

Woodlands at Chateau Elan Owners Association, Inc.

*Community-Wide
Standards*



A. Mission Statement

The Woodlands at Chateau Elan Owners Association Board of Directors, the Modification Committee, and the Design Review Board (DRB) are dedicated to promoting an aesthetically appealing community through the conscious evaluation and adherence to our Community-Wide Standards. This will be accomplished through the careful and timely consideration of owner Modification Requests and the enforcement of the documents that govern our community.

The Community-Wide Standards is defined as follows: “The standard of conduct, maintenance, or other activity prevailing throughout the Properties. Such standard shall initially be established by the Declarant and may be more specifically determined by the Board of Directors and the DRB.”

B. Authority

Declaration of Covenants, Conditions and Restrictions:

4.1. Function of Association. The Association shall be the entity responsible for management, maintenance, operation and control of the Area of Common Responsibility and all improvements thereon. The Association shall be the primary entity responsible for enforcement of this Declaration and such reasonable rules regulating use of the Properties as the Board may adopt pursuant to Article 10. The Association shall also be responsible for administering and enforcing the architectural standards and controls set forth in this Declaration and in the Design Standards. The Association shall perform its functions in accordance with the Governing Documents and the laws of the State of Georgia.

10.2. Rules and Regulations. In addition to the use restrictions set forth in this Article, the Board may, from time to time, without consent of the Members, promulgate, modify, or delete rules and regulations applicable to the Properties. Such rules shall be distributed to all Owners and occupants prior to the date that they are to become effective and shall thereafter be binding upon all Owners and occupants until and unless overruled, canceled, or modified in a regular or special meeting by Members holding a Majority of the Class “A” votes in the Association, and, during the Development Period, the written consent of the Declarant.

C. Purpose

The purpose of this document is to provide guidance as to the Community-Wide Standards within the Woodlands. Further, it seeks to give guidance to homeowners when considering modifications or additions to their homes. Modification requests will be viewed on an individual basis and decided according to the parameters set forth in Woodlands Covenants. Lastly, violations may be issued to homeowners that are not in compliance with this document or the

other documents governing the Woodlands at Chateau Elan. This document may not include some items, and the Board reserves the right to modify.

D. Violations

Failure to maintain Community-Wide Standards or adherence to provisions set forth in the Woodlands Covenants, Conditions and Restrictions and Design Guidelines may result in the following:

1. Imposition of fines, initial and daily.
2. Correction of the violation by the Association and assessment to the homeowner for cost incurred.
3. Filing a lien against the violating homeowner's properties for all fines, attorney's fees, and costs to correct the violation(s); or,
4. Loss of RFID, drive through gate access and TEKwave privileges for the household.

E. Standards

Exteriors of homes must be maintained and provide a pleasant visual image from all viewpoints.

Ancillary Businesses or Home Offices

Ancillary businesses or home offices must conform to the Covenants, specifically section 10.5 and the following:

- Not institute a nuisance or a hazardous or offensive use or threaten the security or safety of other Homeowners or Occupants, as determined in the Association's sole discretion.
- The business activity does not involve use of the Common Property, except for necessary access to and from the Lot or Dwelling by permitting business invitees.
- No Dwelling and no Lot may be used for special events such as weddings, parties, or photo shoots where the Owner receives any remuneration.

Clutter

- Lots shall be free of clutter including, but not limited to, empty pots, loose tools, bikes, toys, sporting equipment, lawn equipment, etc.

Debris and Clippings (Owner Responsibility)

- Homeowners are responsible for removal of debris and clippings from the curb and gutter adjacent to their property and throughout their lot. Hosing, raking, or blowing leaves, debris or clippings into the street, common areas, or the storm water management system is not permitted.

Driveways & Parking Pads

- Driveways may be on the side or front of a house but must connect the street to either a garage or an entry door unless they are circular in nature and connect to the street in two places.
- Parking pads are not permitted. A maximum of two (2) driveways is permitted to minimize curb cuts.

Exterior Home Wood Repairs and Painting

- This includes but is not limited to painting, repair of rotting wood, missing or broken shutters, gutters, and downspouts.
- Chipped paint or bare wood on exterior siding or trim must be repaired or repainted.

Fences

- Fences must primarily be located in rear yards. They may not be placed further than the front corner of a home. For corner and alley lots, fences must be a minimum of six feet from sidewalks and alleyways. Exceptions may be made down to four (4) feet for smaller Village lots. Each homeowner must maintain the fences located on their respective property regardless of origin of construction or location throughout the life of the fence. Narrow fenced enclosures designed to house pets are not permitted.

Firepits, Fireplaces, Firewood Piles & Outdoor fires

- Smoke from a firepit, exterior fireplace, green egg, smoker, or any type of BBQ grill which goes towards a neighbor's house and affects the safety, comfort, or serenity of the occupants of surrounding property shall be considered a nuisance and is not permitted.
- Firewood piles must be screened so as not to be visible from the street. Piles must be neatly always stacked.
- Outdoor fires (campfires) are not permitted unless contained in an approved firepit. The Modification Committee must approve firepits unless they are portable in which case approval is not required. Portable fire pits will be placed a minimum of ten (10) feet away from any structure or neighboring property line, twenty-five (25) feet is preferable. Portable fire pits may not be positioned under low hanging tree branches. Open burning of leaves, dead grass, or wood debris is prohibited. Open burning is any outdoor fire from which the products of combustion are emitted directly into the open air without passing through a stack, chimney, or duct.

Flags and Signs

Flags and Signs are not permitted within the community except for:

- Residences may have single flagpole or staff attached to a house to display the official state flag of Georgia or the official flag of the United States of America. Such flags may not exceed 3 x 5 ft in size. Flagpoles may also be used for the temporary display of flags related to schools, colleges, universities, or flags such as might be used for holiday seasons.
- Graduation signs can be displayed from May 1 to June 1 each year and must be professional in appearance. Posterboard signs are prohibited. Flag displays shall be limited to the season. Birthday, graduation, and other similar large displays such as “yard cards” can be displayed for a maximum of one (1) week.

Freestanding or Portable Goals - Basketball or Lacrosse

- Freestanding or portable goals such as, but not limited to, those for basketball or lacrosse must be stored close to the house except when in use. No goals may be attached to the exterior of the house, deck, or other permanent structure. Basketball goals are discouraged in the Village due to the proximity of the houses and the potential for disturbing the peaceful enjoyment of neighbors

Garden Plots

- Garden plots containing plants such as vegetables, fruits and herbs must be located behind the rear line of the house and ten (10) feet from the side property line for Woodlands homes and five (5) feet from the side property line for homes located in Oxley, Creekside, and Village. The garden must be properly maintained. The garden must be screened from any street view and must not alter the existing drainage pattern in a manner that adversely impacts any adjoining property. Garden plots must be cleared of dead plant material immediately after the growing season. This dead vegetation shall be removed from homeowners’ property or plowed into the ground. Variation request will follow the formal modification request process.

Ground Cover (Landscape)

- Ground cover for beds is limited to natural pine straw, pine or cypress mulch, stone of natural earth tone or black tones. Baren earth should not remain exposed.
- Rock must be natural colors of tan, beige, or gray. White rocks or pebbles are not permitted.

Koi Ponds (Landscaped)

- Landscaped / Koi ponds must be in a natural setting and blend in with the landscape. They must have oxygenation and water movement. Ponds and water features shall be properly maintained and shall not contain stagnant water.

Landscape Maintenance,

- Lots shall always be maintained to include but not limited to, seeding, watering, mowing, edging, proper pruning, weed control, removal of dead plant material, leaves or trees, and adequate ground cover.
- Homeowners are responsible for the conduct of their landscape contractor.
- Planting beds shall be neatly maintained including ground cover, removal of dead plant material, and free from weeds.
- Debris and clippings must not be discarded on the homeowner's property if it causes any unsightly condition.
- Potted plants must be well maintained.
- Artificial plants are not permitted.

Mailboxes

- Mailboxes, unless made of brick or stone, must be an approved black mailbox with brass numbers initially installed by the builder and consistent throughout the Woodlands community. Mailboxes shall be maintained with fresh paint and numbers polished where they are clearly read. Missing lettering must be replaced in a timely manner.

Pets

- Pet owners are responsible for cleaning up their pet droppings on their own property and while walking them in common areas, or on other homeowners' property. Landscape service companies have the right to not service properties where pet droppings are not routinely removed.

Play Equipment

- All play equipment, playhouses and tree houses must be properly maintained by the homeowner or removed. This includes a timely replacement for missing or broken netting.

Pressure Washing

- Exterior siding, driveways, and retaining walls showing evidence of mold shall be pressure washed.

Mini-split HVAC Units

- Mini-split HVAC units may be used in sunrooms or additions in the rear of the home. Long connection pipes and interior unit may not be visible from the exterior. Indoor units that protrude through the exterior wall are discouraged and will only be approved in the rear of the residence and if not seen from the sidewalk.

Outdoor Lighting

- Outdoor lighting must adhere to the standards set forth in the Covenants and Design Standards and must be approved by the Modification Committee.

Outdoor Storage

- Outdoor storage of garden hoses must be screened from street view and be kept behind shrubs or in decorative containers.
- Any tools or items stored under a back deck or porch must also be screened from view by natural landscaping or with materials approved by the Modification Committee.

Roofs & Patches

- Roof shingles must remain clean and in good repair. Exterior wood trim including window frames, door frames, and fascia boards shall be repaired and repainted when evidence of rot is present.
- Roof patches are not acceptable. If a roof repair is necessary, at minimum the entire section of roof must be replaced so that the colors match.

Solar Panels

- Solar Panels and solar arrays are not permitted.

Swimming Pools

- Swimming pools shall be properly maintained and in good repair, water should be clear and properly treated.
- Any pool with water in it, including new/under construction, must have an intact perimeter barrier.

Windows

- All windows, including screens, must be in good repair.

Winter Holiday Decorations

- Winter holiday decorations, including Christmas, may be lit 1 week before Thanksgiving, and must be removed by Jan 31st.
- Decorations for all other holidays including Halloween may be displayed two weeks prior and removed one (1) week after the holiday.
- Extension cords for lights and inflatables must be properly covered when crossing sidewalks or anywhere pedestrians walk to avoid a safety hazard.
- Inflatables must be inflated from dawn to midnight.

Wood Decks and Rails

- All wood decks and rails must be stained in natural tones or painted to complement the balance of the exterior color scheme. All non-masonry vertical elements of the deck shall be painted to match the house trim or siding color.