

Architectural Control Committee Guidelines

ARTICLE I: INTRODUCTION

The Architectural Control Committee (ACC) Guidelines are tools for homeowners to use in making design decisions that will benefit the aesthetics and the value of homes and property and the entire community.

The Covenants for Haydens Walk as filed by the developer and later amended by the Association are the basis for the guidelines. These guidelines and the architectural review process, while not all-inclusive, have been approved by the Board of Directors of Haydens Walk Homeowners Association.

ARTICLE II: MISSION

The mission of the Architectural Control Committee is to assist in the preservation and enhancement of the value of the homes in Haydens Walk.

ARTICLE II: SECTION 1: PURPOSE OF ACC

The purpose, powers, and duties of the ACC, as stated in the Amended Protective Covenants Article V Section 5.02 for Haydens Walk dated 01/29/2007, are as follows:

"The purpose of the ACC is to assure that any installation, construction or alteration of any Structure on any Lot shall be submitted to the ACC, together with the Board for approval (i) as to whether the proposed installation, construction or alteration is in conformity and harmony of external design and general quality with the existing standards of the neighborhood and with the standards of the Haydens Walk Development, and (ii) as to the location of Structures with respect to topography, finished ground elevation and surrounding Structures. To the extent necessary to carry out such purpose, the ACC together with the Board shall have all of the powers and duties to do each and everything necessary, suitable, convenient or proper for, or in connection with, or incidental to, the accomplishment of such purpose, including, without being limited to, the power and duty to approve or disapprove plans and specifications for any installation, construction or alteration of any Structure on any Lot."

ARTICLE II: SECTION 2: APPROVAL REQUIREMENTS AND RULES

To preserve the architectural appearance of the neighborhood, no construction or placement of improvements of any nature whatsoever shall be commenced or maintained by any owner, his family, tenants, visitors, guest, servants or agents with respect to the exterior of any house or with respect to any other portion of any lot or other parcel of land, including without limitation, the construction or installation of sidewalks, driveways, decks, patios, swimming pools, tennis courts, greenhouses, outbuildings, nor shall any exterior addition to or change or alteration therein be made, unless and until the plans and specifications showing the nature, color, type, shade, height, materials and location of item shall have been submitted to and approved in writing as to the harmony of external design, location and appearance in relation to surrounding structures and topography by the ACC. The ACC has the responsibility to determine whether the plans and specifications submitted for approval are acceptable and in compliance with the total scheme of the neighborhood.

ARTICLE II: SECTION 3: LEGAL RESTRICTIONS – ZONING REQUIREMENTS

Any permanent or semi-permanent building, deck, patio, driveway or other constructed site improvement in Haydens Walk is affected by certain legal restrictions of the state, county, city and the Haydens Walk community. In the case of all of legal restrictions the property owner is directly or indirectly responsible for compliance.

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ARTICLE II: SECTION 4: ZONING CODE - FULTON COUNTY

All improvements to property in Fulton County and Johns Creek must conform to all zoning code with respect to their intended use, building setback requirements, floor area and building heights, etc.

Zoning questions should be addressed directly to Development Services of Fulton County at (404)730-7800 or ww2.co.fulton.ga.us.

ARTICLE III: POLICIES AND PROCEDURES: SECTION 1: REVIEW MEETINGS

The ACC is scheduled to meet monthly based on demand. Please check with an ACC Committee Member to request the next meeting date and location. If there is an urgent matter which requires ACC approval, a minimum notice period of 48 hours is required to avoid an immediate fine. Many reviews are handled remotely by the ACC Committee via phone and email. Inquiries regarding requests can be sent to accsubmit@haydenswalk.com.

At least two members of the Committee shall review requests submitted on the appropriate application forms together with their supporting drawings and information within 15 days of receiving a completed application. Application forms are available on the association's website www.haydenswalk.com and attached as Exhibit A to these Guidelines.

To be included on the agenda of a formal ACC committee meeting, applications must be delivered via email to accsubmit@haydenswalk.com (or received by the service agent hired by the ACC) no later than three days prior to the next meeting. Homeowners need not be present for the review process, however, if an individual feels the need to present his or her application at the meeting, please notify the Committee person at the time that the application is delivered.

ARTICLE III: POLICIES AND PROCEDURES: SECTION 2: REVIEW BASIS

The ACC bases its review of each application on the Protective Covenants, Design Standards and the ACC Guidelines. No ACC Committee member or Board member shall give individual authorization (verbal or written) to any homeowner for any modification that violates existing Haydens Walk Covenants/Design Standards or ACC Guidelines. In the event that any ACC Committee member or Board member authorizes verbally or in writing an approval to commence modifications that are later found to be in violation of the existing Covenants or Guidelines, the homeowner shall be held fully responsible to implementing changes to the violating modification to bring said modification into compliance with the Haydens Walk subdivision's written codes and guidelines that are in place at the time of the request. It remains at all time the homeowner's responsibility to understand and to adhere to the written principles and codes that attach to their property and to abide by them fully.

In most cases the ACC reviews the applications without presentation by the applicant. However, if the homeowner desires a personal presentation, it shall normally be limited to fifteen minutes. To expedite the process it is important for the applicant to provide sufficient and accurate information to the ACC for proper consideration. As stated in the covenants, the ACC must act upon the request within fifteen (15) days. The start date for this fifteen-day period begins on the date that the request is first received by the ACC. This will allow time for the ACC to review and research all of the information related to the application.

The homeowner may directly petition the Board of Directors for action and disposition if the ACC Committee fails to render a decision within the fifteen-day review period.

ARTICLE III: POLICIES AND PROCEDURES: SECTION 3: APPLICATION PROCESS

All applications must be submitted on the forms provided by the ACC (or the service agent) and should include a complete description of the proposed improvements or changes. The applicant should keep a copy of his / her application and supporting documentation. The Committee (or the service agent) will return a written response to the homeowner with the Committee's review comments and decision. The Committee will retain the original application and supporting documents.

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ARTICLE III: POLICIES AND PROCEDURES: SECTION 4: PREPARATION OF DRAWINGS

To expedite an application to the ACC (or the service agent), drawings must be neat, accurate, and include measurements/dimensions, with sufficient detail to adequately explain the entire design. The best way to submit site plan drawings is on a copy of the Lot's plat survey. Application for Home improvement (as defined in the Covenants in Article V Section 5.06 "Submission of Plans & Specifications") require site plans (showing the location of the structure or addition with dimensions to property lines), foundation plans, floor plans, elevations, a description of the exterior materials, and plans for landscaping and grading. For additions, plans and elevations must show and distinguish the existing structure and the new construction, as well as being drawn to scale. Insufficient explanation of design, and pertinent details, will result in disapproval or delay.

ARTICLE III: POLICIES AND PROCEDURES: SECTION 5: APPLICATIONS

The application form attached as Exhibit A is available on www.haydenswalk.com (or from its service agent). When making an application, please fill in all information requested and include drawings specified on the form. Applicant must consider not only how the lot is viewed from the front of the house, but also from neighboring houses and adjoining streets.

The following categories are addressed in these Guidelines:

EXTERIOR HOUSE IMPROVEMENTS

- General Overview
- Painting Exterior Surfaces & Color
- Roofing
- Windows & Doors
- Garage Doors

STRUCTURES (separate from the house)

- General Overview
- Buildings
- Fences / Retaining Walls
- Play & Recreational Equipment
- Porches & Decks
- Mailboxes
- Driveways

LANDSCAPING

- General Overview
- Tree Removals & Replacements & Tree Stumps
- Landscape Design / Planting / Flower Beds, Vegetation, Ground Cover
- Landscape Ornaments & Lighting

OTHER

- Dog Runs
- TV Satellite Dishes
- Recreational Vehicles
- Nuisance
- Garbage and Recycling Containers
- Common Area Use

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ARTICLE III: POLICIES AND PROCEDURES: SECTION 6: APPROVALS AND COMPLETION

If approved, the ACC request is returned to the applicant within fifteen days and at that time the applicant is permitted to commence the work on the “start date” indicated on the ACC Modification Request Form. It must be completed on the day specified as “completion date” on the ACC Modification Request Form to ensure no project goes uncompleted and that unsightly or unsafe situations do not exist for lengthy periods of time. If an extension for the completion is needed, please contact the ACC (or its service agent) to discuss new completion date. Once completed, the work will be visually inspected by an ACC Committee member (or its service agent) to ensure that the work was carried out as approved and in accordance with existing Covenants, Design Standards, and ACC Guidelines. The applicant can elect to receive an ACC post inspection compliance form as a result of the inspection. If the ACC (or its service agent) determines that the completed work deviated from the approved ACC Modification Request Form specifications, the applicant will be notified that he / she is in violation for which a fine and remedy for correction can be imposed.

ARTICLE III: POLICIES AND PROCEDURES: SECTION 7: APPEALS

Should an application be disapproved and the applicant feels that there are extenuating circumstances which should qualify them for an exception; the applicant may submit an appeal in writing to the ACC. First appeals will be reviewed along the same time guidelines as indicated in the section titled REVIEW MEETINGS.

If the first appeal is denied, the homeowner may submit a second appeal which includes a detailed written justification for approval of their application to the Board of Directors at the next regularly scheduled meeting.

ARTICLE IV: GUIDELINES

Following each reference are the interpretations of the Committee regarding the covenants, as well as suggestions for adhering to the guidelines and covenants.

A. EXTERIOR HOUSE IMPROVEMENT

GENERAL OVERVIEW All changes related to changes and updates of the exterior of a house require ACC approval to ensure very costly mistakes are avoided. Failure to submit ACC approval forms will result in an immediate homeowner fine for covenant violations and a possible required homeowner remedy to correct any error.

PAINTING EXTERIOR SURFACES & COLOR Required for repainting in all exterior colors and finishes. Since the housing market and color trends do change, a color that was desirable years ago might not be any longer; therefore an application to repaint the same color is required.

- Color selection shall be approved by the ACC (or its service agent) and be consistent with the neighborhood's character and subtle tones. Deep hues will not be ACC approved as they are glaring next to adjacent light to medium tones presently used in the subdivision.
- Colors should not match that of an adjacent house.
- For stucco or wood trim, the use of bright pastels and primary colors (red, yellow and blue) and secondary colors (green, violet and orange) is prohibited.
- Vinyl siding will not be approved by the ACC.
- Painted or metal or wood structures must be maintained in good order. Deficiencies constituting violation of the guidelines and covenants include but are not limited to any discoloration, running rust, mildew, peeling, chipping or fading due to age on chimneys, chimney caps, flashing, gutters, doors, windows, architectural accents or any painted or metal or wood surfaces.
- Stucco houses must be maintained in good order and must be absent of the presence of mildew and dirt at all times.

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ROOFING ACC approval is needed before starting a re-roofing project to ensure that a costly mistake is not made. The use of a dimensional, often called an “Architectural “shingle must be used as this current roofing style will assist our homes ability to compete in the market place by keeping pace with re-roofing and new home material trends in our area. A sample of the shingle and color for the roofing project must be presented to the ACC at the time of the applicant’s request prior to the re-roofing. Other roofing materials such as tin, cedar shake, slate, simulated stone or other materials are forbidden as they are not consistent with the image of Haydens Walk.

Roofs must be maintained in good repair and appearance. Deficiencies or unsightliness constituting violation of the guidelines and covenants include but are not limited to missing shingles, staining or mildew, running rust or accumulation of debris in the valleys, surface and guttering of the roof. All roof architectural accents, roof stops, and gutters shall be maintained in good repair and appearance.

WINDOWS & DOORS Windows and doors and architectural accents should be of matching material and complimentary colors to those on the rest of the house. In general, windows and doors should match the style of those in the existing house as well as match in use and function. All window and door trim must be maintained in good repair and appearance. Deficiencies or unsightliness constituting violation of the guidelines and covenants include but are not limited to rotting wood, peeling or chipped paint, staining or mildew.

Awnings covering windows or doors must be maintained clean and in good appearance free from tears, mold, mildew, stains and discoloration or fading due to age.

GARAGE DOORS Garage doors must be maintained (clean, painted, and in good appearance) and windowed doors should remain unadorned (free of curtain/shutters, posters, painting of glass panes, etc.). Replacement of garage doors requires prior ACC approval. See Appendix C for Haydens Garage Door standard information.

B. STRUCTURES (separate from the house)

GENERAL OVERVIEW All new structures or changes and updates to existing structures require ACC approval. Failure to submit ACC approval forms will result in an immediate homeowner fine for covenant violations and a possible required homeowner remedy to correct any error.

BUILDINGS To ensure consistency in the design concept for Haydens Walk and minimize visual disruption of the neighborhood, additions and accessory buildings should match the design characteristics of the house, including but not limited to: porches, decks, Florida rooms, room additions, storage sheds and playhouses. All exterior finish materials and colors should match the house. Matching colors on dissimilar materials is not acceptable. (i.e., horizontal house siding should be matched by horizontal shed siding). Roof styles and slopes should be similar and materials should be the same in texture and color as the house.

FENCES / RETAINING WALLS A modification request form must be submitted for review of the design and location of a fence in accordance with fence guidelines.

- No chain link or cyclone fences may be placed anywhere on the property. However, decorative wrought iron fences or posts and wooden vertically positioned fences shall normally be approved.
- Fences may follow rear and side lot lines, not to extend beyond the front corner of the house.
- Vegetative screening may be required across the front sections of fences to enhance the view from the street or the neighbors’ view.
- Except for fences that back up to a public road (such as Old Alabama Road), fence heights cannot exceed 6 feet, according to county code. If a fence does boarder a public road it must be ¾” board wood, and cannot exceed 55 exposed inches. (Fulton Code 12h, 3.2).
- All fencing structures and retaining walls (wooden, brick, stucco, wrought iron, cement, stone, etc.) must be maintained in an upright (not leaning) position and free of mold or rust and re-painted (in the case of stucco and wrought iron) as needed and

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kept in good repair and appearance without any missing planks or components. Wooden fences should be left in a natural state, sealed with a clear sealer or waterproofing compound and be kept in good repair and appearance. The standard type of fencing most common in the community is called a dog-ear fence, in which the fence boards are vertical with the bottom of the fence touching the ground, and the top is finished with two 45 degree cut outs of one inch on each long side of the board. Fence posts usually are consistent with this same finish, except that the top is beveled on all 4 sides to the same 45 degree angle.

- All posts and support structures will be placed on the interior of the fences so that they are not visible from the street or nearby lots. When a new fence is being placed so that it will abut an existing fence, every reasonable effort should be made to use materials and construction techniques that are similar to or complement the existing fence. Hedges used as fencing will be subject to review as a fence.
- Wooden fences are promoted as the preferred fencing choice for Haydens Walk. Failure to submit an ACC request form for all fencing installations or modifications will result in an immediate fine and may require further homeowner remedies.

PLAY & RECREATIONAL EQUIPMENT ACC approval for installation of play structures, accessory buildings, and screening is required.

The following items are considered play equipment for the purposes of these guidelines:

- Swing Sets
- Sliding Boards
- Jungle Gyms/Climbing Structures
- Forts
- Tree Houses
- Basketball backboards
- Trampolines

They are often highly visible and, depending on their design, they may defeat many of the aesthetic and environmental goals that the community has sought to achieve.

- Play structures, which are brought to the attention of the ACC by a resident, as being a visual nuisance will be observed by the ACC for review as unsightly objects.
- The ACC may require relocation and/or screening of the object from view. In cases of high visibility, vegetative screening may be required.
- Equipment should comply with the below recommended play equipment guidelines.

Recommended Play Equipment Guidelines

- Play equipment must be located in rear yards only.
- Play equipment must be located away from property lines adjacent to other houses or street and away from neighbors direct view where possible.
- Home-built play equipment should be neat and orderly in appearance and finish.
- Play equipment that has fallen into disrepair must be promptly removed from the property.

PLAY STRUCTURES and ACCESSORY BUILDINGS Forts, Tree houses, Playhouses, Doghouses or other enclosed play buildings with a height of six feet or more with a total floor area of more than 36 square feet will be considered to be Play Structures and should be reviewed by the ACC.

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In cases of high visibility of play structures and accessory building, on open lots, vegetative screening will be required to soften the view of the structure.

If screening is required, the standard requirement for vegetative screening will be to provide densely shaped evergreen shrubs or trees of a height when planted of at least two-thirds the height of the structure and placed as to provide a continuous screen on the stipulated side.

Planting can be in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions.

PORCHES & DECKS All changes of this nature require ACC approval to ensure very costly mistakes are avoided. Failure to submit ACC approval forms will result in an immediate homeowner fine for covenant violation and a possible required homeowner remedy to correct any error.

- All attached structures should be permanent and anchored securely in the ground.
- Deck extensions should be consistent with the existing deck style, including finish and materials.
- Front entryway additions or modifications should be consistent with the original and existing style and materials.

MAILBOXES All mailboxes shall be maintained in good repair. Any visible mold shall be removed, and chipped paint shall be touched up. Any mailbox that is leaning shall be straightened and any mailbox parts that have fallen off shall be promptly returned to the original condition or the entire mailbox shall be replaced. When the current unit is to be, or needs to be replaced, the type shall be approved by the ACC. See Appendix B for Haydens Walk Mailbox standard and sourcing contact information.

DRIVEWAYS All installed driveways are untreated/non surfaced and continue to be the standard. Driveways should be kept in good repair and appearance.

- Driveways must be re-surfaced with natural concrete material.
- Visible aggregate is not allowed. It must be a smooth surface.
- Driveways cannot be painted, nor can colorant be added to the concrete material.
- Driveways MAY have stamped borders and inlays made of brick or similar material.
- Borders and inlays must compliment and be consistent with the color and material of the house.
- Driveways accumulating excessive dirt or stains must be pressure washed to remove the aforementioned.
- Driveways and/or walkways with excessive cracks and sunken or raised areas shall be replaced in a reasonable timeframe.

C. LANDSCAPING

GENERAL OVERVIEW Failure to submit ACC approval forms when needed will result in an immediate homeowner fine for covenant violations and a possible required homeowner remedy to correct any error.

Generally, the ACC does not review the normal landscaping decisions of the homeowner, such as adding a few plants or shrubs, planting grass, ground cover, gardens, or pruning of plant material.

Major landscaping decisions that affect the character of the lot, and thus the community, however, must be approved by the ACC. These include:

- General clearing of vegetation for structures, driveways, yards, decks and patios, or any other significant use.
- Construction of landscape structures such as fences, hedges used as fences, walls, trellises, arbors, gazebos, wood sheds, etc.
- Any earthwork creating changes in topography, site drainage, or creation of ponds, pools, or other water features.
- Tree cutting & prohibited visible tree stumps

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TREE REMOVALS, REPLACEMENTS & TREE STUMPS

Removal of any tree measuring more than 3 inches in diameter, measured 2 feet from the ground, requires submission of an ACC Change Request Form and approval given by the ACC. Trees removed upon approval by the ACC will generally require the stumps to be ground and for a replacement tree to be planted in the former location of the removed tree. This ensures maintaining the same amount of “green space” within the community. Approval of a tree removal by the ACC does not constitute approval by Fulton County or the City of Johns Creek; hence it is the homeowner’s direct responsibility to receive appropriate approval by the county/city government.

Fulton County and the City of Johns Creek have strict codes regarding clear cutting back yards and the removal of certain sized trees. The rule of thumb shall be that all tree removal must be approved by the ACC (or its service agent) or a fine for Covenant violation will be imposed along with a homeowner required remedy; however, the ACC cannot usurp Fulton County/Johns Creek codes. The ACC recommends that the applicant submit along with his / her ACC Modification Request Form a Fulton County/Johns Creek Arborist letter that authorizes the tree(s) removal prior to receiving ACC (or its service agent’s) review of the tree cutting request. The ACC (or its service agent) still will need to approve the applicant’s request and they will recommend replanting the removed tree(s) whenever possible. Regular pruning of trees can prevent the loss of grass that can occur over time and can ensure on-going curb appeal and the health of the trees.

Tree stumps shall not be left visible when viewed from the street. Once approved for cutting by the ACC, the Committee will recommend that the stump be removed and that the area affected be restored appropriately (tree replacement, ornamental plantings (shrubs, flowers, etc.), mulching, or re-sodding). A tree that is dead and has been cut cannot be left as a visible stump.

Trees that have fallen as a result of natural causes, i.e. diseased, damaged by lightning or wind, etc. must be removed in a timely fashion. As stated above, no tree stumps shall be left visible when viewed from the street. Failure to comply will result in an immediate homeowner fine for covenant violation and may require further homeowner remedy.

Questions regarding tree removal may be directed to the Fulton County Arborist at 404-730-7800 or ww2.co.fulton.ga.us and the City of Johns Creek Arborist 678-512-3200.

LANDSCAPE DESIGN / PLANTING / FLOWER BEDS / VEGETATION / GROUND COVER

It is not a function of the ACC to dictate landscape design. The primary question considered by the Committee is: "Is the proposed landscaping or site development consistent with the character of the neighborhood and the natural environment of Haydens Walk?" There are many ways to landscape a lot to be consistent with the natural environment of Haydens Walk, from natural forest to more organized concepts providing some open or formal areas.

General Landscaping Practices:

- Design and Install - Landscaping should be designed and installed so that it complements existing landscaping on the Lot and on nearby lots.
- Mulching Materials – Currently the neighborhood is one of a natural setting. Mulching materials such as pine straw and bark are approved as well as the planting of replacement sod. Non-mulching materials such as gravel, lava rock, etc. are not approved. Mulching materials are to be spread in a thick enough manner to consistently cover dirt, weeds, and older layers of mulching materials.
- Visibility, Corner Lots - Lots at intersections of two or more streets and lots on curves on streets should not have landscaping that impairs the ability of drivers and pedestrians to see each other. Homeowners are required to maintain these areas in keeping with the same requirements for their front and side lots.
- Species - Installation of aggressive spreading plant species at or near the property lines should be avoided.
- Vegetable Gardens – Vegetable gardens or vegetable plants must be limited to areas behind the rear most corner of the main dwelling. Vegetables growing in front lots or side lots are not permitted.
- Lawn Maintenance - Lawns and rear yards should be kept cut and neatly trimmed/edged. Weeds shall not overtake lawns and yards. Weeds shall be controlled in bedded and all landscaped areas. Dead, diseased or damaged trees or shrubs should be

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removed and replanted with ACC approval or appropriately pruned. Debris should not be allowed to accumulate on any portion of the lot.

- Planting / Flower Bedding Areas – Bedding areas shall be maintained throughout the seasons. Bare dirt should be covered and maintained with adequate amounts of mulching materials, weeds shall be removed, dead plants removed, trimmed, or replaced. If a bedding/landscaped area has become too much to maintain and to keep looking nice, consider submitting an ACC request to reduce the size of or to remove the bed and replace it with more manageable plantings.

LANDSCAPE ORNAMENTS & LIGHTING

- Yard/Lot Ornamentation - Examples of these might be urns, pots, window boxes, trellises, and the like. These ornamental items must be aesthetically pleasing and in keeping with the natural environment of the subdivision. They should be maintained in good shape without broken pieces and their plantings should remain healthy, tidy, and attractive throughout the seasons. Dead plantings should be removed and replaced or the ornament should be removed from view and stored until you are ready to replant. Furniture, sculptures, and decorative type bedding or lot ornamentation this is a great way to add curb appeal. The ACC recommends that you keep it simple and tasteful. It should not have a cluttered, messy, or unkempt appearance. Furniture you elect to display in your front lot should be clean and in good repair at all times and should be positioned near your front door, porch or entrance area.
- Landscape Lighting – Lighting is a great way to add curb appeal. Submission of an ACC plan is required to ensure that the lighting scheme is tasteful and is not disruptive to your neighbors.

D. OTHER

DOG RUNS Plans for dog runs must be submitted to the Committee for review.

SATELLITE DISHES Covenants for Haydens Walk prohibit all types of antenna on the outside of a residence. However, installation of no more than two (2) Satellite-TV Dishes, not to exceed 18 inches wide, shall be permitted provided they are installed only on the rear roof of the house in a non-conspicuous manner, or in an ACC approved non-conspicuous manner. No installation that is visible from the street without prior discussion jointly with the ACC and satellite dish provider will be approved – yard installations as well are not approved.

RECREATIONAL VEHICLES Covenants for Haydens Walk prohibit visibly storing recreational equipment. Please refer to sections 6.15 (Recreational Vehicles, Trailers and Other Vehicles) of the Covenants.

NUISANCE The Haydens Walk Covenants addresses the issues of community standards. Generally we will refer to the Covenants in the cases of nuisance or eyesore complaints filed with the Committee. Please note there are guidelines for these items, and you should refer to the Covenants for additional details.

GARBAGE & RECYCLING CONTAINERS Covenants for Haydens Walk require that all garbage and similar containers be screened and out of sight except for the night before and day of the regular pickup schedule. Any other garbage or items being discarded that do not fit inside the receptacle shall be placed completely out of sight except for the night before and day of the regular pickup schedule.

COMMON AREA USE The “Common Areas” of Haydens Walk includes the Subdivision Entrance / Pool / Pool House /Tennis Court / Parking Lot and adjacent landscaped areas. Lot owners and guests are expected to respect and maintain these areas for use by all residents. Rules are posted for the Pool and Tennis Court areas which users are expected to abide by. Additionally, no overnight or long term parking is allowed in the Common Area parking lot without prior written approval by the ACC.

In closing, the ACC regulates only the visual impact of structures. However, another potential disruption of neighborhood quality is noise. Homeowners should exercise care and common courtesy in using equipment that creates noise.

Consider location of improvements and impact to those who live near you. We all want to enjoy our neighbors and neighborhood for a long time....

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E. EXCEPTIONS FOR ROUTINE MAINTENANCE

GENERAL Exceptions for ACC approval of certain homeowner responsibilities are only permitted for certain activities stated in this section, having met the definitions and requirements therein.

DEFINITIONS ROUTINE MAINTENANCE: Simple, small-scale activities (usually requiring only minimal skills or training) associated with regular (monthly, annual, biennial etc.) and general upkeep of a residence and curtilage for normal wear and tear.

EXCEPTIONS It is the intent of these exceptions to encourage and promote homeowner routine maintenance on their property. The following activities are excepted from the requirements of Architectural Control Committee (ACC) notification and approval, provided the following are met.

- **PAINTING:** Painting exterior trim, front door surrounds, window frames, front door and garage doors due to routine maintenance (wood rot repair, window glazing, etc.) is excepted from ACC approval provided the refinishing (paint/stain) to the current color, shade and hue of the existing finish.

The painting exception does not include whole/partial house painting beyond the items stated above.

- **PORCH:** Front stoop/porch repair is excepted from ACC approval provided the activity is restricted to reinstallation of loose brick or stone; raising a sunken stoop to the original height; repair of hand rails and refinishing handrails to the current color, shade and hue of existing finish.
- **DECKS:** Decks are excepted from ACC approval provided the activity is restricted to minor repair not requiring a city building permit and refinishing (stain/paint) to the current color, shade and hue of the existing finish.
- **GUTTERS:** Gutter repair and refinishing is excepted from ACC approval provided the gutter repairs are made utilizing the same materials and refinishing is to the current color, shade and hue of the existing finish.

COMPLIANCE The homeowner is responsible for reviewing the ACC guidelines and understanding what activities are permitted under these exceptions. If the desired activities do not meet the requirements of the exceptions, the ACC Guidelines and permitting process must be followed. The ACC and the Haydens Walk HOA board have the right to review for determination if current homeowner activities meet this section.

HELPFUL WEBSITES

The City of Johns Creek: <http://johnscreekga.gov> Fulton County: <http://ww2.co.fulton.ga.us> The Fulton County Department of Environment and Community Development: <http://www.fultonecd.org>