



Parc at Cogburn

Rules and Design Guidelines

ADOPTED AUGUST 11, 2017

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SECTION 1.

GENERAL PROVISIONS

PURPOSE

Parc at Cogburn (the “Community”) is protected by mandatory covenants, known as the Declaration of Covenants, Restrictions and Easements (the “Declaration”), the purpose of which is to enhance the community lifestyle of the residents of the neighborhood, to protect and maintain the aesthetic character of the neighborhood and to ensure an architecturally harmonious community.

Until all of the homes in the Community are sold, the Board of Directors of the Association, as well as the members of the Architectural Control Committee, (“ACC”) are appointed by the Declarant. These rules and guidelines are intended to assist homeowners in obtaining Board or ACC approval of common requests made under the covenants.

APPROVALS AND VARIANCES

ANY ALTERATION WHATSOEVER TO THE EXTERIOR OF YOUR HOME OR TO YOUR LOT REQUIRES PRIOR WRITTEN ACC APPROVAL.

You have purchased your home because you like the look of this community. Be aware that the Board (or ACC, as applicable) will not approve any request that deviates from the architectural design, color scheme, etc. that is currently established for the community.

Compliance with the ACC rules and these guidelines does not guarantee approval of any application. Furthermore, the Board (or ACC, as applicable) may, in its sole discretion, deviate from these written guidelines if a determination is made that such a variance is consistent with the general intent of the guidelines or the well-being of the community. All alterations must be requested and approved prior to installation and no granting of a request shall prevent the Board or ACC from denying a request in other circumstances.

PLEASE REMEMBER THAT YOU MAY ALSO NEED THE APPROVAL OF THE LOCAL BUILDING AUTHORITY OR OTHER REGULATING ENTITY BEFORE YOUR ALTERATION.

AMENDMENT

These Rules and Design Guidelines may be amended at any time and from time to time.

SECTION 2.

FENCE SPECIFICATIONS

The Declaration requires you to obtain written approval from the ACC prior to the erection of any fence on your lot. The following rules and guidelines regarding fence approval are hereby in effect:

- 1) You must submit your request in writing for ACC approval using the attached form.
- 2) The request must include a copy of the recorded plat showing your Lot and show the requested location and style of fence.
- 3) All proposed fencing must meet the following specifications:

(a) must be the following style:

Shadowbox Wooden Fence as shown on the following page.

(b) except for the specific instances listed in (c) and (d) below, must be in the rear yard only, must run perpendicular from a point on the side wall of the house that is not more than 20 feet forward (toward the front of the house) from rear-most corner of the house to the side property line and must be a minimum of 6 inches within the property line.

(c) if adjacent fencing exists, the proposed fence must tie into it.

(d) if a basement door exists, fencing may be adjusted (moved forward of the basement door) in order to access the basement from the fenced area.

(e) if the fence is adjacent to an alley, street, or road, the fence must be at least two feet away from such alley, street or road.

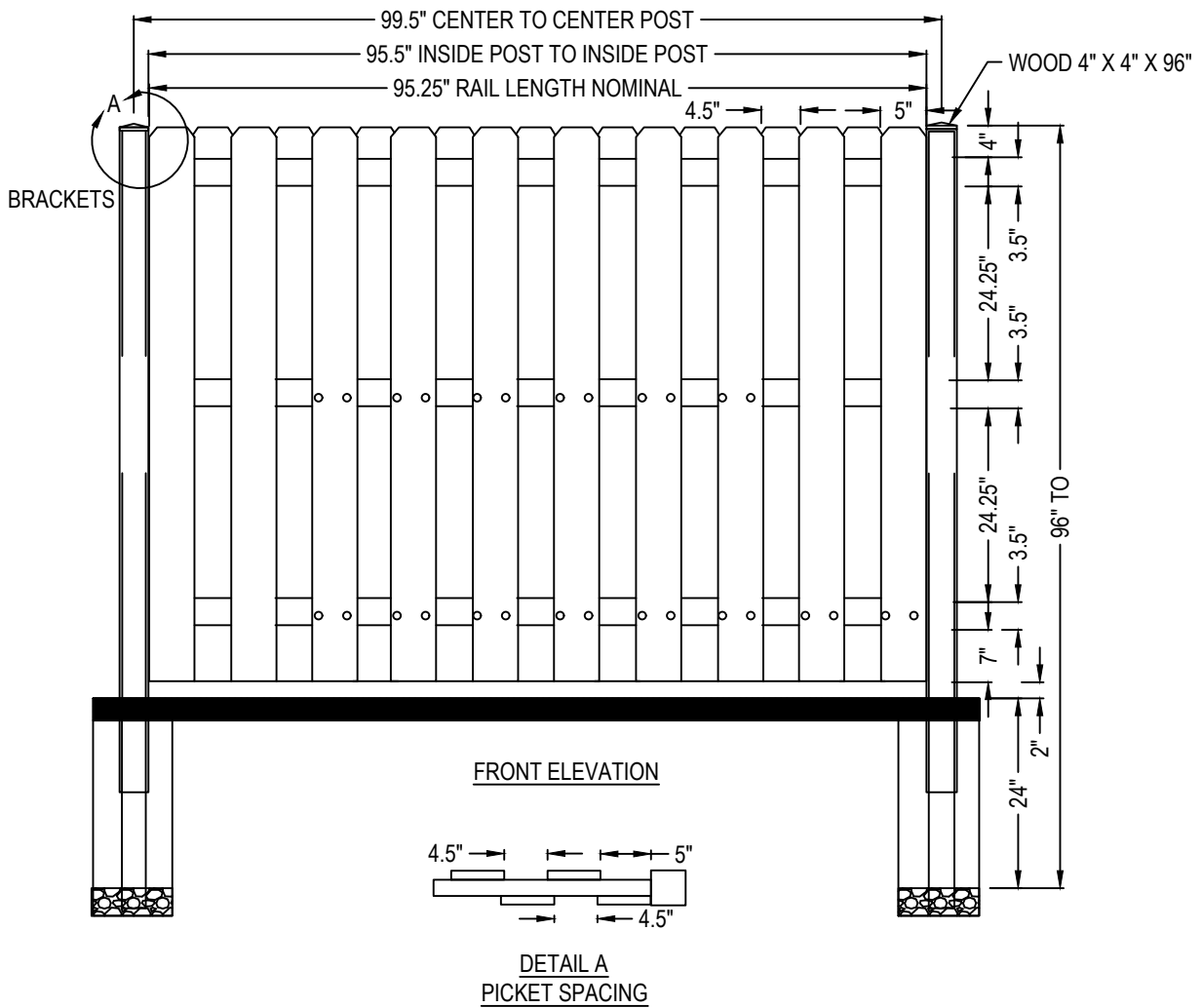
4) The fence must be installed by a qualified person knowledgeable about the proper installation of concrete footings and fence posts.

5) The fence must otherwise be permitted by and in compliance with the terms of the Declaration.

The ACC retains the right to approve or disapprove any fence request in its sole and absolute discretion.

ANY INSTALLATION OF A FENCE NOT IN COMPLIANCE WITH THESE RULES AND DESIGN GUIDELINES MAY BE REMOVED BY THE ASSOCIATION AT THE EXPENSE OF THE OWNER. THE ASSOCIATION RESERVES THE RIGHT TO MAKE CHANGES TO THESE RULES AND DESIGN GUIDELINES AS IT DEEMS NECESSARY OR DESIRABLE.

SHADOWBOX WOODEN FENCE



NOTES:

1. THE TOP OF THE POST ARE SET EVEN WITH THE TOP OF THE PICKETS TO HELP KEEP PICKETS IN A STRAIGHT LINE WHEN INSTALLING.
2. BRACKET PLACEMENT, ALL MEASUREMENTS ARE FROM THE TOP OF THE POST.

SECTION 3.

FLAG SPECIFICATIONS

The Declaration for your neighborhood requires you to obtain written approval from the ACC prior to the installation of a flagpole or the flying of a flag on your Lot; however, any installation of a flagpole or flying of a flag in compliance with the rules and specifications listed below will not require written approval.

- 1) Only the American flag is permitted.
- 2) The only approved mounting mounting/stanchion is a bracket permanently mounted onto the house structure. Free-standing flagpoles are not permitted.
- 3) The flag pole may not exceed eight (8) feet in length and the maximum flag size is three and one-half (3.5) feet hoist (width) and six and sixty-five hundredths (6.65) feet fly (length) (Size 7 flag).
- 4) The flag pole shall be of necessary and appropriate height so that the flag does not touch anything beneath it (such as the ground, furniture or plantings).
- 5) Only one flag may be flown at a time.
- 6) The flag must be clean and in good repair. The flag shall not be displayed in inclement weather unless it is an all-weather flag and shall not be displayed at night unless it is illuminated by existing lighting of the home as permitted by the Declaration.
- 7) Display of a flag as a drapery or window curtain shall not be allowed.
- 8) No display that, in the discretion of the Architectural Control Committee, is vulgar or offensive or depicts the American flag in a disrespectful manner shall be allowed.

ANY INSTALLATION OF A FLAGPOLE OR FLYING OF A FLAG NOT IN COMPLIANCE WITH THESE RULES AND DESIGN GUIDELINES MAY BE REMOVED BY THE ASSOCIATION AT THE EXPENSE OF THE OWNER. THE ACC FURTHER RESERVES THE RIGHT TO MAKE CHANGES TO THESE RULES AS IT DEEMS NECESSARY OR DESIRABLE.

SECTION 4.

SATELLITE DISHES AND TV ANTENNAE

So long as the Association does not install a centralized satellite dish or antenna, which it may do in its sole and absolute discretion, the Association shall permit a DBS or MMDS satellite dish one meter or less or a standard TV antenna. All installations of satellite dishes or antennae shall be performed by a qualified person knowledgeable about the proper installation of such devices. Installation shall be in accordance with all applicable building, fire, electrical and related codes. Wiring and cabling shall be installed so as to be minimally visible and blend into material to which it is attached.

The dish/antenna shall be installed on the rear upper roof area of the home.

If installation is in accordance with the above rules, then Owner shall notify ACC in writing using the attached form within seventy-two (72) hours of such installation and no further action by the Owner regarding installation is required.

If an acceptable signal CANNOT be received in the above approved location, then approval for an alternate location must be requested and approved by the ACC prior to installation. (Submit attached notification form as permission form for approval and provide the ACC with a statement of the proposed screening or other appropriate camouflage of any dish or antenna placed in any alternate location.)

Owner shall be responsible for the maintenance of any satellite dish or antenna. If the satellite dish or antenna is dislodged from its original position of installation, then reattachment must be performed within seventy-two (72) hours of dislodgement.

Owner shall be responsible for any damage to real or personal property or injury to persons caused by the satellite dish or antenna.

If the Owner removes the satellite dish or antenna, the Owner shall promptly restore the property to its original condition and to the satisfaction of the Association.

ANY INSTALLATION, MAINTENANCE OR REPAIR OF A SATELLITE DISH OR ANTENNA NOT IN COMPLIANCE WITH THESE RULES AND DESIGN GUIDELINES MAY BE REMOVED BY THE ASSOCIATION AT THE EXPENSE OF THE OWNER. THE ASSOCIATION RESERVES THE RIGHT TO MAKE CHANGES TO THESE RULES AND DESIGN GUIDELINES AS IT DEEMS NECESSARY OR DESIRABLE.

SECTION 5.

MISCELLANEOUS

TRASH CANS. All garbage receptacles shall be stored out of sight at all times except on the days on which trash is removed by the designated garbage-collecting agency. Trash receptacles are to be stored **inside** your garage or home. If you desire to leave your trash receptacles outside your home or garage, you must request permission from the ACC to install a privacy fence enclosure for them, which request may be granted in the ACC's sole and absolute discretion. If a fence enclosure is permitted, it must be maintained by the owner in good condition and repair and in accordance with the requirements of the Declaration. The installation of a landscaping shield to screen trash receptacles is not permitted.

YARD ACCESSORIES AND LIGHTING.

No yard accessory, art, furniture, lighting or other item is permitted in any front yard without prior ACC approval.

PARKSIDE MANAGEMENT
1401 PEACHTREE STREET NE #430, ATLANTA, GA 30309
LAURA.LAZAR@PARKSIDEMGT.COM

TO: ARCHITECTURAL CONTROL

ASSOCIATION, INC.

Per this ACC review form, I am requesting the following:

NAME _____

ADDRESS _____

DATE RECEIVED: _____

DATE TO BOARD OF DIRECTORS _____

This request will be reviewed by the Board of Directors and a decision will be given to you per the Declaration of Covenants for your community. Should you wish to mail, email or fax this request, please see the contact information above. Per the Declaration, the Board will make a decision within 30 days of this being received.

ARCHITECTURAL CHANGE REQUESTED _____

FOR BOARD OF DIRECTOR USE:

REQUEST RECEIVED BY _____ DATE _____

APPROVED _____ DENIED _____

CONDITIONS FOR APPROVAL/REASON(S) FOR DENIAL IF APPLICABLE:

SIGNATURE OF BOARD OF DIRECTORS/AGENT PER BOD:

DATE _____

note: all permitting and infrastructure will be the responsibility of the owners