

**DESIGN STANDARDS  
FOR  
GREAT SKY RESIDENTIAL PROPERTIES**

(Amended October 2022)

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# **DESIGN STANDARDS FOR GREAT SKY RESIDENTIAL PROPERTIES**

(Amended October 2022)

## **I. INTRODUCTION**

### **Background**

Great Sky is a master planned community located in Cherokee County, Georgia. Properties comprising the Great Sky community are subject to the Declaration of Covenants, Restrictions and Easements for Great Sky dated March 12, 2001, and recorded in the Office of the Clerk of the Superior Court of Cherokee County, Georgia in Deed Book 4515, at Page 62, *et seq.* (as now and hereafter amended and supplemented, the "**Declaration**"). The community is administered pursuant to the Declaration by Great Sky Homeowners Association, Inc., a Georgia nonprofit corporation (the "**Association**"), whose members include the owners of all lots subject to the Declaration (each an "**Owner**").

Article V of the Declaration requires an Owner to obtain prior approval from the Architectural Control Committee appointed in accordance with that Article (the "**ACC**") before commencing any new construction or exterior modifications on residential properties within Great Sky. Article V establishes procedures for submission and review of plans and specifications and authorizes the ACC to adopt, amend and enforce guidelines and standards governing the form and content of plans and specifications to be submitted, the procedure for such submission, and guidelines for approval and disapproval of design features, architectural styles, exterior color and materials, details of construction, size and location of proposed structures and other matters within the scope of the ACC's review authority under the Declaration.

### **Purpose**

The ACC has adopted these Design Standards to provide guidance to builders and Owners in planning improvements and modifications to residential property in Great Sky and to facilitate the review and approval process. However, these Design Standards are not the sole basis for the ACC's decisions on architectural and aesthetic matters and compliance with these Design Standards does not guarantee approval.

### **Responsibility for Compliance**

An applicant is responsible for ensuring that all the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Standards and any requirements imposed by the ACC as a condition of approval.

### **Conflicts**

In the event of a conflict between the Declaration and these Design Standards, the Declaration shall control. To the extent that any local government ordinance, building code or regulation imposes a more restrictive standard than the standards set forth in the Declaration or these Design Standards, the local government standard shall control. To the extent that any local government standard is less restrictive, the Declaration and these Design Standards (in that order) shall control.

## **Defined Terms**

Capitalized terms used in these Design Standards and not otherwise defined in this document shall have the same meaning as set forth in the Declaration.

## **Amendments**

The ACC may amend these Design Standards from time to time pursuant to the procedures set forth in the Declaration. Amendments shall not apply retroactively to require modification or removal of work already approved and completed or in progress. It is the responsibility of owners to ensure that they have the most current edition of these Design Guidelines.

## **II. ARCHITECTURAL REVIEW PROCEDURES**

### **Objective**

The objective of the architectural review process and these Design Standards is to create and maintain an attractive community and aesthetic harmony by establishing and requiring compliance with standards of architectural style, colors, textures, materials, landscaping, size, location and other design elements and aesthetic issues to promote compatibility with surrounding buildings, the environment and the topography and the overall aesthetic values envisioned for Great Sky. The intent is not to force uniformity of housing style or appearance; rather, the review process encourages a mixture of aesthetically pleasing and compatible housing styles with appropriate transitions from one type of housing to another. The review process strives to maintain objectivity and sensitivity to the individual aspects of design within the parameters established by the Declaration and these Design Standards while promoting aesthetic compatibility and a pleasing design and character.

### **Scope of Review; Governmental Compliance**

In reviewing and approving plans and specifications for proposed improvements and exterior modifications to properties in Great Sky, the ACC focuses on aesthetic matters and does not undertake any responsibility for evaluating plans and specifications for, or advising any person with respect to, compliance with any ordinances, building codes or other governmental rules or regulations, or conformity with sound building practices or standards in the building industry. Notwithstanding any approval granted by the ACC, each Owner is responsible for obtaining all required approvals, permits, and inspections from local governmental authorities for the improvements and modifications to such Owner's property and ensuring that all work on such Owner's property complies with applicable statutes, ordinances, building codes and other governmental rules and regulations. Neither the Association, the Declarant, nor the ACC have any responsibility for monitoring, inspecting, or taking other steps to ensure compliance with any of the foregoing.

### **Submittals**

Requests for approval of proposed construction, landscaping, or exterior modifications shall be made by submitting a completed application in the form attached as Exhibit "A," the submittals required by this section, and required fees and deposits, if any, as specified below. Copies of the application may be obtained from the Association upon request.

For approval of proposed work other than color changes, the application must be accompanied by the following, as applicable:

Two (2) copies of site plan, drawn to scale (with scale indicated), identifying:

- all property lines and setback lines (front, rear, and side)
- adjacent streets
- finish grades
- location and dimensions of "footprint" of house
- location and dimensions of all other proposed and existing improvements, including driveways, parking spaces, sidewalks, porches, decks, patios, pools, ponds, retaining structures, accessory structures, etc.
- all landscaping elements
- existing trees and indicating whether they are to remain or be removed
- size and location of all trees and shrubs proposed to be added, with species identified

Two (2) sets of building plans (may exclude HVAC, electrical, plumbing), including:

- Exterior elevations drawn to  $\frac{1}{4}$ " scale for front, rear, left side, and right side of home and any accessory structures, all as they will appear after all back-filling and landscaping are completed, identifying:
  - existing and finish grades
  - roof pitch
  - proposed colors and materials (brick, siding, stone, etc.) for all exterior surfaces, chimney and roof
  - meter base and air conditioning condensing units
- Floor plans drawn to  $\frac{1}{4}$ " scale and fully dimensioned, indicating total heated living area (s.f.)
- Exterior door and garage door styles and colors
- Window and shutter style and colors
- Details
  - Typical wall sections minimum scale 1"=1'0"
  - Trim details
  - Cornice details
  - Handrails/pickets

Fences require a copy of fence proposal from fence company, with location clearly marked on site plan.

Color samples and photographs assist the ACC in rendering its decision and expedite the review process.

The ACC may require the submission of such additional information as it deems reasonably necessary to consider any application.

For approval of modifications to existing improvements, the ACC may waive requirements for any items listed above which it deems unnecessary or limit area to be shown to that where modifications are proposed.

Thorough and timely submissions of the information required above, as well as adherence to the design standards set forth in this document, will minimize delays in the review process.

Builders may submit applications for pre-approval of building plans accompanied by required building plans only. However, approval of the specific building plans for a particular lot shall be subject further submission and approval of the site plan for the specific lot, identifying the pre-approved house plan, elevations, and color palette to be constructed on such lot. In addition, rear elevations, and deck plans for homes on lots adjacent to Great Sky Parkway must be submitted for specific approval on a lot-by-lot basis.

### **Fees and Deposits**

Each application shall be accompanied by a check for fees payable to the Association pursuant to Article V of the Declaration and such development or construction deposits, if any, as may be required by written agreement between the Declarant and the Owner. In addition to amounts due pursuant to Article V, Builders are responsible for payment of a Builder Fee in the amount of \$250.00 per lot, which amount is due and payable upon closing of the Builder's purchase of the lot pursuant to Section 4.12 of the Declaration.

### **Timing of Review**

The ACC shall conduct meetings as required by Article 5 of the Declaration to consider applications for architectural approval. A completed application for architectural approval with all required submittals and fees must be received at least 5 business days (excluding holidays) prior to a meeting of the ACC to be placed on the agenda for such meeting. Please contact the Association's manager for the current meeting schedule. The ACC may, in its discretion, hold special meetings in addition to its regularly scheduled meetings.

The timing of review of applications and notification of decisions shall be as described in Article V of the Declaration.

### **Decisions and Conditions of Approval**

The ACC may (i) approve an application with or without conditions; (ii) approve a portion of the application and disapprove other portions; or (iii) disapprove the application in its entirety. As part of any approval, the ACC may require that construction be commenced and completed within a specified time period. The ACC may, but shall not be required to, grant an extension, provided any such extension must be in writing and signed by the Chair of the ACC to be valid.

**ALL APPLICANTS ARE ADVISED NOT TO CONTRACT FOR OR COMMENCE WORK ON ANY PROPOSED IMPROVEMENTS UNTIL YOU HAVE RECEIVED A SIGNED APPROVAL LETTER GRANTING FINAL APPROVAL FOR YOUR APPLICATION.**

### **Completion of Approved Work**

Once construction is commenced on any work for which approval has been granted, it shall be diligently pursued to completion in accordance with the approved plans and specifications and within any time period specified in the notice of approval. All elements of the approved plans and specifications must be completed unless otherwise specifically identified as optional in the notice of approval. All approved landscaping shall be completed by the earlier of (i) the issuance of a certificate of occupancy for the dwelling on the lot; or (ii) the date on which the dwelling is first occupied by a homeowner.

### **Modifications**

All proposed changes to or deviations from approved plans that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping, or signage, must be submitted to and approved in writing by the ACC prior to implementation.

## **Inspections**

At any time prior to or after approval of an application for architectural approval, the ACC or its representative may, at reasonable times and upon reasonable notice to the Owner or occupants of the property, which is the subject of the application or approval, enter upon such property and conduct inspections to assist in understanding the scope of proposed work and/or to determine compliance with the approved plans and specifications and conditions of approval. Upon completion of all approved work, the Owner shall notify the ACC to schedule a final inspection at least five business days in advance of the desired inspection date.

Inspections by the ACC are solely for the benefit of the ACC and the Association and neither the ACC, its members, nor the Association shall incur liability to any person for failure to inspect or failure to identify items of non-compliance. The Owner shall be solely responsible for ensuring compliance of all work with all applicable laws and ordinances, building codes, and governmental requirements, as well as with the approved plans and specifications and all conditions of ACC approval.

## **Non-Compliance**

Failure to comply with the requirements of Article V of the Declaration and these Design Standards shall entitle the Association to all remedies available under Article V and Article VIII of the Declaration and the right to impose sanctions as provided in the Declaration and the Association's By-Laws.

## **III. SITE PLANNING**

### **Location of Structures**

Structures, paved areas, and open areas on a lot should be located to: (1) minimize changes in the existing topography; (2) preserve existing trees and vegetation to the maximum extent possible; (3) control drainage and prevent erosion; and (4) create prime views and conceal unsightly areas.

### **Grading**

All landscaped areas should make a smooth transition from the dwelling to the street with no abrupt elevation change.

All grading on lots shall be performed in such a manner so as not to block or alter any natural or manmade swales or drainage structures.

### **Setbacks**

Setbacks must conform to the setbacks set forth on the final plat of record unless a variance has been granted by the ACC and the City of Canton. No request for a variance shall be submitted to the City of Canton unless and until a variance has been approved by the ACC.

### **Retaining Walls**

In general, retaining walls should not exceed three (3.0) feet in height; however, the ACC may approve higher retaining walls if deemed necessary due to the existing topography and site engineering. Retaining walls visible from the street must be treated in an architecturally pleasing manner complimentary to the house. Timber retaining walls may be permitted but must be screened with evergreen shrubs at the bottom and trailing plants to drape over the wall from the top. No timber walls shall be permitted parallel to the street; and no railroad tie walls will be permitted at all.

## **IV. ARCHITECTURAL DESIGN**

### **Architectural Style**

The architectural style of the dwelling (e.g., Georgian, traditional classic, etc.) on a lot shall be consistent with the architectural theme existing or specified by the Declarant for homes in the same Pod.

Trim, columns, and eave detailing shall be compatible with the architectural style of the dwelling. The use of arches, porches, and authentic details is highly recommended.

### **Dwelling Size**

The size of the dwelling on each lot shall be consistent with any applicable minimum floor area requirements specified herein for the development "Pod" in which the lot is located or specified in any written agreement between the Declarant and the Builder applicable to such lots. If no minimum floor area requirements have been specified, the size of the dwelling on a lot shall be consistent with the range of dwelling sizes of existing homes in the Development, unless otherwise approved by the ACC.

### **Design Mix and Repetition**

Except as may otherwise be set forth in a separate agreement between the Declarant and a Builder with respect to a specific group of lots purchased by such Builder:

There shall be at least four (4) dwellings or lots between any two dwellings using the same front elevation and facing the same street or cul-de-sac, regardless of which side of the street the dwellings are on. For this purpose, front elevations shall be considered the same even if they are flipped (i.e., mirror images).

There shall be at least one (1) dwelling or lot between any two dwellings using the same floor plan, regardless of which side of the street the dwellings are on.

There shall be at least two (2) dwellings/lots between any two dwellings using the same color palettes (i.e., the same combination of colors used for brick or siding, trim, front door, and shutters) with different elevations.

### **Exterior Colors and Materials**

Brick, stone, fiber cement board, lap board, and masonry stucco are acceptable exterior materials. Vinyl siding is not permitted.

Generally, corner lots will be treated as having two front elevations and will be required to wrap the front elevation material around the side of the flanking street, with corresponding trim elements.

Notwithstanding any pre-approval of builders' plans, homes adjacent to Great Sky Parkway must have the rear elevation addressed and specifically approved by the ACC, including rear deck design.

## **Facia and Trim**

All facia boards shall be a 1" x 8" minimum, except for stucco homes which require a 1" x 10" skirting board or raised stucco skirt. Rake boards shall be a minimum 1" x 8" with rake molding or other approved trim on the face of the board, unless otherwise approved by the ACC.

Frieze boards beneath the eaves shall be a minimum 1" x 8" with four-inch (4") crown molding, dentil blocks, or other approved trim. Pre-cut dentil board shall not be permitted. Frieze boards located on the street facing gable ends shall be a minimum 1" x 8" with three inch (3") minimum crown molding, or other approved trim.

Trim boards must be provided as appropriate on corners and around all windows and doors unless otherwise approved by the ACC.

## **Fireplaces and Chimneys**

The exterior of all chimneys must be brick, stone, fiber cement board, or masonry/stucco material compatible with materials used on the exterior walls of dwelling. All chimneys must have a detailed top and painted metal caps are required to conceal circular prefabricated flue top. All chimneys visible from the street must originate at grade (i.e., no cantilevered chimneys). No cantilevered chimneys may be visible from Great Sky Parkway; however, they may terminate into a rear deck.

## **Foundations**

All exposed concrete above finished grade shall be finished with the same material as the adjoining wall(s).

## **Front Door Stoops and Steps**

All front door stoops and steps must be brick or stone. Wood, exposed concrete, or stucco stoops or steps are not acceptable.

## **Garages**

Each dwelling shall have a garage designed to accommodate a minimum of two (2) cars. Garage doors must have "carriage style" handles and hinges.

## **Gutters**

Gutters and downspouts shall be integrated with architectural design in color, shape, and location. Downspouts are to be directed to the front or rear of the lot as necessary to avoid drainage problems. Owners are responsible for any drainage issue that may occur on their property and impact adjacent properties.

## **Projections**

All bay window projections facing the street and exceeding a horizontal projection of twenty inches (20") shall extend to finish grade. Projections less than twenty inches (20") may be permitted, subject to approval of the final design treatment of the projection. The use of corbels, brackets, ledges, trim, etc., is encouraged for all bay window projections.

## **Roofs**

One-level, flat roofs shall not be permitted. Minimum roof pitch should be appropriate to existing styling in the Development as determined by the ACC.

No plumbing or heating vent shall penetrate roof surfaces that face the street or streets adjacent to any lot. All plumbing or heating vents that penetrate the roof surface shall be painted black or a color matching the roof color.

Acceptable shingle materials include but are not necessarily limited to asphalt, wood shake, and slate, in a color that complements the color palette used on the dwelling. Standing seam metal roofs are permitted on porch roofs, porticos, and bay windows only.

### **Decks**

Notwithstanding any preapproval of builder plans, decks visible from Great Sky Parkway must be submitted with the site plan for specific approval by the ACC.

### **Driveways and Walks**

Driveways and front walks shall be constructed of concrete unless other hard surface materials such as brick are approved by the ACC. Stamped, patterned, or colored concrete surfaces may be used only with approval of the ACC. Driveways are to be curved, when possible, taking into consideration existing trees and landscape plantings, and may include a paved turn-around area where possible. Concrete driveways and walks shall be broom finished with a troweled edge.

### **Exterior Lighting**

All exterior lighting shall be consistent with the character established in the Development and shall be limited to the minimum necessary for safety, identification, and decoration. Colored lights shall not be used except those decorative holiday lights and ornamentation used during the holiday season such as Independence Day, Halloween, Thanksgiving, through New Year's Day. Exterior lighting shall be directed away from adjacent properties as much as possible. Owners are encouraged to work together on this item. The ACC will not govern this aspect of exterior lighting. LED strip lighting on the exterior of the house is not allowed.

### **Landscape Lighting**

Illumination of landscape lighting thirty-six ((36) inches or less), as well as for walks and driveways shall be accomplished with low wattage fixtures, ground mounted. Decorative low voltage/solar light fixtures for low-level landscape and path lighting are permitted. Fixtures shall be installed and maintained in a vertical position. A maximum quantity of twelve (12) low-voltage or solar lights may be installed in front yards. A maximum quantity of twelve (12) low-voltage or solar lights may be installed in rear and side yards (combined).

### **Mailboxes**

Each home must have a mailbox that conforms to the design, height, and location of the existing mailboxes in the Development, unless otherwise approved by the ACC or located in a neighborhood where a mail kiosk is provided in lieu of individual mailboxes.

## **V. LANDSCAPING GUIDELINES**

### **Ground Cover**

All disturbed or graded areas of a lot shall be grassed or covered with plants or other landscaping materials consistent with these Design Standards.

All ground cover plants shall be a minimum 4" and spaced at least 18" apart (center to center)

## **Lawns**

All areas along the street front (and side street for corner lots) of each home site not covered with pavement, buildings, shrubs, or ground cover shall be completely sodded with Bermuda, Zoysia or other approved turf grass. Street frontage is defined as the area from the back of the curb to the front edge (and side edge for a corner lot) of the house foundation.

## **Mulch**

All areas within each home site not covered with pavement, buildings, shrubs, ground cover or sod shall be covered with pine straw, pine bark mulch, or shredded cypress mulch (black, brown or natural color, no red mulch allowed).

## **Planting Beds**

Landscaping should incorporate a planting bed of at least 25 square feet. All planting beds should be curvilinear with smoothly flowing bed lines. No hard edging materials will be allowed to define planting beds unless material is first approved by the ACC.

## **Trees and Shrubs**

To preserve the natural beauty of a home site, the removal of any living tree having a diameter of six inches (6") or more, as measured from a point two feet (2') from the natural grade, should be avoided whenever possible. Removal of any trees is subject to prior approval of the ACC.

Each lot shall have at least:

- one (1) shade tree with a minimum caliper of 2 – 2 1/2 inches
- one (1) ornamental tree with a minimum caliper of 1 – 1 1/2 inches
- one (1) evergreen tree at least 5-6 feet in height

Use of trees with contrasting leaf colors and textures is encouraged to enhance interest and beauty. Accentuate the architecture of the home with evergreen trees at corners.

A list of suggested tree species is attached as Exhibit "B".

Foundation shrubs should be used to soften the base of the dwelling and provide a transition from the dwelling to the lawn.

All accent shrubs shall be a minimum 5-gallon size

All foundation shrubs shall be a minimum 3-gallon size

All low massing shrubs shall be a minimum 2-gallon size

## **Screening of Mechanical Equipment**

All air conditioning units and other unsightly elements visible from the street shall be completely screened with evergreen trees or shrubs.

# **VI. ACCESSORY STRUCTURES AND ITEMS**

## **Clotheslines**

No clothesline or other apparatus for air drying of clothes shall be permitted outside of dwellings.

## **Fences**

In general, fences or walls are discouraged. Hedges, berms, or other landscape alternatives are preferred. However, fences may be considered for approval by the ACC on an individual basis, subject to the following: (1) generally, no portion of the fence shall be located forward of the rear of the house, although the ACC may make exceptions for irregular shaped lots or where it determines that other circumstances warrant an exception; (2) the finished side of the fence must face outward (e.g., toward neighboring properties); (3) the fence shall not be painted. Fences should be left natural, or a clear, transparent or semi-transparent earth tone stain may be submitted for consideration to the ACC. Acceptable wood fence styles are shown on Exhibit "C." Black wrought iron fences will also be considered.

## **Flagpoles and Flags**

One flagpole not to exceed 2 inches in diameter or 60 inches in length may be mounted on the front of a dwelling. Permanent standalone flagpoles are not allowed.

Flags visible from the exterior of a dwelling may be hung only on flagpoles meeting the above criteria. No more than one flag, not to exceed 4' x 8' in size, may be displayed at a time. Only official flags of countries, sports teams, and seasonal decorative flags may be displayed; flags which display trademarks or advertising, and battle flags and similar flags which, in the ACC's judgment, are intended to, or tend to, incite, antagonize, or make political statements (other than a statement of citizenship or country of origin of the residents of the dwelling), shall not be permitted. Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered, or faded beyond recognition.

One additional USA flag of reasonable size, as determined by the Board, is permitted to be placed upon the lot in recognition of patriotic holidays such as Labor Day, Memorial Day, Flag Day, Fourth of July, 9/11, etc. Patriotic holiday flags must be the standard USA flag and are permitted to be flown no more than one week prior to the holiday and should be removed within one week following the holiday.

## **Garbage Cans, Trash and Lawn Debris**

All lawn mowers and other equipment, garbage cans, trash, recyclables, and lawn debris shall be stored in appropriate containers out of view from streets and neighboring properties except when placed at the curb for collection, which shall occur not more than 24 hours prior to the scheduled collection. All garbage, recycling, and other containers shall be removed from the curb within 12 hours after collection and stored out of sight.

## **Lawn Furnishings**

No frog ponds, fountains or other water features, lawn sculptures, ornaments, artificial plants, rock gardens, or similar items visible from streets or neighboring properties shall be permitted on any lot without prior written approval of the ACC.

## **Outdoor Furniture**

Furniture exposed to the weather shall be limited to such types as are designed and intended for outdoor use.

## **Pet Enclosures**

All structures for the care, housing, or confinement of pets or other animals shall be screened by landscaping or fencing to conceal them from view of neighboring properties and streets.

## **Play Structures and Sports Equipment**

Play structures and sports equipment shall be placed or installed only in the rear of a lot a minimum of ten (10) feet from all property lines, except that basketball goals may be placed adjacent to the driveway. Basketball goal backboards shall be white, clear, or granite color with minimal decals and a back-post set in the ground by concrete or buried steel sleeve (for removal) or with an approved plastic base. Metal swing sets will not be approved. Trampolines shall not be visible from the street. Play structures and sports equipment (including trampolines) shall be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets.

## **Prefabricated, Factory-Built Structures**

Prefabricated or factory-built structures shall not be permitted on any lot.

Play structures shall be submitted to the ACC and approved on an individual basis.

## **Swimming Pools and Hot Tubs**

No above ground pools are permitted. Pool composition must be of a material which has been thoroughly tested and accepted by the industry for such use. Pools and hot tubs shall not be visible from the street in front of the dwelling. Pools must be fenced in to comply with all local ordinances. Homeowners are responsible for compliance with all ordinances and laws concerning discharge of water and chemicals.

## **Satellite Dishes, Antennae, Etc.**

No antenna, satellite dish, or other device used for transmission or reception of any television signals, or any other form of electromagnetic radiation shall be erected, used, or maintained on a lot without the prior, written approval of the ACC, except that the following devices ("**Permitted Devices**") may be installed without application or approval provided they are installed in strict compliance with this Section:

- (i) an antenna that is one meter or less in diameter and designed to receive direct broadcast satellite services, including direct-to-home satellite services, or to receive or transmit fixed wireless signals via satellite; or
- (ii) an antenna that is one meter or less in diameter and designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services; or
- (iii) an antenna that is designed to receive television broadcast signals.

A Permitted Device may be installed solely on the owner's lot and shall not encroach upon any street, Common Area, or any other owner's lot.

A Permitted Device shall be installed in that location on the lot from which an acceptable quality signal can be obtained which is least visible from the street, from other lots, and from public view. In order of preference, the locations considered to be least visible are:

- In the back yard, behind and within 15 feet of the rear wall of the dwelling and not extending beyond the side walls of the dwelling, either on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent lots and the street; then

- In the side yard, on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent lots and the street; then
- Attached to the back of the house or mounted on the roof, on a pole painted black with no part of the Permitted Device any higher than the lowest point of the ridgeline of the roof, and screened from view of adjacent lots and the street; then
- Attached to the side of the house, with no part of the Permitted Device any higher than the lowest point of the ridgeline of the roof, with the pole screened from view of adjacent lots and the street by shrubbery.

Mast height may be no higher than absolutely necessary to receive an acceptable quality signal. For safety reasons, the location of any mast that must extend more than 12 feet above the ground is subject to application and prior approval of the Reviewer. Any such application must include a detailed description of the structure and anchorage of the antenna and the mast. If this installation will pose a safety hazard to residents of adjacent properties, then the Association may prohibit such installation. The notice of rejection shall specify the safety risks.

Masts must be installed by a licensed and insured contractor.

Masts must be painted the appropriate color to match their surroundings.

To minimize hazards to persons and property if the mast were to fall during a storm or from other causes, masts shall not be installed nearer to the lot line than the total height of the mast and antenna and any structure on which it is mounted.

### **Signs**

No signs (including, but not limited to, commercial, political, for rent, and/or similar signs) shall be erected or maintained on any lot, except for: (i) such signs as may be required by law; (ii) one "For Sale" or "For Rent" sign having a maximum face area of 8 square feet (4 square feet on each of 2 sides); or (iii) such other signs as may be approved in writing by the Declarant or the ACC. No person other than the Declarant or the Association shall place signs in any right-of-way, on any Common Area, or on any other portion of the Development outside the lot being offered for sale or lease or the lot which is the subject of a sign required by applicable law.

### **Solar Panels**

The location and design details for solar collectors shall be submitted to the ACC. A solar collector shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining Lots, and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. Under no circumstance may solar collectors extend above the ridgeline of a roof.

### **Vegetable Gardens**

Vegetable gardens may be located only in the back of the lot and shall be screened from view of streets and adjacent properties.

### **Window Air Conditioning Units**

No window air conditioning units or installed window fans will be permitted in the Development.

### **Woodpiles**

Woodpiles are permitted only in the rear yard of residences and shall be screened by adequate planting and/or fencing to be concealed from view of neighboring property and streets.

## **VII. SITE WORK AND CONSTRUCTION ACTIVITIES**

Compliance with this Part VII shall be a condition of ACC approval of all proposed work, whether or not specifically referenced in the notice of approval, except to the extent that deviations are specifically approved in writing signed by the ACC or by the Declarant.

### **Drainage and Erosion Control**

The Owner or its contractor shall install earth berms, silt fences, mulch, boards, grassing, gravel blankets, or other approved siltation and erosion control measures prior to grading of any lot to prevent mud and silt from running off the lot onto streets or any other adjoining property.

Silt fencing shall be installed to a depth of six inches where runoff will likely occur, or as required by local building ordinances.

Number Three gravel or larger shall be spread at each access point of the lot where truck or construction traffic will be entering or exiting.

The Owner or its contractor shall be responsible for promptly removing and cleaning up any mud or silt from the Owner's lot which is carried into or deposited on the streets or adjacent properties as a result of storm runoff, inadequate erosion control measures, construction or delivery vehicles entering or leaving a lot, movement of equipment, or other construction activities on a lot. The Owner or its contractor shall clean up any mud washing into the streets from the Owner's lot within twenty-four (24) hours of such occurrence.

### **Construction and Delivery Hours**

All construction activities and construction deliveries must be limited to 7:00 am – 7:00 pm Monday through Saturday: provided, no construction activities shall be conducted, and no deliveries shall be made on Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day or New Year's Day. Construction on Sunday is not permitted.

### **Construction Activities**

All activities related to construction on a particular lot, including delivery and storage of construction and landscaping materials and equipment, must be confined to such lot. No trash receptacles, trash, construction, or other debris (stumps, rocks, etc.), shall be placed on any adjacent lot or street. The Owner shall be responsible for any damage to utility lines, adjacent property or subdivision improvements resulting from the construction activities on its lot.

### **Trash and Debris**

All construction sites shall be kept in a neat and orderly condition, with all construction debris, rubbish, and trash deposited in appropriate containers and regularly removed from the job site.

### **Relocation of Equipment**

No construction equipment shall be moved from one lot to another using streets or road shoulders except on trailers.

**EXHIBIT "A"**

**APPLICATION FORMS**

**Application for Approval of Initial Construction**

**Application for Proposed Modification to Existing Home**

**GREAT SKY**  
**ARCHITECTURAL CONTROL COMMITTEE**  
**APPLICATION FOR APPROVAL OF INITIAL CONSTRUCTION**

**SITE OF PROPOSED WORK: POD \_\_\_\_\_ LOT # \_\_\_\_\_ ADDRESS:\_\_\_\_\_**

**OWNER/APPLICANT NAME: \_\_\_\_\_**

**OWNER'S MAILING ADDRESS: \_\_\_\_\_**

**CONTACT PERSON: \_\_\_\_\_**

**PHONE NUMBER(S): \_\_\_\_\_ EMAIL: \_\_\_\_\_**

**APPLICATION FOR (check all that apply):**

**Pre-Approval of Building Plans**

Attach two (2) sets of building plans (may exclude HVAC, electrical, plumbing), including:

- Exterior elevations drawn to ¼" scale for front, rear, left side, and right side of home and any accessory structures, all as they will appear after all back-filling and landscaping are completed, identifying:
  - existing and finish grades
  - roof pitch
  - proposed colors and materials (brick, siding, stone, etc.) for all exterior surfaces, chimney and roof
  - meter base and air conditioning condensing units
- Floor plans drawn to ¼" scale and fully dimensioned, indicating total heated living area (s.f.)
- Exterior door and garage door styles and colors
- Window and shutter style and colors
- Details
  - Typical wall sections minimum scale 1"=1'0"
  - Trim details
  - Cornice details
  - Hand rails/pickets

**Approval of Lot-Specific Plans**

Identify/ attach pre-approved Model/Elevation: \_\_\_\_\_

Identify/ attach pre-approved Color Palette: \_\_\_\_\_

Attach two (2) copies of site plan, drawn to scale (with scale indicated), identifying:

- all property lines and setback lines (front, rear and side)
- adjacent streets
- finish grades
- location and dimensions of "footprint" of house
- location and dimensions of all other proposed and existing improvements, including driveways, parking spaces, sidewalks, porches, decks, patios, pools, ponds, retaining structures, accessory structures, etc.
- all landscaping elements
- existing trees and indicating whether they are to remain or be removed
- size and location of all trees and shrubs proposed to be added, with species identified

**Modifications to Previously Approved Plans**

Describe: \_\_\_\_\_

**APPLICATION FOR APPROVAL OF INITIAL CONSTRUCTION**

(continued)

By signing below, the Owner/Applicant represents that it has received and reviewed the Design Standards for Great Sky dated \_\_\_\_\_, 20\_\_ and believes that this Application is consistent with the Design Standards and acknowledges that:

(i) the ACC has thirty (30) days to review this application and respond and may require additional information in order to evaluate this application and render a decision. The undersigned agrees to promptly provide any additional information requested.

(ii) no work should commence in connection with the proposed improvements until written approval of the ACC has been obtained. Any unauthorized work shall be subject to removal at the Owner's expense.

(ii) approval by the ACC is based on aesthetic considerations and the ACC does not evaluate and is not responsible for structural integrity or soundness of proposed work or compliance with building codes, ordinances, or other governmental requirements.

(iii) the Owner is responsible for obtaining all required permits and compliance with all governmental requirements applicable to the proposed work.

I hereby grant permission for members of the Architectural Control Committee to come upon the lot identified above at reasonable times to evaluate this application and monitor and inspect the status of approved work.

Owner: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# GREAT SKY HOMEOWNERS ASSOCIATION, INC. - REQUEST FOR MODIFICATION REVIEW

PER ARTICLE 5.9, THIS APPROVAL MAY TAKE UP TO 30 DAYS FOR APPROVAL AFTER ALL REQUIRED INFORMATION IS RECEIVED

Name	Date
Address	Lot and Phase
City, State Zip	Phone Number
Email(s)	

Please provide the Architectural Control 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. Modifications without approval from the Committee are a violation of the Covenants and may result in fine and legal action by the Association.

Description of Modification Requested

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Estimated Start Date:

Estimated Completion Date:

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Under each of the most common categories below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, etc. **Incomplete requests will be disapproved.**

**LANDSCAPING, including gardens, landscape blinds, landscape edging**

Asbuilt/HLP/Lot Plat/Survey  
\*identify location of landscaping modification

Description: \_\_\_\_\_

Photo(s) of the requested location(s) to be modified

Plan denoting hardscape/plant materials, location and quantities

**FENCING, including fenced blinds**

Fencing must conform to the standards stated in the Design Guidelines

Fence type: \_\_\_\_\_

Height and maximum width of spans: \_\_\_\_\_

Color/stain: \_\_\_\_\_

Fence beams must be inside facing (*interior*), not visible to streets or lots

Asbuilt/HLP/Lot Plat/Survey  
\*identify location of fencing and existing neighboring fencing

Permit (*if applicable*)

Materials: \_\_\_\_\_

All nails, screws or fasteners shall be aluminum or hot-dipped galvanized

All posts shall be anchored in concrete; ground clearance must be 2 inches

**EXTERIOR LIGHTING, including exterior and landscape lighting**

Description: \_\_\_\_\_

Number of lights: \_\_\_\_\_

Photo(s) of the requested location(s) of the lighting

Photo of the lighting

**EXTERIOR DECORATIVE OBJECTS, including planters, statuary**

Description: \_\_\_\_\_

Photo(s) of the requested location(s) of the object(s)

Photo(s) of the object(s)

**DRIVEWAY, PATIO or WALKWAY**

Asbuilt/HLP/Lot Plat/Survey  
\*identify location of driveway/patio/walkway modification

Photo(s) of the requested location(s) to be modified

Materials: \_\_\_\_\_

**PLAY EQUIPMENT, including basketball goals**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of play equipment modification*
- Location must have minimum visual impact
- Photo example of modification, requested location
- Materials used should match existing materials of home

**DECK or PORCH, including screened porches**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of deck/porch modification*
- Photo of the location of the deck/porch
- Design rendering or scope of work
- Dimensions: \_\_\_\_\_
- Color must be clear or stained to match existing color scheme
- Color code: \_\_\_\_\_
- Materials must be Cedar, Cypress or No. 2 grade or better PT-wood
- Permit

**EXTERIOR BUILDING ALTERATIONS, including painting and roofing**

- Colors/Materials to be used that are different than those existing
- Paint Brand, color name(s) and color code(s)
- Photos of your home and the homes on either side and those facing  
*(in most cases adjacent/facing homes cannot be painted the same)*
- Permit *(if applicable)*

**SOLAR PANELS**

**Street facing panels are not allowed**  
**Free standing or ground mounted panels are not allowed**

- Lot Plat/Survey  
*\*Identify location of panels, drawing showing location of the unit on the roof*
- Photo(s) of the home, roof, and location for the solar collectors
- Drawing must show location of the unit on the roof
- Include dimensions of panels
- Photo(s) of the panels
- Colors of materials and color of roof shingles

**PRIVATE SWIMMING POOL, including hot tubs**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of pool, pool deck and pool equipment*
- Pool type: \_\_\_\_\_
- Dimensions *(maximum size 1,000 sq ft)*: \_\_\_\_\_
- Color *(must be white or blue)*: \_\_\_\_\_
- Lighting *(if any)*: \_\_\_\_\_
- Permit
- All pool related landscaping modifications must meet requirements of the Landscaping category

**STORM DOORS and WINDOWS**

- Description and photo example of the storm door/windows including color
- Color must be compatible with existing primary and trim colors
- Photo(s) of the requested location(s) to be modified

**BUILDING ADDITIONS**

- As-built/HLP/Lot Plat/Survey  
*\*identify location of building addition*
- Photo(s) of the requested location(s) to be modified
- Photo(s) from the location of the area to be modified of adjacent lots
- Scope of work from contractor
- Size, color, and detailed architectural drawing of addition
- Exterior materials used must match existing exterior materials of home
- Permit

**\*\* Submit this form and all documents to the Association Manager in one email/file \*\***

Owner Acknowledgement: 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 Architectural Control 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 nonfeasance, 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 Signature

Date

**ARCHITECTURAL CONTROL COMMITTEE USE**

Approved

Date Received

Reviewed by

Approval stipulations

Not approved

Approval stipulations or comments

## EXHIBIT "B"

### SUGGESTED PLANT LIST

#### SHADE TREES

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<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Acer rubrum	Red Maple
Betula nigra 'Heritage'	River Birch
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Ulmus parvifolia	Chinese Elm
Zelkova serrata	Zelkova

#### ORNAMENTAL TREES

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<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Comus florida (need part shade)	Flowering Dogwood
Comus Kousa (need part shade)	Kousa Dogwood
Lagerstroemia indica	Crape Myrtle
Magnolia -x soulangeana	Saucer Magnolia
Malus species	Flowering Crabapple
Prunus campanulata 'Okame'	Okame Cherry
Prunus x yedoensis	Yoshino Cherry

#### EVERGREEN TREES

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<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Cryptomeria Japonica	Cryptomeria
X Cupressocyparis leylandi	Leyland Cypress
Ilex opaca 'Savannah'	Savannah Holly
Ilex x attenuata 'Fosteri'	Foster Holly
Ilex x Nellie R. Stevens	Nellie R. Stevens Holly
Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia
Tsuga Canadensis (need part shade)	Hemlock

#### ACCENT SHRUBS

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<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Buxus sempervirens	American Boxwood
Camellia sasanqua	Sasanqua Camellia
Cleyera japonica	Cleyera
Ilex crenata 'Steeds'	Steeds Holly
Illicium anisatum	Anise
Loropetalum chinense 'Plum Delight'	Plum Delight Loropetalum

#### FOUNDATION SHRUBS

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<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Ilex cornuta 'Burfordii nana'	Dwf. Burford Holly
Ilex crenata 'Compacta'	Compacta Holly
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
Prunus laurocerasus 'Schipkaensis'	Schip Laurel

[continued on next page]

## EXHIBIT "B"

### SUGGESTED PLANT LIST

(continued)

#### LOW MASSING SHRUBS

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<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Abelia x grandiflora 'She!Woodi'	Sherwood Abelia
Gardenia jasminoides 'Radicans'	Dwarf Creeping Gardenia
Ilex cornuta 'Carissa'	Carissa Holly
Ilex crenata 'Helleri'	Helleri Holly
Ilex vomitoria 'Nana'	Dwf. Yaupon Holly
Juniperus horizontalis 'Bar Harbour'	Bar Harbour Juniper
Juniperus davurica 'Parsoni'	Parsons Juniper
Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper
Nandina domestica 'Gulfstream'	Gulfstream Nandina

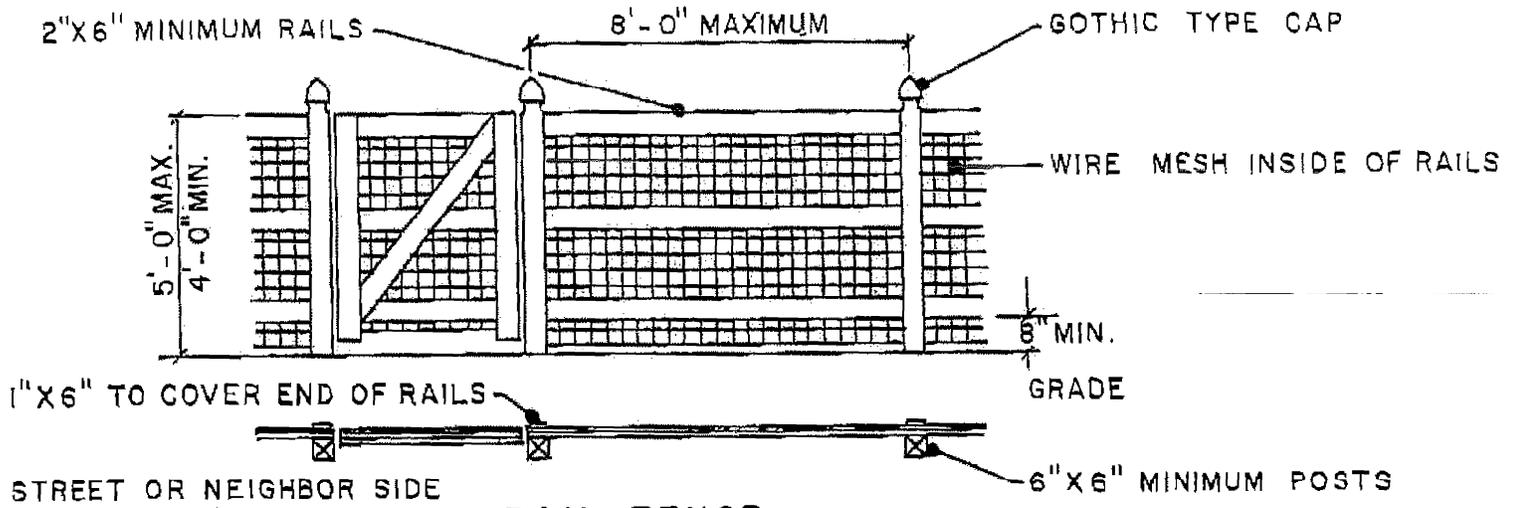
#### GROUNDCOVERS

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<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Euonymus fortunei 'Coloratus'	Wintercreeper
Hemerocallis 'Stella d'oro'	Stella d'oro Daylily
Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper
Liriope muscari 'Big Blue'	Big Blue Liriope
Liriope muscari variegata	Variegated Liriope

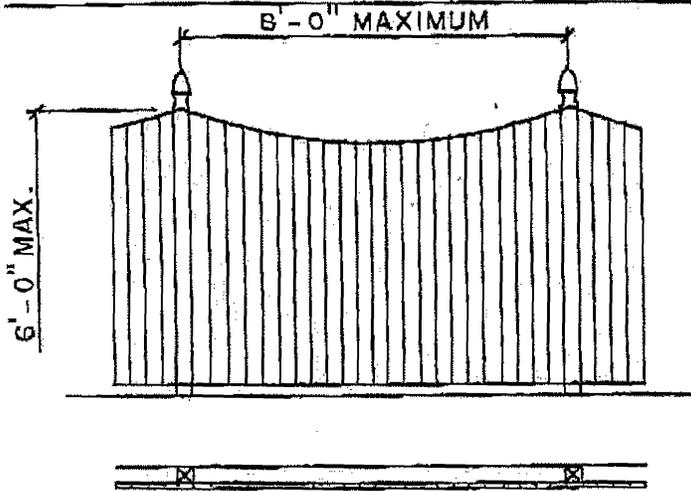
**EXHIBIT "C"**  
**ACCEPTABLE FENCE STYLES**

[see attached]

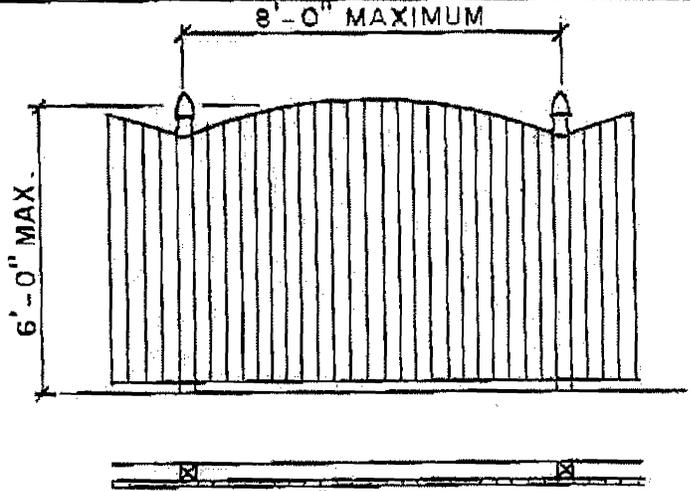


**RAIL FENCE**

FOR NON-PARKWAY LOTS

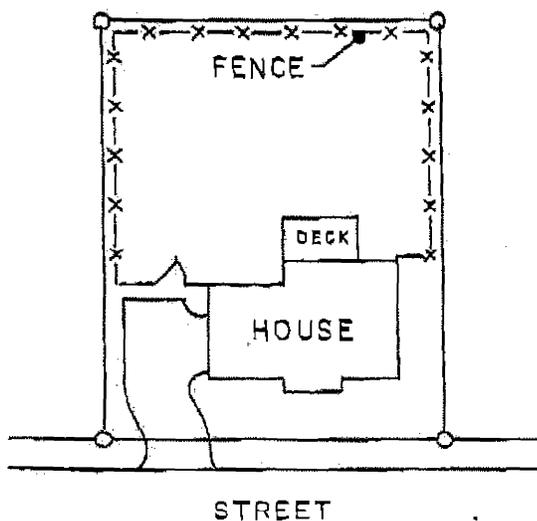


**NEGATIVE ARCH PRIVACY FENCE**

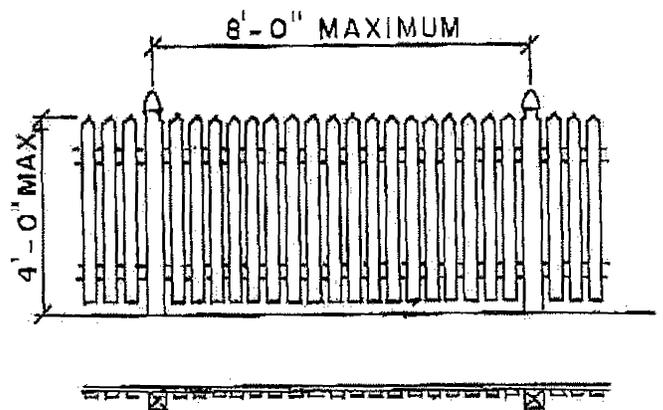


**POSITIVE ARCH PRIVACY FENCE**

ONLY APPROVED DESIGN FOR PARKWAY LOTS



SCREEN STREET SIDE OF FENCE WITH EVERGREEN SHRUBS.  
 FENCE SHOULD NOT BE INSTALLED FORWARD OF REAR LINE OF HOUSE.  
 FINISHED SIDE OF FENCE MUST FACE NEIGHBORING PROPERTY.



**PICKETT FENCE**