

Approved and Adopted by the Camden Ridge Architectural and Environmental Control Committee (AECC) and Board of Directors – December 5, 2002

CAMDEN RIDGE DESIGN STANDARDS

Approval of any structure by the Architectural and Environmental Control Committee (AECC) is limited to the aesthetics of style, colors, materials, texture, and general streetscape appearance. Therefore, an AECC approval is not 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. Proper location of a structure or any appurtenances (fences, pools, etc.), with regard to property lines, setbacks, easements, or any other restriction, is the sole responsibility of the builder and/or owner. Furthermore, neither the association, AECC, nor any member, employee or agent shall be liable to anyone submitting plans for approval or to any owner, member or any other person in connection with any submission of plans, or the approval or disapproval thereof, including without limitation, mistakes in judgment, negligence or misfeasance. Any person submitting plans to the Camden Ridge Homeowners' Association agrees, merely by submission of such plans, that no action or suit will be brought against the association, AECC or any member, employee or agent thereof in connection with such submission.

TABLE OF CONTENTS

GENERAL CONSIDERATIONS.....	Page 2
REVIEW AND APPROVAL PROCESS.....	Page 2
REMEDIES (For Non-Compliance).....	Page 3
DESIGN STANDARDS.....	Page 3
Driveways.....	Page 3
Garages.....	Page 3
Retaining Walls.....	Page 3
Fences.....	Page 3
Mailboxes.....	Page 4
ARCHITECTURAL REQUIREMENTS.....	Page 4
Room Additions and Alterations.....	Page 4
Exterior Colors.....	Page 4
Chimneys and Fireplaces.....	Page 4
Roofs.....	Page 4
Front Door Stoops and Steps.....	Page 4
Gutters.....	Page 4
Lighting.....	Page 4
Decks.....	Page 4
LANDSCAPING REQUIREMENTS.....	Page 5
Sod.....	Page 5
Mulch.....	Page 5
Compost.....	Page 5
Existing Landscape Elements.....	Page 5
RESTRICTIONS.....	Page 5
Recreational and Playground Equipment.....	Page 5
Swimming Pool.....	Page 5
Spas, Hot Tubs.....	Page 6
Antennas, Satellites Dishes.....	Page 6
Parking.....	Page 6
Recreational Vehicles, Trailers, etc.....	Page 6
Window Air Conditioning Units.....	Page 6
Lawn Furnishings.....	Page 6
Maintenance.....	Page 6
Yard Debris.....	Page 6
Signs.....	Page 7
APPLICATION FOR DESIGN REVIEW.....	Page 8
APPROVAL DECISION DOCUMENT.....	Page 9
EXAMPLES OF APPROVED FENCE DESIGNS	Page 10

CAMDEN RIDGE DESIGN STANDARDS

A. GENERAL CONSIDERATIONS:

1. It is the intention of the Architectural and Environmental Control Committee (AECC) to maintain a high standard of exterior architectural appearance throughout the Camden Ridge community. The following guidelines have been established to protect the integrity of the development, and the purchasers' investment in the community. Your adherence to these guidelines will enhance the marketability of Camden Ridge.
2. The Declaration of Covenants, Restrictions and Easements for Camden Ridge ("Covenants") has created a standing committee called the Architectural and Environmental Control Committee (AECC) whose functions is to review and approve or disapprove plans for any proposed new construction or for alteration of any existing structure or lot within Camden Ridge. The covenants have granted the AECC powers regarding the aesthetic impact of design, construction and development, including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property, and other aesthetic matters. It is not the intent of the AECC neither to impose a uniform appearance within Camden Ridge nor to discourage creativity by builders or homeowners. Its intent is to promote and ensure that all improvements (a) are aesthetically compatible with each other, (b) incorporate a unique yet pleasing and discriminating character, (c) are constructed to reflect the quality and permanence of an outstanding community, and (d) comply with the Covenants.
3. Approval of any structure by the AECC is limited to the aesthetics of style, colors, materials, texture, and general streetscape appearance. Therefore, an AECC approval is not 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. Proper location of a structure or any appurtenances (fences, pools, etc.), with regard to property lines, setbacks, easements, or any other restriction, is the sole responsibility of the builder and/or owner.
4. This document is intended to serve as a guideline. The Covenants shall take precedence over these standards in any case of conflict.

B. REVIEW AND APPROVAL PROCESS

Approval from the Architectural and Environmental Control Committee is required prior to starting construction.

1. All improvements, additions and/or changes (including paint, trim and or roof colors) requested by Homeowner shall be reviewed by the AECC. A Homeowner must submit the following information to the AECC:
 - (a) One complete set of building plans
 - (b) One copy of a completed Application for Design Review
 - (c) One copy of a completed site plan illustrating existing tree cover to be retained and/or removed, proposed walkways, driveways, patios, decks, retaining structures and landscaping elements
 - (d) One copy of landscape plans
2. The AECC will meet periodically to review all requests. Thorough and timely submissions of information, as well as adherence to the design standards set forth in this document, will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth should be directed to the chairperson of the AECC.
3. An Application for Design Review has been designed to facilitate the request process and can be secured from the chairperson of the AECC. No construction of a building or other structural improvement, or major landscaping, or other site improvement, and no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials, and location of the same shall have been submitted to the AECC and it has issued final approval. Homeowners requesting final approval of an improvement shall submit sufficient exhibit to demonstrate compliance with these standards and requirements (turn-around time by AECC within 30 days according to complexity of design purpose). Work should be completed within six (6) months from date of final approval unless otherwise authorized in writing.

CAMDEN RIDGE DESIGN STANDARDS

C. REMEDIES (for Non-Compliance)

Homeowners are forewarned that the Covenants have granted to the AECC and Association broad discretionary powers regarding the remedy or removal of any non-complying improvement constructed within Camden Ridge. The AECC or its representatives have the right, during reasonable hours and after reasonable notice, to enter upon any property to inspect for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such Person or Persons shall not be deemed guilty of trespass by reason of such entry. In this regard, if the AECC finds that any improvement was not performed or constructed in compliance as approved, the homeowner will have fifteen (15) days or a shorter period as required by such notice to comply. In the event, the violation is not removed or terminated, the Association may remedy or remove the non-complying improvement and charge any costs for removal or termination of the violation to the homeowner as outlined in Article VII, Section 11 of the Covenants. The AECC may assess fines for violations of these rules and all other standards as outlined in this Design Standard Guidelines.

D. DESIGN STANDARDS

The following are general standards and guidelines for design issues related to improved property in Camden Ridge. Please note that this list contains guidelines only; it is not all-inclusive. Items listed here should not be assumed to be approved. All requested changes to any property in Camden Ridge must be first submitted and approved by the AECC.

(a) Driveways:

Driveways shall be constructed with concrete, provided, however, that other hard surface materials such as brick, stamped, patterned, or colored concrete surfaces may be used if approved by the AECC. Specifications are to be submitted to the AECC for approval.

(b) Garages:

Garages facing the street may have two (2) single doors and must be painted either the trim color or the base color of the house.

(c) Retaining Walls:

Retaining walls shall not exceed 3.0 feet in height without the express approval of the AECC. Location, elevation and material selection must be approved by the AECC. All retaining walls visible from the street must be treated in an architecturally pleasing manner (i.e. no railroad ties shall be placed in the front yard).

(d) Fences:

No fence of any kind shall be installed or maintained on any lot without written approval of the AECC. General Guidelines for fencing are as follows:

1. Maximum height six (6) feet in height.
2. Generally not approved forward of the rear of the house
3. The finished side of fence must face neighboring properties
4. Must be maintained by homeowners
5. Examples of approved designs included in Exhibit C of the CRHOA Covenants & By-Laws.

CAMDEN RIDGE DESIGN STANDARDS

(e) Mailboxes:

Mailbox standard as noted below. Any deviations from the standard must be approved by the AECC.

1. Must conform to U.S. Post Office regulations
2. Box color must be black only
3. Post color must be natural wood finish.
4. Posts other than standard look wood T-frame posts must be approved by the AECC.
5. Existing white mailbox posts from date of 12/5/02 when replaced, must be natural finish in order to keep within the aesthetics of the overall community.

E. ARCHITECTURAL REQUIREMENTS

(a) Room Additions and Alterations:

All construction affecting the exterior of your home or lot must be submitted to the AECC for approval 30 days prior to the start of the project.

(b) Exterior Colors:

All color schemes must be submitted to the AECC for approval.

(c) Chimneys and Fireplaces:

The exterior of all chimneys must be compatible with exterior siding masonry/stucco material. All chimneys must have a detailed top. Painted metal caps are required to conceal circular prefabricated flue top. All chimneys visible from the street must originate at grade.

(d) Roofs:

Roofing materials and color shall be subject to AECC approval. 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 penetrate the roof shall be painted black or a color matching the roof color.

(e) Front Door Stoops and Steps:

All front door stoops and steps must be brick or stone or exposed concrete. NO stucco stoops or steps are acceptable.

(f) Gutters:

Gutters must match the trim color or base color of the house, with downspouts painted to match the trim or the material to which they are applied.

(g) Lighting:

All exterior lighting shall be consistent with character established in Camden Ridge and 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 from Thanks giving through New Years.

(h) Decks:

All decks must be approved by the AECC.

CAMDEN RIDGE DESIGN STANDARDS

E. LANDSCAPING REQUIREMENTS:

(a) Sod/Seed:

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/seeded with Bermuda, Zoysia or other approved ground cover. 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.

(b) Mulch:

All areas within each home site not covered with pavement, buildings, shrubs or ground cover or sod shall be covered with pine straw or **wood** mulch.

(c) Compost:

No compost bins or compost piles are allowed in Camden Ridge. All solid wastes must be disposed of through the City of Roswell. (Article VI, 6.20 Solid Waste)

(d) Existing Landscape Elements:

Existing landscape elements must be maintained in a satisfactory condition. In order that the natural beauty of the home site may be preserved, no living tree having a diameter of six (6) inches or more, as measured from a point two (2) feet from the natural grade, shall be destroyed or removed from the property unless approved by the AECC and/or the City of Roswell in connection with its approval of the plans and specifications for the construction of improvements on the property. If applicable, the City of Roswell Tree Ordinance statutes will apply as well.

G. RESTRICTIONS

(a) Recreational and Playground Equipment:

Recreational and playground equipment shall be placed or installed only upon the rear of the lot, not to be viewed from the street as much as possible, and only as approved by the AECC. Only wooden play structures are acceptable. Permanently installed basketball goals are prohibited.

(b) Swimming Pools:

No above ground pools shall be allowed. Any swimming pool to be constructed upon any home site shall be subject to review by the AECC and if applicable, the City of Roswell. The design must incorporate, at minimum, the following:

1. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
2. Pools shall not be visible from the street in front of the residence.
3. Homeowners are responsible for compliance with all ordinances and laws concerning discharge of water chemicals.
4. Pools must be fenced in order to comply with all local ordinances.
5. Homeowner is responsible for securing all building permits only after application has been approved by the AECC and/or the City of Roswell.

CAMDEN RIDGE DESIGN STANDARDS

(c) Spas, Hot Tubs:

Spas and hot tubs must be approved by the AECC and should not be visible from the street in front of the residence.

(d) Antennas, Satellite Dishes:

Antennas and satellite dishes shall be placed in a location so that it is not visible from the street and as long as this placement does not prevent reception of an acceptable signal or impose an unreasonable expense or delay. DBS Satellite Dishes and MMDS antenna that are larger than one meter (39.37") in size are prohibited. All FCC federal regulations and statutes including subsequent rulings governing antennas & dishes under the 1996 Federal Telecommunications Act shall apply.

(e) Parking:

Homeowner parking should be in the garage or driveway. **Please limit the number of cars in the driveway to 2.** The Camden Ridge Homeowners' Association assumes no liability for accidents caused by any improperly parked vehicle. Non-compliance with these guidelines will result in immediate action being taken in accordance with any existing Roswell City ordinance against the Homeowner by the AECC.

(f) Recreational Vehicles, Trailers, etc.:

No junk vehicle, unauthorized commercial vehicle, trailer, camper, camp truck, house trailer, boat or other similar machinery or equipment of any kind or character shall be kept upon the property in accordance with AECC guidelines and any existing City of Roswell ordinance.

(g) Window Air Conditioning Units:

No window air conditioning units may be installed.

(h) Lawn Furnishings:

No flagpoles, lawn sculptures, statues, artificial plants, tree swings or similar types of accessories and lawn furnishings are permitted on the front portion of any lot without prior approval of AECC.

(i) Maintenance:

Home sites must be kept clean, mowed, weeded, mulched, and free of debris. Home sites must be maintained as to paint, roof, windows, trim, etc. Garage windows must have appropriate coverage, i.e., interior of garage should not be seen from the street. Paint colors for house, trim, doors, windows, etc. Must be submitted to the AECC for approval. No material or debris shall be stored or disposed of on any Camden Ridge property. Non-compliance with these guidelines will result in action being taken against the Homeowner as deemed appropriate by the AECC.

(j) Yard Debris:

Garbage cans must be concealed from view of streets and neighboring property. Containers for yard debris may be placed in the street only on the night before or same day pick up is scheduled, in conjunction with the City of Roswell statutes for trash removal. Containers should not be left on the street indefinitely if for some reason the city fails to pick up as scheduled. In the event a city ordinance exists that is not covered here, the ordinance must also be complied with.

CAMDEN RIDGE DESIGN STANDARDS

(k) Signs:

No signs or advertising devices of any character shall be erected, posted or displayed on the home sites except such signs as may be required by law and such signs as may be approved by the AECC. Generally allowed signs include: Entrance signs; directional signs; signs for traffic control or safety; community “theme areas”; promotional signs as may be maintained by Association; one temporary real estate sign, not exceeding 6 (six) square feet and displayed in front yard of unit to be removed promptly following the sale or rental of such unit.

NOTE: Second occurrences/notifications concerning any of the above may result in fines being assessed (i.e., towing costs, clean up costs and HOA assessed fines.) The AECC reserves the right to add to or alter any guideline deemed necessary.

Fines for Non-Compliance

1-30 days	\$25
31-60 days	\$50 additional
61-90 days	\$100 additional
91+ days	\$250 additional

Additional fines may be assessed at the discretion of the AECC.

Date Received _____ By whom: _____

**CAMDEN RIDGE HOMEOWNERS' ASSOCIATION
APPLICATION FOR ARCHITECTURAL AND ENVIRONMENTAL CONTROL**

**NOTE: DO NOT CONTRACT FOR WORK UNTIL YOU HAVE AN APPROVAL FROM THE
CAMDEN RIDGE ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE
(AECC) SINCE YOUR REQUEST MAY NOT BE APPROVED AS SUBMITTED.**

APPLICANT: _____ LOT # _____

PROPERTY STREET ADDRESS: _____

PHONE NUMBER (S):
HOME _____ OFFICE _____ CELL _____

ARCHITECTURAL AND ENVIRONMENTAL CONTROL REQUEST FOR:

_____ FENCE (Attach Plan)

_____ EXTERIOR COLOR (Attach paint chip samples)

_____ LANDSCAPE PLAN

NOTE: list as it applies: Wood, Brick, Stucco, Stone, Siding & provide Manufacturer's Name, Color Name, and Color Number.

FRONT ELEVATION: _____ SIDE ELEVATION: _____

REAR ELEVATION: _____ TRIM/ACCENT: _____

SHUTTERS: _____ FRONT DOOR: _____

GARAGE DOOR (S): _____ ROOF TYPE: _____

STOOP & STEPS: _____ DECK/PATIO: _____

DRIVEWAY: _____ WALKWAY: _____

_____ OTHER _____ (Attach Plan)

ESTIMATED START DATE: _____ ESTIMATED COMPLETION DATE: _____

PERMISSION IS HEREBY GRANTED FOR MEMBERS OF THE CAMDEN RIDGE HOMEOWNERS' ASSOCIATION TO ENTER THE PROPERTY TO MAKE REASONABLE INSPECTIONS OF THE REQUESTED IMPROVEMENTS/CHANGES.

APPLICANT'S SIGNATURE _____ DATE _____

**NOTE: Submit one copy of this Application for Architectural and Environmental Control to
ManagementPlus, 12460 Crabapple Road, Suite 202, PMB 305, Alpharetta, GA 30004-6386, phone:
678-936-0045, Fax 770-442-9318, or email: managementplus1@aol.com.**

**CAMDEN RIDGE HOMEOWNERS' ASSOCIATION
APPLICATION FOR AECC REVIEW**

Decision Document

AECC RESPONSE

_____ PLANS APPROVED AS SUBMITTED

_____ PLANS APPROVED AS NOTED

_____ PLANS DISAPPROVED; PLEASE RESUBMIT.

Conditions/Comments _____

This approval is limited to the aesthetics of style, colors, materials, texture, and general streetscape appearance. Therefore, this approval is not 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. Proper location of a structure or any appurtenances (fences, pools, etc.), with regard to property lines, setbacks, easements, or any other restriction, is the sole responsibility of the property owner. Furthermore, neither the association, AECC, nor any member, employee or agent shall be liable to anyone submitting plans for approval or to any owner, member or any other person in connection with any submission of plans, or the approval or disapproval thereof, including, without limitation, mistakes in judgment, negligence or misfeasance. Any person submitting plans to the Architectural and Environmental Committee agrees, merely by submission of such plans, that no action or suit will be brought against the association or the AECC or any member, employee or agent thereof in connection with such submission.

AECC: ACTED UPON BY: _____ DATE: _____

OWNER: ACCEPTED BY: _____ DATE: _____

CAMDEN RIDGE DESIGN STANDARDS EXHIBIT C – APPROVED FENCE DETAILS

