

DESIGN STANDARDS

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 STONEY BROOK DEVELOPMENT (hereinafter referred to as the "Development") under Article V of the Declaration of Covenants, Conditions and Restrictions for Stoney Brook, recorded in Deed Book 548, Page 194-199 and 200-255, Rockdale County, Georgia Records (hereinafter called 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 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. The Architectural Control Committee shall be the only judge of the plans with regards to the design submitted and in its sole opinion may approve or may withhold approval for any reason, including purely aesthetic considerations.

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

4. SUBMISSION OF PLANS AND SPECIFICATIONS.

A. Plans and specifications for the construction or placement of any Structure on any Lot shall be submitted to and reviewed by the ACC in accordance with the requirements of Article X of the Declaration. Each Owner shall submit to the ACC two (2) complete sets of plans and specifications clearly designating which Lot is covered by such plans and specifications.

B. All plans and specifications required to be submitted to the ACC shall be delivered to the following address, unless otherwise notified:

~~Cohn Communities, Inc.
1927 Lakeside Parkway, Suite 602
Tucker, Georgia 30084~~

Stoneybrook HOA
PMB 274
1046 Honey Creek Rd
Conyers, GA 30613

5. CONSTRUCTION.

A. 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. After such

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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 7A of these Design Standards. After receipt of such written request, the ACC shall have ten (10) working days in which to:

1. inspect the proposed location of the Structure as marked on the Lots, and
 2. notify the Owner in writing of its approval or disapproval of the proposed location of the Structure. In any case in which the ACC shall disapprove the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was taken. In any such case, 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.
- B. 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 specified by the ACC. All vehicles shall be parked at the Lot in such a manner as to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot or adjacent Lots.
- C. All stumps and brush should be removed from the surface of the Lots prior to foundation construction. Construction debris shall be removed as often as necessary to keep the Lot and structure thereon attractive. Such debris shall not be dumped in any area of the Development unless approved in writing from the ACC.
- D. Lots shall be graded in such a manner so as not to block any natural or man-made swales, drainage easements, ditches or drainage structures. Earth berms, hay bales, silt fences, 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 other adjoining property. Whenever possible, Lots shall drain independently from, rather than to adjoining Lots.

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6. DESIGN DETAILS.

- A. Minimum House Sizes. Not more than one (1) single-family dwelling shall be erected on any Lot unless otherwise approved, in writing, by the ACC. Residence shall comply with minimum zoning requirements of Rockdale County under the zoning classification for this tract on the day building permits are purchased. No residence shall exceed 2 1/2 stories in height and shall have a garage for not more than 2 cars.
- B. Set Backs. In no event shall the set backs be less than those required by the Rockdale County Subdivision Ordinance.
- C. Garages and Carports. No carport shall be permitted in the subdivision. Materials and colors for garage doors shall be specified on the plans and specifications submitted to the ACC. All homes will have a minimum of a one car garage.
- D. 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 in Section 8B of these Design Standards.
- E. 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 8 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.
- F. 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 vents shall penetrate roof surfaces which face the street or streets adjacent to the Lot. All plumbing, heating, skylight frames and flashing (unless made of copper), that penetrate the roof surface shall be painted to blend with the roof color.
- G. Driveways. Driveways shall be constructed with concrete, provided however, that other hard surface material such as asphalt may be approved by the ACC if an exception is

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requested when plans and specifications are submitted to the ACC for approval. Driveways should be curved when possible taking into consideration existing trees and landscape planting.

H. Landscaping. A drawn landscaping plan 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, sidewalks, driveways, walls, patios and so forth. Landscaping shall be completed in accordance with approved plans not later than thirty (30) days after; 1) final inspection of the residential structure by the Rockdale County building inspector, or 2) occupancy of the residential structure, whichever is earlier. Front yards must be sodded with Bermuda, Centipede or Zoysia sod. When corner lot, the side yard nearest the intersection must be sodded.

I. Mailboxes. Mailboxes and posts designs must be approved by the ACC.

J. Front Porches and Front Decks. All front decks and porches if constructed of wood shall be painted so no natural finish is exposed to the street. This does not include stair treads, but it does include risers.

7. SITE PLANNING AND DESIGN.

A. Location of Structures. All structures together with related paved and open areas, shall be located on each Lot to:

1. minimize changes in the existing topography;
2. preserve existing trees and vegetation to the maximum extent possible;
3. control damage and prevent erosion as stated in Section 5D of these Design Standards; and
4. create prime views and conceal unsightly areas.

8. HOUSE DESIGNS, COLORS AND MATERIALS GUIDELINES.

A. House Designs.

1. Must be presented to the ACC for approval in the form of a detailed drawing showing elevation of all four sides of the house.

B. Materials.

1. A minimum of exterior materials shall be used on Structures to avoid a cluttered appearance. Where

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two materials are used (in addition to glass), one shall be dominant.

2. Recommended materials include:
 - (a) wood siding, painted or stained wood, bevelled hardboard;
 - (b) brick - there shall be no weeping or black mortar. Samples of all bricks used must be submitted for approval. Old used brick will be accepted in special areas, as will be the painting of brick;
 - (c) stone - shall be Tennessee or Arkansas Field Stone with gray mortar (no black mortar);
 - (d) cedar shakes and shingles;
 - (e) asphalt/fiberglass shingles which are very dark gray, black, shadow black and other trade names of the same hues;
 - (f) wood, hardboard or painted steel garage doors of simple design; and
 - (g) stucco or synthetic plaster material from an approved manufacturer and meeting required specifications.
3. Unacceptable materials include:
 - (a) artificial brick, stone or wood;
 - (b) color coatings which simulate natural materials;
 - (c) unnatural tones of brick and stone;
 - (d) exposed concrete block foundations - all visible concrete block foundations must be veneered with brick, dry-stack stone or stucco;
 - (e) visible silver finish and aluminum flashing;
 - (f) unfinished standard concrete block or poured concrete walls; and
 - (g) no window air conditioning unit may be used on the front or side elevations. Furthermore, on lots that expose the rear of the structure to any street these units will not be allowed.
4. The exterior materials of all Structures on all Lots shall be harmonious and complimentary.

C. Colors.

1. The exterior colors of the walls and roof of a single-family residential Structure shall be compatible and harmonious with the colors of nearby single-family residential structures.
2. A minimum of exterior colors shall be used. When more than one color is used, one shall be clearly dominant. ACC shall approve all exterior color schemes.
3. Secondary colors must be compatible with the first color and limited to architectural details as presented, such as fascia frames and other contrasting designs for building trim.

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4. High contrast colors when used on Structures shall be limited to major architectural elements such as entry doors, etc.

9. SCREENING GUIDELINES.

A. Screening. Screening shall be used within the Development to define private spaces or to attract or divert attention to or from particular views.

B. Objects to be Screened. In every case, screening shall be used in connection with the following:

1. Exterior, ground-level machinery visible from the streets, such as air conditioning and heating, swimming and whirlpool equipment, etc.
2. Outside storage and service areas for equipment and supplies, woodpiles, refuse containers and related storage areas.

C. Methods of Screening. Subject to approval by the ACC, the following methods of screening may be used:

1. Earth banks and berms with a maximum slope of 2:1 from grade level and covered with an acceptable ground cover of grass suited for the slope area.
2. Planting screens which shall be:
 - (a) composed of plants approved by the ACC;
 - (b) installed at a minimum height of 3 feet, with an expected 3 year height of 6-8 feet; and
 - (c) spaced at a density which will create an effective year-round visual screen.
3. Fences and walls which shall:
 - (a) compliment the design, texture and color of all Structures on the same Lot;
 - (b) be a maximum of 8 feet in height;
 - (c) include planting as an integral component; and
 - (d) not attract attention as separate and distinct architectural elements.
4. Prohibited screening - fencing will not be allowed beyond the front of any Structure or if a corner lot, fencing will not be allowed beyond the side structure.

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

11. OBLIGATIONS OF THE BUILDER.

A. Builder shall keep the property and the street and all gutters in front of the property in a clean and orderly manner. Upon commencement of site work on the property, builder shall install silt fence and shall thereafter

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maintain the silt fence and any other silt or erosion prevention measures to prevent silt from leaving this Lot.

- B. Builder shall unload all loaders on the property and not in the street. Builder shall be responsible for any damage to curbs, storm drains or street surfaces caused by him, his employees, agents and contractors.

12. 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 1) an exception is necessary in a particular case to avoid undue hardship or to deal with unique, unusual or extraordinary conditions encountered on a particular lot; and 2) 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 precedental or other effect on any other situation in which an exception is requested of, or considered by the ACC.

13. 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 PRACTICES OR DESIGN. THE ACC SHALL BE HELD HARMLESS BY ANY PERSON OR ENTITY SUBMITTING PLANS TO THE ACC FROM ANY AND ALL LIABILITY FOR ANY ACTION TAKEN OR ANY FAILURE TO ACT WITH REGARD TO THE IMPROVEMENT OF ANY LOT OR CONSTRUCTION OF ANY STRUCTURE IN THE DEVELOPMENT.

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STONEY BROOK

Architectural Control Committee
Approval

TO: _____

FROM: _____

RE: Lot _____ Block _____ Unit _____

Contract Dated:

In accordance with the Lot Sale Contract between you and COHN COMMUNITIES, INC. and Article V of the Declaration of Covenants, Restrictions for Stoney Brook, the Architectural Control Committee hereby approves the plans you submitted for the basic exterior elevation of the home proposed on the above-referenced lot.

You will be required to submit detailed specifications of materials, color scheme, lighting, landscaping and other details affecting the exterior appearance of all proposed structures and alterations to existing structures. This requirement pertains to roofs, siding, masonry and all paints, stains, etc.

Chairman, Architectural Control Committee

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ARCHITECTURAL CONTROL COMMITTEE

APPLICATION FOR REVIEW AND APPROVAL OF PLANS

BUILDER _____ PHONE (Day & Night) _____

SUBDIVISION _____ LOT # _____ BLOCK _____

STREET ADDRESS _____

CITY, STATE AND ZIP CODE _____

PLAN NAME/# _____ DESIGNER NAME/FIRM _____

SQUARE FOOTAGE: FIRST FLOOR _____ SECOND FLOOR _____ TOTAL _____

EXTERIOR FINISHES: DESCRIBE MATERIAL/BRAND/COLOR/STYLE/TEXTURE, ETC. BUILDER MUST PROVIDE SAMPLES OF ALL MATERIALS, COLORS AND TEXTURES USED.

FRONT ELEVATION MATERIAL _____

SIDE ELEVATION MATERIAL _____

REAR ELEVATION MATERIAL _____

ROOFING BRAND/STYLE/WEIGHT/COLOR _____

TRIM COLORS: PRIMARY COLOR _____ WHERE USED _____

SECOND COLOR _____ WHERE USED _____

OTHER ACCENTS _____ WHERE USED _____

GARAGE DOOR DESCRIPTION AND FINISH _____

SITE CONSIDERATIONS: DO YOU ANTICIPATE ANY ALTERATIONS TO THE NATURAL OR DESIGNED DRAINAGE, OR THE REMOVAL OF ANY TREES OTHER THAN THOSE REMOVED FOR THE ACTUAL FOUNDATION SITING?
NO _____ YES _____ IF YES, EXPLAIN

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I HEREBY SUBMIT THESE PLANS, SPECIFICATIONS AND SITE PLAN AS BEING IN FULL COMPLIANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS AS PROMULGATED BY THE ARCHITECTURAL CONTROL COMMITTEE FOR THIS COMMUNITY. I UNDERSTAND THAT IF I SHOULD VIOLATE AT ANY TIME THESE PROMULGATED STANDARDS, THE DEVELOPER, _____, THE ARCHITECTURAL CONTROL COMMITTEE OR ANY OTHER AGGRIEVED LOT OWNER, SHALL JOINTLY OR SEVERALLY HAVE THE RIGHT TO PROCEED AT LAW FOR THE RECOVERY OF DAMAGES, OR FOR INJUNCTIVE RELIEF, OR BOTH.

AUTHORIZED SIGNATURE _____ DATE _____

ACC REVIEW SECTION

DATE PLANS RECEIVED _____ DATE PLANS REVIEWED _____

	<u>APPROVED</u>	<u>DISAPPROVED</u>	<u>COMMENTS</u>
SITE PLAN	_____	_____	_____
FLOOR PLAN	_____	_____	_____
ELEVATIONS	_____	_____	_____
EXTERIOR FINISH	_____	_____	_____
EXTERIOR TRIM	_____	_____	_____
ROOFING SELECTION	_____	_____	_____
GARAGE DOOR	_____	_____	_____
ANTICIPATED ACC VARIANCE AS SUBMITTED	_____	_____	_____
OTHER ITEMS	_____	_____	_____

() YOUR PLANS AND SPECIFICATIONS HAVE BEEN APPROVED AS SUBMITTED. YOU MAY PROCEED WITH CONSTRUCTION AS PLANNED.

() YOUR PLANS AND SPECIFICATIONS HAVE BEEN APPROVED WITH THE FOLLOWING CONDITIONS:

1. _____
2. _____
3. _____

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() YOUR PLANS AND SPECIFICATIONS HAVE BEEN DISAPPROVED BY THE ACC. PLEASE MAKE THE NECESSARY CHANGES OR MODIFICATIONS AND RESUBMIT WITHIN 10 DAYS.

WITHIN THE AUTHORITY GIVEN TO US, WE HAVE MADE THE ABOVE DECISION REGARDING THE PLANS AND SPECIFICATIONS SUBMITTED FOR THE SPECIFIC PROPERTY HEREIN NOTED.

COMMITTEE CHAIRMAN _____ DATE _____

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