

DESIGN STANDARDS FOR BELFAIRE HOA

Purpose

The Architectural Review Committee (ARC) and the Board of Directors in order to create and maintain a community of high quality and visual harmony have established these design standards. The design standards are based on the Covenants of the neighborhood and provide a more concise description of the expectations and requirements that the ARC will base all future decision on. It is the desire of the ARC to provide guidelines that will be equally enforced and easily understood for uniform submission and review of ARC Requests

ARC Request Procedure

Any alteration, addition, or change of any kind to the exterior of your home or lot requires written approval in advance. Requests for all projects must be made in writing to the ARC and submitted by placing in the HOA mailbox at the pool, or by mailing to:

Belfaire HOA-ARC
1416 Belfaire Trace
Dacula, GA 30019

All ARC request must include the following:

1. A site plan of your property showing the location of your addition or alteration. This plan can be a rough sketch if it properly depicts the placement or location of the project change.
2. A full description of your project including dimensions, colors, and materials used. Paint color changes should include samples of desired colors.

The ARC will respond to your request within five (5) business days from the date of receipt by the committee. Fines can be applied to the board, but the disposition of the appeal will be considered final.

Sheds/Out Buildings

Only sheds that are constructed on site with a concrete slab may be considered for approval. Approved shed designs (8'x10' to 12'x14') may be obtained from the Home Depot Contractor's Desk (ask for the Belfaire Subdivision Design). The shed will be constructed such that it is the least visible possible from the road and be made of the same material and colors as the house is made (sturdy board or

stucco). No roll-up doors will be permitted and no driveway or permanent path may be constructed beyond a 2' pad at the doorway. The roof of the shed must be shingled to match the house in material and color and have a pitch that matches the house. Wall height shall be no greater than 8'. Only the approved shed design will be allowed. No other outbuildings will be allowed. No pre-manufactured sheds will be allowed. Shed placement must still go through ARC approval

Trees

Gwinnett County has very strict rules concerning the removal of trees and those must be adhered to. Trees within the front yard must be replaced if removal is required or desired. Remnants of removed trees must not be visible from the street. Removal of all trees in any section of a yard is not permissible. All violations will be sent to Gwinnett County.

Vehicles

Vehicles will not be left in disrepair on any property that is in plain sight. All vehicle maintenance should be performed in the homeowner's garage. Vehicles should not be parked on the road for extended periods of time. Vehicles must not be parked within a homeowner's yard except for loading and unloading. RVs, boats, towed vehicles, bus, truck with camper top, commercial vehicle, truck (except pick-up trucks and sport utility vehicles), trailer, motorcycle, mini-bikes, scooter, go-cart or similar recreational vehicle shall not be permitted on any Lot, except if kept in an enclosed garage. ARC approval is necessary for a waiver of this, but only for defined periods of time (1 week or less). Any violations will receive a written warning and a three-day grace period. After three days, the homeowner will be fined \$35 a day until the vehicle has been made compliant and inspected by a representative of the Board of Directors.

Weeds/Lawn Maintenance

Yards should be maintained and weed free. Visible weeds should be removed and/or chemically treated. Lawns should be mowed to a standard height across the entire yard not to exceed 3" in height. Any bald areas that are visible from the curb should be reseeded or sodden. Failure to maintain the yard, such that it is not visibly appealing from the street and per these standards, will result in a written warning. Two consecutive written warnings in a row will receive a fine of \$35. Three or more consecutive warnings may result in the yard being mowed at owner's expense and an additional \$100 fine being assessed for each occurrence after the second. Any further violations will also result in legal action.

Woodpiles

Woodpiles must be located away from structures because of termites and insects. They must be concealed from view of the street. No approval is required to store wood for burning, but any wood kept shall not be permitted to become unsightly.

Exterior Colors

As the exteriors of homes need repairing or repainting, any change from the original color scheme must be approved in advance. The request submittal should include color chips and descriptions of where each color used will go. Repainting of a home in the original color scheme does require ARC approval. Exterior color must be maintained and made free of mildew or other discolorations that could distract from curb appeal. Visible mildew or wood rot will be documented by violation notice and the homeowner will be given 2 months (60 days) to correct. After that time, a fine of \$100 per week will be attached to the property. Extensions may be requested, but will require proof of future action and must be obtained prior to fines being placed.

Exterior Lighting

Landscape or ornamental lighting should be white or color free. Lights should be confined to the bedding areas and not be allowed to shine on any portion of an adjoining lot. Low power solar powered lights with a blue or yellow tint are acceptable. Porch lights or spotlights must also be white or color free and not be allowed to disturb neighbors. Use of high wattage/high lumen bulbs (bulbs in excess of 100 watts) may be considered if it does not disturb ones neighbors. Colored Christmas lights are acceptable during that season only. Christmas lights should not be used prior to Thanksgiving or after the first weekend after New Year Day. Failure to take down Christmas lights after the prescribed period will result in a fine of \$35 per day after the defined time. No warnings will be applied to failing to remove Christmas lights within the accepted time frame.

Fencing

Fencing designs must be submitted for ARC approval and include a plot map depicting the area to be fenced, the design details of the fence (including color), and a schedule for all work to be performed. Suggested design styles are in the covenants article VI section 3. No use of chain link will be accepted. Fences are not permitted to be erected any farther forward than the back comers of the home. All fencing that faces the road must be privacy fence. Picket fence may be considered for rear sections of lots, but only with prior ARC approval.

Garbage Cans

Garbage cans shall not be located where they can be seen from the road except on the designated days for pick-up. After garbage pickup, the garbage cans must be removed from view by 5p.m. on Saturday. Vacationing or traveling homeowners must make arrangements to have cans removed from view if pickup is desired while they are away. After 2 consecutive violations a fine of \$35 per day will begin until corrected.

Landscaping

Front bedding areas should be visually attractive from the street. Mulch should be used and replenished as required to maintain a positive aesthetic value. Only wood or pine straw mulch is acceptable for use as ground cover. Rocks must be approved by the Board to be used as ground cover. Dead plants should be removed and dormant plants should be sheered back. Non-compliance with this guideline will result in a \$35 fine per day until corrected.

Mailboxes

All mailboxes must conform to the standard set by the builders within the neighborhood. They must be on a 4" x 4" wooden structure of natural wood tone color. The mailbox must be black and of the same size and shape as the original installation. Any failure to comply with this standard will be met with a written warning and two weeks to comply with the standard. After two weeks, the homeowner will be fined \$35 a day until the mailbox has been made compliant and inspected by a representative of the Board of Directors.

Play/Recreational Equipment

ARC approval is required for any play equipment that cannot be stored after each use. Play equipment must be located in the rear of the lot, and, if visible from the street, placed in such a way that obscures view from the street to the greatest extent. Play sets such as swings and jungle gyms should be constructed of wood. Privacy fences are requested if the view of play equipment cannot be obscured by placement behind the home. Unsightly or poorly maintained equipment are in violation and will be issued warning letters and subsequent fines. After two weeks, the homeowner will be fined \$35 a day until the play equipment has been made complaint and inspected by a representative of the Board of Directors.

Satellite Dishes/Antennas

Satellite dishes may be no larger than one meter in diameter and should be placed such that it is obscured from view from the street and from other lots to the maximum extent possible. ARC approval is not needed unless the antenna is to be mounted on any front section of the house or visible roof section facing the street. All other antennas must have prior ARC approval prior to construction.

Statuary

Any decorative appurtenance, such as sculpture, birdbaths, birdhouses, fountains, etc. must be approved in advance by the ARC if it is visible from the street. No plastic decorations are permitted.

Storm Doors

Storm doors are permitted; however, they must be full glass and be factory finished in white or a color that will match the trim color surrounding the door. Prior approval is not needed if the door falls within this criterion. Any deviation must receive ARC approval prior to installation.

Failure to Submit ARC Requests

Any homeowner that fails to submit an ARC Request and makes a change to the exterior of their home or lot may be subject to removing or reversing that change. A letter of violation will be sent via US Post or hand delivered by an ARC representative that will state the violation and provide a period of two weeks to correct any violation. After two weeks, a second violation letter will be delivered to the property stating that the property is being fined at \$35 per day until the violation has been resolved. Submission of ARC requests after a change has been made does not assure that the change will be approved and is the risk of the homeowner.

Proper Maintenance of Property

All property contained on a homeowner's lot is subject to compliance with the covenants and, by extension, these written guidelines. Original or modified structures, landscaping, and visible items within a homeowner's yard must be maintained at all times. Items that are approved by the ARC are only approved as long as they meet the standards set by the covenants and these guidelines. Items that fall into disrepair or become unsightly must be repaired or removed at the homeowners cost. Failure to do so will result in a written warning and grace period of two weeks.

After two weeks, the residence will be fined at a rate of \$35 per day until compliance is achieved. Special extensions may be applied for by ARC request to the Board of Directors. Circumstances that may be considered are military service, severe change in health, or other similar extenuating circumstances.

Awnings and Covered Porches

Both awnings and covered porches require prior ARC approval. Awnings are not allowed on the front side of the house, but can be approved for use on the backside. They should be attached to the structure and visually appealing for their entire life of use. Covered porches may also be built onto the backside of the structure, but must be built on a concrete slab if they are not built on top of an existing deck. Local building codes and permits must also be applied.

Basketball Goals

Only portable basketball goals are permitted by the covenants. They are meant to be stored out of sight when not in use. A permanent basketball goal may be considered if it can be constructed in the backyard and is not visible from the street. This requirement must be proven to the ARC and approved prior to construction. A privacy fence is highly recommended.

Borders

Plastic borders are not allowed. Wood, brick, stone, and manufactured concrete borders may be used with prior ARC approval and if they follow the color scheme of the house or are a natural (earth tone) color. No cinder blocks will be considered. Curb appeal is the ultimate goal of this addition to landscaped areas and should be considered.