

October 23, 2011

Kedron Hills Homeowners,

Kedron Hills continues to be one of the most desirable neighborhoods in Peachtree City. Perhaps what has set us apart from other PTC neighborhoods is the consistency in the upkeep of the home exterior and grounds, as well as the conformance to Architectural standards. For those who have maintained well-kept exteriors and who have adhered to Architectural standards, we'd like to say thanks.

Recently, it has come to our attention that there have been a number of home or landscaping modifications undertaken without receiving prior approval from the Architecture Review Board (ARB).

Just to make certain everyone is aware of what does and does not require ARB approval, below is a summary of external modifications to your home that require ARB approval -- and may also require city approval. Architectural Guidelines and ARB forms are available on the Kedron Hills website.

Beginning the first of the year, the HOA and the ARB will jointly conduct an audit of each property. Results of the audit will be forwarded to each homeowner for appropriate action to be taken.

Common questions or issues that come to the attention of the ARB include:

- Changes in Colors and Materials - No homeowner shall change the exterior color or materials without the prior written approval of the ARB. Repainting or reroofing utilizing exist colors or materials does not require ARB approval.
- Decorative or recreational fixtures – Unless approved by the ARB, no decorative embellishments, sculptures, flagpoles, trampolines, basketball goals, 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.
- Tree Removal - No pine trees having a diameter of six inches or greater, measured at four feet above the ground, and no hardwood trees greater than six feet in height may be removed without prior written approval. Tree removal shall be selective, replacing less desirable or valuable trees with more desirable specimens. City permits are required.
- Fences - There are specific requirements for fences, privacy structures, and courtyard enclosures pertaining to height, material, design, style, and location, and must be approved by the ARB. On corner lots or lots with a side facing the street, additional planting may be required to screen the fence from the street.
- Satellite dishes - No dish antennae shall be permitted without ARB approval. Maximum height shall be 35 feet above elevation grade line, must be at least 35 feet from nearest property line, and shall not be visible from any street.
- Signs - Only signs pertaining to garage sales, legal proceedings, political campaigns, "for sale" or "for rent" signs, are allowed without approval. Any other signs require ARB approval. No more than three signs will be placed concurrently on any one home site. No signs may be placed on the common property of the entrance area to the development.

- Mailboxes - All mailboxes must be mounted on a standard post as approved by the ARB. No variances will be approved. Note that the ARB interprets this as the post must be painted white to maintain neighborhood consistency.
- Parking of Vehicles - 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.
- General upkeep of the property - The HOA covenants require routine maintenance of doors, windows, screens, shutters, and other house trim, upkeep of exterior paint, stucco, brick work, and roofs, and consistently maintained lawns (minimal to no weeds, edging, trimming of shrubs, and appropriate ground cover for islands)
- Greenbelts - It is against HOA covenants and city ordinances to dump yard waste, grass clippings, fallen leaves, trees/shrub branches, or any refuse on city or neighborhood greenbelts. Be aware that what may appear to be city greenbelt may in fact be your neighbor's property. If brought to the attention of the city, "No Dumping" signs will be posted, and homeowners may be fined.

It takes cooperation to have an exceptional neighborhood that is appealing to home buyers moving to Peachtree City. When it comes to property values, we can't control the economy, but we can control the curb appeal of our neighborhood. Please help our neighborhood maintain a neat appearance and good property values by adhering to the Covenants and Architectural Guidelines.

Thanks in advance,

Kedron Hills Community Association Board of Directors
and the
Architectural Review Board