

## COMMUNITY DESIGN STANDARDS

The following list identifies those areas most in need of enforcement, but does not preclude the Architectural Review Board (ARB) from enforcing other areas which, in their mind, require equal attention.

1. **EXTERIOR MODIFICATIONS:** All proposed additions, modifications, or alterations of lots and/or structures must be submitted in writing to the Architectural Review Board (ARB) for approval. This includes exterior color changes, fences, decks, grading, major landscaping, concrete or stonework, and all other significant additions, modifications, removal of trees or alterations.

2. **FENCE:** Any fence erected on any lot will be made substantially of wood, with the design and material requiring the written approval of the ARB. Fences made entirely of metal of any type or design will not be permitted. Fences will not exceed eight (8) feet from ground level.

3. **EXTERIOR COLORS:** Color choices for all exterior painting and roofs will be of those "color tones," as approved, in writing, by the ARB. Changes in exterior colors and repainting or retaining the same color must have the written approval of the ARB.

4. **PARKING AND GARAGES:** Vehicles: including motorcycles, shall be parked only in the garages or driveways serving the Lots, or in appropriate spaces or designated areas in which parking may or may not be assigned, and then subject to such reasonable rules and regulations, as the Board of Directors may adopt. Parking of any type of vehicle on lawns is prohibited. Mainstreet has a lot set aside for the parking/storing of boats and recreational vehicles.

a. All disabled vehicles, stored vehicles, vehicles primarily used for commercial purposes, vehicles with commercial writing on their exteriors, tractors, mobile homes, motor homes, recreational vehicles, trailers of any kind (either with or without wheels), campers, boats and other water crafts must be parked entirely within a garage, unless otherwise permitted by the Board of Directors. Notwithstanding the above, commercial vehicles shall be permitted on the Community property during normal business hours for the purpose of serving a Lot or the Common areas; provided that, no such vehicles shall be permitted to remain on the Community property overnight, or for any purpose other than serving a Lot or the common area.

b. For the purpose of this rule, a vehicle shall be considered "disabled" if: (a) it does not have a valid license tag or is obviously inoperable, and (b) is parked on the community property for more than fourteen (14) consecutive days. MCSA reserves the right to have such vehicle towed at owner's expense. A vehicle shall be considered "stored" if: (a) it is set on blocks or covered with a tarpaulin, and (b) remains on blocks or covered with a tarpaulin for fourteen (14) days or longer, without the prior written permission from the ARB.

5. **OUTDOOR RECREATIONAL EQUIPMENT, CLOTHESLINES, GARBAGE CONTAINERS, TANKS, ETC.:** All outdoor recreational equipment, clotheslines, garbage containers, above ground tanks, and other similar items shall be located or screened, so as to be concealed from view of neighboring lots, streets, and property located adjacent to the lot. Placement of these items must have the written approval of the ARB. All rubbish, trash and garbage shall be regularly removed from the lot, in accordance with the county's regularly scheduled removal program and shall not be allowed to accumulate thereon. Basketball goals and supports are permitted, but require prior written approval by the ARB. All basketball backboards may be white with red or orange edging, or painted the same color as the home.

6. **ANTENNA:** No exterior antenna, aerials, satellite dishes or other apparatus designed for the transmission and /or reception of television, radio, or other signals of any kind shall be allowed, or maintained upon any portion of the community, including any lot, without the prior written consent of the ARB. The association shall have the right without obligations to erect an aerial, satellite dish, or other apparatus for a master antenna or cable system for the benefit of all, or portion of the community, should any such master system or systems be utilized by the association and require any such exterior

apparatus.

**6a.** Satellite television antennas one meter or less in diameter may only be placed on the lots in accordance with Federal Communications rules and the association's rules and regulations. Antennas larger than one meter are prohibited from being placed anywhere on the property.

**7. MAILBOXES:** Mailbox posts shall be of unpainted wood with black mailboxes. Posts shall be at least 4" x 4", with the design approved, in writing, by the ARB. The ARB may make exceptions to this rule. However, any exception must be of a nature so that mailboxes within a specific geographic area within the community will not impose aesthetic conflicts within the community. Exceptions must have the written approval of the ARB.

**8. NUISANCE:** No portion of the community shall be used, in whole or in part, for the storage of any property or item that will cause it to appear to be in unclean or untidy condition, or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the community that will emit foul or obnoxious odors, or that will cause any noise or other condition that will, or might, disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No obnoxious or offensive activity shall be carried out upon the community, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the community. There shall not be maintained plants, animals, device or thing of any sort whose activities or existence in any way are noxious, dangerous, illegal, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the community.

**9. UNSIGHTLY OR UNKEPT CONDITIONS:** It shall be the responsibility of each homeowner to prevent the development of any unclean, unhealthy, unsightly, or unkept condition of their lot. The pursuit of hobbies or other activities, which might tend to cause disorderly, unsightly, or unkept conditions, including but not limited to the assembly and disassembly of motor vehicles or other mechanical devices, shall not be undertaken on any visible part of their lot or community.

**10. ANIMAL AND PETS:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the community, except that of dogs, cats, or other usual and common household pets. A total not to exceed three (3) pets may be permitted per lot. However, the pets, which are permitted to roam free, endanger public health, make objectionable noise, or constitute a nuisance or inconvenience to the occupants of other lots shall be subject to removal by Animal Control. No pets shall be kept, bred, or maintained for any commercial purposes. Dogs, which are household pets, shall at all times be controlled. Doghouses and other pet housing, and enclosures on the lot must be located in the rear of the lot, so as to be concealed from the view of neighboring lots, streets, and property adjacent to the lot. Doghouse, pet housing, and other pet enclosures must have written approval from the ARB.

**11. LANDSCAPE CARE:** It is the responsibility of the lot owners to see that lawns, shrubs, flower beds and natural growth areas are kept in a neat, well cared for manner. Routine care must be performed when seasonal conditions allow. All lawns must be kept free from debris.

**12. LANDSCAPE ORNAMENTATION:** No plastic, plaster, ceramic, wood or cast statuary, wishing wells, or birdbaths are permitted. Flower boxes, birdhouses, wind indicators, etc. must be limited in number, and must be located on the lots as to be concealed from the view of neighboring lots, streets and property adjacent to the lot.

**13. COMMERCIAL ENTERPRISES:** No commercial enterprises, which require use of traffic, human or vehicle, other than normal use thereof, are permitted on any lot within the community.

**14. SIGNS:** Signs advertising any property for sale or for lease are permitted without prior approval. All signs are subject to the following restrictions:

a) No sign may be larger in area than 864 square inches (2' x 3').

- b) One sign per property, except for corner lots, which may have two signs.
- c) Signs may be placed upon the property in such areas that are visible to someone driving past.
- d) No signs of any kind, whether pointer signs, for sale or for lease signs, may be placed on property that is owned by MCSA, Inc.
- e) Signs must be neat in appearance and conform to the professional appearance of signs generally used by the real estate industry. Signs printed on cardboard with Magic Marker and similar materials are expressly forbidden.
- f) All other signs, of whatever nature, including signs that advertise moving sales and garage sales are not permitted on community property and will be removed and destroyed.
- g) Division I, Section 21-64 - Signs, Article III - Regulations and Restriction. Paragraph, General Location Restrictions, of the Dekalb County Ordinances states "No sign, sign structure or advertising device shall be located on utility poles. No sign, sign structure, or advertising device shall be located closer than 17 feet to the edge of a public road service. However, no sign, sign structure, or advertising device shall be permitted in the 'Public Right of Way.'"
- h) County regulations require that your numerical address must be plainly visible for the purpose of fire or accident, and the delivery of mail.