

# DESIGN GUIDELINES

FOR

Glen at Kensington

*Issued: February 10, 2022*

*Revised: April 4, 2022*

## **INTRODUCTION**

These Design Guidelines have been established in accordance with the Declaration of Covenants, Conditions and Restrictions ("Covenants") to maintain the aesthetics of the community. They are to be used in conjunction with the Guidelines as outlined in the By-Laws for the community and not meant to replace them. These Guidelines do not constitute the entirety of the Guidelines for your community but only high-light the most common modifications. In the event of a conflict between the Covenants and the Design Guidelines, the Covenants prevail.

If a Homeowner desires to change the exterior appearance of a home or lot, they must submit a Request for Modification form (RFM) to the management company for the community Homeowners Association and include all documents and information required. Covenants for the community allow sixty (60) days to render a decision. However, all properly completed requests are reviewed as soon as possible after receipt. You must receive approval for your request before commencing any work.

Approval in one instance does not set a precedent for future requests, nor does it create a variance for the type of work performed. Each approval is unique to the lot and home.

Approval is for aesthetics only and in no way relates to the integrity of the design or construction. Homeowner is responsible for seeking all necessary permits and complying with all applicable building and engineering practices, laws and ordinances for the governing municipality.

## **GUIDELINES**

### **LANDSCAPING**

All landscaping changes to a lot require approval with the exception of seasonal flowers that are being added to the existing landscaping. No artificial plants are allowed. Exterior sculpture, birdbaths, birdhouses, fountains, etc. will be reviewed on a case by case basis.

Landscaping should relate to the existing terrain and natural features of the lot. Any addition or alteration to a lot which makes a noticeable change or which might cause erosion requires approval in advance (i.e. major landscaping improvements, retaining walls, landscape timbers, etc). Work should be performed in a way as to not alter water drainage as designed and engineered by the Builder. The homeowner is responsible for maintaining proper grades at all times. Please note that county permits may be required.

### **LAWNCARE**

All lawns, including sides, backs and front sidewalk strips are to be kept in a neatly groomed, clean manor. Garden beds must be kept weed free and fresh mulch or pine straw added as needed. All trash and leaves are to be removed and all grass clippings bagged and removed.

## FENCING

All fencing requires approval prior to installation. Individual yard fencing in Glen at Kensington is limited to one fence design. The approved fence design is a six (6) foot dog-eared wood privacy fence. Drawing of the approved fence design is attached.

Wood fencing must be of natural pressure treated pine or cedar. Staining is permitted however the use of a color tinted stain requires color approval. No electric fences, invisible fences or vinyl fencing is allowed within the community.

Fences cannot be installed in such a way as to block drainage features or water flow to, thru or away from a lot. Fences must be installed 1 – 2 inches above the ground so as not to obstruct water drainage and flow across the yard.

Fences cannot be placed any farther up the side of the house than 1/3 the distance from the rear corners to the front. All fences must be installed with the finish side facing out.

Corner lots shall be deemed to have two (2) front property lines. As such, no fence shall encroach beyond the building line on the side of the house which faces a street. Additional restrictions may apply to corner lots.

Homeowner bears full responsibility for placement of fence in relation to easements and buffers and obtaining necessary approvals and/or permits. Fence to be constructed as approved and placed on or within 6" of property line. If a homeowner wishes to tie into a neighbor's fence, it will be their responsibility to get approval from the neighbor.

Approval in one instance does not set a precedent for future requests. Each approval is unique to the lot and home. Each fence request is reviewed on an individual basis as each lot and house location on the lot is unique.

The Board of Directors shall have the right to erect fencing of any type considered appropriate or desirable by the Board at any location on Common Area.

## DECKS/PORCHES

Deck design and colors must be approved. They must be natural in color and if lattice or arbors are added to a deck, they must be approved and match the deck color. Approved screening or landscaping must conceal any items stored below a deck.

## PATIO COVERS

Patio covers may be approved on a case by case basis.

## SIGNAGE

No sign of any kind shall be erected within the Community without prior written approval. This shall not apply to any Person holding a Mortgage who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof. All signs must be kept in good condition. One (1) *For Sale* sign may be allowed. Hand-made signs and *For Rent* and *For Lease* signs are prohibited.

### EXTERIOR LIGHTING

All outdoor lighting must be approved prior to installation and must be properly maintained.

### PLAY EQUIPMENT

All play equipment must be located in the rear yard and not be visible from the street. Play sets must be made of a natural wood material. Plastic toddler play equipment may be approved on a temporary basis but must be screened from view when not in use or stored in the garage or directly behind the house. Visible trampolines are not permitted. Play equipment, including basketball goals, shall not be erected on any lot without prior approval.

### EXTERIOR COLORS

Any change from the original color scheme must be approved in advance. The request must include color chips for review. Repainting in the identical colors does not require approval.

### SHED/OUT-BUILDINGS

Sheds and outbuildings may be permitted on a case by case basis. Sheds or other outbuildings will only be allowed when they are constructed from the same building materials as the home (to include siding & roof materials) and all exterior colors are the same as the home. Sheds or outbuildings must be placed in the rear of the home on a concrete pad or other foundation as to appear to be an attached part of the home. No sheds or outbuildings can be visible from the street. Due to the nature and individuality of each home, each lot and the placement of the home on the lot, sheds and other out buildings will be individually evaluated by the ARC and approval or denial issued on a case by case basis.

### STORM DOORS

Storm doors that are full glass and factory finished will be approved. Acceptable colors are white, almond, black, dark brown or dark green to match the house trim or door. Other colors and styles may be approved provided they match the house trim or door in color.

### CLOTHESLINES/WINDOW AIR CONDITIONING UNITS

Clotheslines, window air conditioning units and installed window fans are prohibited.

### WINDOW TREATMENTS

No bedding, newspaper, foil or other reflective materials shall be used on any windows. Temporary shades are allowed. The back side (side facing outside) of all window treatments including blinds, shutters, shades, drapes, curtains, or valances which can be seen from the outside of any structure must be white or off-white. Natural wood blinds are acceptable. Stained or etched glass may be used in bathroom window or on front door side lights.

### GARAGE DOORS / PARKING

Vehicle parking for all homeowners is inside the garage. Additional vehicles can be parked in the driveway. All garage doors must be operational and if damaged, they must be repaired, repainted or replaced immediately. Garage doors must remain closed except when entering and exiting the garage.

No overnight on-street parking of vehicles is allowed. Guests visiting for the day or evening are allowed on the streets so long as they don't block access to other homes in the community and are not parked overnight on the street.

### PETS

Fenced dog runs and pens are prohibited. No electric or invisible fences are allowed. Pets shall not be kept outside of the home at any time unless housed behind 6-foot privacy fencing however they cannot constitute a nuisance to the other homeowners in the community. Pets should be walked in common areas of the community (not on neighboring lawns) and all pet owners are required to clean up after their pets. All local leash laws must be obeyed and pets must be registered, licensed and inoculated as required by law.

### **PLEASE NOTE:**

**LOTS 1, 17, 18, 34, 35, 106 – 127 & 155 -158 ARE SUBJECT TO ADDITIONAL RESTRICTIONS.**

These lots contain a portion of the Plantation Pipe Line Company Easement. Plantation Pipeline (“PPL”) operates a natural gas pipeline in the Easement. There are restrictions on the use of the surface or subsurface in, under, or through the Pipeline Easement. The Easement provides the right to keep the Easement area clear of trees, brush, undergrowth and other obstructions in the course of the operation and maintenance of the pipeline.

Homeowners are restricted as to plant material, fencing and other structures that can be placed within the easement.

- No sheds are allowed
- No trees can be planted
- Bushes less than 5 ft when mature are allowed
- Play structures are allowed
- Fences require approval from Plantation Pipe Line Company

Homeowners living in lots 1, 17, 18, 34, 35, 106 – 127 ad 155 – 158 are required to call Kinder Morgan Plantation Pipe Line Company before doing any work within the Pipeline Easement area. For assistance, please call the PPL representatives Kirk Hopkins at 770-286-4385 or Chad Gresham at 770-824-4418.

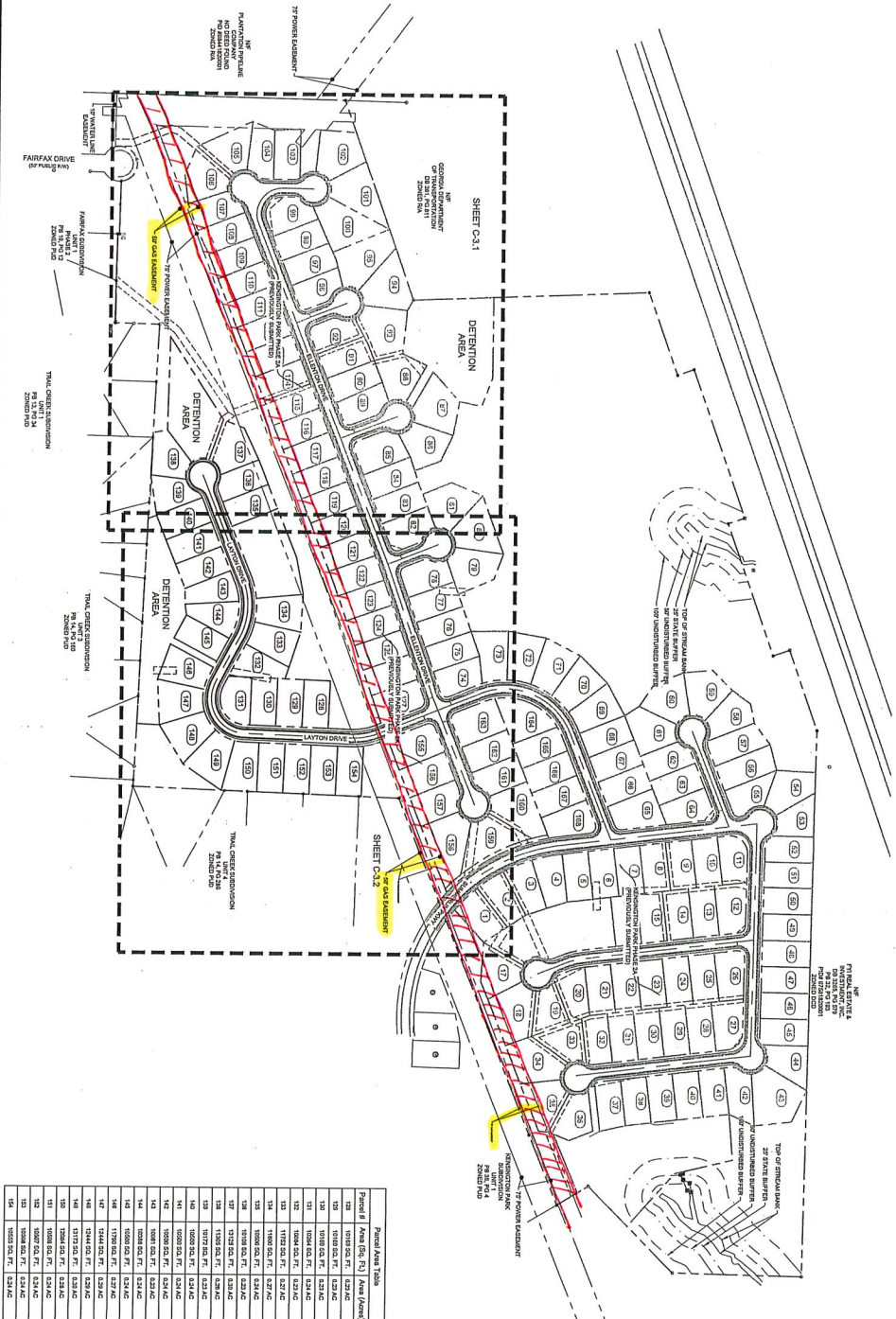






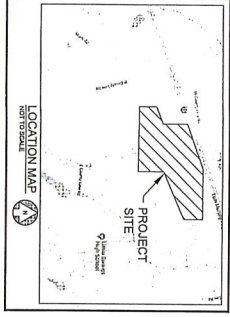
**GENERAL SITE NOTES:**

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
2. EXISTING UTILITIES SHOWN FOR INFORMATION ONLY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
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5. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DOUGLASVILLE, GEORGIA. VERIFY ALL PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
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**SITE SUMMARY**

STATE AREA	GA
CITY	DOUGLASVILLE
PROJECT NAME	KENSINGTON PARK PHASE 2B
PROJECT DATE	09/09/2019
ZONING CLASSIFICATION	CPD
ADJACENT ZONING	CPD
ADJACENT PROJECT	DOUGLASVILLE
ADJACENT PROJECT NUMBER	2019-0000000000
BUILDING SETBACKS	5 FT
FRONT	5 FT
REAR	5 FT
LEFT SIDEWALK	5 FT
RIGHT SIDEWALK	5 FT
MIN. ROAD FRONTAGE	40 FT
MIN. LOT AREA	10,000 SQ FT



**Parcel Area Table**

Parcel #	Area (Sq. Ft.)	Area (Acres)
120	10,000.00	0.23
121	10,000.00	0.23
122	10,000.00	0.23
123	10,000.00	0.23
124	10,000.00	0.23
125	10,000.00	0.23
126	10,000.00	0.23
127	10,000.00	0.23
128	10,000.00	0.23
129	10,000.00	0.23
130	10,000.00	0.23
131	10,000.00	0.23
132	10,000.00	0.23
133	10,000.00	0.23
134	10,000.00	0.23
135	10,000.00	0.23
136	10,000.00	0.23
137	10,000.00	0.23
138	10,000.00	0.23
139	10,000.00	0.23
140	10,000.00	0.23
141	10,000.00	0.23
142	10,000.00	0.23
143	10,000.00	0.23
144	10,000.00	0.23
145	10,000.00	0.23
146	10,000.00	0.23
147	10,000.00	0.23
148	10,000.00	0.23
149	10,000.00	0.23
150	10,000.00	0.23
151	10,000.00	0.23
152	10,000.00	0.23
153	10,000.00	0.23
154	10,000.00	0.23
155	10,000.00	0.23
156	10,000.00	0.23
157	10,000.00	0.23
158	10,000.00	0.23
159	10,000.00	0.23
160	10,000.00	0.23

**Curve Table**

Curve #	Radius (ft)	Length (ft)	Chord (ft)	Delta (deg)	Tangent (ft)
1	250.00	62.83	50.00	180.00	125.00
2	250.00	62.83	50.00	180.00	125.00
3	250.00	62.83	50.00	180.00	125.00
4	250.00	62.83	50.00	180.00	125.00
5	250.00	62.83	50.00	180.00	125.00
6	250.00	62.83	50.00	180.00	125.00
7	250.00	62.83	50.00	180.00	125.00
8	250.00	62.83	50.00	180.00	125.00
9	250.00	62.83	50.00	180.00	125.00
10	250.00	62.83	50.00	180.00	125.00
11	250.00	62.83	50.00	180.00	125.00
12	250.00	62.83	50.00	180.00	125.00
13	250.00	62.83	50.00	180.00	125.00
14	250.00	62.83	50.00	180.00	125.00
15	250.00	62.83	50.00	180.00	125.00
16	250.00	62.83	50.00	180.00	125.00
17	250.00	62.83	50.00	180.00	125.00
18	250.00	62.83	50.00	180.00	125.00
19	250.00	62.83	50.00	180.00	125.00
20	250.00	62.83	50.00	180.00	125.00

**RESPONSIBLE ENGINEER**  
 Jennifer Powell  
 State of Georgia License No. 11531

**SCALE & NORTH ARROW:**  
 1" = 20'

**DATE:** 09/09/2019  
**BY:** JENNY POWELL

**OVERALL SITE PLAN**  
**C-3.0**

**CLIENT**  
 DC KENSINGTON, LLC  
 270 NORTH JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214

**PROJECT**  
 KENSINGTON PARK PHASE 2B  
 SUMMERLIN PARKWAY  
 LAND LOTS 756, 757, 810, & 811 - 18TH DISTRICT, 2ND SECTION  
 CITY OF DOUGLASVILLE, DOUGLAS COUNTY, GEORGIA

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	09/09/2019	JENNY POWELL
2	CHANGED FROM PRELIMINARY TO FINAL	09/09/2019	JENNY POWELL
3	CITY COMMENTS	09/09/2019	JENNY POWELL
4			

PREPARED BY THE OFFICE OF:  
**LECRAW ENGINEERING**  
 © 2019 LECRAW ENGINEERING, INC.  
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 PE#90568

# KINDER MORGAN

PLANTATION PIPE LINE  
COMPANY

Dear Property Owner:

Plantation Pipe Line Company (hereinafter "Plantation") will begin clearing the pipeline right-of-way easement crossing your property or the property adjacent to yours in the near future. This work is necessary to maintain the right of way easement to provide an unobscured view of the location of the pipeline from the ground as well as the air and provide unimpeded access for maintenance activities. Plantation's right of way easement provides the right to keep the right-of-way clear of trees, brush, undergrowth and other obstructions in the course of the operation and maintenance of the pipeline.

Plantation representatives will locate the pipeline and mark the right of way easement limits prior to commencement of the clearing operation. They will stake locations for permanent pipeline marker posts and flag trees and shrubbery that will need to be removed from the right of way easement with blaze orange ribbon. The marker posts will be placed in selected locations and will be placed as much as possible at property lines. It is not our desire to burden a property with excess marker posts, however it is necessary to allow line of sight visibility from one marker to the next. As the clearing progresses, shrubbery that may remain on the easement will be trimmed to allow a line of sight along the course of the pipeline.

The work involved may require the use of large wheeled vehicles on the right-of-way in addition to support vehicles. This work may require the removal of fences and other items from the right-of-way in order for us to move along the right-of-way as much as possible. Plantation requests your assistance in protecting your property by removing items from the right-of-way prior to our arrival. Due to the obvious dangers involved in the cutting and trimming operation we also request that you keep your children and pets clear of the right-of-way area while work is in progress.

If you have any questions concerning the above information or need some assistance, please call Mr. Kirk Hopkins at 770-286-4385 or Chad Gresham 770-824-4418.

Thank you for your cooperation,  
Sincerely:

Chad Gresham  
Supervisor/Operations



3000 Miller Academy Rd.  
Bremen, GA 30110







## **Right of Way (ROW) clearing is performed for one reason – **Public Safety.****

**ROW clearing enables:**

➤ **AERIAL SURVEILLANCE**

**Aerial patrols are performed 26 times a year minimum to detect threatening excavation activities along the pipe line and visually assure no releases have occurred.**

➤ **THIRD PARTY DAMAGE PREVENTION**

**A clear pathway provides a visual corridor so the pipe line can be defended from unauthorized excavation and development.**

➤ **ROUTINE MAINTENANCE ACCESS**

**Clear access to the pipeline is critical to completing required maintenance in a safe, efficient and effective manner.**

➤ **CORROSION PROTECTION**

**Tree roots can wrap around a pipe line, damaging the protective coating of the pipe line. This damage compromises efforts to avoid pipe line corrosion.**

➤ **EMERGENCY RESPONSE ACCESS**

**Clear access to the pipe line allows for a prompt response in the event of an emergency.**



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Bremen, GA 30110

