Somerdale Homeowners Association, Inc.

Thank you for your purchase of an Edward Andrews Home! Below you will find the Design Guidelines for the Somerdale 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. The change/improvement must not impede the flow of water in any drainage easement or swale.
2. 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
JasonHixon@FieldstoneRP.com 2675
Paces Ferry Road
Suite 125
Atlanta, GA 30339

A completed Form must be submitted for all modifications.

THE VERBAL APPROVAL OF ANY SALES AGENT, EDWARD ANDREWS 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.

SOMERDALE DESIGN GUIDELINES

DESIGN GUIDELINE 1

Fences

- Chain link fences or chain link dog runs are not permitted.
- The following types of fences may be approved for installation:
    1. Six-foot privacy fence, cap topped, X braced style, must be cedar, cypress, or #2 or better pressure treated wood.
    2. Six-foot wrought iron or aluminum, flat top style fence.
- The maximum span between posts shall be ten (10) feet. The minimum post size shall be 6 X 6 inches or 4 X 4 inches and must have two 2 X 8 inch rails or three 2 X 6 inch rails per section.
- Wrought iron or aluminum fences must be black. Wooden fences must be stained using Sherwin Williams 3524-Chestnut Brown color.
- Generally, fences shall not be located closer to any street than 10' in front of the rear edge of the home.
- On corner lots, the fence shall not be closer to any side street than the building line of the lot.
- Crossbeam structure shall not be visible from any street and must face inside toward the yard).
- All fence posts for all fences must be set in concrete.
- Generally, fence styles will need to match neighboring fences.
- Fence Examples:



6' Wooden Privacy, X Braced Cap Top



6' Iron or Aluminum, Flat Top

DESIGN GUIDELINE 2

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 bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, flower pots, free-standing poles of any type, flag poles, and items attached to approved structures.
- Landscape lighting should not exceed twelve (12) inches in height
- The number of landscape lights should not exceed twelve (12)
- The total wattage of landscape lighting should not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
- 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, containing evergreens/flowers do not require the submission of a Form.
- 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 3

Garden Plots

- All garden plots should be located behind the rear of the house
- The size of the plot is generally limited to 150 square feet or ¼ of the rear yard, whichever is smaller.
- The maximum height of plants is less than four (4) feet at full growth.

- Garden plots for homes set on lots at angles and homes on corner lots will be considered on an individual basis

DESIGN GUIDELINE 4

Play Equipment

- Play equipment should be installed within the extended right and left sides of the house in the rear yard.
- Play equipment should not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
- All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.
- Play houses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the home, and the tree house/play house may not be larger than 100 square feet.

DESIGN GUIDELINE 5

Basketball Goals

- Basketball Goal backboards should be perpendicular to the primary street on which the house is located.
- The backboard should be white, beige, light gray, or clear.
- The backboard post should be painted black.
- Basketball goals may not be attached to the house.
- Portable goals may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.

DESIGN GUIDELINE 6

Private Pools

- A Form is not required to be submitted for children's portable wading pools (those that can be emptied after use) that do not exceed eighteen (18) inches in depth and whose surface area should not exceed thirty-six (36) square feet.
- Pools exceeding thirty-six (36) square feet located above the ground are not allowed.
- In-ground pools must have adequate fencing. Generally, the maximum allowable pool area is 1,000 square feet.
- Glaring light sources that have a visual impact on neighboring lots will not be permitted.
- Spas and hot tubs must be screened from adjacent properties and streets.

DESIGN GUIDELINE 7

Patios and Walkways

- A patio should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home
- A patio should not exceed six (6) inches above the ground at any point.
- A walkway should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of side property lines, and
- A walkway should not exceed four (4) inches above the ground at any point.

DESIGN GUIDELINE 8

Exterior Landscaping

- Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
- All landscape beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings.
- Rocks are not permitted as landscape bed ground cover.
- The preferred landscape bed edging is a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type.
- Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.

DESIGN GUIDELINE 9

Decks

- Generally, the deck may not extend beyond the right and left sides of the home.
- Materials must be cedar, cypress, or #2 or better pressure treated wood.
- Color must be natural, stained, or painted to match the exterior of the home.
- 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.

DESIGN GUIDELINE 10

Exterior Building Alterations

- Repainting of the house or trim should not require a Form if the color(s) are not changed.
- The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
- A paint color change requires that the following information be submitted along with the Form:
    1. A paint sample or picture of the paint color used in or approved for this or another Edward Andrews Neighborhood in the same County. The address of the home and neighborhood where the color has been approved must be identified.
    2. Area of home to be re-painted.
    3. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same color).
- 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.

DESIGN GUIDELINE 11

Flag Display Exception

Notwithstanding the foregoing restriction regarding the display of flags, the Board of Directors permits the display of additional flags and related decorative displays as set forth below:

1. **Sports Team Flags.** Flags representing recognized professional, collegiate, high school, youth, or other organized sports teams may be displayed during the applicable sports season. Such flags may represent sports including, but not limited to, football, soccer, basketball, baseball, softball, hockey, lacrosse, and similar organized sports.

2. **Holiday and Seasonal Flags.** Holiday and seasonal flags may be displayed on flagpoles, flag stands, or within garden and landscape areas during the month in which the applicable holiday occurs or during the applicable season. Seasonal displays shall be permitted for the duration of the corresponding season.

3. **Religious Holiday and Seasonal Displays.** The display of flags, banners, signs, or other decorative items associated with a religious holiday or religious observance shall be permitted during the period in which the applicable holiday or observance is traditionally celebrated or observed.

   This provision shall apply equally to religious holidays and observances of all faiths and religious traditions, whether or not the holiday or observance is federally recognized, a public holiday, or specifically identified in this Guideline.

   Religious holiday and seasonal displays may be displayed during the applicable holiday or observance period and shall be removed within a reasonable period following the conclusion of the holiday or observance.

   This exception shall be applied uniformly without regard to the religion, faith, denomination, or religious tradition represented.

4. **Political, Ideological, Social Movement, and Religious Displays.** Except as expressly provided below for election-related displays and religious holiday or seasonal displays, political, ideological, social movement, advocacy, and religious flags, banners, signs, placards, posters, and similar displays are prohibited on all Lots and within the community.

   This prohibition applies to displays that are intended primarily to communicate, promote, oppose, or advocate a political, ideological, social, religious, or other similar viewpoint, cause, movement, organization, or position.

DESIGN GUIDELINE 11 (continued)

5. **Election-Related Political Displays.** Notwithstanding the foregoing, political campaign flags, signs, and similar displays supporting or opposing a **candidate for public office** shall be permitted during a limited election period.

   Such election-related displays may be displayed beginning **six (6) weeks prior to the applicable election date** and shall be removed no later than **fourteen (14) calendar days following the applicable election date**.

   This exception shall apply to candidates for public office appearing on the ballot for a federal, state, or local election and shall apply equally regardless of the candidate, political party, affiliation, or viewpoint represented.

   The election-related exception shall **not** extend to displays whose primary purpose is to promote, oppose, or advocate for a political ideology, social movement, activist organization, religious belief, religious organization, or other cause that is not itself a candidate campaign.

6. **Reasonable Restrictions and Enforcement.** All flags and displays permitted under this exception shall remain subject to reasonable restrictions adopted by the Board concerning size, number, placement, condition, installation, and manner of display. All permitted flags and displays must be maintained in good condition and shall not be displayed in a manner that creates a safety hazard, interferes with access to common areas, obstructs visibility or traffic, or violates any applicable law or governing document.

   The Board may adopt reasonable rules regarding the implementation, administration, and enforcement of this exception.

7. **Limited and Temporary Nature of Exception.** This provision establishes limited exceptions to the general restriction on the display of flags and other similar displays and does not create a right to display any flag or display that is otherwise prohibited by the governing documents or applicable law.