed design, size and format, materials and colors shall be submitted to the ARB for approval. The approved sign may be installed but shall replace any signage provided for in VII-2 of these guidelines.

5. Garage Sales, etc. Signs pertaining to garage sales, legal proceedings, political campaigns, "for sale" or "for rent" signs, which do not exceed a four (4) square feet area, are allowed without approval required; provided however, no more than three (3) signs will be placed concurrently on any one Homesite. No signs may be placed on the common property of the entrance area to the development.

6. Number. No more than one sign shall be placed on any Homesite, except as provided herein.

VIII.

ELEVATION

1. Multi-fronted Homesites. The side and rear elevations of the improvements constructed on all multiple fronted Homesites in the Community (greenbelt, cart path or corner Homesites) shall receive as much attention to design and detail as to the front elevation of such improvements and may have additional requirements.

2. Entrances. Porches, recessed entries, or other types of defining entrance elements shall be required for those Homesites on Lots 1 - 14. Front doors for all Homesites in the Community shall have features such as transoms, sidelights, elaborate trimwork and detailing, brass knockers and kickplates, or other embellishments.

IX.

EXTERIOR COLORS AND MATERIALS

1. Approval. Requests for the approval of exterior colors or materials must be presented in such a manner that the ARB can determine how the color or material will appear on the substrate or Structure to which it is to be applied.

2. Exterior Colors and Materials. All exterior colors and materials of all Structures shall be specified in the plans and specifications submitted to the ARB for approval and shall be subject to the color and material guidelines contained in these Architectural Guidelines.

3. Changes in Colors and Materials. No Homeowner or Builder shall change the exterior colors or materials of any residence or garage without the prior written approval of the ARB. Changes in color to the interior of screened porches, patios and similar portions of any dwelling visible from outside the structures shall be subject to ARB approval.

4. Materials and Colors Guidelines.

A. Materials.

(1) A minimum number of exterior materials shall be used on Structures to avoid a cluttered appearance. Where two materials are used (in addition to glass), one shall be dominant.

(2) Secondary materials, when used, shall complement the dominant material in texture and color.

(3) Acceptable materials include:

- (a) Natural wood siding, trimwork, and detailing
- (b) Brick, stone and stucco
- (c) Natural cedar shakes or shingles
- (d) Fiberglass/asphalt shingles
- (e) Wood or vinyl garage doors of simple design
- (f) A higher grade or quality of vinyl siding, trimwork and detailing may be allowed with special approval by the ARB.

(4) Unacceptable materials include:

- (a) Color coatings which simulate natural materials
- (b) Unnatural tones of brick and stone
- (c) Visible mill (silver) finish and aluminum flashing
- (d) Unfinished standard concrete masonry units (block)

(5) The exterior materials of all Structures on all Homesites shall be harmonious and complementary.

B. Colors.

(1) The exterior colors of the walls and roof of all Structures shall be compatible and harmonious with the colors of nearby Structures. Highly reflective and neon colors shall be avoided.

(2) A minimum number of exterior colors shall be used. When more than one color is used, one shall be clearly dominant.

(3) Secondary colors shall be compatible with the dominant colors and shall be limited to architectural details such as fascia frames and other building trim.

(4) High contrast colors shall be limited to architectural elements such as entry doors and shutters.

(5) The colors of exterior walls of adjacent single-family residential Structures shall not be the same.

(6) The natural color of brick and stone shall not be altered with paint or stain.

X.

ROOFS

1. Roof Pitches. The minimum allowable roof pitch shall be 8/12 on the primary roof and front facing gables with the exception of a roof garden or deck, or as provided herein. The minimum allowable pitch for other roof configurations shall be 6/12.

2. Shed-type Roof. Shed-type roofs having an area in excess of sixty (60) square feet of maximum roof area are prohibited, unless in the opinion of the ARB, this roof type represents a significant architectural element in the house design.

3. Roofing Materials. Roof materials may be standing or batten seam metal, copper, metal shingles, clay tile, slate, concrete tile, fiberglass/asphalt shingles or similar roofing material.

4. Roof Surfaces. Large expanses of roof shall be broken up with dormers or other elements significant to the house design as required by the ARB.

5. Colors. Roof material colors shall be of dark brown, black, charcoal and similar dark hues. Metal roof materials shall be also limited to these colors, natural tones or copper tones. Mill or "silver/aluminum" type finishes are unacceptable.

XI.

ROOF ACCESSORIES

1. Stack Vents; etc. All stack vents, attic ventilators, and similar roof penetrations shall be located on the rear slope of the roof in such a manner so that they cannot be viewed from the street on which the main residential dwelling fronts.

2. Roof Accessories. All exposed roof accessories including, without limitation, stack vents, roof flashings, attic ventilators, metal chimney caps, and skylight curbs shall match the color of the roofing material or shall be of a compatible color.

XII.

VENEER MATERIAL USAGE

1. Foundation Materials. All foundations must be of masonry or masonry veneer construction.

2. Foundation Exposure. Not more than eight (8) inches of any concrete or concrete masonry unit may be exposed to view from any street or golf cart path. This eight (8) inch section must be painted to match exterior house color down to grade.

3. Wall Coverage. A material covering 60% or more of the front elevation shall be considered to be the dominant wall material and shall also cover the two side elevations as a minimum.

Secondary wall materials, when used on the front, shall wrap the corner a minimum of 24" or as determined by the design. If the corner plane is five (5) feet deep or less, this secondary material shall wrap all the way back to the next

perpendicular plane.

4. Limitations To promote better variety in the street scape the dominant exterior veneer materials (except stucco) shall not be repeated more than three times in a row.

For Homesites on Lots 1 - 14, the use of stucco as an exterior wall material shall be limited to one stucco home separated by three homes, minimum, with exteriors other than stucco on the front and two sides as a minimum. For Homesites on Lots 15 - 63, the use of stucco shall be limited to no more than two stucco homes in a row separated by two homes, minimum, with exteriors other than stucco on the front and two sides as a minimum.

5. Stucco. Stucco exteriors must be adorned with, but not limited to, quoins, shutters, detailed trimwork, accent bay windows, or a secondary wall or foundation material such as brick or stone.

6. Masonry Defined. Masonry, as used herein, shall include brick, brick veneer, stone, stone veneer, glass block, stucco or other masonry type construction

XIII.

CHIMNEYS

1. Materials. All fireplace chimneys shall be of masonry or masonry veneer.

2. Suspended Chimneys. All fireplace chimneys shall be continuous from elevation grade to chimney cap. A painted metal shroud-type cap shall be installed on all chimneys.

XIV.

ANTENNAE

No radio or TV receiving or transmission antennae or dish antennae shall be permitted without ARB approval. No "aerial" type TV antennae shall be permitted. In the event any such antenna, tower or dish is approved, the maximum height thereof shall be 35 feet above the elevation grade line, must be at least 35 feet from the nearest property line and shall not be visible from any street.

XV.

WINDOWS, DOORS AND SCREENS

1. Material & Type. Windows shall be of wood unless otherwise approved by the ARB. Exterior doors shall be of wood or metal and are subject to approval.
2. Mill-finish Aluminum. Windows, screens, sliding glass doors, and aluminum frames for fixed glass (such as storm windows) with a silver "mill" finish appearance are prohibited.
3. Tinted Glass. Tinted window glazing is permitted, however, reflecting glazing is not.
4. Exceptions. Solarium window units may be bronzed anodized or white aluminum if not visible from the street. Leaded, beveled, or similar type glass in wood frame is acceptable.
5. Window Treatments. All window treatments must be of a neutral or white color on the side exposed to view from the exterior of the house.

XVI.

DISBURSEMENT OF HOUSING STYLES

No residence having a floor plan of the same or similar layout or design shall be constructed more than once on any Homesite on Lots 1 - 14 surrounding the square.

Residences having the same or similar floor plans, regardless of the front elevation, on Lots 15 - 63 shall have an eight (8) lot separation, minimum.

XVII.

TEMPORARY STRUCTURES

1. Temporary Structures, Construction or Use. With ARB approval, a Builder who is constructing a residential dwelling on a homesite may during the period of construction of such dwelling, erect, place or maintain on a Homesite facilities which may include model houses, signs, portable toilet facilities and construction refuse dumpsters.
2. Construction Office. Construction offices and storage areas shall not be permitted in any form.

XVIII.

ACCESSORY BUILDINGS

1. Accessory Buildings No accessory building Structures may be placed, erected, moved or maintained on any Homesite in the community except with prior approval of the ARB. Such Structures must be architecturally consistent with the main residential Structure in terms of design, materials and color and is designed, located and constructed to minimize its visual impact within the Community. Additional landscape screening may be required by the ARB based on the visibility of the Structure.

2. Prefabricated Structures. Prefabricated or factory built Structures, including accessory buildings, shall not be permitted within the development, and such manufactured units shall not be employed as elements in the construction of residential Structures affixed to real property within the development except by express written consent of the ARB.

XIX.

FENCE CRITERIA

1. Approval Required No fence shall be constructed or installed in the subdivision without written approval of the ARB.

2. Fence Style and Materials All fences must comply with the following requirements:

- (a) Height. Fences shall be a maximum height of six (6) feet (except as provided herein) on rear and side yards. Fence posts, columns, or decorative elements may be up to twelve (12) inches higher than the maximum fence height.

There are no setbacks for fences. They can be installed on the property lines.

- (b) Walls, privacy Structures and courtyard enclosures shall be limited to a maximum height of ten (10) feet and must be constructed, installed, and maintained in such a manner that they are architecturally compatible in

terms of design, materials and color with the main residential Structure on the lot and comply with all building set back lines.

(c) Design:

(1) Street - Lots which have a rear or side line fronting on a street, or a greenbelt adjacent to a street, may have a decorative wood fence or other material of solid or open design to provide for privacy. In the event existing vegetation does not, in the opinion of the ARB, adequately screen the fence from street view, additional planting shall be required.

(2) Front Yard - The only fence allowed between the front of a house and the street for Homesites on Lots 15 - 63 is a maximum four (4) feet high open decorative fence of a material such as wood rail, wrought iron, or aluminum without any wire backing.

3. At the sole discretion of the ARB, additional planting may be required as a condition to the installation of fences with respect to lot lines adjacent to streets, or greenbelts with pedestrian paths.

4. Prohibited No chain link fence (except in conjunction with a tennis court or herein provided), or wire fence (except in conjunction with rail-fence as herein provided) of any type is permitted.

5. Tennis Court The use of chain link fencing surrounding a tennis court is permitted, provided the fence is vinyl coated so as to subdue its appearance and visibly blend with the natural surroundings. The maximum height of fencing surrounding a tennis court shall be ten (10) feet above grade.

6. Front Elevation That portion of the fence facing the front lot line or any street shall be compatible with the main residential Structure in terms of design, color and materials.

7. In no event shall such privacy structures, courtyard enclosures or fences restrict the view of significant vistas such as a pond or lake from adjacent dwellings.

XX.

LIGHTING

All exterior lighting shall be consistent with the character of the Community and shall be limited to the minimum necessary for safety, identification, and decoration. The source of lighting shall not be visible from streets and other common areas and no color lens or lamps are permitted. No lighting of tennis courts is permitted and seasonal decorative lighting shall be removed no later than two weeks following the actual holiday.

XXI.

ENERGY CONSERVATION EQUIPMENT

No solar energy panels, attendant hardware or other similar equipment shall be constructed or installed on the main residential dwelling, the garage or any accessory building.

XXII.

MAILBOXES

All mailboxes must be a black standard U.S. Postal Office mailbox, size 1 ½. All mailboxes must be mounted on the standard post as approved by the ARB. No variances from this standard will be approved by the ARB.

XXIII.

SWIMMING POOLS

1. No above-ground swimming pools shall be permitted.
2. Construction of in-ground swimming pools, including decks or paved areas surrounding any such pool, shall require ARB approval and shall comply with all safety requirements promulgated by any governmental authority, state or municipal, having jurisdiction over such matters.
3. No swimming pool or the amenities associated therewith shall be located nearer than twenty (20) feet to a rear property line or ten (10) feet to a side property line.

XXIV.

RECREATIONAL VEHICLES AND TRAILERS

No trailer, trailer house, camper, boat or recreational vehicle shall be parked on any Homesite, except within enclosures erected in accordance with plans and specifications submitted to and approved by the ARB. In addition, no automobile, truck, or other motorized vehicle may be kept outside a garage unless such vehicle has an up-to-date registration and may be parked on the street only temporarily and for a limited amount of time. The parking of vehicles on any portion of the lawn is prohibited.

XXV.

APPURTENANT DECORATIONS

Unless approved by the ARB, no decorative or recreational appurtenances including, without limitation, decorative embellishments, sculptures, flagpoles, trampolines, basketball goals, skateboard ramps, tree houses, play houses, or swing sets shall be placed on front lawns or on any area that is visible from any street.

XXVI.

AIR CONDITIONING UNITS

Except as may be specifically approved by the ARB, no window air conditioning units may be installed.

XXVII.

SUBMISSION AND APPROVAL

1. No clearing, grading, or other construction shall commence on any Homesite nor shall any existing Structure upon any Homesite be altered in any way which materially changes the exterior appearance of the Structure or Homesite, unless plans and specifications therefor shall have been submitted to and approved in writing by the ARB. Two sets of plans and specifications shall be submitted and shall contain such information as may be reasonably required by the ARB in the Architectural Guidelines, including, without being limited to:

- (a) A site plan showing the location of all proposed and existing

Structures on the Homesite

- (b) A clearing plan, if proposed clearing exceeds that allowed by Section IV of these Guidelines
- (c) A foundation plan with the correct basement, slab or crawl space indicated
- (d) All completed floor plans with heated square footage indicated
- (e) Exterior elevations of all proposed Structures and alterations to existing Structures, as such Structures will appear after all backfilling and landscaping are completed
- (f) Specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures
- (g) Landscaping and grading plans with particular attention to drainage & erosion control and including the location of all retaining walls

2. Concurrent with plans and specifications submittal, the Builder shall clearly mark the location(s) of all Structures proposed to be constructed on the Homesite. Such marking shall be in the form of staking the outermost corners of the proposed improvements, Structures, driveways, turnarounds, etc. As part of the approval process, the ARB shall inspect the proposed location(s) of the improvements as marked on the homesite to determine whether such location(s) is (are) consistent with the guidelines for locating buildings and other improvements contained in the Architectural Guidelines.

3. Items (f) and (g) of paragraph one, this section, may be submitted separately but prior to implementation of the construction or improvements covered by said item.

4. Plans and specifications shall be either approved or disapproved by the ARB. If the plans and specifications are approved, one set of the plans and specifications will be returned to the Builder on which the approval of the ARB has

been noted. Upon ARB approval, the Development Permit will be issued within three to five days of receipt of submittal package. If the plans are disapproved, one set of the plans and specifications will be returned to the Builder with a note from the ARB specifying the basis upon which the disapproval is based and, to the extent possible, advising the Builder of the changes to the plans and specifications or requesting additional information from the Builder, which is required before the plans and specifications can be approved.

5. All plans and specifications required to be submitted to the ARB shall be delivered to the following address:

Architectural Review Board
Peachtree City Development Corp.
200 Westpark Drive/Suite 300
Peachtree City, GA 30269

XXVIII.

ENFORCEMENT

The guidelines and the Declaration are an important part of the consideration of Peachtree City Development Corporation in connection with the sale of any Lot or Lots to a Builder and ARB, or PCDC, shall have the right to enforce these guidelines and the Declaration by withholding or revoking permits, or assessing monetary fines against any Builder or Homeowner in violation of these guidelines or the Declaration or by bringing injunctive or other legal action in any court of competent jurisdiction. Such enforcement rights shall be cumulative in nature and PCDC shall have the aforesaid rights notwithstanding the fact that it may no longer own any Lot or Lots in the Subdivision. Any fines so imposed and collected shall be retained by the ARB to defray the cost incurred in the enforcement of these guidelines and the Declaration.