

LAUREL SPRINGS APPLICATION FOR PROPERTY MODIFICATION

Date of Request: _____

Property Owner Name: _____

(Please Print)

Property Address: _____

Day Time Phone: (____) _____ E-Mail: _____

Est. Start Date: _____ Est. Completion Date: _____

*****CHANGES MADE WITHOUT APPROVAL, OR ANY MODIFICATIONS DONE NOT ACCORDING TO THE APPROVED PLANS, ARE SUBJECT TO DAILY FINES UNTIL CORRECTED, AND/OR POSSIBLE REQUIREMENT TO RESTORE UNAPPROVED CHANGES. THERE IS A \$500 PER TREE FINE FOR ANY TREES REMOVED WITHOUT APPROVAL. *****

Check all applicable modification (s) below.

(Please see page 3, of this application, for detailed modification request requirements.)

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| Homeowners are required to submit an review <i>Laurel Springs Guidelines</i> prior to submitting Application for Property Modification for ALL modifications to their property. If the construction elements do not require any color change, the application does not need to be approved by the Architectural Review Committee (ARC). | |
| Modification Fee: \$25.00 <ul style="list-style-type: none"><input type="checkbox"/> Swing Set<input type="checkbox"/> Play Structure or Trampoline<input type="checkbox"/> Permanent Basketball Goal<input type="checkbox"/> Front Door Replacement<input type="checkbox"/> Storm Door<input type="checkbox"/> Window Tinting or Treatment<input type="checkbox"/> Awning Install<input type="checkbox"/> Satellite Dish | Modification Fee: \$75.00 <ul style="list-style-type: none"><input type="checkbox"/> Repaint – New Color Scheme (Exterior of home)<input type="checkbox"/> Shutters<input type="checkbox"/> Additions or Revisions to Landscaping<input type="checkbox"/> Outdoor Lighting (Floodlights and Landscape Lighting)<input type="checkbox"/> Tree Removal or Addition *<input type="checkbox"/> Fencing<input type="checkbox"/> Deck Revision<input type="checkbox"/> Screened Porch<input type="checkbox"/> Pond<input type="checkbox"/> Trellis<input type="checkbox"/> New Roof Color<input type="checkbox"/> Patio, Walkway, or Curbing<input type="checkbox"/> Driveway<input type="checkbox"/> Garage door<input type="checkbox"/> New Window(s) Frame / Style<input type="checkbox"/> Window Mullions / Grill Removal <p><small>* Note: For design and aesthetic purposes, tree removal for trees facing the street, golf course and/or common areas must be approved by the HOA Board of Directors.</small></p> |
| Modification Fee: \$200.00 <ul style="list-style-type: none"><input type="checkbox"/> Retaining Walls<input type="checkbox"/> Building Additions<input type="checkbox"/> Gazebo Installation<input type="checkbox"/> Swimming Pool Installations<input type="checkbox"/> Spa Installation | |

LAUREL SPRINGS APPLICATION FOR PROPERTY MODIFICATION

- Please provide all information necessary to evaluate your request thoroughly and quickly.
- Include a check made payable to LAUREL SPRINGS HOA for the application fee.
- Requests must include, without limitation, the following **digital** information: site plan/plat map (if applicable), detailed description of request, list of materials to be used, pictures of work to be completed (if applicable), photos of front of house, and any other information as specifically required below or as required by the Covenants/Guidelines approved for the community.
- **Please allow 45 days from date of Architect receipt of application to complete review process.**
- **WORK ON ALL APPROVED MODIFICATION REQUESTS MUST BEGIN WITHIN 6 MONTHS OF WRITTEN APPROVAL DATE AND MUST BE SUBSTANTIALLY COMPLETED WITHIN 90 DAYS OF START OF WORK.**
- According to the governing documents, Section 8H, all work/construction **must** begin within six (6) months of approval **and** be completed in its entirety within nine (9) months of commencement.
- The homeowner must notify the Property Management Office, via e-mail, upon completion of the approved modifications.

I understand and agree that no work on this request shall commence until written approval of the Architectural Review Committee and/ or Landscape Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Covenants/Guidelines and that these changes shall be made in strict conformance with the Covenants/Guidelines. I understand that I am responsible for complying with all city and county regulations.

Neither the Association Board of Directors, the Association Advisory Committee, or the Association Architectural Review Committee and/or Landscape Committee nor their respective members, successors, assigns, agents, representatives, or employees shall be liable for damages or otherwise to anyone requesting approval of the architectural alteration by reason of mistake in judgement, or negligence, arising out of any action with respect to any submission. The architectural review is directed toward review and approval of site planning, appearance, and aesthetics. None of the foregoing assume any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction or technical suitability of materials.

SIGNATURE: _____

Date: _____

(Laurel Springs Property Owner)

☐ No color change, application does not require approval

☐ Color change, application requires approval

Check Number: _____

Property Office: _____

Date: _____

Final Inspection: _____

Date: _____

Comments: _____

Detailed Modification Request Requirements

Please provide all information necessary to evaluate your request thoroughly and quickly.

| | |
|--|--|
| <p style="text-align: center;">Fencing</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Picture or drawing of fence and column location with dimensions. o Fence material and fence type. o Site plan or plat map (corner lots, fence may not be closer to side street than building line of house). o Column information. o See page 3 & 4 for fencing options & specs | <p style="text-align: center;">Exterior Painting & Roof Color Change</p> <p>Only necessary if changing current colors.</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Paint color chips, marked where they will be used such as body, trim, accent, shutters. o Roof sample color (Roof shingle must have a 20 year warranty). o A color photo of the front of the house. o Review Exterior Color Guidelines |
| <p style="text-align: center;">Play Equipment & Hot Tubs</p> <p>Must have minimum visual impact on adjacent properties and may require screening.</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Size and sketch/photo, materials to be used. o Location of equipment. | <p style="text-align: center;">Deck & Porch</p> <p>Decks must be constructed of wood or material similar to that of the home. Porches must be painted or stained to match existing materials on home.</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Picture or drawing dimensions. o Site plan denoting location. (In most cases may not extend past sides of home). |
| <p style="text-align: center;">Permanent Basketball Goal</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Picture and description of goal. o Site Plan or drawing denoting location. | <p style="text-align: center;">Building Additions</p> <p>Material used must match existing materials on home.</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Photos of the house o Location of addition on site plan. o Size, color and detailed architectural drawing of addition. o Building permit, if required. |
| <p style="text-align: center;">Front Door Replacement or Storm Door Addition</p> <p>Storm door must be full glass (screening not permitted).</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Picture of the front door replacement/storm door. | <p style="text-align: center;">Swimming Pool</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Picture or drawing of pool and dimensions. o Site plan or plat map denoting location. o Type of lighting source to be used. o Landscape plan and equipment location. |
| <p style="text-align: center;">Patio/Walkway/Curbing/Driveway</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Lot survey or plat map denoting location. o List of materials to be used and drawing or photo or proposed finished project. | <p style="text-align: center;">Landscape Modifications</p> <p><i>Include:</i></p> <ul style="list-style-type: none"> o Lot survey or plat map and landscape plan. Include pictures if applicable. |

LAUREL SPRINGS APPLICATION FOR PROPERTY MODIFICATION

FENCE POLICY

Each Lot Must Submit a Plan for Approval

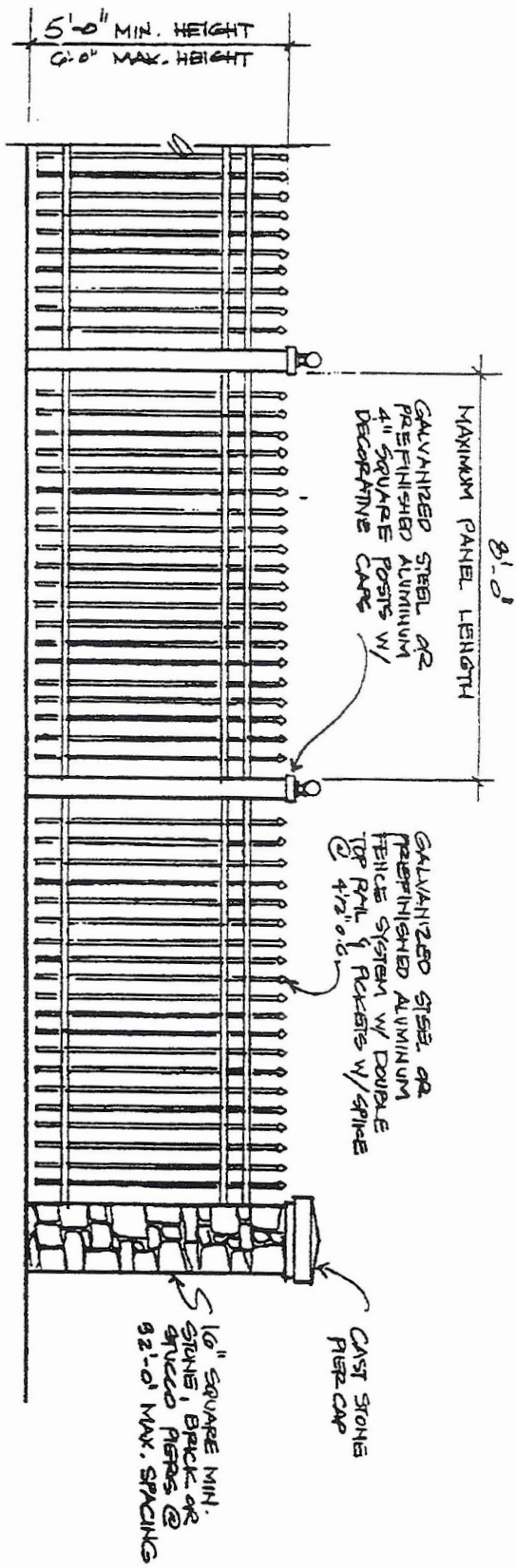
A fencing detail must be selected from the standard allowable designs approved by the ARC (See Attachment D.)

- a) All fencing must be constructed of black aluminum or wrought iron with columns using the same materials found in the architecture of the residence.
- b) Columns/Piers must be a minimum of 16" square; brick at 8" long. Columns/piers must have caps. To prevent a mass of columns in one given area, surrounding neighbors may attach to your corner and side yard columns.
- c) No chain link or welded wire fencing will be permitted.
- d) The maximum height of the fence is to be 6 feet.
- e) Golf course lots must seek written approval of the golf course management.
- f) Alleys should not be created between two fences. Fences must tie in to existing adjacent fencing along common property lines.
- g) All fence locations and styles must be approved and built only in the approved locations.

All fences must be specifically approved in writing by the Architectural Review Committee for both design and location prior to being constructed or installed. Fence locations are generally approved to be towards the rear of the house and to the property lines or directly behind the house. Exceptions to these guidelines may be made to avoid utility meters, air conditioning equipment, trees, and severe slopes.

DEVELOPER TREE POLICY

A developer tree replacement plan must be submitted with the ARC Modification submittal. The developer tree is required per the Architectural Guidelines, page 34 dated April 2008, to be replaced with one of the following trees: Laurel Oak, Willow Oak or Pin Oak with a 3" caliber or larger. It is the homeowner's responsibility to ensure the integrity of the developer tree by maintaining the tree.



◦ SCHEME 'B' ◦
PROPOSED 'METAL' FENCE DESIGN
 LAMPEL SPAINES

POOLS AND SPAS

There will be a \$2000.00 refundable deposit collected and held by the Association for damage that might occur to curbs, sidewalks and infrastructure. Please withhold this amount from your contractor's invoice until an inspection of the site is complete. All submissions must be on a scale of 1":20' and show house location, property lines, set back lines and easements. You must show the desired location of the pool, equipment, fence and screening etc.

Any swimming pool to be constructed upon any home site shall be subject to review by the ACC/DRC.

No above ground pools shall be allowed. The design must incorporate, at a minimum, the following:

- I. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- II. Pools and hot tubs shall not be visible from the street or in front of the dwelling unit.
- III. Homeowners are responsible for compliance with all ordinances and laws concerning discharge water and chemicals
- IV. A fence application shall be submitted at the time the pool application is submitted.

The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding environment. The location of swimming pools, therapy pools, and spas should consider the following:

1. Indoor/outdoor relationships
2. Setbacks, easements
3. Views, both to and from the pool area
4. Wind and sun
5. Terrain (grading and excavation)
6. Fencing and privacy screening

No pools are allowed within the building setback areas.

Pool and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail as well as screening or treated so as not to distract adjoining property owners because of noise or view.

Laurel Springs

Suwanee, GA

Exterior Color Guidelines

Exterior Paint Considerations

Owners may repaint in accordance with the originally approved color scheme of any dwelling or improvement without approval but with notice to the Property Manager. Prior ARC approval is required for all changes in exterior painting. ARC approval of exterior painting shall consider, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors. Primary colors for all exterior building surfaces must compliment the architectural character of the home. Although it is encouraged to keep the homes updated in color schemes, the following considerations must comply:

- A. The trim color is consistent on the home. This includes cornice (fascia, soffit, frieze), columns, windows, window trim, stucco trim/accents, skirtboard, corner boards. "Ultra", "Bright" or "Extra" Whites are not permitted. When a darker trim is desired, this should be the darkest color on the home with exception to the shutters and front door. Typically, the Light Reflectivity (LRV) of the trim color is limited to 84.
- B. The body color of the home must have contrast with the trim color. This includes stucco body, horizontal siding, shakes and "board and batten". Furthermore, as a guide, the following LRV values are provided as guideline for adapting to the existing aesthetic of the community:
 - Stucco Body: Maximum LRV 80
 - Siding for a Single Story (story and a half) full siding home and non-painted brick: Maximum LRV 84
 - Siding with Painted Brick: Maximum LRV 74
 - Painted Brick: Maximum LRV 60
- C. Shutters should be treated as an accent that is darker than all other colors on the home. Front doors, except those that are stained are requested to be same color as the shutters. If desired, and in some circumstances the front door may be permitted to an additional color if found to be complimentary to the home.

- D. Garage doors shall either be the trim color or the main body color on the home. The intent is that the garage doors are to blend into the home as much as possible and not be treated as an accent. An exception to this is may be granted when a stained garage door or other specialty type door is found acceptable and approved by the ARC.
- E. Metal roofing accents generally be unpainted copper. In the event that the metal roofing is painted, it should match the shutter and front door color of the home. If the shutter and front door colors are too bold, then the metal roofing color may be selected to blend into the general roofing on the home.
- F. Gutters and downspouts shall either match the trim color of the home or be a dark bronze for accents. Black gutters and downspouts may be considered.
- G. Window sashes may be an accent color.
- H. Painted brick, stone and other masonry is acceptable. However, the color selected must be darker than any of the siding or stucco body on the home. For houses with all brick exteriors, the trim color must be of contrast with the brick color selection. Whites or Off Whites are not permitted to be used on the brick.
- I. The home will not be permitted to utilize the same colors as the homes directly next door or across the street. It is encouraged to be mindful of the streetscape and general color patterns in the area. The ARC reserves the right to prohibit the use of any color based on the repetitive uses in the area.

When applying for approval to change colors to the home, the following must be included:

- A. Paint schedule indicating the proposed colors for all materials. This includes paint manufacturer, name and color number.
- B. A paint sample for each proposed color.
- C. A photograph of the home requested to be painted.
- D. A photograph of home to each side and directly across the street of the home