

# **CRABAPPLE WOODS DESIGN STANDARDS**

May 2016

Approval of any structure by the ASC is limited to the aesthetics of style, colors, materials, texture, and general streetscape appearance. Therefore, an ASC approval is not a certification that the structure has been built in accordance with any governmental rule or regulation or that the structure complies with sound building practice or design. Proper location of a structure or any appurtenances (fences, pools, etc.), with regard to property lines, setbacks, easements, or any other restriction, is the sole responsibility of the builder and/or owner. Furthermore, neither the association, the ASC, nor any member, employee or agent shall be liable to anyone submitting plans for approval or to any owner, member or any other person in connection with any submission of plans, or the approval or disapproval thereof, including without limitation, mistakes in judgment, negligence or misfeasance. Any person submitting plans to the Crabapple Woods Homeowners Association agrees, merely by submission of such plans, that no action or suit will be brought against the association or the ASC or any member, employee or agent thereof in connection with such submission.

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# **CRABAPPLE WOODS DESIGN STANDARDS**

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## **A. GENERAL CONSIDERATIONS:**

1. It is the intention of the ASC (Architectural Standards Committee) to maintain a high standard of exterior architectural appearance throughout the Crabapple community. The following guidelines have been established to protect the integrity of the development, and the purchasers' investment in the community. Your adherence to these guidelines will enhance the marketability of Crabapple.
2. The Declaration of Covenants, Restrictions and Easements for Crabapple ("Covenants") has created a standing committee called the Architectural Standards Committee ("ASC") whose functions is to review and approve or disapprove plans for any proposed new construction or for alteration of any existing structure or lot within Crabapple. The covenants have granted the ASC powers regarding the aesthetic impact of design, construction and development, including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property, and other aesthetic matters. It is not the intent of the ASC neither to impose a uniform appearance within Crabapple nor to discourage creativity by builders or homeowners. Its intent is to promote and ensure that all improvements (a) are aesthetically compatible with each other, (b) incorporate a unique yet pleasing and discriminating character, (c) are constructed to reflect the quality and permanence of an outstanding community, and (d) comply with the Covenants.
3. Approval of any structure by the ASC is limited to the aesthetics of style, colors, materials, texture, and general streetscape appearance. Therefore, an ASC approval is not a certification that the structure has been built in accordance with any governmental rule or regulation or that the structure complies with sound building practice or design. Proper location of a structure or any appurtenances (fences, pools, etc.), with regard to property lines, setbacks, easements, or any other restriction, is the sole responsibility of the builder and/or owner.
4. This document is intended to serve as a guideline. The Covenants shall take precedence over these standards in any case of conflict.

## **B. REVIEW AND APPROVAL PROCESS**

**Approval from the Architectural Standards Committee is required prior to starting construction.**

1. All improvements, additions and/or changes (including paint, trim and or roof colors) requested by Homeowner shall be reviewed by the ASC. A Homeowner must submit the following information to the ASC:
  - (a) Two complete sets of building plans
  - (b) Two copies of a completed Application for Design Review
  - (c) Two copies of a completed site plan illustrating existing tree cover to be retained and/or removed, proposed walkways, driveways, patios, decks, retaining structures and landscaping elements
  - (d) Two copies of landscape plans
2. The ASC will meet periodically to review all requests. Thorough and timely submissions of information, as well as adherence to the design standards set forth in this document, will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth should be directed to the chairperson of the ASC.
3. An Application for Design Review has been designed to facilitate the request process and can be obtained from the website [www.crabapplewoods.com](http://www.crabapplewoods.com) or contact ManagementPlus, 678-936-0045. No construction of a building or other structural improvement, no landscaping or other site improvement, and no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials, and location of the same shall have been submitted to the ASC and it has issued final approval. Homeowners requesting final approval of an improvement shall submit sufficient exhibit to demonstrate compliance with these standards and requirements (expected turn-around time by ASC is 5 – 20 days according to complexity of design purpose). Work should be completed within six (6) months from date of final approval unless otherwise authorized in writing.

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## **C. REMEDIES**

Homeowners are forewarned that the Covenants have granted to the ASC and Board of Directors broad discretionary powers regarding the remedy or removal of any non-complying improvement constructed within Crabapple Woods. The ASC or its representatives have the right, during reasonable hours and after reasonable notice, to enter upon any property to inspect for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such Person or Persons shall not be deemed guilty of trespass by reason of such entry. In this regard, if the ASC finds that any improvement was not performed or constructed in substantial compliance as approved, the Association may remedy or remove the non-complying improvement and charge the cost of the action to the homeowner as outlined in Section 3 of the Covenants. The ASC or Board of Directors also has the right to assess fines in the event violations of these rules and all other standards as outlined in this Design Standards are not corrected in a timely manner.

## **D. DESIGN STANDARDS**

The following are general standards and guidelines for design issues related to improved property in Crabapple Woods. Please note that this list contains guidelines only; it is not all-inclusive. Items listed here should not be assumed to be approved. All requested changes to any property in Crabapple Woods must be first submitted and approved by the ASC.

- (a) Driveways: Driveways shall be constructed with concrete, provided, however, that other hard surface materials such as brick, stamped, patterned, or colored concrete surfaces may be used if approved by the ASC. Specifications are to be submitted to the ASC for approval. Driveways are to be curved, when possible, taking into consideration existing trees and landscape plantings, and may include a paved turnaround area where possible. All landscaped areas should make a smooth transition to the street with no abrupt elevation change.
- (b) Garages: Garages facing the street, doors and must be painted the trim color. Garage hardware accessories must be approved by ASC.
- (c) Retaining Walls: Retaining walls shall not exceed 3.0 feet in height without the express approval of the ASC. Location, elevation and material selection must be approved by the ASC. All retaining walls visible from the street must be treated in an architecturally pleasing manner (i.e. no railroad ties shall be placed in the front yard).
- (d) Fences: No fence or fencing type barrier of any kind shall be installed or maintained on any lot without written approval of the ASC. General Guidelines for fencing are as follows:
  - 1. Maximum height six (6) feet in height.
  - 2. Generally not approved forward of the rear of the house
  - 3. The finished side of fence must face neighboring properties
  - 4. Generally shall not be painted
  - 5. If wood, only cedar or pine shall be used
  - 6. Must be maintained by homeowners
  - 7. Examples of approved designs included in Exhibit
- (e) Mailboxes: All mailboxes located on Lots shall be the same style provided by Addresses of Distinction, phone 770-436-6198, website [www.addressesofdistinction.com](http://www.addressesofdistinction.com) unless otherwise approved by the ASC.

## **E. ARCHITECTURAL REQUIREMENTS**

- (a) Room Additions and alterations: All construction affecting the exterior of your home or lot must be submitted to the HOA for approval 30 days prior to the start of the project.
- (b) Exterior Colors: All color schemes must be submitted to the ASC for approval 30 days prior to the start of the project.
- (c) Chimneys and Fireplaces: The exterior of all chimneys must be compatible with exterior siding masonry/stucco material. All chimneys must have a detailed top. Painted metal caps are required to conceal circular prefabricated flue top. All chimneys visible from the street must originate at grade.

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- (d) Roofs: Roofing materials and color shall be subject to ASC approval. No plumbing or heating vent shall penetrate roof surfaces, which face the street or streets adjacent to the lot. All plumbing or heating vents that penetrate the roof shall be painted black or a color matching the roof color.
- (e) Front Door Stoops and Steps: All front door stoops and steps must be brick or stone; exposed concrete or stucco stoops or steps are NOT Acceptable. Change of door, color, or style from single to double doors must be approved by the ASC.
- (f) Gutters: Gutters must match the trim color, with downspouts painted to match the trim or the material to which they are applied.
- (g) Lighting: Exterior lighting is not permitted without HOA approval except for decorative post lights, streetlights and holiday lights during the holiday season.
- (h) Decks: All decks must be approved by the ASC.
- (i) Sheds: All sheds must be approved by the ASC. Sheds shall be painted same color of home. Homeowner is responsible for City of Roswell approval & permitting.

## **F. LANDSCAPING**

- (a) Sod: All areas along the street front and side street for corner lots of each home site not covered with pavement, buildings, shrubs or ground cover shall be completely sodded with Bermuda, Zoysia or other approved ground cover. Street frontage is defined as the area from the back of the curb to the front edge and side edge for a corner lot of the house foundation.
- (b) Existing landscape elements including edging, weed control and mulch/pine straw must be maintained in a satisfactory condition. In order that the natural beauty of the home site may be preserved, no living tree having a diameter of four (4) inches or more, as measured from a point two (2) feet from the natural grade, shall be destroyed or removed from the property unless approved by the ASC in connection with its approval of the plans and specifications for the construction of improvements on the property. However, no flowering trees, including, without limitation, dogwood trees, regardless of their diameter, shall be removed without the prior written consent of the ASC.
- (c) Vegetable Gardens- Vegetable gardens must be located in the back of the lot and screened from the street.

## **G. RESTRICTIONS**

- (a) Recreational and playground equipment: Playground equipment shall be placed or installed only between the rear dwelling line and the rear lot line of the lot, not to be viewed from the street as much as possible, and only as approved by the ASC. Chain netting on basketball hoops is not allowed.
- (b) Swimming Pools, Spas and Hot Tubs: No above ground pools shall be allowed. Any swimming pool to be constructed upon any home site shall be subject to review by the ASC. The design must incorporate, at minimum, the following:
  1. The composition of the material must be thoroughly tested and accepted by the industry for such construction
  2. Pools, spas, and hot tubs shall not be visible from the street in front of the residence.
  3. Homeowners are responsible for compliance with all ordinances and laws concerning discharge of water and chemicals; and
  4. Pools must be fenced in order to comply with all local ordinances.
- (c) Recreational Vehicles: All towed vehicles, boats, motor homes and recreational vehicles must be kept in your garage for any period of time exceeding 24 hours. Otherwise, the vehicle can be considered a nuisance and removed from the property.
- (d) Antenna, Satellite Dishes, etc: Antennas and satellite dishes shall be placed in a location so that it is not visible from the street and as long as this placement does not prevent reception of an acceptable signal or impose an unreasonable expense or delay. DBS Satellite Dishes and MMDS antenna that are larger than one meter (39.37") in size are prohibited.
- (e) Parking: All vehicles must be parked in your garage unless you have more than two vehicles in your household. Only in this case should your cars be parked in the driveway. Due to narrow streets parking on the street is discouraged. Homeowners shall refer to the City of Roswell Code regarding parking on the street.
- (f) Window Air Conditioning Units: No window air conditioning units may be installed.
- (g) Lawn Furnishings: Exterior sculptures; statues, fountains, flags and similar items are not permitted on any lot without prior approval of ASC.
- (h) Maintenance: Home sites must be kept clean, mowed, weeded, mulched, and free of debris. Home sites must be maintained as to paint, roof, windows, trim, etc. Garage windows must have appropriate coverage, i.e., interior of garage should not be seen from the street. Paint colors for house, trim, doors, windows, etc. Must be submitted to the ASC for approval. No material or debris shall be stored or

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disposed of on any Crabapple Woods property. Non-compliance with these guidelines will result in action being taken against the Homeowner as deemed appropriate by the ASC.

- (i) Clotheslines: All clotheslines are prohibited.
- (j) Yard Debris: Garbage cans must be concealed from view of streets and neighboring property. Containers for yard debris may be placed in the street only on the night before or the same day pick up is scheduled. Containers should not be left on the street indefinitely if for some reason the city fails to pick up as scheduled. In the event a city ordinance exists that is not covered here, the ordinance must also be complied with.
- (k) Signs: No signs (including, but not limited to, commercial, political, for rent, and similar signs) shall be erected or maintained on the home sites except such signs as may be required by law and such signs as may be approved by the ASC. Generally allowed signs include: (1) signs required by legal proceedings; (2) Not more than one "For Sale" sign and displayed in front yard of lot;(3) directional signs for safety, if approved by ASC; (4) "Garage Sale" signs will be allowed only in the front yard of the lot, and only on sale days.
- (l) Animals: Only traditional household pets in a reasonable number are permitted. No livestock.

NOTE: Second occurrences/notifications concerning any of the above may result in fines being assessed (i.e., towing costs, clean-up costs and HOA assessed fines.) The ASC reserves the right to add to or alter any guideline deemed necessary.

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***Important:*** Mail application form and any and all documentation to:

CRABAPPLE WOODS HOMEOWNERS' ASSOCIATION, INC.  
c/o ManagementPlus  
12460 Crabapple Rd. Suite 202- 305  
Alpharetta, GA 30004

Ph. 678.936.0045  
Fax 678.669.2067  
email: [managementplus1@aol.com](mailto:managementplus1@aol.com)

### **Date**

**Name**  
**Address**  
**City State**

### **INSTRUCTIONS FOR COMPLETING APPLICATION AND CONSENT FORM FOR CRABAPPLE WOODS HOA'S ARCHITECTURAL REVIEW**

*Please read the instructions on this page carefully before completing the application.*

The Crabapple Woods Homeowners' Architectural Standards Committee (ASC) requests that *all* required documentation be submitted at one time. Any application received that does not contain all required documentation will be returned to the homeowner unprocessed.

- 1.) Please PRINT legibly. Complete the entire application and consent agreement. Sign and date form.
- 2.) Give the complete address of the home for which the modifications are being requested. *Please make note if the owners mailing address is different from the home address where the modifications are being requested.*
- 3.) Paint Requests:
  - a. Attach paint color chip sample (s)
  - b. Provide paint manufacturer's name and color number(s)
  - c. Indicate the paint color for: siding (front, rear, and side elevations), shutters, front door, trim/accent, garage door, deck, etc.
- 4.) For other modifications include the following:
  - a. Two copies of a completed site plan, to scale, showing exact location of modification being requested in relation to the property lines. A survey plat clearly showing property lines, existing improvements, and proposed modifications(s). Please show exact location of modification(s) requested in relation to your property lines. Existing fences, decks, walkways, driveways, etc. should also be indicated.
  - b. A brief description of the modification, height, style, dimensions, drawings, exterior elevations, floor plan, detail or materials to be used, pictures, catalog pages, brochures, website or color samples must be included.
  - c. Two complete sets of plans (building, landscaping, etc)
  - d. Two copies of a completed Application for ASC
- 5.) It is the homeowner's responsibility to comply with all federal, state, and local laws, codes, regulations, etc. and obtain necessary permits and building code information.
- 6.) No advertising signs allowed on property.

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## **CRABAPPLE WOODS APPLICATION FOR ASC REVIEW**

Name:		Date:	Lot #:
Address:			
Phone: (H)	(W)	(C)	
Email address:			
<p>In accordance with the Crabapple Woods's Declaration of Protective Covenants, and the Association's Architectural Standards rules and regulations, I request your consent for the following modifications to my home (required documentation attached per instructions):</p>			
<p>Permission is hereby granted for members of the Crabapple Woods Homeowners' Association to enter the property to make reasonable inspections of the requested improvements/changes. In the event any of my neighbors are directly impacted due to this modification, by signing below I acknowledge that I have discussed said modification with impacted neighbors, i.e. fence abutment, landscaping, etc.</p>			
Estimated Start Date:	Estimated Completion Date:		
Homeowner's Signature		Date:	

**This approval is limited to the aesthetics of style, colors, materials, texture, and general streetscape appearance. Therefore, this approval is not a certification that the structure has been built in accordance with any governmental rule or regulation or that the structure complies with sound building practice or design. Proper location of a structure or any appurtenances (fences, pools, etc.), with regard to property lines, setbacks, easements, or any other restriction, is the sole responsibility of the property owner. Furthermore, neither the association, ASC, nor any member, employee or agent shall be liable to anyone submitting plans for approval or to any owner, member or any other person in connection with any submission of plans, or the approval or disapproval thereof, including, without limitation, mistakes in judgment, negligence or misfeasance. Any person submitting plans to the Architectural Standards Committee agrees, merely by submission of such plans, that no action or suit will be brought against the association or the ASC or any member, employee or agent thereof in connection with such submission.**

Date received by ASC:	
Date approved: Signature:	Date denied: Signature:
Conditions/Reasons/Comments:	

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## **CRABAPPLE WOODS ASC REVIEW REQUEST CONSENT AGREEMENT**

Is this an amendment to a previous request? \_\_\_\_\_ If yes, date of previous request: \_\_\_\_\_

I understand that under the Declaration of Protective Covenants, The Architectural Standards and the rules and regulations, the Committee will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. I will make no commitment for work nor start work until I have received written approval from the Association.
2. All work will be done at my expense and all upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a quality workman-like manner by a contractor or myself.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to neighboring homes/lots.
5. I assume all liability and will be responsible for all damage and/or injury that may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state and local laws, codes, regulations and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Crabapple Woods HOA, its Board of Directors, its agent and the ASC have no responsibility with respect to such compliance and that the Board of Directors' or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications or work comply with any law, code, regulation or governmental requirement.
8. I understand that decision by the ASC is not final and that the Board of Directors may reverse or modify a decision by the ASC upon the written application of any homeowner made to the Board of Directors within 30-60 days after the ASC makes its decision.
9. Provide contractor/company name, address & phone number:
10. In accordance with Crabapple Woods Declaration of Protective Covenants, and the Association's Architectural Standards Committee, rules and regulations, I will ensure that before, during and after the contracted work, no advertising signs are posted on my property.

Print Name and Address \_\_\_\_\_

Signature of Homeowner \_\_\_\_\_ Date \_\_\_\_\_

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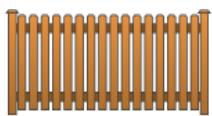
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### **Exhibit: Fence Styles**

Dog Eared Privacy



Pickett



**Dog Ear Picket**



**Arch Picket**



**Scallop Picket**



**Flat Top Picket**

Aluminum or Wrought Iron

