



A Prestige Community

Standard Building and Design Specifications

MINIMUM SQUARE FOOTAGE:

RANCH-2400 SQ. FT.

2-STORY-2700 SQ. FT.

All elevations must be approved by the ARC.

Some lots may require 3 or 4 sides brick veneer, stone, or stucco per ARC.

Corner lots are to be treated as having two front elevations.

Pediments or brick detailing is required over all windows and doors where roofline permits.

All siding corners must have 4 inch double corner boards.

All first floor ceilings must be at least 9 feet high and all second floor ceilings must be at least 8 feet high.

Front Elevations may be brick veneer, stone veneer, stucco, cement fiber siding, board and batten, or cedar shakes. Brick or stone front elevations must include brick or stone side elevations up to the level of the first floor. If full stucco front elevations is used, full stucco sides must also be included. Only masonry stucco shall be used. All front windows and doors on siding front elevations must be trimmed in a minimum of 1X4 with back band.

Side Elevations may be brick veneer, stucco, cement fiber siding, board and batten, or cedar shakes. When a break in material occurs, such as brick up to 1st floor level, then a 10" skirt board with wood drip cap must be installed.

Rear elevations may be brick veneer, stone veneer, stucco, cement fiber siding, board and batten, or cedar shakes.

Accent wall materials such as brick, stone, cedar shake, etc., must return to the first inside corner unless approved by the ARC.

Front and side elevation foundations must be brick veneer, stone veneer, or stucco to the level of the first floor.

Exposed concrete shall always have a painted finish.

Roofs: Front gable roof pitches should have a minimum pitch of 12/12 unless specifically approved by the ARC. All main body roof pitches should have a minimum pitch of 10/12 unless specifically approved by ARC. Roofing material must be at least 25 year 3- tab dimensional fiberglass shingles. Colors are to be black, grey, or weathered wood or other similar colors and blends.

Garages should be side entry where possible and courtyard entries and front entries will be considered, but whenever a garage faces a street, double 9 foot wide doors are required with an appropriate front elevation level of detail. All garage doors should have an appropriate head detail such as jack arches, pediment, or 1x4 with back band trim.

Windows are not allowed in garage doors.

Cornice Trim: Eve fascia boards must be a minimum of 1 x 8. Eve frieze boards must be a minimum of 1 x 8 with 4 inch crown mold. Gable rake detail is encouraged with rake molding. 1 x 8 fascia and 1 x 8 frieze cornice must be carried around on both sides of the house.

Bay Windows: No cantilevered bays on fronts or corner lot sides. All street facing bays must be trimmed in raised panels, not siding.

Bay Tops that face a street shall be copper or painted seam metal roofing.

Full & Queen Anne Returns that face a street shall be copper or painted seam metal roofing.

Roof Projections & Vents shall be located so as to not be visible from the street and shall be painted to match the roof.

Metal Flashing and Wall Vents shall be painted to match the roof color or the wall color they are on.

Skylights shall be a flat glass unit and shall not be located on a front elevation roof.

Solar Heat Collectors must be located so as not be visible from the street.

Chimneys: Unless on rear of house, all chimneys must be taken to grade. All chimneys not on rear of house must be brick, stucco, or stone. All chimneys must be topped with a decorative black painted metal shroud.

Windows should be double hung painted wood or wood clad with metal or vinyl. No vinyl windows are allowed. Transoms and half-round and other appropriate accent windows are encouraged. Street facing windows not fitted with shutters must be trimmed with the equivalent of 1 x 4 with back band. Screens and screen doors must be anodized aluminum – no silver finishes.

Shutters may be wood or vinyl. S-hooks and hinges are encouraged on all shutters.

Window grills are required in all front windows. If GBG are not used, grills must be painted the same color as the trim. ARC may require more window grills on certain lots such as focal point lots, street facing lots, etc.

Porches, front stoops and steps must be designed and detailed with materials to be compatible with the house. Front steps must be at least 5 feet wide unless noted otherwise and made up of stone or brick. Front porches must be at least 5 feet deep. Unless otherwise approved, columns must be at least 8" x 8" square or round. Support columns must match the foundation material and be at least 16" x 16". Porch floors must be wood, brick or stone. All vertical wood surfaces which include bands, risers, etc. must be painted. All wood porches must be approved by ARC.

Decks must be to the rear of house unless approved by ARC. Deck materials must be cedar or pressure treated pine unless approved by ARC. Deck supports shall be a minimum of 6 x 6 wood posts. No metal post for decks except where they exceed code.

Railings are to be a standard design.

Gutters shall be OG with rectangular downspouts or half-round with round downspouts. Finishes shall be either painted galvanized metal or aluminum with a baked-on finish.

Mailboxes shall conform to the neighborhood standard and when possible shall be placed on the left-hand side of the driveway, but in no case closer to the property line than 6 feet.

Clearing & Grading: No tree over a 6" caliber shall be cleared unless within 20 ft. of the house structure, in the driveway or unless specifically approved by the ARC.

Drainage: Must follow recorded drainage easements, be directed to the street or drainage structures, or may continue as existing, if volume is not increased or concentrated or otherwise causes erosion or damage to adjoining properties.

Sidewalks: May be broom finished concrete, brick or stone and should be installed with a gentle curve.

Retaining Walls: Which attach to a residence should utilize the same materials as the wall they adjoin. Landscape timber walls may be used if set apart from the residence and if stained. Walls must not interfere with the flow of storm water in easements. It is recommended that retaining walls not cross easements. All retaining walls not attached to house must be approved prior to installation by ARC.

Landscaping: With the exception of natural or undisturbed areas all street-facing yards must be sodded with Bermuda **or Zoysia**. Integrally designed planting beds with natural ground cover shall be considered as natural areas. No pine islands shall be allowed without new or existing vegetation. Founding plantings along street facing elevations are to be a minimum 3 gallon size plants for lower growing varieties, and a minimum 7 gallon size plants for larger growing varieties. Corner plants should be a minimum of 5-6 feet in height. All lots must include a minimum of one 3 inch caliber red sunset maple tree (no exceptions) and at least one 3 inch caliber tree of choice located in the front yard. **All homes along Trailing Ivy Way, which is the main street of Hedgerows, are to maintain at least two 3 inch caliber October Glory trees in the front yard at all times. The two trees should be located 14 feet from the curb on Trailing Ivy Way. The developer encourages all builders to plant October Glory trees in all yards in Hedgerows in order to maintain a consistent look throughout the community.** All sodded areas to include sprinkler systems.

Driveways: Shall be broom finished concrete and installed with a curvilinear shape and be a minimum of 2 feet off the property line. On side and courtyard entries; driveways must be a maximum of 14 feet wide. On side and courtyard entries, driveways must be a maximum of 14 feet wide. Side entry turn-around should be between 26 feet and 30 feet wide. **Courtyard garages must allow for a minimum of 4 feet of landscaping between** the driveway and the house. On front entries, driveways should be no wider than 20 feet and be at least 8 feet off the property line. All curb cuts must be sawed.

Hedgerows Community Association, Inc. - Design Standards as of 2007

The Architectural Review Committee (ARC) administers the design standards. The design standards are written, changed or entirely removed by the ARC with input being welcomed from the community. The standards are a more detailed guide for the architectural modifications/additions expanding upon and clarifying the requirements of the original covenants. When the standards are changed and the community notified, those new guidelines must be followed. The standards should not contain any item contrary to the original covenants. Compliance with local building codes is the responsibility of the individual homeowner.

ANY ARCHITECTURAL MODIFICATION/ADDITION ISSUES NOT COVERED IN THESE DESIGN STANDARDS MUST BE SUBMITTED IN WRITING FOR APPROVAL TO THE FOLLOWING ADDRESS PRIOR TO COMMENCEMENT OF CHANGES:

TIMING: Normal processing time for an ARC request is about 2 weeks. This amount of time needs to be factored into the timing of your plans for changes.

ADMISSIBLE / NO APPROVAL REQUIRED

	ITEM	CONDITION
1	TRAMPOLINES	ADMISSIBLE
2	WOOD MULCH, PINE STRAW, LAVA ROCK	ADMISSIBLE. COLORS OF MULCH LIMITED TO BROWN, RED, OR BLACK. NO OTHER STONE ALLOWED
3	HOLIDAY DECORATIONS	ADMISSIBLE. MUST BE REMOVED WITHIN 2 WEEKS AFTER THE HOLIDAY
4	SATELLITE DISH	ADMISSIBLE. MUST BE 1 METER IN DIAMETER OR LESS.
5	WINDOW TREATMENTS	MUST BE WHITE OR CREAM LINED W/NO PATTERN IF SEEN FROM THE STREET

NOT ADMISSIBLE / NOT PERMITTED

	ITEM	CONDITION
1	WIND STICKS/ PIN WHEELS IN FRONT YARD	NOT ADMISSIBLE
2	TALL REFLECTORS AT DRIVEWAY	NOT ADMISSIBLE
3	SECOND "BOX" NEXT TO MAILBOX	NOT ADMISSIBLE
4	TARP COVERED ITEMS	NOT ADMISSIBLE
5	TOYS LEFT IN YARD/DRIVEWAY	NOT ADMISSIBLE
6	SHEDS/STORAGE STRUCTURES	NOT ADMISSIBLE
7	SIGNS (SEE ARCHITECTURAL GUIDELINES FOR MORE DETAILED INFORMATION)	NOT ADMISSIBLE-1 "HOME FOR SALE" SIGN IS ADMISSIBLE ON OWNERS/SELLERS PROPERTY
8	WINDOW FANS/AC UNITS	NOT ADMISSIBLE
9	BOATS, TRAILERS, COMMERCIAL VEHICLES	NOT ADMISSIBLE
10	DOG RUNS	NOT ADMISSIBLE
11	CLOTHES LINES OR OUTDOOR DRYING	NOT ADMISSIBLE
12	PRIVACY FENCES	NOT ADMISSIBLE- REFER TO GUIDELINES FOR ADMISSIBLE FENCE STYLES
13	FAKE VEGETATION(EXTERIOR)	NOT ADMISSIBLE - FRONT, SIDE, OR BACK OF PROPERTY
14	PARKING IN STREET	NOT ADMISSIBLE - NO VEHICLE PERMITTED IN STREET FOR MORE THAN 24 HOURS
15	LANDSCAPE EDGING	SEE "EDGING" IN FULL REPORT
16	SOLAR LIGHTING	NOT ADMISSIBLE
17	MULCH CONSISTING OF RIVER ROCKS/STONES/BOULDERS	NOT ADMISSIBLE
18	LATTICEWORK	NOT ADMISSIBLE
19	LAWN ORNAMENT/DECORATION	NOT ADMISSIBLE

SUBMIT FOR APPROVAL

	ITEM	CONDITION
1	PLAY SETS/SWINGS SETS/PLAY EQUIPMENT	SUBMIT FOR APPROVAL. WOOD ONLY
2	DOG HOUSES, PET CAGES	SUBMIT FOR APPROVAL
3	SMALL STATUARY OR DECORATIVE YARD ITEMS	SUBMIT FOR APPROVAL
4	SPOT LIGHTS/ LANDSCAPE LIGHTS	SUBMIT FOR APPROVAL. NO SOLAR LIGHTS PERMITTED
5	WINDOW BOX ADDED TO HOME	SUBMIT FOR APPROVAL. WOOD ONLY
6	FENCES	SUBMIT FOR APPROVAL. NO PRIVACY FENCES
7	ADDRESS NUMBER ON HOUSE	SUBMIT FOR APPROVAL
8	TRELLISES/ ARBORS	SUBMIT FOR APPROVAL
9	LARGE ROCKS FOR LANDSCAPE	SUBMIT FOR APPROVAL
10	HOT TUBS/SPA	SUBMIT FOR APPROVAL
11	POOLS	SUBMIT FOR APPROVAL. ABOVE GROUND NOT ADMISSIBLE
12	PONDS, WATERFALLS OR WATER FEATURES	SUBMIT FOR APPROVAL
13	AWNINGS	SUBMIT FOR APPROVAL
14	HARDSCAPE(RETAINING WALLS, SIDEWALKS, PAVERS, ETC.)	SUBMIT FOR APPROVAL
15	ALL DOORS	SUBMIT FOR APPROVAL
16	EXTERIOR HOUSE PAINT	SUBMIT FOR APPROVAL. PAINT SAMPLES REQUIRED
17	EXTERIOR SIDING	SUBMIT FOR APPROVAL
18	EXTERIOR LIGHTING (E.G. FLOOD LIGHTS, LAMPS, LANTERNS, LANDSCAPE)	SUBMIT FOR APPROVAL
19	ALL BASKETBALL GOALS	SUBMIT FOR APPROVAL
20	LANDSCAPE EDGING	SUBMIT FOR APPROVAL

21	WOOD PILES	SUBMIT FOR APPROVAL. STORED ONLY IN BACK/SIDE YARD
22	GARAGE DOOR REPLACEMENT	SUBMIT FOR APPROVAL. PHOTO REQUIRED. WINDOWS IN DOOR NOT PERMITTED
23	ALL EXTERIOR MODIFICATIONS TO HOME	SUBMIT FOR APPROVAL
24	ALL FRONT YARD LANDSCAPING	SUBMIT FOR APPROVAL
25	TREE HOUSES	SUBMIT FOR APPROVAL

OTHER

	ITEM	CONDITION
1	WATER HOSE(VISIBLE)	WATER HOSE IS TO BE ROLLED UP ON THE GROUND ON A HOLDER.
2	NAME OR DECORATION ON MAILBOX	NAMES NOT ADMISSIBLE, SEASONAL DECORATIONS MUST BE REMOVED WITHIN 2 WEEKS AFTER HOLIDAY BEING OBSERVED
3	LAWN	LAWNS MUST BE CERTIFIED BERMUDA OR ZOYSIA IN FRONT AND SIDE YARDS AND WELL MAINTAINED
4	GARBAGE CANS/ RECYCLING BINS	STORED WHERE NOT IN VIEW OF STREET. CORNER LOTS- NOT SEEN FROM FRONT OR SIDE STREETS. APPROVAL MAY BE REQUIRED.
5	OIL ON DRIVEWAY	DRIVEWAY MUST BE FREE OF OIL STAINS AT ALL TIMES
6	CLUBHOUSE/Common Areas VEHICLES	PARKING AT THE CLUBHOUSE/AMENITY AREAS IS LIMITED TO 24 HOURS OR LESS- NO EXCEPTIONS WITHOUT PRIOR BOARD APPROVAL. ALL VIOLATORS ARE SUBJECT TO FINE AND TOW AT VIOLATORS EXPENSE.

THIS IS A BRIEF OUTLINE OF THE COMMON DESIGN STANDARDS FOR THE HEDGEROWS COMMUNITY FOR YOUR CONVENIENCE. PLEASE REFER TO THE HEDGEROWS HOMEOWNERS ASSOCIATION ARCHITECTURAL GUIDELINES FOR MORE INFORMATION.

NOTE: EFFECTIVE SEPTEMBER 1, 2007 ALL SIGNS ADVERTISING THE SALE OF HEDGEROWS REAL ESTATE MUST USE THE BOARD MANDATED SIGNAGE (WHICH SHALL BE UNIFORM THROUGHOUT THE COMMUNITY, WITH THE EXCEPTION OF NEW CONSTRUCTION), THIS INCLUDES BUT IS NOT LIMITED TO REAL ESTATE AGENT/BROKER AND "FOR SALE BY OWNER".

Hedgerows Community Association, Inc. Architectural Guidelines as of 2007

Introduction

The purpose of the Hedgerows Community Association, Inc. and its appointed Board of Directors (the Board) is to maintain a high standard of architectural and aesthetic quality in the Hedgerows subdivision. The Board is concerned not only with the design of a specific project but also with the effect it will have on the entire community.

The Board reviews and approves all exterior changes or modifications to homes and properties in Hedgerows. The Board is pleased to present a detailed set of architectural guidelines for exterior alterations and maintenance standards for Hedgerows. The Architectural Guidelines are designed to provide parameters for alterations to the exterior appearance of homes and properties. Furthermore, they establish acceptable maintenance requirements. The intent of these Guidelines and the Covenants, upon which they are based, is to ensure that the appearance of our community is maintained while allowing residents the fullest enjoyment of their property.

This set of Guidelines should provide answers to your questions. Any exterior home or property alteration must be approved by the Board and may also be subject to the laws and regulations of Gwinnett County. It is the homeowner's responsibility to ensure compliance with all applicable restrictions.

Why Do We Have Architectural Controls?

Many people who have lived in communities without architectural controls have seen or experienced a well maintained, well decorated house next to one which has been allowed to deteriorate or has a lawn strewn with junk.

These are, of course, extreme circumstances, but none of us wants to live near or have to look at an eyesore. The architectural controls in the Hedgerows Covenants are designed to prevent excesses and abuses, while affording flexibility in property use.

If you want to make exterior alterations, including landscaping, or would like to start an in-home business, your first step is to consult the Architectural Guidelines. They will tell you what is required for a formal application.

Updated 6-11-2015

How Does the Architectural Process Work?

The Board reviews the requests per our Covenants. The Covenants require that all homeowners obtain written approval from the Board **prior** to beginning any modification to the exterior of your home or property.

In addition, the Board retains Liberty Community Management, who assists with the collections of Architectural Modification Requests, complaints, violations, and inquiries on architectural and maintenance matters. LIBERTY also carries out certain duties associated with Covenant enforcement.

How Do I Submit a Request?

You must submit a written request. Your request should include the following at a minimum:

- Description of your project including dimensions, all materials to be used, and color/stain samples must be provided.
- Picture or photo or drawing of the project.
- Copy of your plat/survey that clearly shows the location of the project. For fences, and decks, please see those sections for further details.
- Name of the company or person installing the project.

Please provide any additional information that might help the Board to make a well informed decision.

Send the information package to:
Liberty Community Management
Attention: Hedgerows HOA
P.O. Box Box 2082
Loganville, GA 30052

Tel #: 770-466-6331

Email: jonathan.page@liberty.com

Liberty will forward your request/application to the Board for their review and decision. After the Board has reviewed your request, you will receive a written decision for your records.

What if I Don't Wait for Approval?

If you start an alteration or in-home business without first getting written approval of your plans, you do so at your own risk. If you fail to submit an application or if your application is modified or turned down, you may face the cost of removing the alteration plus legal costs. The Covenants provide means for placing such costs as a lien against your property. These circumstances may also arise if your property has been altered without approval. In cases such as these, every effort is made to work out a reasonable solution to the problem. The best solution, however, is pre-approval.

What is the Process for Covenant Enforcement?

Enforcement of the Hedgerows Covenants is the job of every resident. When complaints are brought to the attention of LIBERTY and the Board, they are kept confidential and investigated as soon as possible. If a violation is confirmed, the property owner is contacted and asked to correct the problem, either by removal or submission of an application or, in the case of a maintenance problem, by repair. Our experience has been that most problems are corrected at this stage.

If this contact does not result in action, the property owner will receive formal notification requesting action and if the problem is not corrected within the stipulated time, fees will be assessed and legal action may be initiated.

Repairs and Maintenance

Routine repairs and maintenance do not require the approval of the Board if the work uses the existing and matching materials and design. Existing architectural details, including trim, shutters, columns, porches, and other elements shall be retained. If certain elements have deteriorated beyond the point where they can be retained, they shall be replaced in kind. Any modification or deletion of existing exterior architectural details requires the approval of the Board. Examples of typical maintenance items are as follows:

Re-pointing: Mortar used to repoint existing brick or stone shall match the color of the mortar on the existing building; the width and profile of the mortar joints shall also match the existing condition.

Roofs: Areas of deteriorated shingles can be replaced without replacing the entire roof if the new shingles match the material, color, texture, and profile of the existing roof.

Porches, Columns, Steps, Patios, Decks: These items must be replaced exactly as they were originally installed.

Shutters: If shutters are replaced, the new shutters shall be equal to the exact type and dimension of the original installation. The shutters shall be installed so that the bottoms of the shutters align with the tops of the window sills.

Window and Door Replacements: Replacement windows and doors which replicate the size, style, color, and appearance of existing windows and doors are permitted.

Any variation from these standards will require approval from the board.

Additions and Alterations

The board approval is required.

Address Numbers

Since address numbers are visible on the mailboxes in the community, installation of address numbers on the house must be approved by the Board.

Air Conditioning Units

Window air conditioning units are not permitted.

Antennas/Aerials/Satellite Dishes

No antennas, aerials, satellite dishes or other reception devices having a diameter or diagonal measurement greater than one (1) meter shall be permitted. So long as reception of an acceptable quality is not precluded, the antenna, aerial, satellite dish or other reception device of appropriate size shall be located only on that portion of the Lot which is least visible from public view and shielded so as to minimize any risk and to ensure a nuisance is not created.

Awnings

The Board approval is required. The color shall be complementary to the exterior of the house.

All Basketball Goals

Basketball goals must receive approval from the Board. Portable basketball goals are permitted, and must be anchored (weighed down) internally. At no time can any item (E.G. bags of dirt, rocks, bags of cement, etc.) be used instead. The basketball goal must be on the portion of the driveway closest to the house. Also, the backboard, net, post and rim must be maintained at all times

Bedding/ Mulch

Bedding material must be natural to include pine straw, wood mulch, and lava rocks. No other rock is permitted, decorative or otherwise. Natural wood mulch and lava rock are limited to the colors of red, brown or black. Bedding material must be a solid color. Bedding/Mulches in the back of the home may require submission for approval if not within these guidelines.

Birdbaths

The Board approval is required.

Birdhouses and Bird Feeders

Limited to one (1) of each in the backyard, all others must receive approval from the Board.

Business Activity from a Residence

See the Hedgerows Covenants, Exhibit "C", Section 3.I, Page 2

Carports are not permitted

Clothes Lines and Hangers are not permitted. Drying of laundry or otherwise not permitted on any part of the home at any time- front, side or rear.

Commercial Vehicles/Trailers

A commercial vehicle is defined as, but is not limited to, a vehicle that has a business name or logo on it, and/or has equipment racks, fuel tanks or equipment attached. Trailers used to carry equipment or tools are considered commercial vehicles. Box or flatbed trucks are prohibited. All commercial vehicles owned by a resident must be parked in the garage.

Common Areas- Parking

No parking is permitted in Common Areas for more than 24 hours. All violators are subject to fines and towing without prior Board approval. No exceptions. This is to include, but not limited to, abandoned vehicles, "out of town" vehicles, or "recreational" vehicles. No vehicle is to be labeled "FOR SALE" while parked in the Common Areas

Compost Units are not permitted.**Decks**

All decks must be approved by the Board.

- Requests must include a drawing or picture with front, side, and rear elevations.
- it must be installed directly behind the house.
- It should not extend beyond the sides of the house.
- It should be constructed of cedar, or pressure-treated wood. All other materials must be approved by the Board. Stain colors must be approved by the Board. Samples must be provided.
- Decks shall not be constructed on or over utility easements.

Deck Cover

The Board approval is required for any type of deck cover. Considerations will include, but may not be limited to, the following criteria:

- Materials shall match the existing house.
- Plan shall denote dimensions and distances from property lines.
- Plan shall include side and rear elevations.

- Minimum roof pitch is 3:12 (for every foot of run roof must rise three inches) but should match existing pitch as close as possible; plan must show how rooflines integrate between the house and cover.

Directional- Signage

Directional signs throughout the neighborhood are allowed, only when advertising an event, for a period of twenty-four (24) hours prior to the event and must be removed within three (3) hours of completion. This includes, but is not limited to, “Open House”, “Garage Sale”, “Yard Sale”, or the announcement of a festivity/function.

Disability Accessibility

The Board approval is required. Such items shall include, but may not be limited to, ramps, railings, landings, lifts, and hard surface (paving) alterations. Considerations will include, but may not be limited to, integration into the landscape and if the improvement is complementary to the home including materials, colors and screening. The Board will seek legal advice to ensure that state and federal laws are adhered to.

Dog Runs/Dog Houses

Dog runs are not permitted. Dog houses and pet cages must be approved by the Board.

Doors

All front doors must be approved. Security enhancements for doors and windows (i.e., bars and grills) are not permitted.

Driveways/Sidewalks

The Board approval is required for modification or expansion of driveways or sidewalks.

Edging

Landscape edging is not permitted in the front or sides of the property without prior approval. The only edging that is permitted after ACC approval is permanent decorative edging which will be installed professionally, small black rubber or metal edging, or natural stone (not bleached) that doesn't protrude more than 4 inches above the ground. Edging that is located in the back yard that doesn't fit in these categories also needs to be submitted for approval.

Fences

The Board approval is required prior to commencement. Only full perimeter “rear” yard fencing will be permitted. Only approved fence designs will be permitted. Pictures/Examples of approved fence styles are attached. Privacy fencing, barbed wire, and split rail fencing are not permitted.

- Please conduct a survey of your property prior to installation to ensure that you are within your property lines.
- Start at the rear corner of home and follow the perimeter of the rear yard.
- Fencing experts recommend coming in six (6) inches from your property lines.
- Fencing should be no less than four (4) feet and a maximum of six (6) feet high.

- The finished side must always face out.
- Must be properly maintained.
- You must submit neighbors authorization if tying into their existing fence.

Flag Displays

The Board approval is required. Flags are limited to one (1) per household upon approval. With the exception of 1 standard American flag. Any “holiday” flags must follow the guidelines of Holiday Decorations within.

Garbage/Trash Container must be stored either in the garage or where it cannot be seen from the street. Subjective to the property, trash cans on corner lots cannot be seen in front or sides of the dwelling. If you cannot meet these guidelines, approval must be obtained. Garbage/trash containers may be moved to the curbside of the property owner's home after 5:00 p.m. on the evening before garbage collection and may remain at the curbside until such time as the garbage has been collected. After collection, the garbage/trash container must be moved to the garage or back of the house before 12:00 a.m. (midnight) on the collection day.

Gardens – Flower. Board approval is required. All flower gardens must be weeded and carefully maintained.

Gardens – Vegetables. All vegetable gardens are to be planted in the back of the house, where it is least visible by neighboring properties. The vegetable garden, including but not limited to, the vegetation, staking material, or support systems, is not to exceed four (4) feet in height, or exceed one hundred (100) square feet. It will be maintained at all times and at no time become a nuisance to a neighboring homeowner.

Gazebo/Arbors

The Board approval is required. Consideration will include, but may not be limited to the following criteria:

- Materials shall be wood (composite material may be considered acceptable); other materials such as wrought iron will be considered.
- Should not unreasonably obstruct views of properties on open space.
- Must be an integral part of the landscape scheme.

Greenhouses

Greenhouses are not permitted.

Holiday Decorations

Holiday decorations do not require submission from the Board. It is recommended that they should not be installed more than thirty (30) days prior to the holiday. They must be removed within fourteen (14) days following the holiday.

Hot Tubs

The Board approval is required. The Board recommends that the unit be an integral part of the deck or patio area and/or the landscaping. Hot tubs must be installed in the “rear” yard with appropriate screening so as not to be immediately visible to adjacent property owners. All hot tubs shall be a minimum of six feet off any property line.

Inoperable/Wrecked Vehicles

Inoperable vehicles (legally and/or mechanically) shall not be repaired, constructed or allowed to remain on any portion of the homeowner’s property or the street. No vehicles shall be parked on landscaped areas.

Irrigation Systems

Professionally installed underground irrigation systems do not require the approval of the Board.

Kennels are not allowed for commercial purposes. See Dog Runs/Dog Houses Section.

Landscaping

The Board approval is required in the following circumstances:

- All landscaping in the front yard to include: removal and planting trees, shrubs, and flowers
- If you are creating a flower or garden bed in an area constituting no more than 20% of your “front”, “rear” or “side” yard which will not affect drainage.
- No artificial flowers/vegetation

All landscaping shall be maintained so that it is not encroaching on sidewalks. Tree canopies must be limbed up so that they do not obstruct pedestrians from walking on the sidewalk.

The Board approval is also required in the following circumstances:

- Retaining walls or grade changes.
- Hardscape borders or paving, which may include, but not be limited to pavers, sidewalks, patios, rock beds, stone paths, etc.
- Less than 50% sod in the “front”, “side”, and/or “rear” yards.

Landscaping and Lawn Maintenance

Lawns and landscaping are to be properly maintained at all times. Lawns in the front and sides yards are to be certified Bermuda or Zoysia. The grass should be kept no higher than between 1 to 3 inches. Sidewalks, curbs, driveways, and landscaping beds should be properly edged so that grass does not grow over the boundaries. All weeds should be removed from grass and landscaping beds. Yard waste should be properly handled for pickup and disposal. Care should be taken to see that clippings do not blow onto sidewalks and the street. At no time should yard clippings be left on the street, curb or driveway.

Latticework

Latticework not permitted

Lawn Ornaments/Decorations

The Board approval is not required for if installed in the “rear” yard. **Lawn Ornaments/Decorations are not permitted in the front yard.**

Lawn/Outdoor Furniture

Furniture is restricted to “front” porches and “rear” patios/decks only. Furniture must be complementary to house style and color. Folding and temporary chairs are not permitted on the “front” porch”.

Lights and Lighting

The Board approval is required to modify a lighting plan or add permanent exterior lighting. Considerations will include, but may not be limited to, the visibility, style, and location of the fixture. Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties. Small flood lights are permitted provided they are complementary to the house. Solar lighting is not permitted.

Holiday lighting and decorations do not require approval. They must not be installed more than 30 days prior to the holiday. They must be removed within 14 days following the holiday.

Mailboxes

Mailboxes must be kept in good condition. This is defined as being set at the proper height (36 – 44 inches from ground to bottom of box), being painted black (paint must be in good condition), door latches properly, and house numbers properly displayed. If mailbox needs to be replaced due to damage, the new mailbox must adhere to new standards

IF YOU ARE REPLACING YOUR MAILBOX AND POST, YOU MUST REPLACE IT WITH THE WILLIAMSBURG MODEL 311

Williamsburg Model 311

Address of distinction can assist homeowners with purchasing The Williamsburg Model 311 Mailbox and Post and any needed Replacement parts. 770-436-6198
<https://addressesofdistinction.com/>



Motorcycles

All motorcycles shall follow the same restrictions as operable vehicles. Motorcycles on trailers shall refer to Motor Vehicles/Recreational Vehicles Section.

Motor Homes

See Motor Vehicles/Recreational Vehicles Section.

Motor Vehicles/Recreational Vehicles (Campers, Boats, Mobile Homes, Trailers, etc)

No “recreational vehicles”, “campers”, campers on/off a vehicle, “boats”, “mobile homes”, “horse trailer” or other “trailers”, “tractors”, “motor homes” or “trucks” (other than a pickup truck that is not oversized) may be stored in such a manner as to be visible from any other property. The application of this guideline shall not be limited to only those types of vehicles listed. The Board shall review any other vehicle type not listed on a case-by-case basis. Such vehicles may be kept only within garages. Periodic movement of the vehicle for the purpose of circumventing this guideline shall not qualify the vehicle for exception. The purpose of the 72 hours is to load and unload the RV, not to provide storage/parking for the unit. RVs must be stored/parked in the garage or off-site. Major vehicle renovation or repair shall not be undertaken except in enclosed garages. This also applies to partially disassembled vehicles and other similar items.

Oversized Vehicles

An oversized vehicle is defined as a vehicle that cannot be parked within the garage. Oversized vehicles, or un-garageable commercial vehicles, must have the Board approval to be parked in the driveway. Such approval will be based upon, but not limited to, no more than one (1) vehicle, effect on curb appeal and effect on safety. Oversized vehicles will not be granted approval to be parked in the street. See Commercial Vehicles Section.

Painting

The Board approval is required for all exterior painting, even if painting the same color.

The reason is to store the information into the architectural database for future reference to assist homeowners. The submittal must contain the manufacturer’s paint chips indicating color number and location of color, (i.e., base, trim and accent color). Paint must be flat.

Considerations will include, but may not be limited to, the home’s architecture, stone or brick accents, roofing color, and colors that harmonize with the surrounding neighborhood. The garage door/s shall be painted based on the original color installed unless otherwise approved by the Board. Painting of the brick will not be permitted.

Parking

The streets in our subdivision were not designed for parking. It was intended that all parking would be in garages or driveways. Care should be taken to keep sidewalks from being blocked when parked in driveways. In accordance with Gwinnett County, residents and guests vehicles are not permitted to be parked on the street overnight. It is against the covenants to park vehicles on grass.

Patio Covers

The Board approval is required.

Patios

The Board approval is required. See Paving Section and also see Additions and Alterations Section.

Paving

The Board approval is required, for walks, driveways, patio areas or other purposes. Paving includes applications such as concrete, asphalt, brick, flagstones, stepping stones, precast patterned, or exposed aggregate concrete pavers. All paving shall be a minimum of two feet off all property lines.

Pets

Dogs, cats, and other usual and common household pets are permitted. When outside, all pets must be properly controlled and restrained. Pet owners are responsible for collecting animal waste and disposing of it properly.

Play and Sports Equipment

The Board approval is required. Permanent basketball goals/ Portable basketball goals see Basketball goals section. Consideration should be given to adjacent properties, so as not to create an undue disturbance. The following must be taken into consideration - setback from property lines. Other play equipment is to be stored out of view when not in use, particularly in the "front" yard.

Poles

The Board approval is required. This includes, but is not limited to, flagpoles, sport equipment poles, and decorative poles.

Ponds and Water Features

The Board approval is required. Consideration will include, but may not be limited to, the following criteria:

- Must be integrated into the landscape scheme.
- Must not affect existing drainage.
- Must be maintained at all times.

Pools

The Board approval is required. Above ground pools are not permitted. All requests shall include the following information:

- Denote placement of pool with dimensions on a site plan.
- Grading plan noting all alterations to grade.
- If a retaining wall is required, include all materials and dimensions.
- Materials such as concrete, cover, liner, etc.
- Location of pool equipment and screening plan.
- Fencing around the pool. See Fences Section.

One (1) wading pool, if less than 18 inches high and eight (8) feet in diameter, per property, is permitted on a temporary basis without prior approval, if placed in the "rear" yard. See Hot Tubs Section.

Roofs

The Boards approval is required. Please submit color and style of shingles in your MRF.

Saunas

Outdoor saunas must get approval from the Board.

Siding

The Board must be notified if you wish to replace the current siding. The same material and color is required. If you plan to change the color or material, the Board approval is required. Submittal should include a sample of material and color. Consideration will be given to the style of home.

Signs- All Signs

1) Real Estate- No "For Rent" or "For Lease" signs are permitted. One (1) temporary sign advertising "Property For Sale" may be displayed in the front yard only. Effective September 1, 2007, all signs advertising the sale of Hedgerows real estate must use the Board mandated signage (which shall be uniform throughout the community, with the exception of new construction), this includes but is not limited to Real Estate Agent/ Broker and "For Sale by Owner". Signs displaying "Bank Owned", "Foreclosure", or otherwise are not permitted in the community. No "Riders" will be permitted on these signs except for "Under Contract". Please see directional's section for information.

2) Temporary Trade Signs- Temporary trade signs are permitted. This includes but is not limited to contractors, landscapers, painters and roofers. They must be removed within 48 hours of completion of job.

3) Political Signage- Political signage may be displayed on a homeowner's property no earlier than thirty (30) days before and no later than seven (7) days after an election day. The maximum size of political signs is twenty four (24) inches in height by thirty-six (36) in width. Signs may be displayed in the front or side yard. The number of signs is limited to one (1) sign in any given election year. No signs may be displayed or attached to a homeowners dwelling.

4) No other Signage is Permitted- Except for, but not limited to, "team", "spirit", "achievement", or "congratulations" can be displayed for no more than ten (10) days.

NO LIGHTED SIGNS PERMITTED.

NO BANNERS PERMITTED.

Skylights

The Board approval is required.

Solar Energy Devices

Solar energy devices are not permitted on the home or off.

Sprinkler Systems

The Board approval is not required. See Irrigation Section.

Statues

See Ornaments Section.

Storage Sheds

Storage sheds are not permitted.

Solar Shades

Solar shades are not permitted.

Swing Sets

The Board approval is required. Must be constructed of wood. Consideration will include but may not be limited to, size, integration into landscape, and positioning on property.

Temporary Structures

The Board approval is required. Camping tents for occasional overnight sleeping by children do not require the Board approval if left up for no longer than a total of 72 hours in any seven (7) day period.

Trailers

See Motor Vehicles Trailers/Recreational Vehicles Section and Commercial Vehicles/Trailers Section.

Tree houses

The Board approval is required.

Trucks

See Commercial Vehicles Section, Oversized Vehicles Section and Motor Vehicles/Recreational Vehicles Sections.

Vents

See Rooftop Equipment Section.

Windows

The Board approval is required for new and replacement windows. Considerations will include, but may not be limited to, size, color, window style and style of home.

Note: The Board approval is required for ornamental and stained glass windows. Window tinting requires approval. Tinting must be applied to all windows on the same elevation. Highly

reflective and/or dark tinting is considered too commercial for residential applications. Security bars are not permitted.

Window Treatments

All window treatments on the front of the house must be lined in white or cream as not to be seen from the street.

Wind turbines, Wind vanes, Directionals, and any other Wind Driven Devices are not permitted.

Although the preceding guidelines are applicable in many situations, the Board reserves the right to modify or deviate from these guidelines. The Board encourages you to take advantage of the guidelines for your projects. There is a well-established precedent of high quality design in Hedgerows. The Board seeks to maintain and encourage alterations and new construction that are in keeping with this precedent. However, specific design detail on one home does not necessarily mean that the same detail will be approved by the Board for other homes and in other circumstances. Since every home and every situation is unique, the Board reviews projects on a case by case basis.

Updated ARC Modification/Addition Conditions as of April 2022

ITEM	PREVIOUS CONDITION	NEW CONDITION
25	TREE HOUSES	NOT ADMISSIBLE → SUBMIT FOR APPROVAL
20	LANDSCAPE EDGING	SUBMIT FOR APPROVAL → REFER TO EDGING REPORT
18	LATTICE WORK	SUBMIT FOR APPROVAL. WOOD ONLY → NO LATTICE PERMITTED
15	SCREEN/STORM DOOR	SUBMIT FOR APPROVAL → ALL DOORS BOARD APPROVAL NEEDED
19	PERMANENT BASKETBALL GOALS	SUBMIT FOR APPROVAL → ALL BASKETBALL GOALS BOARD APPROVAL NEEDED
3	LAWN	LAWNS MUST BE CERTIFIED BERMUDA IN FRONT AND SIDE YARDS AND WELL MAINTAINED. → LAWNS MUST BE CERTIFIED BERMUDA OR ZOYSIA IN FRONT AND SIDE YARDS AND WELL MAINTAINED
19	LAWN ORNAMENTS/ DECORATIONS	SUBMIT FOR APPROVAL → NO LAWN ORNAMENTS/ DECORATIONS PERMITTED
	ROOFS	BOARD MUST BE NOTIFIED IF ROOF WILL BE REPLACED → ALL ROOFS, BOARD APPROVAL NEEDED
	SAUNAS	SAUNAS MUST GET APPROVAL FROM THE BOARD → OUTDOOR SAUNAS MUST GET APPROVAL FROM THE BOARD
	TEMPORARY TRADE SIGNS	TEMPORARY TRADE SIGNS ARE NOT PERMITTED → MUST BE REMOVED 48 HOURS UPON COMPLETION
7	WINDOW TREATMENTS	MUST BE WHITE OR CREAM LINED W/NO PATTERN IF SEEN FROM THE STREET. → MUST BE WHITE OR CREAM LINED