Cambridge Commons ARC Guidelines
Version 1

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Section 2000. PREFACE

The Declaration of Protective Covenant for Cambridge Commons established the basic authority for maintaining the quality of design within the Community. The guidelines allow the Architectural Review Committee to adopt architectural control standards subject to the confirmation of the Board.

Section 2001. PURPOSE

The Architectural Review Committee (ARC) of the Cambridge Commons Homeowners Association, Inc., is charged with the duty of preserving the architectural character of the community. The mission of the ARC is as follows: *"To preserve a harmonious design of the Cambridge Commons community and to protect the value of the homeowners' property, by ensuring that proposed exterior alterations adhere to the objectives set forth in the Covenant. In addition, to be a resource to homeowners for home solutions."*

Articles V (Maintenance) and VI (Use Restrictions and Rules) of the Declaration of Protective Covenant, define the general scope and nature of the ARC's responsibility in dealing with specific situations and request.

The accompanying guidelines have been adopted by the Cambridge Commons Board to assist homeowners in submitting their application, requesting any exterior alterations to their home and property. These guidelines may be modified, or changed from time to time, whenever sufficient evidence is presented to the Architectural Review Committee and the Board to warrant a re-evaluation, or whenever experience gained in dealing with specific requests demonstrates the necessity for reconsidering a previously established position. All modifications or changes to the guidelines require Board approval. Appropriate means will be taken to notify all homeowners in the event of any modification or change to these guidelines.

Section 2002. FUNCTION

A. Cambridge Commons Community Association, Inc. The role of the Association, of which each resident is a member, is not only to own and maintain the common areas, but also to protect everyone's investment while promoting harmony and shared interests throughout the community.
B. Architectural Review Committee (ARC). The ARC was established in the Declaration of Protective Covenant. The ARC performs its task of ensuring and maintaining aesthetic quality of the exterior appearance of properties by establishing and monitoring the architectural review process, and conducting periodic inspections of properties. The ARC ensures that proposed exterior alterations adhere to the objectives set forth in the Covenant. This involves regular systematic review of all applications for exterior alterations submitted by residents.
C. Board of Directors. The Board reviews all appeals to ensure that the ARC followed proper application review procedures, ensures the parties concerned were afforded a fair decision, and confirms that the decision rendered has a rational basis.
D. Association Manager. The Association Manager at Community Management Associates has primary and day-to-day responsibility for the operation and maintenance of Cambridge Commons.

Section 2003. ITEMS REQUIRING APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE (ARC)

A. Article VI (Use Restrictions and Rules) of the Declaration of Protective Covenant for Cambridge Commons explicitly states those items requiring approval of the ARC.

B. Article VI, Section 11 mandates that any changes, permanent or temporary, to the exterior appearance of one's property requires prior written approval of the ARC, or full compliance with guidelines, as specified, which do not require submission of an application. Please note that the ARC approval requirement is not limited to major alterations, but includes such items as change in color or materials, or removal of existing items. An application is reviewed and approved on an individual basis.

Section 2004. APPLICATION FORM

A. General. Unless otherwise stated in these Guidelines, an application must be submitted for every exterior change, using the Cambridge Commons Architectural Control Modification Approval Form that can be attained from the Association Manager or any ARC member. The Approval Form should include estimated start and completion dates; and details such as dimensions, color, and material of all associated exterior alterations. A drawing of the exterior alterations should be attached to the Approval Form. Also, a copy of permits must be submitted to the Association Manager prior to or at time that Approval Form is submitted. No project may be commenced prior to ARC written approval. This applies to contractors and homeowners alike. If a homeowner elects to make modification to the exterior of the home (decks, patios, fences, painting, concrete, tress, etc) without the submission and approval of the Cambridge Commons Architectural Control Modification Form, the homeowner will be issued a Cease and Desist notice and maybe subjected to a fine (This is pursuant to Article XIII General Provisions, Section 1, Enforcement of Declaration and Article III, c, 21 fining procedure of the Bylaws. If you have begun a project, which subsequently is disapproved, you will be responsible for dismantling, and/or taking all actions necessary for compliance with the ARC guidelines at your own expense.

B. Site Plan. A Site Plan is a scale drawing of the Lot which shows the exact dimensions of the property, adjacent properties if applicable and all proposed improvements on the Lot described in the application. A site plan is required to be submitted with certain applications. The ARC will determine if a site plan is required for each application.

Section 2005. APPLICATION REVIEW PROCEDURES

A. Filing. The Architectural Control Modification Approval Form, including drawings or site plan and a copy of permits, must be submitted to the Association Manager at Community Management Associates via U.S. Postal Service or fax to 404-355-9561.

B. Review Process. After receiving an application, the Association Manager will a.) determine if the application is complete, b.) issue a letter to the applicant, indicating the status of the application, and c.) submit the application to the ARC if the application is complete. If an application is incomplete, the applicant can resubmit a complete application. The ARC will obtain approval from the Board, and will submit a decision on the application to the Association Manager who will then issue a letter to the applicant indicating the approval or disapproval of the application. If completion of an approved project has not commenced within 90 days after approval and/or estimated start date, the approval will be null and void and a new application will have to be submitted. If an approved project is not completed by the estimated completion date, a homeowner should submit the revised completion date in writing to the ARC Chair and Association Manager.

C. Inspection. After completion of an approved project, a member of the ARC will make an appointment with the homeowner to inspect the work. The purpose of the inspection will be to insure that the project was completed in accordance with the approved application.

Section 2006. APPEALS PROCEDURES

A. If an application is denied, the homeowner may request an appeal of the decision to the Board in writing within 14 business days of receipt of the denial. The Board's decision will be final.

Section 2007. ARC REVIEW CRITERIA

A. The ARC evaluates all submissions on the individual merits of the application for conformity with the overall Architectural Guidelines of Cambridge Commons.
B. The following criteria represents the general standards of the Covenants:
    1. Design Compatibility. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjacent houses, and the neighborhood setting. Compatibility is defined as, but not limited to, similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
    2. Location and Impact on Neighbors. The proposed alteration should relate favorably to the landscape, the existing structure of the community and following the overall architectural guidelines of the community.
    3. Scale. The size (in the three dimension) of the proposed alteration should relate well to adjacent structures and its surroundings.
    4. Color. Selections should be made which blend with the housing type within the community.
    5. Materials. The same compatible materials as were used in the original house including, retention of architectural style; and continuation of color/trim combinations should be reflected in an addition.
    6. Workmanship. The quality of work should be equal to or better than that of the surrounding area. Make sure you or your contractor secure the necessary governmental permits before work begins, since any work started without a permit will need to be reported to Fulton County.

Section 2008. AMENDMENTS TO THE ARCHITECTURAL STANDARDS and GUIDELINES

These guidelines may be amended to provide clarification, or to changing conditions or technology. The ARC will conduct a review, at least yearly, of the Guidelines to evaluate amendments required.

Members of the Association should submit requests and suggestions, additions or changes to the guidelines in writing to the ARC Chair and Association Manager. Nevertheless, the actual amendment procedures require approval by the Board.

Section 2009. MAINTENANCE REQUIREMENTS

Property ownership includes the responsibility for continued maintenance of all structures and grounds which are a part of the property. This includes, but is not limited to, items such as maintaining grass, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property, neighborhood, and in some cases, safety.

The following are a list of maintenance requirements:

1. The storage of trash receptacles, lawn equipment, lawn furniture, and barbeque grills, etc. is not permitted in the front yard or side yard. All such items must be stored either in the garage, or in the backyard screened from view of adjacent properties. Decks and patios may be used for items such as grills and outdoor lawn furniture that are normally used on decks and patios.

2. Residents should be aware that elevated decks with an under deck area can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space.
3. Residents are responsible for maintaining the exterior dwelling and any other structures of their lots, such as decks, fences, and playground type equipment. The following cases represent some general conditions which would be considered violations of the guidelines:
    a. Peeling paint on exterior trim, siding, and doors.
    b. Dented mailboxes, or mailboxes and/or stands in need or repainting or repair;
    c. Playground equipment which is broken or in need of paint;
    d. Fences with broken or missing parts;
    e. Decks with missing or broken railing or parts, or parts in need of re-staining.
    f. Concrete or masonry block foundation and wall in need of repainting, resurfacing or repair.
4. All landscaping must be neatly maintained, which includes removal of dead growth.
5. Lawn areas need to be mowed at regular intervals. Residents are expected to pick up, and properly dispose of, accumulations of grass clippings and leaves.
6. Planted beds must be kept in a neat and orderly manner.
7. Each resident is responsible for picking up litter on their property and preventing wind blown debris from accumulating on their land.
8. Driveways, walkways, pathways and curbsides are expected to be clean and free of oil spills, grass growing in between cracks, and broken pavement in order to maintain the appeal and integrity of the neighborhood.
9. Pet owners are responsible for cleaning up pet waste, including waste that occurs when walking their dogs and especially waste that occurs on the common areas.

Most residents would not allow any of the above conditions to exist or even occur. Most people seek to preserve and protect their investment and limit their personal liability by keeping their homes and Lots in good condition. The ARC expects that all residents will do necessary maintenance to prevent any of the cited conditions from occurring in the community. The above list is representative of violations, but not inclusive of all violations that could occur.

Section 2010. ARCHITECTURAL STANDARDS AND GUIDELINES

Section 2010.1 AIR CONDITIONERS

A. Air conditioning units extending from windows are prohibited.
B. Other exterior units may be added or relocated only when they are not visually or physically intrusive to neighbors. Shrubbery for screening of such other exterior units is encouraged.

Section 2010.2 ANTENNAS

A. Satellite dish antennas are discouraged from being visible from the street.

Section 2010.3 AWNINGS

A. Awnings are not permitted.

Section 2010.4 BARBEQUE GRILLS (PERMANENT)

A. An application is required to be approved by the ARC.
B. Permanent grills should be placed in the rear of the house and not be located within ten (10') feet of the side and rear property lines.

Section 2010.5 BASKETBALL GOALS (Article VI, Section 13)

A. Permanent basketball goals are not permitted.

Section 2010.6 CHIMNEYS

A. Any modification to the exterior of the chimney will require approval by the ARC.

Section 2010.7 CLOTHESLINES (Article VI, Section 18)

A. Clotheslines are permitted. All clotheslines shall be located or screened from view of neighboring Lot, streets, and property adjacent to the Lot.

Section 2010. 8 "COVERED" DECKS AND PATIOS

A. An application is required to be approved by the ARC.
B. Materials and color must be the same as used in the original construction.
C. When patio or deck schemes include other exterior changes such as fencing, lattice, plantings, air conditioners, grade changes, etc., other appropriate sections of these guidelines must be fully addressed within the application.
D. All residents are responsible for obtaining required building permits associated with the construction from the appropriate government authorities.
    1. Fulton County requires permits before construction begins. A copy of the permits must be forwarded to the Association Manager at Community Management Associates prior to or at the time the application is submitted. Any construction without the permits is prohibited, and the ARC may notify Fulton County.

Section 2010.9 DECKS AND PATIOS

A. An application is required to be approved by the ARC.
B. Decks and patios should be located in rear yards.
C. When patio or deck schemes include other exterior changes such as fencing, lattice, plantings, air conditioners, grade changes, etc., other appropriate sections of these guidelines must be fully addressed within the application.
D. All decks are to be, in the case of pressure treated wood, left with a natural finish or sealed with clear sealer that is, encompasses transparent stain in natural wood tones.
E. All residents are responsible for obtaining required building permits associated with the construction from the appropriate government authorities.
    1. Fulton County requires permits before construction begins. A copy of the permits must be forwarded to the Association Manager at Community Management Associates prior to or at the time the application is submitted. Any construction without the permits is prohibited, and the ARC may notify Fulton County.
F. Outdoor carpeting is permitted on rear patios and decks. The homeowner is responsible for maintaining the carpet in good condition.

Section 2010.10 DETACHED STRUCTURES (Article VI, Section 25)

A. An application is required to be approved by the ARC.
B. All detached structures must be consistent to design, materials and color with the home on the Lot.
C. The structures must be located in the rear of the property.

Section 2010.11 DOG HOUSES, ANIMAL CAGES, AND DOG LINES

A. An application is required to be approved by the ARC.
B. Doghouses, animal cages and dog lines must be a.) located in the rear of the property and not visible from the street, b.) enclosed with a privacy fence that is locked when dog is present, and c.) constructed of design, materials and color consistent with the home on the Lot.
C. Invisible fences are not acceptable.

Section 2010.12 DOORS (ENTRY, REAR, OR SIDE)

A. Replacing an entry, rear, or side door is permitted, provided the design, material, and color are at least consistent in quality with that used in the original construction.

Section 2010.13 DRIVEWAYS

A. An application is required to make <u>any</u> modification to the driveway (such as, but not limited to, extending the driveway).
B. All driveways must be constructed of concrete that is the same compatible material used in the original construction.

Section 2010.14 "ENCLOSED" DECKS AND PATIOS

A. An enclosed deck and/or patio should be designed and constructed for architectural and aesthetic compatibility and harmony. An application for enclosing a deck and/or patio should include the following information:
    1. A plan or sketch of the structure from two different views;
    2. Type of construction materials;
    3. Color of the structure, if painted or stained; and
    4. Estimated start and completion dates.
B. When patio or deck schemes include other exterior changes such as fencing, lattice, plantings, air conditioners, grade changes, etc., other appropriate sections of these guidelines must be fully addressed within the application.
C. All residents are responsible for obtaining required building permits associated with the construction from the appropriate government authorities.
    1. Fulton County requires permits before construction begins. A copy of the permits must be forwarded to the Association Manager at Community Management Associates prior to or at the time the application is submitted. Any construction without the permits is prohibited, and the ARC may notify Fulton County.

Section 2010.15 EXTERIOR DECORATIVE OBJECTS/HOLIDAY DECORATIONS

A. An application is required to be approved by the ARC for all natural or man-made exterior decorative objects.
B. Decorative objects are permitted in the rear yard only. No decorative objects such as sculptures, birdbaths, fountains, and the like shall be placed or installed on the front or side yard.
C. A completed application requires the following information:
    1. Site plan showing the relation of the object to the house, property and adjacent neighbors;
    2. All special features such as, but not limited to, rotating objects, shooting water, must be specified;
    3. Color and material of object; and
    4. Estimated start and completion dates.
D. Exterior holiday decorations do not require an application. They are considered temporary and must be removed no later than thirty-days after the holiday for which the structure was erected.

Section 2010.16 EXTERIOR LIGHTING (Article VI, Section 15)

A. Exterior lighting, in addition to that initially provided on the house may be desired to enhance a deck or patio or to improve visibility of the driveway or walkway. The following do not require an application: a.) Lights added to the front of a home or garage must match or compliment existing lamp styles of exterior lamps, b.) Ground level lights bordering long driveways must be unobtrusive in nature with black or dark finish, c.) Lighting, decorative or otherwise, in the front or rear yard must be placed so that light does not shine outside the property in a manner which could disturb neighbors. Plans for all other exterior lighting require an application to be approved by the ARC.
B. Decorative post lights will not be approved unless they conform with established street lighting.
C. Holiday lights do not require an application.

Section 2010.17 EXTERIOR COLOR (Article VI, Section 23)

A. The exterior of all improvements must be painted or repainted in the color used in the original construction and marketing of residences within the Cambridge Commons Community.

Section 2010.18 FENCES (Article VI, Sections 17 and 22)

A. An application is required to be approved by the ARC.
B. Chain link fences or hog wire fences are prohibited.
C. White vinyl fences are not permitted.
D. Invisible fences are not acceptable.
E. Two types of cedar fences are permitted. The maximum height permitted is six (6) feet and the fence must be setback one (1) foot from the side and rear lot lines. Installation of the fence along the side yard(s) is permitted at the rear one-third of the residence. Exceptions will be made for corner lots and ranch style homes on a case-by-case basis. Fences installed on the side yard must be screened with an opaque landscape buffer (with exception of the walk gate) on the street side of the fence. At the time of installation the landscape material(s) must be five (5) feet tall. Suggested plant materials include, but are not limited to: Wax Leaf Ligustrum (Ligustrum Lucidum), Privet (Ligustrum Sinense), Cleyera (Cleyera Japonica) and Wax Myrtle (Myrica Cerifera).
F. All cedar fences must be stained with a waterproof sealant in an earth-tone or clear color only.
G. Painting fences is not permitted.
H. No fence shall be placed, erected, allowed or maintained closer to any street than the rear of the residence constructed on such Lot.
I. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain at any street corner where this would create a traffic or sight problem.

Section 2010.19 FIREWOOD (Article VI, Section 18)

A. Firewood shall be kept neatly stacked, and should be located to the rear residence. Firewood should be screened from view of neighboring Lots, streets, and property located adjacent to the Lot.

Section 2010.20 FLAGPOLES

A. Permanent, freestanding flagpoles are prohibited.
B. Temporary flagpole staffs that do not exceed six feet in length at an incline to the wall or pillar of the dwelling unit do not require approval by the ARC.

C. Only official flags of countries, states, universities or seasonal decorative flags may be displayed.
D. Only one flag permitted to be displayed at a given time.
E. Flags which display trademarks or advertising, and battle flags and similar flags which, in the Board's judgment, are intended to, or tend to, incite, antagonize, or make political statements (other than a statement of citizenship or country of origin of the residence of the dwelling) shall not be permitted.
F. Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or faded beyond recognition.
G. Provisions of the Federal Flag Policy must be adhered to. The Federal Policy may be found at http://www.4.law.cornell.edu/uscode/4/8.html.

Section 2010.21 GARAGES AND GARAGE DOORS (Article VI, Section 28)

A. No garage may be demolished or converted to any use other than as a garage (including, without limitation, a conversion to use as enclosed living area, screened or glass porch or patio) without the prior consent of the Board.
B. Replacing a garage door does require an application.

Section 2010.22 GARDENS AND LANDSCAPING (Article VI, Sections 13 and 17)

A. Grass, ornamental plants and shrubbery may be planted in the front, rear, or side yard of any Lot. All other planting requires approval by the ARC or is in accordance with the guidelines established by the Board.
B. Planting of trees, plants or shrubbery on the property line is prohibited.
C. No vegetable garden is allowed without approval by the ARC.
D. An application is required for railroad ties or garden timbers which form a wall over twelve (12") inches high, and eight (8') feet long. An application should include (a) site plan with the location of the timbers and (b) information on landscaping plans and grading changes.
E. Landscape mulch, nuggets, and rock chips are permitted.
F. Overseeding of fescue lawns and sodding of lawns with Bermuda or zoysia grasses shall be permitted.
G. All property located at street intersections shall be landscaped to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain at any corner where this would create a traffic or sight problem.

Section 2010.23 GREENHOUSES, SUNROOMS AND ADDITIONS

A. Attached greenhouses, sunrooms and additions require an application to be approved by the ARC.
B. During winter months plastic sheeting is not an acceptable temperature/window screen.
C. All residents are responsible for obtaining required building permits associated with the construction from the appropriate government authorities.
    1. Fulton County requires permits before construction begins. A copy of the permits must be forwarded to the Association Manager at Community Management Associates prior to or at the time the application is submitted. Any construction without the permits is prohibited, and the ARC may notify Fulton County.
D. A complete application requires the following information:
    1. Site Plan showing the proposed location of greenhouse, screened porch, or addition, including any expansion of driveway, sidewalks and the necessary distance from the property line;

2. The applicant must submit detailed architectural drawings including dimensions of the greenhouse, sunroom, or addition, elevations, materials to be used, and samples for review the ARC;
3. Type of window/temperature screen (if any) to be used during winter months; and
4. Estimated start and completion dates are required.

Section 2010.24 GUTTERS AND DOWNSPOUTS (Article VI, Section 16)

A. No application is needed.
B. All house gutters and downspouts must match those existing and must not adversely affect drainage on adjacent properties and must be maintained in a reasonable manner.

Section 2010.25 HOUSE NUMBERS

A. Large house numbers are not permitted on the house. Curb numbers are permitted on the mailbox and on the curb only.

Section 2010.26 IN-HOME BUSINESS (Article VI, Section 2)

A. No business or business activity shall be carried on or upon any Lot without the approval of the Board.
B. The city of Atlanta regulates in-home business. The concern with in-home businesses centers on the potential impact on the residential character of the neighborhood.
C. The following special requirements must be met:
    1. Permit required from the appropriate government authorities.
    2. No sign or other advertising device of any nature shall be placed upon any Lot or house.
    3. No exterior storage of business-related materials will be allowed on any Lot.

Section 2010.27 MAILBOXES (Article VI, Section 24)

A. All mailboxes and mailbox posts shall be of the same type and color as that originally installed by the Builder.

Section 2010.28 RECREATION AND PLAY EQUIPMENT (Article VI, Section 13)

A. An application is required to be approved by the ARC.
B. All playground equipment shall be placed to the rear of the residence. Recreation and play equipment includes, but is not limited to: swing sets, tree houses, dollhouses, basketball courts, hammocks and trampolines.

Section 2010.29 SHINGLES

A. Replacing shingles does require an application.

Section 2010.30 SIDEWALKS AND PATHWAYS

A. New and extended sidewalks and pathways require an application to be approved by ARC.
B. New sidewalks and pathways should be set back six (6) feet from the property line and installed flush to the ground. Changes in surfacing or realigning existing sidewalks and pathways are prohibited.
C. An application is necessary and requires the following information:
    1. Site Plan showing relation of proposed pathways or sidewalks, the adjacent property lines, the applicants house and adjacent houses;
    2. Dimensions of proposed improvements;
    3. Materials and finishes to be used; and
    4. Estimated start and completion dates are required.

Section 2010.31 SIGNS (Article VI, Section 3)

A. "For Sale", "For Rent" signs, and security signs, as well as signs required by legal proceedings may be erected upon any Lot. Only one sign permitted per Lot.
B. Election signs do not require an application. They are considered temporary and must be removed no later than ten days after the election for which the sign was erected.
C. All signs (except mentioned above), billboards and advertising structures are prohibited on any Lot except with the written permission of the ARC. The ARC shall determine size, color content and location of any sign.

Section 2010.32 SKYLIGHTS

A. An application is required to be approved by the ARC.

Section 2010.33 SOLAR DEVICES (Article VI, Section 21)

A. No artificial or man-made device designed or used for collection of or heating by solar energy or other similar purposes are allowed without the approval of the ARC.

Section 2010.34 STORAGE OF COMMERICAL VEHICLES, BOATS, TRAILERS, CAMPERS, MOBILE HOMES, RECREATIONAL VEHICLES AND INOPERABLE VEHICLES (Article VI, Section 4)

A. Parking of any vehicles on streets in places other than in garages or driveways except on temporary basis for such period of times as necessary to load, unload, or prepare such vehicles for imminent use, is prohibited.

Section 2010.35 STORM DOORS

A. Full view or plain paneled doors, which are the same color as the entry door or the immediate surrounding trim, do not require an application.
B. Storm doors should be simple and without ornamentation, according to industry standards.
C. Storm doors on the front of the house must be full-view glass or full-view screen (i.e. non retractable glass or screen).
D. Storm doors on side and rear of the house may be retractable glass or screen.
E. Screen doors are not permitted.

Section 2010.36 SWIMMING POOLS (Article VI, Section 27)

A. Only in-ground pools will be considered. Pools must be located in the rear of the house.
B. All residents are responsible for obtaining required building permits associated with the construction from the appropriate government authorities.
    1. Fulton County requires permits before construction begins. A copy of the permits must be forwarded to the Association Manager at Community Management Associates prior to or at the time the application is submitted. Any construction without the permits is prohibited, and the ARC may notify Fulton County.
C. A completed application to be submitted to ARC requires the following information:
    1. A Site Plan showing location and dimensions of the pool, other mechanical equipment, etc., in relation to the applicant's house, property lines and adjacent dwellings;
    2. Detailed dimension and plans of the pool, and pertinent information concerning water supply system, drainage and water disposal system; and
    3. Estimated start and completion dates are required.

Section 2010.37 TREE REMOVAL (Article VI, Section 14)

A. No trees which are left on the Lot at closing shall be removed without the approval of ARC, except for a.) diseased or dead trees, and b.) trees needing to be removed to promote growth of other trees.
B. All dead trees must be removed. Tree stumps should be cut to grade when possible.

Section 2010.38 VEHICLE PARKING (Article VI, Section 5)

A. All vehicles must be parked only in areas (driveways and garages) designated for this purpose. At no time may sodded areas be used for parking of other recurring use to support vehicles of any type.
B. Overnight parking in the street is not permitted with exception of occasional guests.
C. The temporary parking of vehicles on streets for entertainment purposes or for visiting guest is allowed. However, for entertainment purposes, the ARC encourages all members to be good neighbors by giving notice to those neighbors whose homes will be affected by the parking of such temporary vehicles.

CAMBRIDGE COMMONS
ARCHITECTURAL CONTROL
MODIFICATION APPROVAL FORM (Revised)

NAME_____ DATE_____
ADDRESS_____
TELEPHONE _____ EMAIL _____

MODIFICATION(S) REQUESTED

****

-----	**FENCES** **(Specify materials, Style & Sketch on plat)**	-----	**LANDSCAPING** **(Specify ID & Sketch)**
-----	**POOLS & SPAS** **(Plans – 2 sets)**	-----	**RECREATIONAL EQUIPMENT** **(Kind & Location)**
-----	**REPAINTING** **(Paint Manufacturer & Color)**	-----	**ROOF** **(Manufacturer, Type & Color)**
-----	**SCREENING** **(Specify Material, Style & Color)**	-----	**STRUCTURE ADDITION** **(Plans – 2 Sets)**
-----	**STRUCTURE MODIFICATION** **(Plans – 2 sets)**	-----	**TREE REMOVAL** **(Sketch)**
-----	**WATERFRONT LAND** **(Type Change & Sketch)**	-----	**OTHER** **(Appropriate Description)**

****

MODIFICATION(S) DESCRIPTION (attach additional information if necessary)

****

ESTIMATED START DATE _____ **ESTIMATED COMPLETION DATE** _____

****

RETURN FORM TO:

Fontella D. Young, Association Manager Cmts
1465 Northside Drive* Suite 128* Atlanta, Georgia 30318
Telephone: (404) 352-5470 * (800) 522-6314
Fax (404) 355-9561

ARCHITECTURAL CONTROL ACTION

Date Received _____ **( ) in person ( ) by mail**
Date Reviewed _____ **Date Responded** _____
Reviewer(s) _____ **( ) Approved ( ) Disapproved* ( ) Conditional Approval ***
(* Requires Explanation)

RETAIN COPY OF APPROVAL FORM,
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