

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

Synopsis of Changes and Clarifications for 2023

(5) **Submission of plans and Specifications.** *All plans and specifications are required to be submitted to the Property Management Company who will record the request and forward the plans to the ACC for approval. Before commencing any work, the plans must be approved by the ACC.*

(4.7)(o) **Methods of Screening.** (1) *Earth banks and berms –such earth banks and berms shall have a maximum slope of 2:1 and be covered with an acceptable grass or ground cover as approved by the ACC.*

(4.7)(p) **Prohibited Screening.** *Vinyl, woven metal, or chain link fences shall not be used.*

(4.7)(p)(2) **Exception for Common Area Screening and Fencing.** *Types and methods for common area screening, fencing and grounds maintenance is determined at the discretion of the Board of Directors to address concerns of general safety and security as well as neighborhood esthetics and is not subject to ACC oversight or approval.*

(12) **Additions to the Design Standards 2005** Section 12 was incorporated into section (4) **Design Standards 2023.**

(12.3) **Ancillary Buildings** is now section (4.3) **Ancillary Buildings** (reference Covenants section 6.07)

- a) *No homeowner shall construct an ancillary building or storage shed of any kind, excluding playhouses (see 12.7 b) on any Lot.*
- b) *Individually constructed or pre-fabricated Structures for storage purposes shall not be permitted within West Hampton subdivision.*
- c) *Temporary storage boxes such as PODS, trailers, construction refuse containers, or other containers are allowed to be placed on a homeowner's driveway for a maximum of 45 days. All requests to place such temporary storage containers on a driveway must first be submitted to the Property Management Company who will record the request and forward it to the ACC for approval. Containers may not be placed on the owner's driveway until written approval is received from the ACC. Should the owner need to leave the container on the driveway for more than 45 days, an additional written approval will be required.*

(12.5) **Maintenance** is now section (4.5) **Maintenance** (See Covenants section 6.14)

The maintenance or landscaping as defined in section 6.14 shall include pine islands which shall be kept primarily weed free and shall have fresh pine straw installed on them annually at a minimum.

Lawn maintenance shall include the periodic placement of insect and/or weed control agents and lawn fertilizers to maintain a green and healthy lawn.

Lawns shall be cut on a regular basis to ensure that the grass never exceeds the height

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

of six (6) inches. Should a lawn be allowed to grow to a height greater than six (6) inches, or if the grass in the lawn becomes infested with weeds or develops areas of dead grass, the Lot owner may receive a written notice of the violation from the Property Management Company/ACC. A second such notice may result in a fine. Refer to the Daily Fine Schedule II under Guidelines of Property Owners Association (POA). If the Owner shall fail to remedy the condition within thirty (30) days after the receiving said written notice by certified mail, then the Association shall have the Right of Abatement as detailed in section 8.02 of the Covenants.

(12.6) Recreational Equipment is now section (4.6) Recreational Equipment

All basketball goal poles and supports shall be painted Gloss Black to match the mailbox.

(12.7) Submission of Plans and Specifications is now (5) Submission of Plans and Specifications.

Prior to construction, each owner shall submit to the Property Management Company two (2) complete sets of landscaping plans noting size of plants, quantities, and size of trees to be installed. The Property Management Company will record the request and forward the plans to the ACC for approval. No construction shall be permitted of any type without prior approval of the plans by the ACC.

(12.18) Outside Sculpture or Ornamentation is now section (4.7) (l) Outside Sculpture or Ornamentation

No residence shall be permitted to have any statuary, sculptures, birdbaths, bird feeders or other decorative item(s) made of concrete, plaster, or metal on the front lawns, walks, front porch, or driveways.

Flower pots and other ornamentation are allowed if the amount of them that are visible from the street is not deemed to be excessive by the ACC. As a general guideline to homeowners, "excessive" shall be defined as more than seven (7) flower pots or other ornamentation.

All front lawns and landscaped areas may be tastefully accented with ornamentation as possible but are to remain uncluttered as noted above.

Benches are allowed provided they are not constructed of concrete and are a natural or earth color. White and black bench colors are not allowed.

(12.19) Flags, Flag Poles, Banners, and Holiday Décor. Is now section (4.7) (e)

Flag poles must be attached to the side of a home and be no more than six (6) feet in length.

No free-standing flag poles of any type are allowed, except during holidays.

Flag or banner size may not exceed four (4) feet by six (6) feet.

Any flag or banner which could be considered of an offensive nature by the ACC may not be displayed.

During holidays, flags which are not attached to a home and inflatable holiday

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

decorations may be displayed up to 25 days after the holiday.

All flags, banners and poles must remain in good condition. Faded, torn or tattered items must be removed or replaced.

Design Standards 2023

1. Authority

This DESIGN STANDARDS document is promulgated pursuant to authority granted to the Architectural Control Committee (hereinafter referred to as the "ACC") of the West Hampton Development (hereinafter referred to as the "Development") under Section 5.01 of the West Hampton Declaration of Covenants, Restrictions and Easements, recorded in Deed Book 3200, Page 569, Cobb County, Georgia records (hereinafter referred to as the "Declaration"). The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration.

2. Purpose

Plans and specifications must be submitted to and approved by the ACC pursuant to the Declaration and these Design Standards for the sole and exclusive purpose of assuring that all Structures within the Development are in conformity and harmony of external design and general quality and in conformity and harmony with existing standards of the neighborhood.

3. Definitions

The words "Structure," "Owner, and "Lot," as used herein shall have the same meaning as such words have in the Declaration.

4. Submission of Plans and Specifications

Submission of Plans/Specifications for Modifications to Existing Lot or Structure.

- a) Prior to the start of any project involving modifications, each Owner shall submit to the ACC a completed Architectural Control Committee Modification Review Form. This form can be found on the

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

mywesthampton.com website under Resources>Forms>ACC Modification Form.

- b) Once completed, the Form is to be submitted to the Property Management Company who will record the request and forward the Plans to the ACC for approval. A separate form is required for each project.
- c) Before commencing any work, the Plan must be approved by the ACC. Failing to obtain written ACC approval prior to the start of work is a violation of the Covenants and may result in a fine to the Owner.

4.1 Design Standards 2023

Restriction of Use (See: section 6.02, Covenants) Only one permanent residence structure is permitted on any lot.

4.2 Trees (See Covenants section 6.06)

- a) No hardwood tree, without disease, having a diameter of six inches or more (measured from a point two feet above the ground) shall be removed from a lot unless such approval is obtained from the ACC. Clear cutting of any lot is not allowed.
- b) All trees removed in the front or the side area of a lot as viewed from the street shall have the stump ground or removed and landscaped to be consistent with the rest of the lot and the surrounding environment.

4.3 Ancillary Buildings (see Covenants section 6.07)

- a) No homeowner shall construct an ancillary building or storage shed of any kind, excluding playhouses on any Lot.
- b) Individually constructed or pre-fabricated Structures for storage purposes shall not be permitted within West Hampton subdivision.
- c) Temporary storage boxes such as PODS, trailers, construction refuse containers, or other containers are allowed to be placed on a homeowner's driveway for a maximum of 45 days. All requests to place such temporary storage containers on a driveway must first be submitted to the Property Management Company who will record the request and forward it to the ACC for approval. Containers may not

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

be placed on the owner's driveway until written approval is received from the ACC. Should the owner need to leave the container on the driveway for more than 45 days, an additional written approval will be required.

4.4 Signs (See Covenants section 6.08)

- a. Each residence (lot) shall be permitted to have one (1) security system sign, no larger than twelve (12) inches by twelve (12) inches placed adjacent to the house. Security signs shall not be permitted at or on mailboxes.
- b. Campaign signs may be placed out one month immediately preceding any election in which local voters may vote. Said campaign signs must be removed immediately after the election.
- c. Signage is not permitted on any common area of the Association other than WH Board announcements of pending meetings or as approved by the Board of Directors.
- d. All street and community signs shall be maintained by the Homeowners Association in good order. If any additional signs are added they shall be designed and fabricated in the same type as the existing signage

4.5 Maintenance (See Covenants Sections 6.14 and 8.02)

- a) The maintenance of landscaping as defined in Covenants section 6.14 shall include pine islands which shall be kept primarily weed free and shall have fresh pine straw installed on them annually at a minimum.
- b) Lawn maintenance shall include the periodic placement of insect and/or weed control agents and lawn fertilizers to maintain a green and healthy lawn.
- c) Lawns shall be cut on a regular basis to ensure that the grass does not exceed the height of six (6) inches. Should a lawn be allowed to grow higher than six (6) inches, or if the grass in the lawn becomes infested with weeds or develops areas of dead grass, the Lot owner may receive a written notice of the violation from the Property Management Company/ACC.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

- d) A second such notice may result in a fine. Refer to Section II of the “Resolution Adopting Fining Notice Procedures & Amounts, And Notice of Covenant Violation for West Hampton Homeowners Association, Inc.” If the Owner fails to remedy the condition within thirty (30) days after the receiving the written notice of intent to fine by certified mail, then the Association shall have the Right of Abatement as detailed in section 8.02 of the Covenants.

4.6 Recreational Equipment (see Covenant section 6.16)

- a. All swing sets and combinations of play Structures (see definition of "playhouse" below) with slides, swings, ropes, or ladders must fit within a volume of space sixteen (16) feet long, eight (8) feet wide, and eight feet (8) in height. Canopies and all attachments and Structures may not be bright colored and be provided as part of the play set. Swing sets and combinations of play Structures with swings, trampolines etc. and their placement must be approved by the ACC prior to installation. All basketball goal poles and supports shall be painted Gloss Black to match the mailbox.
- b. Playhouses shall be designed to relate to the primary residence and shall have siding or similar materials and shingles to match residence. Each playhouse shall have windows and a door no larger than twenty-four (24) inches in width. Playhouses must fit in a volume of space four (4) feet long, four (4) feet wide, and five (5) feet in height. Plans for the playhouse and its placement on the lot must be approved by the ACC prior to installation. All playhouses are to be removed when their use as a play Structure is complete. In no case may a former playhouse be used as a lawn equipment or storage shed.
- c. Fire pits, outdoor fireplaces and any other variation shall be designed to complement the primary residence. Materials shall be natural in color and look. Location, overall size, and design must be approved by the ACC prior to installation. All stacks or piles of firewood shall be placed or screened so that they are not visible from the street.
- d. All major recreational Structures and equipment (playhouse, swing

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

sets, trampolines, fire pits etc.) shall be limited. Judgment on the number of play Structures and equipment shall be based on exposure to neighbors and visibility from the street. The ACC shall approve all play Structures and equipment prior to their being installed by the homeowner. Complaints from neighbors may require the removal of Structures.

- e. Tree houses or any platforms erected in trees are not permitted. Metal swing sets and play Structures, tire swings, or poorly maintained play Structures are not permitted.

- 4.7 **Landscaping, General Yard and Home Appearance** - A written plan of landscaping must be submitted to the ACC prior to installation of any materials; this plan should include a drawing to show location, variety, and size of all plant materials, as well as location and description of all "hardscape" items such as fences, walls, rocks, pools and so forth. All plantings shall be 5-gallon specimens or larger.

Only major changes in the landscape design and features of a Lot shall require approval by the ACC. Minor alterations, additions of small trees (15 gal or less) or plants, or minor changes to "hardscape" elements, shall not require approval.

- a. **Mailboxes** - No mailbox or paper box or other receptacle of any kind for use in the delivery of mail, newspapers or similar material shall be erected or placed on any Lot unless it shall conform to the designs and specifications adopted by the ACC.
 - All mailboxes and their posts shall be maintained in good condition.
 - Dented or damaged mailboxes shall be replaced.
 - All mailbox posts shall stand perpendicular to the ground with the mailbox located at a minimum height of 38 inches above the ground.
 - All mailboxes must conform to the approved black wrought iron style.
 - All mailboxes and posts shall be painted a "Gloss Black" in color and having a newspaper/package box attached under the mailbox.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

- The USPS mailbox should be 21 inches in length, 8 inches in width and 11 inches in height.
 - Each owner has the responsibility of keeping their mailbox in good repair and appearance.
- b. **Prefabricated or Factory Built Structures** - Shall not be permitted within the West Hampton subdivision. This includes all types of sheds, carports, boat, or car covers.
- c. **Front Door Stoops** – Are to be of brick, stone, or tile top. Smooth concrete top stoops are not acceptable.
- d. **Windows and Doors**–It is recommended that windows be divided light type with muntin, glazing or sash bars dividing each window into multiple panes.
- e. **Flags, Flag Poles, Banners, and Holiday Décor**
- Flag poles must be attached to the side of a home and be no more than six (6) feet in length.
 - No free-standing flag poles of any type are allowed, except during holidays.
 - Flag or banner size may not exceed four (4) feet by six (6) feet.
 - Any flag or banner considered of an offensive nature by the ACC may not be displayed.
 - During holidays, flags which are not attached to a home and inflatable holiday decorations may be displayed up to 25 days after the holiday.
 - All flags, banners and poles must remain in good condition. Faded, torn or tatted items must be removed or replaced.
- f. **Exterior Colors and Materials** - Repainting of an existing house in the original paint colors (previously approved by the ACC) shall require additional approval. Paint swatches must be re-submitted.
- g. **Satellite Dishes and Antennas** - No exterior television, radio antenna, satellite dish or receiver of any sort shall be placed, allowed,

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

or maintained upon any portion of a Structure or Lot without prior written approval by the ACC. No antenna shall be installed or used for the purpose of transmitting electronic signals.

h. **Awnings**

Awnings must be approved by the ACC and must be maintained in good condition and regularly cleaned. Colors must complement the color of the home to which they are attached. Bright colors are not allowed. Awning sizes are not to exceed seven (7) feet in width and four (4) feet in height.

i. **Pet Enclosure Areas** (See Covenants section 6.18)

The ACC shall review and approve the construction of pet enclosure areas. Per Cobb County code restrictions, the keeping of livestock or poultry is prohibited on unincorporated areas of Cobb County where the Lot size is less than 2 acres in size. As such the keeping of livestock or poultry of any kind or number is prohibited.

For general pet enclosures, consideration of neighbors shall be paramount. Such areas shall be constructed of wood and shall be placed so as not to be visible from the street. All pets are to be leashed or confined according to the Cobb County animal control guidelines.

j. **House Numbers**

- House numbers shall be maintained on the top of each mailbox as prescribed in the mailbox specification using silver numbering.
- House numbers may be tastefully placed near the front door or front facing garage area.
- House numbers are not permitted to be painted or stenciled onto the curb of the street.

k. **Solariums/Greenhouses**- Of a prefabricated nature constructed primarily of (more than 50 percent) glass and aluminum shall not be permitted. The addition of solariums and greenhouses shall be

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

subject to the review and approval of the ACC regarding materials, size, and location.

1. **Outside Sculptures or Ornamentation**

1. No residence shall be permitted to have any statuary, sculptures, birdbaths, bird feeders or other decorative item(s) made of concrete, plaster, or metal on the front lawns, walks, front porch or driveways.
2. Flower pots and other ornamentation are allowed as long as the amount of them visible from the street is not deemed to be excessive by the ACC. As a general guideline to homeowners, “excessive” shall be defined as more than seven (7) flower pots or other ornamentation”
3. All front lawns and landscaped areas may be tastefully accented with ornamentation but are to remain uncluttered as describe above.
4. Benches are allowed provided they are not constructed of concrete and are a natural or earth tone color. White and black bench colors are not allowed.

m. **Screening Guidelines**

1. Screening shall be used within the development to define private spaces or to attract or divert attention to or from any view.
2. Any solid fence placed on a lot shall be constructed so that the finished or smooth side faces the adjacent properties.

n. **Objects to be Screened**

1. In every instance screening shall be used in connection with the following: exterior, ground level machinery as viewed from the front of the house, such as air-conditioning, heating equipment, swimming pool equipment, etc.
2. Refuse containers are to be screened or kept out of view from the street.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

- o. **Methods of Screening** - Subject to the approval of the ACC, the following methods of screening may be used:
 - 1. Earth banks and berms - such earth banks and berms shall have a maximum slope of 2:1 and be covered with an acceptable grass or ground cover as approved by the ACC.
 - 2. Planting screens shall be composed of plants approved by the ACC.
 - 3. Plants installed for screening must be a minimum height of three (3) feet, with an expected three-year height of six (6) to eight (8) feet and be spaced at a density which will create an effective year-round visual screen.
 - 4. Artificial plantings and vine type covers on open fences or supports are allowed but must be maintained in good condition and replaced as necessary to maintain the screen in good condition.

- p. **Prohibited Screening**
 - 1. Vinyl woven metal or chain link fences shall not be used.
 - 2. **Exception for Common Area Screening and Fencing**
Types and methods for common area screening, fencing and grounds maintenance is determined at the discretion of the Board of Directors to address concerns of general safety and security as well as neighborhood esthetics and is not subject to ACC oversight or approval.

- q. **Fences and Landscape or Hardscape Walls shall:**
 - 1. Complement the design, texture and color of all Structures on the same Lot.
 - 2. Be a maximum of six (6) feet above grade in height unless specifically approved by the ACC for reasons such as extraordinary terrain features, erosion control consideration or other condition determined appropriate by the ACC.
 - 3. All fences may be left unstained. If a fence is stained, it shall be in a natural earth tone as close to the natural environment as possible such that it does not call attention to the fence as an element of the landscape. Fence staining

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

requires prior approval by the ACC.

4. Common Area fencing is not subject to ACC regulation or approval and is regulated by the community needs, safety, security and esthetics as determined by the Board of Directors.

r. **Parking and Vehicle Storage** (See Covenants section 6.15)

1. No vehicle shall be permitted to park for any length of time on any lawn areas (front, side, or rear) regardless of visibility from the street. This includes partial parking on all grassy areas, and on the median strip next to the sidewalks.
2. All vehicles shall be parked in driveways, or on the street. Vehicles parked in driveways or on the street must be up-to-date with registration, parked in the direction of traffic flow, must not impede access to another homeowner's driveway, and must be parked as to not impede the flow of traffic. Violations will be reported to county code enforcement.
3. Under no exception may any type of inoperable vehicle be parked or kept in a driveway, yard or on the street.
4. No vehicle storage is allowed and vehicles may not be covered in any way while parked in a homeowner's driveway or on the street. This includes all factory or aftermarket covers, tarps or covers of any materials or shape.
5. Cobb County code allows for a total of 4 vehicles to be parked in a driveway, per house.
6. No parking of semi tractors or trailers or tractor trailer combinations, large trucks such as dump trucks or similar vehicles is allowed anywhere in the WH subdivision except for specific deliveries, approved construction activities and routine or emergent maintenance activities.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

7. Parking of motor homes, RV's, camping trailers, campers, trucks with campers or camper tops, boats or boat trailers, vehicles on trailers, open or enclosed utility trailers, unregistered Off Road Vehicles or any like equipment shall be allowed on a temporary basis not to exceed seven (7) consecutive days per calendar month.

s. Installation of Solar Equipment

No installation of solar equipment either on the roof or anywhere on the lot may be started without ACC approval. After reviewing installation plans, elevations, solar design type, color and location the ACC will work with the homeowner to ensure any solar installation is consistent with neighborhood esthetics and does not create an eyesore or obstruction of view for surrounding neighbors before providing authorization.

5. Construction of Replacement Home, Home Additions, Exterior Home Modifications, New roof, changing Exterior Home colors

Submission of Plans and Specifications (see Covenants section 5.06)

- a) Prior to commencement of work, each owner shall submit to the Property Management Company two (2) complete sets of plans for the structure including elevation drawings and landscape design plans noting the placement, size, type of plants, quantities, and size of trees to be installed.
- b) The Property Management Company will record the request and forward the plans to the ACC for approval. No construction shall be permitted of any type without prior approval of the plans by the ACC.
- c) After approval by the ACC of plans and specifications for any Structure and prior to the commencement of any construction or grading on the Lot for which such plans and specifications were approved, the location of such Structure shall be clearly marked on such Lot.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

- d) After such marking, the Owner or the Owner's contractor shall request in writing that a representative of the ACC inspect the proposed location of the Structure as marked on the Lot to determine whether such location is consistent with the guidelines for location of buildings contained in Section 5.1 of these Design Standards.
- e) After receipt of such written request, the ACC shall have three (3) working days in which to:
 - inspect the proposed location of the Structure as marked on the Lot, and
 - notify the Owner in writing of its approval or disapproval of the proposed location of the Structure.
- f) The ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the Owner allow any grading or cutting of trees on the Lot prior to approval of the proposed location by the ACC.
- g) During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots under construction only by the driveway as approved in the plans and specifications by the ACC. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, storm gutters, and any other improvements on the Lot.
- h) All stumps and brush are to be removed from the surface of the Lots prior to foundation construction. Construction debris shall not be dumped in any area of the Development unless approved in writing by the ACC.
- i) Lots shall be graded in such a manner so as not to block any natural or man-made swales, ditches, or drainage Structures. Earth berms, hay bales, silt fence, mulch, boards, grassing, gravel blankets and any other approved siltation and erosion control measures shall be installed prior to grading of all Lots to prevent mud and silt from running off the Lot onto streets and any other adjoining property.
- j) Whenever possible, lots shall drain independently from, rather than to adjoining lots.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

- k) During construction, the contractor and his sub-contractors shall make every effort to keep adjacent streets and sidewalks free from dirt, mud, and debris associated with the construction.
- l) All construction debris shall be placed in a dumpster and hauled away frequently. Burying material on site is not permitted at any time.
- m) All construction work shall be done in a timely manner and with diligence. In no case shall a house or home modification be partially completed or left in an unfinished state.

5.1 Design Details – Applies to home rebuilds, home additions, home upgrades, roof replacements, Exterior Home Painting or any change that will impact the external appearance or design of the home

- a) **Site Planning and Design**– All structures, together with related paved and open areas shall be located on each lot to:
 - Minimize changes in the existing topography
 - Preserve existing trees and vegetation as best possible
 - Control drainage and prevent erosion
 - Create prime views and conceal unsightly areas where possible
- b) No single-family residential Structure shall be located on any Lot unless said Structure shall have at least 1,800 square feet of heated living area. Any such Structure which exceeds one story in height shall have not less than 1,000 square feet on the ground floor and at least 2,000 square feet of total heated living area. No such Structure shall exceed two stories in height, excluding basement, provided however, that single family residential Structures may, subject to the approval of the ACC, be designed as Split-Level Structures which are three stories high. The words "Split Level Structures" as used herein, shall mean single-family, residential Structures in which floor levels of living space are separated so that ground levels are in differing elevations and a part of such Structure is three stories in height. In the case of Split-Level Structures, there shall be not less than 1,500 feet of heated living area on the two ground floor elevations and at least 2,500 total square feet of heating living area.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

- c) **Set Backs** - In no event shall the setbacks be less than those required by the Cobb County Subdivision Ordinance.
- d) **Garages** - Garage doors and entrance direction shall be coordinated with all structures on the lot and materials and colors for such doors shall be specified on the plans and specifications submitted to the ACC for approval.
- e) **Windows and Doors**- Silver-finish aluminum doors (including sliding doors), windows, storm windows, and storm doors shall not be approved. A factory-painted or anodized finish aluminum may be used, the color of which shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color guidelines contained in Section 5.1 (g) of these Design Standards. No garage windows shall be covered/screened in any material unless approved by the ACC.
- f) **Exterior Colors and Materials** - All exterior colors and materials of all Structures shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color and material guidelines contained in Section 5.1 (g) of these Design Standards. An Owner wishing to make changes in these scheduled colors, may do so only by consulting with the ACC in order to achieve a well-coordinated color scheme throughout the community.
- g) **Colors**
 - 1. The colors of exterior walls and roofs shall be compatible and harmonious with neighboring homes as approved by the ACC. Highly bright, reflective colors or colors that significantly contrast with the natural surroundings as determined by the ACC are not allowed.
 - 2. A minimum of exterior colors shall be used. When more than one color is used, one shall be clearly dominant.
 - 3. Secondary colors shall be:
 - i. compatible with the dominant color,
 - ii. limited to architectural details such as fascia frames and other building trim.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

4. High contrast colors, shall be limited to entry doors, but not to shutters and trim.
- h) **Materials** - A minimum number of exterior materials shall be used on Structures to avoid a cluttered appearance. Where two materials are used (in addition to glass), one shall be dominant. Recommended materials include:
1. Wood siding, painted or stained wood, hardboard beveled, Hardiplank.
 2. Brick - there shall be no weeping or black mortar. Samples of all brick must be submitted for approval. Old used brick will be accepted in special areas, as will be the painting of brick.
 3. Stone - shall be Tennessee Field Stone with gray mortar (no black mortar).
 4. Natural plywood siding with well-detailed edges and joints.
 5. Cedar shakes or shingles.
 6. Stucco from an ACC approved manufacturer or accepted design specs.
 7. The exterior materials and colors of all structures shall be harmonious with and complementary to neighboring homes and the natural environment”
- i) **Unacceptable Materials** – Unless specifically approved by the ACC prior to installation:
1. Artificial brick, stone or wood, vinyl or aluminum siding.
 2. Color coatings which simulate natural materials; German Smear plastering or faux painting thereof.
 3. Unnatural tones of brick and stone.
 4. Visible silver finish and aluminum flashing.
 5. Unfinished standard concrete block or poured concrete walls.
 6. The exterior materials and colors of all structures shall be harmonious with and complementary to neighboring homes and the natural environment”
- j) **House Designs and Material Guidelines**
1. Brick Houses must be at a minimum brick on the front and both sides including foundation veneer to grade level.

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

2. Siding-board Houses must have brick or stone veneer for any exposed concrete or other foundation material below the lowest level of the siding board to grade level.
 3. Special designed houses such as Tudor, rustic country designs etc., which require a mix of materials must be presented in the form of a detailed drawing showing elevations of all four sides of the house for approval by the ACC.
- k) **Roof** - Roofing material and color shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color and material guidelines contained in Section 8 of these Design Standards. No plumbing or heating vent shall penetrate roof surfaces which face the street or streets adjacent to the Lot. All plumbing or heating vents that do penetrate the roof surface shall be painted to blend with the roof color.
- l) **Driveways** - Shall be constructed with concrete; provided, however, that other hard-surface materials may be approved by the ACC, if an exception is requested when plans and specification are submitted to the ACC for approval. No painting, staining, or skimming of any kind is acceptable. Driveways should be curved when possible, taking into consideration existing trees and landscape planting.

Only one driveway per single family lot is permitted except for corner lots. Such corner lots shall have two distinct and non-relating sides that permit two driveways to be placed without calling attention to themselves as distinct architectural hard surface elements.

6. **Amendments**

These Design Standards may be amended from time to time by a majority vote of the members of the ACC.

7. **Exceptions**

Exceptions to these Design Standards may be allowed by majority vote of the members of the ACC, but only in cases where the ACC determines that (i) an exception is necessary in a particular case to avoid undue hardship or to deal with unique, unusual or extraordinary conditions or circumstances encountered on a particular lot; and

ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS, WEST HAMPTON SUBDIVISION - 2023

(ii) the exception will serve the spirit of these Design Standards and not be to the detriment of the development. Such exceptions shall be in writing. No exception allowed hereunder shall have any precedential or other effect upon any other situation in which an exception is requested of, or considered by, the ACC.

Approval of any Structure by the ACC in no way is a certification that the Structure has been built in accordance with any governmental rule or regulation or that the Structure complies with sound building practice or design.