

ARCHITECTURAL GUIDELINES FOR KEDRON HILLS PHASE III COMMUNITY

The following are architectural guidelines (the "Architectural Guidelines") which govern the design, construction, landscaping, and maintenance of all homes in Kedron Hills Phase III community (the "Community"). The original intended purpose of these guidelines was to provide guidance to builders to assure that all dwellings, other buildings and landscaping constructed, erected, places or installed in the community would be substantially the same in terms of quality of workmanship, material and appearance. After the complete build-out of the subdivision, the guidelines are intended to guide homeowners and contractors in the external modification and maintenance of the original buildings and landscaping, or addition of decorative or recreational appurtenances to the homesite. While these Guidelines may be revised over time to reflect evolving needs as the neighborhood matures, original building specifications will be retained to ensure homes that are destroyed will be rebuilt in accordance with community standards. Any revisions to the Guidelines will be approved by the Kedron Hills Community Association Board of Directors.

The Architectural Review Board (the "ARB"), as appointed by the Kedron Hills Community Association Board of Directors, will administer these guidelines and the Declaration of Covenants and Restrictions for Kedron Hills community (the "Declaration") which is supplemental to these guidelines and is incorporated herein by this reference. All required submittals shall be approved by the ARB prior to commencing any external modifications, changes, or additions to homes or grounds. The Approvals required herein shall be granted or withheld by the ARB solely on the basis of determination of the ARB as to whether a request for approval complies with these guidelines and the Declaration. In order to facilitate and expedite the approval process, any party (a "Builder" or "contractor") planning the construction or modification of a home or landscaping or performing any other work on any homesite (a "Homesite") in the Community should review these guidelines in conjunction with such planning and consult with the ARB with regard to the provisions of the guidelines and/or the Declaration prior to the commencement of construction or modification. Upon completion of construction and the sale of the property to a resident homeowner (the "Homeowner") these guidelines shall continue to be applicable to any changes or modification made by the Homeowner to the improvement of the landscaping or external modification to building(s) on the Homesite.

*Special Note: The builder's or contractor's attention is drawn to the Peachtree City Erosion Control Ordinance governing, among other things, the use and protection of buffer areas, as well as the requirements for Homesites adjacent to streams, ponds, lakes, etc.

I.

RESIDENTIAL DWELLINGS

1. Square Footage. The total heated living area of the main residential Structure for a ranch on any Homesite in the Community shall not have less than 2,200 square feet and for a two-story on any Homesite shall not have less than 2,400 square feet. The enclosed, heated living areas are exclusive, except where otherwise permitted, of garages, porches, unfinished "bonus" areas and basements at the time of the sale of the Homesite by the Builder to a Homeowner.

2. Height. The main residential structure on any Homesite shall not exceed three stories in height above grade as viewed from street level.

3. Residence Orientation; Corner Homesites. Where corner Homesites allow for the orientation of the main residential dwellings to be corner oriented, such orientation shall be allowed with ARB approval. Homes on corner Homesites 80, 116, and 124 shall face Loring Lane or shall be corner oriented. Homes on corner Homesites 81 and 115 shall face Carnellian Lane or be corner oriented.

II.

GARAGES AND DRIVEWAYS/CART PATHS /SIDEWALKS

1. Height. All homes shall be constructed with garages, and, if detached from the main house Structure, these garages shall not exceed 25 feet in height measured from the paved parking pad to the apex of the roof.

2. Size. No garages shall be constructed on any Homesite of a size less than is necessary for the housing of two standard size (7' x 20') automobiles or for more than three standard size automobiles. Exception: Allowance is provided for golf cart storage within garage.

3. Garage Orientation. Garages shall open to the side unless an exception is approved by the ARB for reason related to topography, trees or building lines, such exception must be requested when plans and specifications for any garage are submitted for approval.

4. Garage Doors. All garage doors shall be equipped with electric actuators. Garage doors shall be coordinated with all Structures on the Homesite and materials and colors for such doors shall be specified on the plans and specifications submitted to the ARB for approval. Garage doors must be maintained in an operational status, and damaged or misaligned doors shall be repaired or replaced in a reasonable time frame.

5. Driveway Routes. Driveways, cart paths, and sidewalks shall be constructed to take best advantage of existing trees, topography and landscape planning. Where possible, driveways should be curvilinear.

6. Corner Homesite Driveways. All driveways on corner Homesites shall be located away from the corner. Driveway for corner Homesite 124 shall access Loring Lane. Driveway for corner Homesite 97 shall access Anacappa Court unless otherwise approved by the ARB. Driveways for corner Homesites 80, 81, 115, and 116 shall access Loring Lane and Carnellian Lane unless otherwise approved by the ARB.

7. Materials. Driveways, cart paths, and sidewalks must be paved with concrete, brick, exposed concrete aggregate or stamped concrete.

8. Finishing. All concrete driveways, cart paths, and sidewalks shall have a light broom finish unless a similar texture is provided by stamped or exposed aggregate concrete, and joints shall be provided to control surface cracking.

9. Width. Automobile driveways shall be a minimum of 10 feet and a maximum of 16 feet in width as measured at the street "right-of-way" line, and must lead to a garage designed for standard size (7' x 20') automobiles. Private golf cart paths (driveways or sidewalks leading to a smaller garage or to side or rear areas of the lot) shall be a maximum of 6 feet in width and are subject to ARB approval.

III.

SITE PLANNING AND LANDSCAPING

Whenever possible, the landscape setting in this residential development shall retain existing natural features and native plant materials. Rock out-croppings, stands of mature hardwoods and significant vistas are several of the existing characteristics. Where changes to the existing terrain or removal of existing vegetation is necessary, the site shall be regarded to blend with adjoining slopes and replanted with species indigenous to the area. Limited use of non-indigenous plant material for ornamental purposes may be appropriate but is subject to review.

In an effort to minimize erosion and destruction of this environment, site grading plans must be submitted for review and approval prior to issuance of a development permit.

1. Site Planning and Design. All structures with related improvements, paved and open areas, shall be located on each Homesite to:

- (a) Minimize changes to existing topography.
- (b) Preserve existing trees and vegetation to the maximum extent possible.
- (c) Control drainage and prevent erosion
- (d) Create prime views and conceal unsightly areas.

2. Landscape Plan. Homesites in the community shall have specific minimum requirements for planted and lawn areas. Corner Homesites and Homesites with side or rear yards visible from cart paths shall have these side and rear yards landscaped to these same minimum requirements.

Prior to the installation of any landscaping or removal of existing vegetation, except as provided in Section IV of these guidelines, a landscape plan shall be submitted to ARB for approval. Such plan shall be drawn to scale and shall, as a minimum, contain the following information:

- (a) The names of the Community, Builder, or Homeowner, the landscape architect or person preparing the plan and the homesite number
- (b) Location of tree save areas and sodded areas
- (c) Location of areas to be landscaped and indication of the type, number and size of trees and shrubs to be used
- (d) Location of driveways, walks, retaining walls and all other improvements

3. Landscape Guidelines. In general, shrubs shall be set at a proper spacing so as to give a full and mature appearance after two growing seasons. Natural wooded areas shall be

supplemented with additional landscaping materials to cover areas that are bare and/or to control areas where erosion may occur. Additionally, foundation planting shall be implemented on the dwelling front as a minimum, and also dwelling side(s) for those dwellings on corner Homesites.

4. Trenched Areas. All trenched areas shall be filled and compacted as to remain level with land adjacent to such areas.

5. Tree Removal. No pine trees having a diameter of six(6) inches or greater (measured four (4) feet above ground level) and no hardwood trees greater than six feet in height may be removed without prior written approval or as provided herein. Tree removal shall be selective, replacing less desirable or valuable trees with more desirable specimens. Homeowners found to have removed trees without ARB approval shall replace removed trees with similar species, or native hardwoods in lieu of pine trees, with a minimum height of 10 feet at time of planting.

6. Sodding. That portion of the front and side yards, as a minimum, of any Homesite not landscaped with planting beds or left in a natural wooded setting shall be 100% sodded with Bermuda, Emerald zoysia, or Centipede sod. No fescue will be allowed. Homesites on one acre or more may receive special consideration on sod requirements. All right-of-ways must be sodded, including the area between the street and any cart path where applicable. Areas of thinning sod or bare spots shall be reseeded or resodded, or converted to islands as defined below.

7. Islands. Mulched islands around existing trees are desirable and recommended, however, overuse of mulched islands can detract from the overall landscaped effect. There shall be special limitations and requirements for the size of newly created islands and the types of planting within. Acceptable ground cover includes pine straw, natural pine bark or mulch, or natural leaves. Gravel or stone, imitation pine straw or bark, or artificially-colored wood chips, is not acceptable ground cover. Landscape-quality stone, such as river rock, may be utilized in portions of islands subject to erosion that would cause wash-out of standard mulch.

Islands around existing trees in front yards shall have ground cover or shrubs planted to cover a minimum area as required by the ARB. Islands having no naturally occurring trees shall have at least one tree per 400 square feet of area and ground cover or shrubs planted to cover at least one-third of the total island area.

IV.

BUIDING PAD, CLEARING AND STAKING

1. In no event shall the Builder or Homeowner allow any grading or cutting of trees on the Homesite prior to the approval of the proposed location by the ARB and receipt of a development permit.

2. There be no clearing in excess of twelve (12) feet beyond the building pad or three (3) feet beyond the driveway without the prior written approval of the ARB.

3. Notwithstanding the foregoing, the clearing of the rear portion of any Homesite up to a maximum of thirty (30) feet from the main plane of the largest portion of the rear of the primary residential Structure is allowed to provide for sufficient area for a rear yard. Clearing beyond the thirty (30) foot limit requires written approval of the ARB. The Builder's attention is also drawn to the Peachtree City Erosion Control Ordinance governing, among other things, the use and protection of buffer areas, as well as the requirements for Homesites adjacent to streams, lakes, ponds, etc.

4. For conditions relative to the removal of trees see section III.

5. During approved construction, all vehicles in any way connected with such construction shall enter the Homesite or Homesites under construction only by the driveway as approved in the plans and specifications by the ARB. In no event shall any driveways other than those approved by the ARB be constructed or used for temporary access to any Homesite. All vehicles shall be parked at Homesite so as to avoid damage to trees, paving, curbs, gutters and any improvements on the Homesite.

6. Construction debris shall be removed as often as necessary to keep the Homesite and any Structure thereon attractive. Construction debris shall not be dumped in any area of the Development unless approved in writing by the ARB, and shall, at no time, be dumped on any underdeveloped lot within the Community.

7. Homesites shall be graded in such a manner so as not to block any natural or manmade swales, ditches, or drainage structure. Earth and hay berms shall be installed on Homesites by the Builder or Homeowner thereof when, in the opinion of the ARB, such homesite may erode due to topography. Whenever possible, Homesites shall drain independently rather than to adjoining Homesites. Builder or Homeowner shall be held responsible for any damage caused to streams, ponds, lakes, or adjoining Homesite(s) by erosion.

V.

BUILDING LOCATION

1. Set Back Lines. No building or other Structures, except as herein identified, shall be located on any Homesite in the Community nearer to the front Homesite line than fifty (50) nor nearer to the side Homesite line than fifteen (15) and no nearer to the rear Homesite line than thirty (30) feet, except those Homesites with special setback requirements. With the exception of fences, no accessory building or other improvements (pools, decks, etc.) shall be located on any Homesite in the Community nearer than fifteen (15) feet to the side or twenty (20) feet to the rear property line, except those Homesites with special setback requirements.

2. Retaining Walls. The main Structure shall be located on the site to de-emphasize any retaining walls and to prevent their excessive use on uphill lots for door or garage openings on the rear or side elevations. Estimated heights, locations and finish materials of all retaining walls must be noted on the site or landscape plan and are subject to approval by the ARB. Finish materials may include masonry and treated wood, and must complement and be compatible with the main structure. The section of any concrete or concrete masonry unit retaining wall that may be exposed to view must be heavily textured or stuccoed to match exterior house color

down to grade. Retaining walls must maintain a clean and orderly appearance. Retaining walls should be cleaned, painted, or treated periodically to prevent stains from water, soil, mold, or mildew.

SIGNS & BILLBOARDS

1. Signs: Generally. No signs shall be permitted on any Homesite in the community except as provided herein.

2. Sign Design. On individual single family Homesites as to which permits have been issued by the City of Peachtree City, one sign measuring 28 inches x 42 inches may be placed on each Homesite. Builder and Realtor signs are to be attached to this sign in appropriate places and the permits from the City of Peachtree City shall be inserted into the plastic sleeves as indicated.

3. Pre-Sold or Contract Houses. With regard to contract or pre-sold houses, the builder may display on the sign referred to in Item 2 above an indication that any such house has been "pre-sold" or is "under contract".

4. Model Houses. With regard to model houses that have been approved by the ARB, the Builder may display a sign on a Homesite upon which a completely constructed and landscaped model house has been erected indicating such house represents the Builder's model product for the Community. Such sign shall not exceed twenty (20) square feet in area and shall be professionally fabricated and installed. Prior to installation of said signage, the proposed design, size and format, materials and colors shall be submitted to the ARB for approval. The approved sign may be installed but shall replace any signage provided for in section VI-2 of these guidelines.

5. Garage Sales, etc. Signs pertaining to garage sales, legal proceedings, political campaigns, "for sale" or "for rent" signs, which do not exceed a four (4) square feet area, are allowed without approval required; provided however, no more than three (3) signs will be placed concurrently on any one Homesite. No sign may be placed in the yard for longer than 2 weeks concurrently, except signs for specific political candidates or ballot issues that may be in place for up to one month prior to the respective election, or "for sale" or "for rent" signs pertaining to the home that may be in place until the home is rented or sold. No signs may be placed on the common property of the entrance area to the development.

6. Number. No more than one sign shall be placed on any Homesite except as provided herein.

VII.

ELEVATION

1. Multi-fronted Homesites. The side and rear elevations of the improvements constructed on all multiple fronted Homesites in the Community (cart path or corner Homesites) shall receive as much attention to the design and detail as to the front elevation of such improvements and may have additional requirements.

VIII.

EXTERIOR COLOR AND MATERIALS

1. Approval. Requests for the approval of exterior color or materials must be presented in such a manner that the ARB can determine how the color or material will appear on the substrate of Structure to which it is applied.

2. Exterior Color and Materials. All exterior colors and materials of all Structures shall be specified in the plans and specifications submitted to the ARB for approval and shall be subject to the color and material guidelines contained in these Architectural Guidelines.

3. Changes in Colors and Materials. No Homeowner or Builder shall change the exterior color or materials of any residence or garage without the prior written approval of the ARB. Change in color to the interior of screened porches, patios and similar portions of any dwelling visible from the outside the structures shall be subject to approval of the ARB.

4. Materials and Colors Guidelines.

A. Materials.

(1) A minimum number of exterior colors shall be used in Structures to avoid a cluttered appearance. Where two materials are used (in addition to glass), one shall be dominant.

(2) Secondary materials, when used, shall complement the dominant material in texture and color.

(3) Acceptable materials include:

- (a) Natural wood siding, trimwork, and detailing
- (b) Brick, stone, and stucco
- (c) Natural cedar shakes or shingles
- (d) Fiberglass/asphalt shingles
- (e) Wood or vinyl garage doors of simple design
- (f) A higher grade or quality of vinyl siding, trimwork, and detailing may be allowed with special approval by the ARB

(4) Unacceptable Materials Include:

- (a) Color coatings that simulate natural materials
- (b) Unnatural tones of brick or stone
- (c) Visible mill (silver) finish and aluminum flashing

(d) Unfinished standard concrete masonry unites (block)

(5) The exterior materials of all Structures on all Homesites shall be harmonious and complementary.

B. Colors.

(1) The exterior colors of the walls and roof of all Structures shall be compatible and harmonious with the colors of nearby Structures. Highly reflective and neon colors shall be avoided.

(2) A minimum number of exterior colors shall be used. When more than one color is used, one shall be clearly dominant.

(3) Secondary colors shall be compatible with the dominant colors and shall be limited to architectural details such as fascia frames and other building trim.

(4) High contract colors shall be limited to architectural elements such as entry doors and shutters.

(5) The colors of exterior walls of adjacent single-family residential Structures shall not be the same.

(6) The natural color of brick and stone shall not be altered with paint or stain.

IX.

ROOFS

1. Roof Pitches. The minimum allowable roof pitch shall be 8/12 on the primary roof and front facing gables with the exception of a roof garden or deck, or as provided herein. The minimum allowable pitch for other roof configurations shall be 6/12.

2. Shed-type Roof. Shed-type roofs having an area in excess of sixty (60) square feet of maximum roof area are prohibited, unless in the opinion of the ARB, this roof type represents a significant architectural element in the house design.

3. Roofing Materials. Roof materials may be standing or batten seam metal, copper, metal shingles, clay tile, slate, concrete tile, fiberglass/asphalt shingles or similar roofing material.

4. Roof Structures. Large expanses of roof shall be broken up with dormers or other elements significant to the house design as required by the ARB.

5. Colors. Roof material colors shall be of dark brown, black, charcoal, and similar hues. Metal roof materials shall be limited to these colors, natural tones, or copper. Mill or "silver/aluminum" type finishes are unacceptable. Metal roofs that have been painted must maintain a neat painted appearance.

X.

ROOF ACCESSORIES

1. Stack Vents; etc. All stack vents attic ventilators, and similar roof penetrations shall be located on the rear slope of the roof in such a manner so that they cannot be viewed from the street on which the main residential dwelling fronts.

2. Roof Accessories. All exposed roof accessories including, without limitation, stack vents, roof flashings, attic ventilators, metal chimney caps, and skylight curbs shall match the color of the roofing material or shall be of a compatible color.

XI.

VENEER MATERIAL USAGE

1. Foundation Materials. All foundations must be of masonry or masonry veneer construction.

2. Foundation Exposure. The section of concrete or concrete masonry unit foundation wall that may be exposed to view must be heavily textured or stuccoed to match exterior house color down to grade.

3. Wall Coverage. A material covering 60% or more of the front elevation shall be considered to be the dominant wall material. If masonry is used as the dominant material on the front, it shall wrap the corner a minimum of 24".

Secondary wall materials, when used on the front, shall wrap the corner a minimum of 24" or as determined by the design. If the front corner plane is five (5) feet deep or less, this secondary material shall wrap all the way back to the next perpendicular plane.

4. Limitations. To promote better variety in the street scape the dominant exterior veneer materials shall not be repeated more than three times in a row.

5. Masonry Defined. Masonry, as used herein, shall include brick, brick veneer, stone, stone veneer, glass block, stucco or other masonry type construction or combination thereof.

6. Stucco. Stucco exteriors must be adorned with quoins, shutters, detailed trimwork, etc. or have a secondary wall or foundation material such as brick or stone.

XII.

CHIMNEYS

1. Materials. All fireplace chimneys on the front and side elevations shall be of masonry or masonry veneer. Interior fireplace chimneys or those located on the rear elevation may be of siding.

2. Suspended Chimneys. All fireplace chimneys shall be continuous in structural form from elevation grade to chimney cap. A painted metal shroud-type cap shall be installed on all chimneys.

XIII.

ANTENNAE

No radio or TV receiving or transmission antennae or dish antennae shall be permitted without ARB approval. No "aerial" type TV antennae shall be permitted. In the event any such antennae, tower, or dish is approved, the maximum height thereof shall be 35 feet above the elevation grade line, must be at least 35 feet from the nearest property line and shall not be visible from any street.

XIV.

WINDOWS, DOORS, AND SCREENS

1. Material & Type. Windows shall be of wood unless otherwise approved by the ARB. Exterior doors shall be of wood, metal, or fiberglass and are subject to approval.

2. Mill-finish Aluminum. Windows, screens, sliding glass doors and aluminum frames for fixed glass (such as storm windows) with a silver "mill-finish" appearance are prohibited.

3. Tinted glass. Tinted window glazing is permitted, however reflecting glazing is not.

4. Exceptions. Solarium window units may be bronzed anodized or white aluminum if not visible from the street. Leaded, beveled, or similar type glass in wood frame is acceptable.

5. Window Treatments. All window treatments must be of a neutral or white color on the side exposed to view from the exterior of the house.

XV.

DISBURSEMENT OF HOUSING STYLES

Residences having same or similar floor plans and front elevations shall have an eight (8) Homesite separation, minimum. Residences having same or similar floor plans but different front elevations shall have a four (4) Homesite separation, minimum.

XVI.

TEMPORARY STRUCTURES

1. Temporary Structures, Construction or Use. With ARB approval, a Builder who is constructing a residential dwelling on a Homesite, or a Homeowner who is undertaking a repair or remodeling effort, may during the period of construction of such dwelling, erect, place or maintain on a Homesite facilities which may include signs, portable toilet facilities and construction refuse dumpsters.

2. Construction Office. Construction offices and storage areas shall not be permitted in any form.

XVII.

ACCESSORY BUILDINGS

1. Accessory Buildings. No accessory building Structures may be placed, erected, moved or maintained on any Homesite in the Community except with prior approval of the ARB. Such Structures must be architecturally consistent with the main residential Structure in terms of design, materials and color and is designed, located and constructed to minimize its visual impact within the Community. Additional landscape screening may be required by the ARB based on the visibility of the structure.

2. Prefabricated Structures. Prefabricated or factory built Structures, including accessory buildings, shall not be permitted within the development, and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property within the development except by express written consent of the ARB.

XVIII.

FENCE CRITERIA

1. Approval Required. No fence shall be constructed or installed in the subdivision without written approval of the ARB.

2. Fence Style and Materials. All fences must comply with the following requirements:

(a) Height. Fences shall be a maximum height of six (6) feet except as provided herein. Fence posts, columns, or decorative elements may be up to twelve (12) inches higher than the maximum fence height.

There are no setbacks for fences; They can be installed on property lines.

(b) Privacy Structures and courtyard enclosures shall be limited to a maximum height of ten (10) feet and must be constructed, installed, and maintained in such a manner that they are architecturally compatible in terms of design, materials and color with the main residential structure on the lot and comply with all building setback lines.

(c) Design.

(1) Street – Fencing on lots which have a rear or side line fronting on a street, or a greenbelt adjacent to a street, may be a decorative wood fence or other material of solid or open design to provide for privacy. In the event existing vegetation does not, in the opinion of the ARB, adequately screen the fence from street view, additional planting shall be required.

(2) Front Yard – No fences are allowed between the front of the house and the street.

3. At the sole discretion of the ARB, additional planting may be required as a condition to the installation of fences with respect to lot lines adjacent to streets, or greenbelts with pedestrian paths.

4. Prohibited. No chain link fence (except in conjunction with a tennis court or provided herein), or wire fence (except in conjunction with a rail fence as herein provided) of any type is permitted. When used in conjunction with a wooden rail fence, wire backing of galvanized or mill-finished aluminum or any other such material is prohibited; Only wire backing that is vinyl coated in natural colors (green or brown) is allowed, and wire backing must be replaced if the plastic coating is worn off.
5. Tennis Court. The use of chain ink fencing surrounding a tennis court is permitted, provided the fence is vinyl coated so as to subdue its appearance and visibly blend in with natural surroundings. The maximum height of fencing surrounding a tennis court shall be ten (10) feet above grade.
6. Front Elevation. That portion of the fence facing the front lot line or any street shall be compatible with the main residential Structure in terms of design, color and materials.

XIX.

ENERGY CONSERVATION EQUIPMENT

No solar panels, attendant hardware or other similar equipment shall be constructed or installed on the main residential dwelling, the garage or any accessory building without the prior written approval of the ARB.

XX.

LIGHTING

All exterior lighting shall be consistent with the character of the community and shall be limited to the minimum necessary for the safety, identification, and decoration. The source of the lighting shall not be visible from street and other common areas and no color lens or lamps are permitted. No lighting of tennis courts is permitted and seasonal decorative lighting shall be removed no later than two weeks following the actual Holliday.

XXI.

MAILBOXES

All mailboxes must be a black standard U.S. Portal Office mailbox, size 1 ½. All mailboxes must be mounted on the standard post approved by the ARB. No variances from this standard will be approved by the ARB.

XXII.

SWIMMING POOLS

1. No above ground pool shall be permitted.

2. Construction of in-ground swimming pools, including decks or paved areas surrounding any such pool, shall require ARB approval and shall comply with all safety requirements promulgated by any governmental authority, state, or municipal, having jurisdiction over such matters.

3. No swimming pool or the amenities associated therewith shall be located nearer than twenty (20) feet to a rear property line or fifteen (15) feet to a side property line, except those Homesites with special setback requirements.

XXIII.

RECREATIONAL VEHICLES AND TRAILERS

No trailer, trailer house, camper, boat or recreational vehicle shall be parked on any Homesite, except within a garage or enclosure erected in accordance with plans and specifications submitted and approved by the ARB. In addition, no automobile, truck, or other motorized vehicle may be kept outside a garage unless such vehicle is operable and has an up-to-date registration. Vehicles may be parked on the street temporarily and only for a limited amount of time. The parking of vehicles on any portion of the lawn is prohibited.

XXIV.

APPURTENANT DECORATIONS

Unless approved by the ARB, no decorative or recreational appurtenances including, without limitation, decorative embellishments, sculptures, flagpoles, trampolines, skateboard ramps, tree houses, play houses, or swing sets, shall be placed in front yards or on any area that is visible from any street.

- a) Play houses, swing sets, tree houses, trampolines, or any other recreational equipment must be of natural or neutral color. Canvas tops, covers, or side netting may not be bright or rainbow colors. The structure and equipment must be maintained in working condition, must maintain appropriate finishes, and be continuously free of debris, trash, and unused toys or equipment. Equipment that is not in active use for more than two years must be removed.
- b) Basketball goals, either temporary or permanent, may be located on the driveway behind the front line of the house, without prior approval of the ARB. Goals and poles must be maintained in working condition, including hoops and nets, and backboards and poles must have finishes maintained in presentable fashion. Damaged or dilapidated goals must be removed, and temporary basketball goals must be in the upright position, and if not in active use for more than six months, must be hidden from street view.
- c) Flags on display, either on free standing poles or on angle brackets, must be in presentable shape and may not be frayed, weathered, or faded. Only the United States flag, the State of Georgia flag, or military flags accompanying the U.S. flag may be flown on a routine basis. U.S. flags must be flown according to federal guidance; taken down

in inclement weather, lit at night, and must be flown at half-mast when, and only when, "mourning" has been declared. Military flags flying without an accompanying U.S. flag, flags for schools or sports teams, holiday flags, or other celebratory or special event flags may only be flown temporarily during the special event being observed, and may not be flown for more than one week per special event.

XXV.

AIR CONDITIONING UNITS

Except as may be specifically approved by the ARB, no window air conditioners may be installed.

XXVI.

SUBMISSION AND APPROVAL

1. No clearing, grading or other construction shall commence on any Homesite nor shall any existing Structure upon any Homesite be altered in any way which materially changes the exterior appearance of the Structure or Homesite, unless plans and specifications therefor shall have been submitted and approved in writing by the ARB. Two sets of plans and specifications shall be submitted and shall contain such information as may be reasonably required by the ARB in the Architectural Guidelines, including , without being limited to:

- (a) A site plan showing all existing Structures on the Homesite
- (b) A clearing plan, if proposed clearing exceeds that allowed by Section IV of these guidelines
- (c) A foundation plan with the correct basement, slab or crawl space indicated
- (d) All completed floor plans with heated square footage indicated
- (e) Exterior elevations of all proposed Structures and alterations to existing Structures, as such Structures will appear after all backfilling and landscaping are completed
- (f) Specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures
- (g) Landscaping and grading plans with particular attention to drainage & erosion control and including the location of all retaining walls

2. Items (f) and (g) of paragraph 1, this section, may be submitted separately but prior to implementation of the construction or improvements covered by said item.

3. Plans and specifications shall be either approved or disapproved by the ARB within 10 (ten) days of receipt by an ARB member. If the plans and specification are approved, a copy of the request form will be returned to the Homeowner on which the approval of the ARB has been noted. Upon ARB approval, the Peachtree City Planning Department or Code Enforcement will be notified by the ARB so appropriate permits can be issued. If the request is disapproved or clarifications are needed, one set of the plans and specifications will be returned to the Homeowner with a note from the ARB specifying the basis upon which the disapproval is based

and, to the extent possible, advising the Homeowner of the changes to the plans and specifications or requesting additional information from the Homeowner, which is required before the plans and specifications can be approved.

4. All ARB request forms, plans and specifications required to be submitted to the ARB shall be hand delivered to the address of any ARB Member as posted on the Kedron Hills web site (www.kedronhills.org), or by mail to the following address:

Kedron Hills Community Association
Attn: Architectural Review Board
P.O. Box 276. Tyrone, GA 30290
Peachtree City, GA 30269

XXVII.

APPEAL OF ARB DECISION TO DENY REQUEST

If a Homeowner feels that the ARB denial of a request is unreasonable, the Homeowner may appeal the ARB decision to the Kedron Hills Community Association Board of Directors. The Homeowner shall submit all paperwork, including original request, plans, specifications, and any written communication received from the ARB, to the President of the Community Association (as specified on the KHCA website). The President shall then review the request and the denial, consult with the ARB regarding the reasons for denial. The ARB shall refer specifically to the sections of these guidelines on which the denial decision was founded. The President shall then convene the KHCA Board of Directors to reconsider the request, and if needed, facilitate a meeting between the Board, the Homeowner, and the ARB to facilitate a compromise. The Board may then:

- a) Overrule the ARB decision and approve the Homeowner request,
- b) Sustain the ARB decision and deny the request, or
- c) Request that the Homeowner revise their request, plans, and specifications and resubmit to the ARB for reconsideration.

Any decision rendered by the Board of Directors shall be final, and the Homeowner shall conform to the decision rendered.

XXVIII.

NEIGHBOR COMPLAINT PROCESSING

Any Homeowner shall have the right to report Neighbor violations of the Guidelines and/or Covenants to the Kedron Hills Community Association Board of Directors in an attempt to have such violations remedied. The processes and procedures to facilitate this are as follows:

1. The Homeowner shall make a complaint in writing (either standard mail or e-mail) to the Kedron Hills Community Association Board of Directors via the contact information found on the Kedron Hills website (www.KedronHills.org).

2. The President of the Board will review the complaint to determine the subject matter of the complaint, and the offending Homeowner. The President will forward the complaint, if appropriate, to the ARB Chairman for investigation.
3. The ARB shall review the complaint to a) determine if there is non-compliance with the Guidelines, and b) utilizing historical ARB documents, determine if the offending Homeowner had previously submitted a request covering the subject matter of the complaint, and if so, the ARB decision of the request. The ARB Chairman shall then provide a written report to the Board President regarding the findings.
4. If the complaint is found to be valid, the President shall address the complaint with the offending Homeowner, and the Homeowner will be instructed as to proper remediation to address the complaint. If the complaint is found not to be valid, the President shall address and inform the complaining Homeowner of the Board's decision to deny action on the complaint.
5. The President shall then inform the ARB, in writing, of the outcome of the complaint, and any directives of remediation agreed upon. The ARB shall file this written report with the ARB documents for future reference as needed.

XXIX.

ENFORCEMENT

The guidelines and the Declaration are an important part of the consideration of the Kedron Hills Community Association (KHCA) in connection with maintaining high home values in the neighborhood, and the KHCA, or ARB, or PCDC shall have the right to enforce these guidelines and the Declaration by withholding or revoking permits, or assessing monetary fines against any Builder or Homeowner in violation of these guidelines or the Declaration or by bringing injunctive or other legal action in any court of competent jurisdiction. Such enforcement rights shall be cumulative in nature and KHCA shall have the aforesaid rights notwithstanding the fact that it does not own any Lot or Lots in the Subdivision. Any fines so imposed and collected shall be retained by the KHCA to defray the cost incurred in the enforcement of these Guidelines and Declaration.