Harbor Landing Homeowners Association, Inc.

Thank you for your purchase of a Lennar Home! Below you will find the Design Guidelines for the Harbor Landing Homeowners Association, Inc. ("Association"). The Association's governing documents require that any modifications to the exterior of your home be approved by the Association.

These Design Guidelines are provided to you to help establish what modifications would generally be approved, however, each modification is reviewed on a case-by-case basis and based on your specific Lot. These guidelines are not intended to provide any preapproval and are subject to change.

All approvals are subject to the following conditions:

1. Homeowner only owns the land beneath them. Limited on exterior modifications.
2. The change/improvement must not impede the flow of water in any drainage easement or swale.
3. For any portion construction in any easement, owner/applicant must hold the Association harmless for any costs associated with repair/replacement of change/improvement should the association or local municipality or local utility need to enter such easement.

At the end of this document you will find the Association's Request for Modification Form ("Form"). This form should be completed for any modification and returned to your Association Manager with Fieldstone Association Management. The completed form can be sent to:

Fieldstone Association Management
Christina Tomlinson
christinatomlinson@fieldstonerp.com
2675 Paces Ferry Road
Suite #125
Atlanta, Georgia 30339
Fax: 678-819-5366

A completed Form must be submitted for all modifications. THE VERBAL APPROVAL OF ANY SALES AGENT, LENNAR EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. ALL MODIFICATION APPROVALS MUST BE IN WRITING.

When plans are required, they must be submitted with the Form. A Form is attached to these Standards. Additional Forms are available from Fieldstone Association Management.

DESIGN GUIDELINES

DESIGN GUIDELINE 1

Exterior Modifications

- **Limited.** Harbor Landing is marked as Building Footprints, not Plats. Very few,if any exterior changes can be made exterior of the home.

DESIGN GUIDELINE 2

Fences

- **No Fences.**

DESIGN GUIDELINE 3

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

- A Form must be submitted for all exterior decorative objects, both natural and manmade, including, but not limited to, items such as sculptures/statuary, antennas, flower pots, etc.
- Front doors and front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower-pots (maximum of four (4)) that blend with the exterior color of the house.
- Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
- Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Holiday decorations and lighting may be in use until thirty (30) days after the Holiday.

DESIGN GUIDELINE 4

Decks

- Alterations to decks will be reviewed on a case by case basis.
- Materials must be cedar, cypress, or #2 or better pressure treated wood.
- Vertical supports for wood decks must be a minimum of four by six (4” X 6”) inch wood posts or painted metal poles, boxed in to give the appearance of wood columns. Owners are advised that a building permit may be required for deck construction.
- Decks may be stained the following Sherwin Williams colors:
    - Clear
    - Woodridge SW 3504
    - Riverwood SW 3507

Revised as of 3/18/21

DESIGN GUIDELINE 5

Exterior Building Alterations

- Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house.
- Plastic or metal storage sheds or other structures are not allowed.

Harbor Landing Homeowner Association, Inc - REQUEST FOR MODIFICATION REVIEW

PER ARTICLE 6.2, THIS APPROVAL MAY TAKE UP TO 45 DAYS FOR APPROVAL AFTER ALL REQUIRED INFORMATION IS RECEIVED

Name_____ Date_____

Address_____E-Mail _____

City/State/Zip_____ Office Phone_____

Community _____Lot/Block_____

Please provide the Architectural Control/Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:

_____

_____

Estimated Start Date_____ Estimated Completion Date_____

Acknowledgment of Adjacent Homeowners **(all homeowners sharing common boundary line)**: This acknowledgement will be considered by the Covenants Committee but will not be binding upon the Covenants Committee. No application will be considered unless this section is completed, or the Applicant Homeowner has made a reasonable effort, in the sole discretion of the Board, to have this section completed.

Signature _____ Lot (_____) In Favor Of (___) Not In Favor Of (___)
Signature _____ Lot (_____) In Favor Of (___) Not In Favor Of (___)
Signature _____ Lot (_____) In Favor Of (___) Not In Favor Of (___)

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications :

____ **Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.**
- _____ Description of object _____
- _____ Location and picture or sketch of object
- _____ Landscape plan denoting plant material and location

____ **Deck/Porch**
- _____ Picture or Drawing (deck must match any existing deck).
- _____ Dimensions
- _____ Color (must be natural, SW code or clear stained ONLY).
- _____ Site plan denoting location (in most cases may not extend past sides of home).
- _____ Materials (must be cedar, cypress or No. 2 grade or better pressure-treated wood).

____ **Storm Windows/Doors**
- _____ Picture or drawing of all windows/doors on which storm windows/doors will be installed.
- _____ Picture depicting style of storm window/door to be installed.
- _____ Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors).

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Design Guidelines and that these changes shall be made in strict conformance with the Design Guidelines. **I understand that I am responsible for complying with all city and county regulations.**

Neither Fieldstone Realty Partners, LLC, the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature _____ Date _____

FOR ARCHITECTURAL CONTROL COMMITTEE USE Approved By: _____
Covenants Committee Member

Date Received _____

Approved _____ Not Approved _____ Conditions _____

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Comments:

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Revised as of 3/18/21