

Treymore

Property Owners Association

Community Design Standards

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Community Design Standards for Treymoore Homeowners Association

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Introduction

The Declaration of Covenants, Restrictions, and Easements for the Treymoore Community provides a design review process which must approve property improvements. This provision applies to both new construction, as well as any exterior modification of existing homes/properties, and was created for the sole purpose of achieving harmony, balance, and a high standard of quality within the community. The community design standards are to preserve, protect, and enhance the value Treymoore properties by enforcing the Declaration of Protective Covenants, Restrictions, and Easements. The Treymoore Board of Directors is chartered with ensuring uniform and equitable compliance with these covenants.

The following Community Design Guidelines are provided to amplify and supplement the community's covenants. These Guidelines are not a stand-alone document but a supplement to the Declaration of Protective Covenants, Restrictions, and Easements. Homeowners are encouraged to study these guidelines and the covenants themselves to determine compliance with Treymoore rules. In the event of a conflict, the Declaration of Protective Covenants, Restrictions, and Easements will control. The Board will use these guidelines to evaluate requests for property improvements compliance with the Declaration of Protective Covenants, Restrictions, and Easements. These guidelines are subject to revision from time to time and ample notice will be provided to all homeowners via mail and/or any other communication with the neighborhood of any such revisions.

The contents of these guidelines, and any actions of the Board of Directors or its agents, are not intended to be, and should not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for the intended use of submitted plans, materials, or construction, nor ensuring compliance with building codes, zoning regulations, or other governmental requirements. Neither the Association, the Board, nor any member thereof shall be held liable for injury, damages, or loss arising out of any approval or disapproval, construction, or though such modification to a lot or property.

As a final introductory comment, please remember to REQUEST APPROVAL BEFORE BEGINNING ANY IMPROVEMENTS OR MODIFICATIONS! The vast majority of problems occur when a homeowner begins a project without written approval from the Board.

Application Information

A Modification Request Form, hereafter referred to as “Form”, is provided for use in requesting review and approval of an exterior modification (see Addendum A). This Form should be submitted to our Team Management Representative, the ACC Committee or the Board of Directors at least 30 days prior to the anticipated date that you intend to begin work.

Modification requests must be approved, in writing, before any work begins. There are, however, a number of modifications that may be completed without APPROVAL. The following exterior modifications, and only these modifications, do not require a Form to be submitted so long as certain conditions as described in the following guidelines are met:

- Repainting with the same color (reference Guideline #1)
- Exterior Lighting (reference Guideline #4)
- Flag Poles (reference Guideline #4)
- Garden Plots (reference Guideline #5)
- Basketball Goals (reference Guideline #6)
- Children’s Wading Pools (reference Guideline #7)

A completed Form must be submitted for all other types of improvements or modifications. The verbal approval of any sales agent, developer, builder, or association representative is not sufficient. All modification approvals must be in writing using the approved form.

Dumpsters

It is understandable that some projects, indoor or outdoor, might benefit from having a dumpster in the driveway for old materials and construction waste. Dumpsters are allowed with prior approval by the ACC Committee and the Board. Once a dumpster has been approved there is a 30-day maximum timeframe for use. After 30 days, without an approved extension a \$25 per day fine will be enforced.

Guideline #1: Exterior Building Alterations

General Guidelines

A Form must be submitted for all permanent exterior-building alterations. Building alterations include, but are not limited to, doors and windows, construction of driveways, garages, carports, porches, and room additions to the home. The original architectural character or theme of any home must be consistent for all exterior components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character. If county or city authorities make changes to any plans as approved, the owner must resubmit such changes for approval prior to commencing construction.

Homeowners are advised that city and/or county building permits may be required for certain exterior building alterations. It is the homeowner’s responsibility to obtain such permits.

Painting

All homeowners are responsible for maintaining painted areas of the home, including routine cleanings of such areas to remove dirt, mold, and mildew.

Exterior repainting requires prior written approval only if the color is changed. A paint color change requires the following information to be submitted:

1. Paint color sample.
2. Description of area of the home to be repainted, i.e. siding, doors, trim, garage door, gutters, etc.

Painting exterior brick or stone surfaces is not permitted. Homes, within the general proximity, color schemes must be considered when making selections

Awnings

To provide a neat, attractive and harmonious appearance throughout the Property, no awnings, shades, screens, or other items shall be attached to, hung, or used on the exterior of any window or door of a home or on the exterior of any building without the prior written consent of the Board of Directors. A Form must be submitted for all awnings. Awnings or coverings must be either canvas or a structural extension of the home's existing roofline. Colors and finishes must be compatible with the home's primary and trim colors.

Addition of awnings or coverings requires the following information to be submitted:

1. Picture or drawing of all windows/doors on which awnings will be installed and their location.
2. Picture depicting style of awning to be installed.
3. Color samples and materials list.

Windows and Doors

No foil or other reflective material shall be used on any window for sunscreens, blinds, shades, or any other purpose.

A Form must be submitted for all storm doors. Storm doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the home's primary and trim colors. Storm doors on the front of the house must be full glass – no screen doors are permitted on the front. The addition of storm windows is not permitted.

Addition of storm doors requires the following information to be submitted:

1. Picture or drawing of all doors on which storm doors will be installed.
2. Picture depicting style of storm door to be installed.
3. Color of doors.

Use of plastic films as window or door coverings during cold weather months must be approved.

Clotheslines

Outside clotheslines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed, or maintained on any portion of the Property, nor shall any clothing, rugs, or any other item be hung on any railing or fence enclosing any balcony, deck, terrace, or patio.

Detached Storage Buildings

A Form must be submitted for all detached storage buildings and will be considered subject to the following guidelines:

1. Size shall be limited to 8'x 10' maximum.
2. Storage building must be located in the rear of the home, within property lines, where they will have minimum visual impact on adjacent properties or from the street.
3. Storage building foundation must not be poured concrete or concrete blocks (pre-manufactured floor kits/bases recommended).
4. Building may not be used for any purpose that may be deemed to cause disorderly, unsightly, or unkempt conditions.
5. All detached building exterior materials must match the exterior materials (wood, siding, hard plank, glass windows, etc.) and colors used on the original home as closely as possible (includes style and color of architectural shingles). Any variation must be approved.
6. No plastic or metal buildings are permitted.

Dog Houses

A Form must be submitted for all doghouses. All doghouses must be located in a fenced yard where they will have minimum visual impact on adjacent properties or from the street. Construction type, size, and exterior colors/materials will be specified governing approval and should be compatible with the home's primary and trim colors, if at all possible. Chain link and wire/string dog-runs and pens are prohibited.

Air Conditioners

No window air conditioners are permitted (only central air/heat units allowed).

Mailboxes

The Treymore standard mailbox is a black metal post and mailbox.

Replacement mailboxes, meeting the community standard, are available through; "Addresses of Distinction" at 2115 Hills Ave NW, Atlanta, GA 30318. Office number (770) 436-6198

Mailboxes and posts must be well maintained. No self-adhesive or reflective material may be used.

Guideline #2: Decks

A Form must be submitted for all decks. The following, without limitation, will be reviewed as part of the approval process: location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use. Decks must meet all current Cobb County codes. The following information is required:

1. A site plan denoting location, dimensions, materials, and color;

The following guidelines have been adopted for decks in the community:

1. Decks must be located in the rear of the home, clear from the view of the street. In most cases, the deck may not extend past the side of the home.
2. The use of other stains/colors will be considered for approval.
3. Vertical support for wood decks must be a minimum 4x6 inch wood post, or must conform to original construction. Homeowners are advised that a building permit may be required for a deck. It is the homeowner's responsibility to obtain such permits.

Guideline #3: Patios / Walkways

A Form must be submitted for patios modifications that extend beyond the original patio/deck footprint, patio covers, trellises, permanent seating, railing, and other items.

Guideline #4: Exterior Decorative Objects

The Declaration of Covenants, Restrictions, and Easements require approval before any permanent object or item is erected or placed upon a lot. The Board of Directors has the authority to regulate such objects within this Guideline.

General Guidelines

If any permanent decorative objects are placed in the front or side yards, a Form must be submitted for such exterior decorative objects, both natural and manmade. Exterior decorative objects include, but are not limited to bird baths, bird feeders, bridges, wagon wheels, sculptures, fountains, pools, antennas, benches, porch swings, free standing poles of all types, flag poles, and items attached to approved structures. Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment. Non-permanent objects may be subject to removal if they are deemed to be inappropriate or offensive. The only exception to this guideline that does not require a Form to be submitted is the placement of seasonal decorations. Seasonal decorations should be placed no more than 15 days before the date of the holiday and must be removed within 15 days after the holiday ends. End of year holiday decorations are allowed from the day after Thanksgiving and are to be removed by January 10th of the following year.

Exterior Lighting

A Form must be submitted for all exterior lights and lighting fixtures not included as part of the original structures of the home and that do not meet the following criteria:

1. Lighting does not exceed 12 inches in height.
2. The number of lights does not exceed 10.
3. One decorative post light
4. Street lights in conformity with an established street lighting program for the Community.
5. Must be clear or white in color. (bulb color)

6. Holiday lighting is allowed. Holiday lighting and decorations should be installed no more than 15 days before the date of the holiday and must be removed within 15 days after the holiday ends. End of year holiday lighting is allowed from the day after Thanksgiving until January 10th of the following year.

Flag Poles

A Form is not required to be submitted for a single flag stanchion attached to the front portion of a house. The maximum length of the flagpole cannot exceed 60" (inches). The size of any flag displayed may not be greater than 3' x 5' (feet). Any other flag poles (including free standing poles) will not be approved. Deviations from any of these guidelines must be submitted for approval.

Signage

A Form is not required to be submitted for a single exterior sign provided the following guidelines are met:

1. One (1) "For Sale" sign per property.
2. Sign can be no larger than 18"x 18". Homeowners are subject to a \$150.00 fine for the violation of this requirement if signs are not removed within twenty-four (24) hours of the request to remove.
3. Must be maintained in "good" condition.
4. Sign cannot impede sidewalk or visibility of traffic.
5. Signs cannot be used for advertising purposes.

American Flags do not require a form. Standard security system signs are allowed and do not count as a single exterior sign.

Plants and Flower Pots

Front doors and entry area decorative elements must be tasteful and keep with the style and colors of the house. Plants and flowerpots must always be kept neat and healthy. Neatly maintained front porch flowerpots that coordinate with exterior home colors and containing evergreens, flowers, or plants do not require submission of a Form.

Guideline #5: Exterior Landscaping and Maintenance

A Form must be submitted for any change of landscaping to the existing yard or landscape.

General Guidelines

Landscaping should relate to the existing terrain and natural features of the lot, utilizing materials native and common to this region of the country. The following maintenance guidelines apply:

1. Each homeowner is responsible for removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times, and, after the first frost, all affected material should be removed or cut back. At the end of the growing season, all dead plants should be removed.

2. Each homeowner should keep the lot and all improvements in good order and repair, including, but not limited to, seeding, watering, mowing, edging, pruning, and cutting of all trees and shrubbery, and the painting or other appropriate care of all buildings and improvements. This should be done in a timely manner and with such frequency as is consistent with good property management and the precedent set in the surrounding Treymoore Community.
3. Mulching. All landscaping beds must be covered with suitable mulch such as pinestraw, chopped pine bark mulch, or wood mulch. Small decorative rock, stone, or pebbles are also permitted.
4. Edging. Grass edging material must be submitted for approval.
5. Garbage Cans, Trash Bins, Recycle Bins. Outdoor storage of garbage cans, trash bins, and recycle bins must be on the side or rear of the home, screened from view, except on collection day. All waste must be contained within approved and provided waste receptacles. Waste receptacles must be returned to the side or rear of the home the day of collection.
6. Tool Storage. Outdoor storage of garden tools and hoses must be screened from view. Any tools or items stored under a back deck or porch should also be screened from view.
7. Types of grass. The default grass type is Bermuda. Other grass types may be used with Board approval.

Trees

A Form must be submitted for planting of trees. Forms must include a description of the sizes and types of trees to be planted, along with a site plan showing the relationship of plantings to the house and adjacent dwellings and property lines.

No trees that are more than four (4") inches in diameter at a point twelve (12") inches above the ground may be removed without authorization. However, no ornamental or flowering trees, including, but not limited to, dogwood trees, cottonwood trees, cherry trees or apple trees, regardless of diameter, shall be removed unless approved. Should there be any conflict between the requirements of the Community and the city/county requirement or zoning ordinances the more restrictive provision will govern the decision.

Homes located along the Natural Buffer Areas may not remove trees unless they are dead.

Vegetable Garden Plots

A Form is not required for garden plots if all of the following guidelines are met:

1. The plot is located behind the rear line and within the sidelines of the house or contained in a fenced rear yard to conceal them from view by neighboring residents and streets.
2. The size of the plot is limited to 100 square feet.
3. The maximum height of plants, at full growth, is less than 4' (feet). All garden plots must be cleared at the completion of the growing season.

Firewood and Equipment

All equipment, woodpiles, shall be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residents and streets, and may be maintained only in the rear yard of a lot.

Guideline #6: Play Equipment

General Guidelines

A Form must be submitted for all playhouses and play equipment. The following guidelines apply:

1. The play equipment must be located in the rear yard.
2. The play equipment must be sized and located such that it will have minimal visual impact on adjacent properties. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) must be well maintained.

Playhouses and Tree Houses

A Form must be submitted for all playhouses and tree houses. The following guidelines apply:

1. Playhouses and tree houses must be located where they will have minimal visual impact on adjacent properties.
2. Materials used must match existing materials of the home (wood, shingles, trim, color scheme)
3. Playhouses or tree houses may not be larger than 6' x 6' (36 square feet) and cannot be over 6' (feet) in total height.

Basketball Goals

A Form is not required for a portable basketball goal. No permanent basketball goals will be permitted. All of the following guidelines for basketball goals should be met:

1. Goal backboard must be perpendicular to the primary street.
2. Goal must be located in the driveway – not the street.

Guideline #7: Private Pools

Children's Portable Wading Pools

A Form is not required for children's portable wading pools (those that are emptied at night) as long as they do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet. Portable wading pools must be stored out of sight when not in use.

All Permanent Pools

A Form must be submitted for all other types of permanent pools. The following information is required to be submitted:

1. Plans detailing appearance, height, and detail of all retaining walls. Construction must be consistent with the architectural character of the house – some terracing may be acceptable.
2. Privacy fencing must be installed and meet fence guidelines and county requirement.
3. Maximum pool area is 1,000 square feet.
4. Glaring light sources, which can be seen from neighboring lots, may not be used.

5. No above grounds pools are permitted.
6. Enhancement of the pool area and screening with landscaping is required. Pools must have minimum visual impact on adjacent properties.

Hot Tubs

A Form must be submitted for all exterior hot tubs. Hot tubs must be screened from the adjacent properties and streets.

Guideline #8: Fences

A Form must be submitted for all fences prior to construction. The following information is required:

1. A picture or drawing of the fence type listing all materials being used (all fences must be a 6' (foot) wooden style fence).
2. Dimensions including fence height span between posts, post size, crossbeam size, and number of rails.
3. Color of fencing material.
4. A site plan (plat) denoting the property lines, location of the fence, together with information regarding existing fences erected on adjacent properties.
5. The fence must be installed by a qualified person or contractor knowledgeable about the proper installation of concrete footings and fence posts.

The following guidelines have been adopted for fences in the community:

1. No chain link or wire fencing is allowed.
2. The maximum height must not exceed 6' (feet).
3. The maximum span between posts shall be 8' (feet).
4. The post size shall be a minimum of 4" x 4" (inches) and shall be pressure treated pine.
5. The crossbeam structure (rails) shall not be visible from any street (e.g. finished sides of the fence must be face to neighboring properties).
6. The rails must consist of two 2" x 6" (inches) or three 2" x 4" (inches) per section.
7. Stain or paint of color requires written prior approval – finish must look natural (clear seal/stain is allowed). Pressure treated pine or cedar is recommended.
8. Fences shall not be located closer to any street than the rear edge of the home (on corner lots, the fence shall not be closer to any side street than the building lot line) and the fence should join the home at the rear corners on both sides.

9. If fence connects with a neighboring fence it must be of the same style and design.
10. Homeowners must have the ability to maintain property lines between fences.
11. “Alleyways” between fences are not permitted, unless required by easements.
12. Drainage – is there space between the fence and the ground in areas where water needs to pass underneath?

See attachments for examples and guides for fencing.

Other items worth considering:

- The initial finish and maintenance aspects of the fence in relation to weathering and deterioration over time.
- A property line survey is highly recommended. It is the homeowner’s responsibility to obtain such a survey. It is also the responsibility of the homeowner to ensure that their fence is constructed on their property.
- Utilities – has consideration been given to provide access to electric and gas meters, and has consideration been given to utility easements (i.e. sewer)?

Guideline #9: Vehicles, Parking & Garages

The following guidelines apply to vehicles and parking within the community:

1. No towed vehicle, boat, personal watercraft, recreational vehicle, motor home, trailer, motorcycle, mini-bike, scooter, go-cart, golf cart, commercial truck, camper, bus or mobile home may be stored in open view on residential property for longer than a 24-hour period, unless housed in the garage.
2. No commercial vehicle displaying signage may be parked or stored in open view on residential property for longer than a 24-hour period.
3. All vehicles parked and not in a garage must be operable, registered, and have current tags.
4. No vehicle maintenance may be conducted outside of a garage.
5. No vehicle may be parked on any yard.
6. Parking of vehicles on the street is prohibited except for temporary parking for overnight guests if not a nuisance to neighbors or does not impede traffic flow or emergency vehicle access. Homeowners are responsible for guest parking and must ensure that guest park in a safe manner and do not impede access to other driveways and traffic.
7. Additional temporary parking is available at the community pool (for less than 24 hours). Temporary parking at the community pool is for occasional use, not repetitive use to augment homeowner parking or parking of commercial vehicles.

8. Trucks with mounted campers which are used as a primary means of transportation are not considered recreational vehicles provided that they are used on a regular basis for transportation and when the camper is removed the camper is stored out of public view.
9. No eighteen (18) wheel trucks or cabs of such trucks or trucks with a load capacity in excess of three-quarters (3/4) of a ton shall be parked, kept or stored in the Community except during the time reasonably necessary to provide service or delivery within the Community.
10. No carports are allowed.
11. Garage doors must be kept closed at all times, except during times of ingress and egress from the garage.
12. If a vehicle is on the property (not in a garage) for more than five (5) days and it is not capable of being operated on the streets it may be towed from the Community at the owners' expense. The Board, Association and Management Company are not responsible for any damage that occurs to such vehicle or will be responsible for any costs associated with the removal or recovery of vehicle.
13. Parked vehicles must not block sidewalks for pedestrians.
14. Garages are not intended for storage and cars should be parked in garages. Garages doors must be kept in good condition.

The Board of Directors hereby resolves that in the interest of the safety of our community, any motor vehicles parked in violation of the Covenants or any Rules, Regulations or Standards of the Community may be fined as directed by the Board of Directors.

Guideline #10: Antennas and Satellite Dishes

This guideline applies to installation, attachment, and maintenance of direct broadcast satellite (“DBS”) dishes or antennas and multi-channel, multi-point distribution services (“MMDS”) dishes or antennas (herein collective called “Satellite Dishes”, which definition shall include the supporting mast, cabling, and all other components or accessories thereof) at the Treymoore Community.

Satellite dishes may be installed in the neighborhood for reception, but not transmission, in accordance with these guidelines. No other antennas or similar devices may be installed in the community without the approval.

A Form is not required to be submitted for the installation of a satellite dish as long as the following guidelines regarding size limits, location, and installation are followed.

Satellite Dish Size Limits

Satellite dishes shall be no larger than one meter in diameter. Satellite dishes or antennas may be mounted on masts up to twelve feet in height where necessary for reception of an acceptable quality signal and within the total size limit provided. Concealed cabling shall not count toward this total size guideline.

Location

Without approval of the Board, satellite dishes may be installed in the following locations, in order of priority:

1. Satellite dishes must be mounted in or on the rear of the home within the sidelines of the home so as not to be visible from the street.
2. If ground mounted, satellite dishes must be screened from view by natural landscaping – no lattice. Any cables must be buried.
3. Rooftop mounting of satellite dishes is allowed only on the rear of the home.
4. Mounting of masts from trees is allowed, however, mounting masts are limited to twelve feet.

The satellite dish must be placed in the location that is least visible to public view. If it is determined that the satellite dish cannot receive an acceptable quality DBS or MMDS signal in any of the pre-approved locations designated above, then, prior to installation in an alternate location, the owner or occupant must submit a form to install the satellite dish in an alternate location, along with specific, written documentation as to why the pre-approved locations are not acceptable.

Installation

Wiring or cabling shall be installed with minimal visual impact and blend into the material to which it is attached. No cabling shall be allowed on the roof surface, or on the surface of the exterior siding or brick of any home. The owner or occupant shall be responsible for the maintenance and repair of the satellite dish including, but not limited to, (i) reattachment of the satellite dish, and any components thereof, within forty-eight (48) hours of dislodging, for any reason, from its original point of installation; (ii) replacement, if for any reason the exterior surface of the satellite dish becomes disfigured or deteriorated.

Guideline #11: Business Use

Each Lot in the community shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a Lot or any part of the Property, including business uses ancillary to a primary residential use, except that the Owner or Occupant residing in a dwelling on a Lot may conduct such ancillary business activities within the dwelling so long as:

1. Does not otherwise violate the provision of the Declaration or Bylaws.
2. The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the dwelling.
3. Conforms to all zoning requirements for the Community.
4. Does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage.
5. Is consistent with the residential character of the Community.
6. The business activity does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other residents of the Property, as may be determined in the Board's sole discretion.
7. The business activity does not involve visitation of the Lot by employees, clients, customers, supplies, or other business invitees; provided, however, this provision shall not preclude delivery of materials or items by United States Postal delivery or by other customary parcel delivery services (UPS, Federal Express, etc.).
8. The business activity does not increase traffic in the Development.

The terms “business” and “trade”, as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of

consideration regardless of whether: (i) such activity is engaged full or part-time; (ii) such activity is intended to or does generate a profit, or (iii) a license is required thereof. Notwithstanding the above, the leasing of structure on the Lot, and the use of a Lot by an on-site management company operating on behalf of the Association shall not be considered a trade or business within the meaning of this subparagraph.

Summary

It is hoped that these guidelines serve their intended purpose of providing assistance in understanding our community standards. If you are unsure of the need to submit a Modification Request Form for a project not specifically referenced by these guidelines, please call the management company, or any Board member for assistance. Also, please remember that these are guidelines that should be applicable in most situations. If you feel that you have a unique situation that bears consideration, submit a request to the Board of Directors. The Board of Directors will make every effort to approve the request given there is neither a direct violation of the covenants nor any negative impact on the community as a whole. Please call the Management Company in the event that you would like to contact the Board directly.

TREYMOORE PROPERTY OWNERS ASSOCIATION, INC.
USE RESTRICTIONS AND RULES ENFORCEMENT GUIDELINES

The enforcement power of the Association is set forth within the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Treymore Homeowner Association (“THOA”). The Board of Directors will follow the procedures outlined in this Use Restrictions and Rules Enforcement Guideline regarding enforcement of the guidelines, rules and restrictions set forth.

In 2019 Treymore amended the Declarations to adopt the Georgia Property Owners Association Act (POA). The POA is a Georgia law crafted specifically for homeowner associations to provide greater assessment collection and enforcement powers against delinquent or violating owners.

In accordance with the powers granted to the Board of Directors (the “Board”), in the Governing Documents, the Board has decided to adopt the following enforcement procedures to help ensure compliance with our Covenants and Guidelines and to promote a steady growth of property values throughout the Community.

These Guidelines in no way restrict or limit the THOA from taking other enforcement actions authorized by the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Treymore.

1. Upon receiving any notice of a violation of the Covenants or Community Standards, the Property Manager shall send the Homeowner written notice of the violation (the “First Violation Notice”). The First Violation Notice shall be in the form attached hereto as Exhibit A. The purpose of this letter is to notify the Homeowner of the violation and the steps that the Homeowner must take to correct the violation. The First Notice shall include a grace period of thirty (30) days for the Homeowner to comply. A copy of this letter will be provided to the Board and kept in the Homeowners’ file.
2. Should the Homeowner fail to correct the violation within the grace period provided by the First Violation Notice, the Property Manager shall send the Homeowner a second letter advising the Homeowner of the continuing violation (2nd Violation Notice). The Second Violation Notice shall be in the form attached hereto as Exhibit B. This letter shall advise the Homeowner of the violation and the steps that the Homeowner must take to correct the violation. Further, the Second Violation Notice shall advise the Homeowner that if the violation continues after an additional grace period of fifteen (15) days, the Homeowner is subject to a fine and any costs, including attorney fees, incurred by the Association to bring the Property into compliance. A copy of this letter will be provided to the Board and also kept in the Homeowners file.
3. Should the Homeowner still fail to correct the violation within the additional grace period provided by the Second Violation Letter, the Property Manager shall immediately notify the Board of the continuing violation. The Board shall determine the imposition of any fines. If the Board approves a fine, the Property Manager shall send the Homeowner a

Notice of Fine, in the form attached hereto as Exhibit C advising the Homeowner of the following:

- a. The Homeowner's Property is in continued violation of the Covenants and/or Community Standards. Two written Notices, as described above, were served to the Homeowner by first class mail to the Property address (or mailing address on file, if different). Those Notices provided the Homeowner with an ample opportunity to bring their property into compliance. The Homeowner has failed to correct the violation.
 - b. The Board has determined that a fine is appropriate in a specified amount. The Board will impose the fine on a date, which must be not less than fifteen days (15) from the date of the Fine Notice letter.
 - c. The Homeowner has a right to due process. The Homeowner may request a hearing before the Board. The Homeowner must exercise their right to a hearing within ten (10) days from the date of the Fine Notice. Failure to exercise this right constitutes a waiver thereof.
 - d. The Fine Notice will identify the following information:
 - i. The nature of the violation and the steps needed to return the Property to compliance.
 - ii. The amount of the fine.
 - iii. The name, address and telephone number of a person to contact to challenge the fine; and
 - iv. The violator at a hearing may produce any statements, evidence and witnesses.
 - e. Should a hearing be requested, it shall be held before the Board in executive session, and the Homeowner shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing. No fine shall be imposed prior to the completion of such hearing.
4. The fine for any continuing violation shall be \$25.00 per day.

Treymore Homeowners' Association

Architectural Control Committee, Modification Request Form "A Design Standards Community"

Name _____ Date _____
Address _____ Phone (w) _____
_____ Lot # _____ (h) _____

- A. Fences (specify materials, style, location drawing)
- B. Pools & Spas (include plan & location drawing)
- C. Repainting (specify color)
- D. Structure modification i.e. porch, sunroom, deck, etc.(include plan & location drawing)
- E. Landscaping (specify description and location drawing)
- F. Recreational equipment (kind and location drawing)
- G. Roof (manufacturer type and color)
- H. Tree removal (sketch)
- I. Other (submit appropriate drawings, plans or designs)

Comments: _____

ARCHITECTURAL CONTROL COMMITTEE ACTION

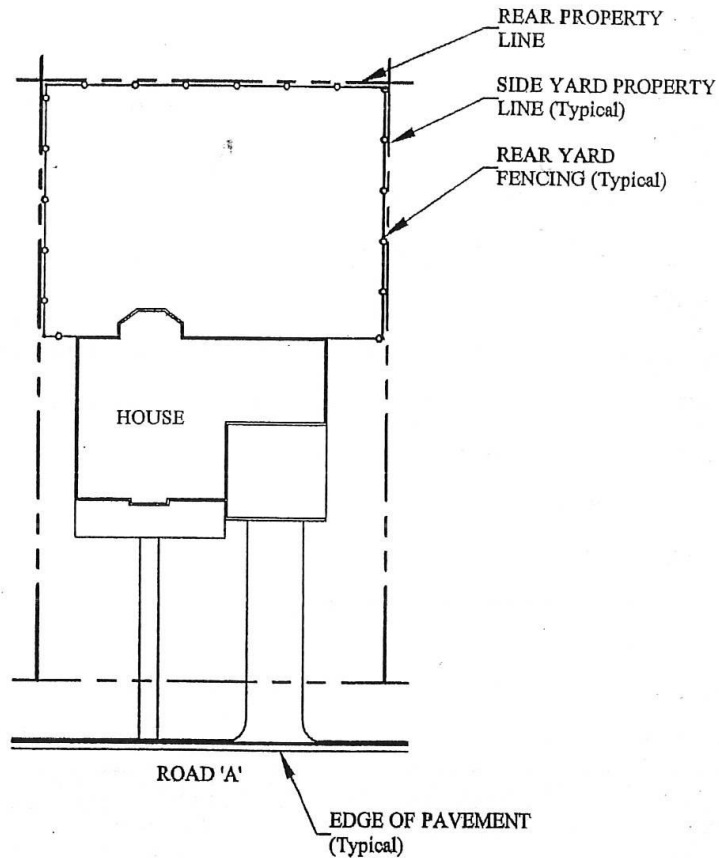
Date Received _____ Approved
Date Reviewed _____ Conditional Approval*
ACC Reviewer(s) _____ Disapproved
*Requires Explanation

****All approvals are subject to city, county and state regulations. Homeowner is responsible for acquiring the necessary permits and following all governmental regulations and building codes.****

**Send or fax your request to: Team Management
1230 Johnson Ferry Place, Suite F10
Marietta, GA 30068
Office: 678-393-2202, Fax: 678-393-220
Email: rsaladino@teammgt.com**

TYPICAL FENCE LAYOUT

N.T.S.

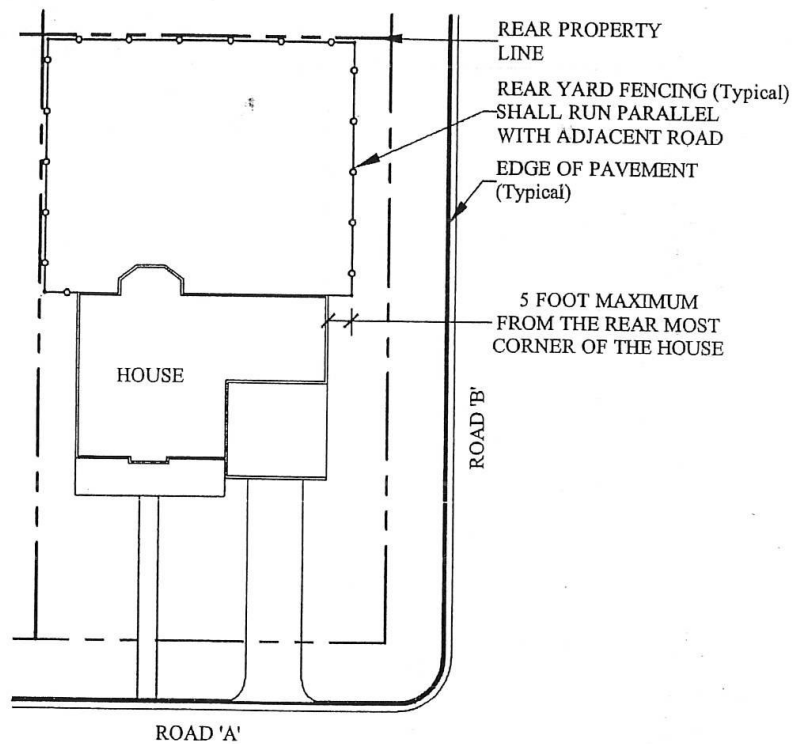


FENCE LAYOUT NOTES:

1. ALL PROPOSED FENCING SHALL BE IN THE REAR YARD AND A MINIMUM OF 6 INCHES WITHIN PROPERTY LINE.
 2. IF ADJACENT FENCING EXISTS, TIE PROPOSED FENCING INTO IT.
 3. IF BASEMENT EXISTS, FENCING MAY BE ADJUSTED (MOVED FORWARD OF THE BASEMENT DOOR) TO ACCESS BASEMENT.
 4. ALL PROPOSED FENCING SHALL RUN PERPENDICULAR FROM REAR MOST CORNER OF THE HOUSE TO SIDE PROPERTY LINE, UNLESS TYING INTO EXISTING FENCE OR ACCESSING BASEMENT.
-

FENCE LAYOUT FOR CORNER LOT

N.T.S.

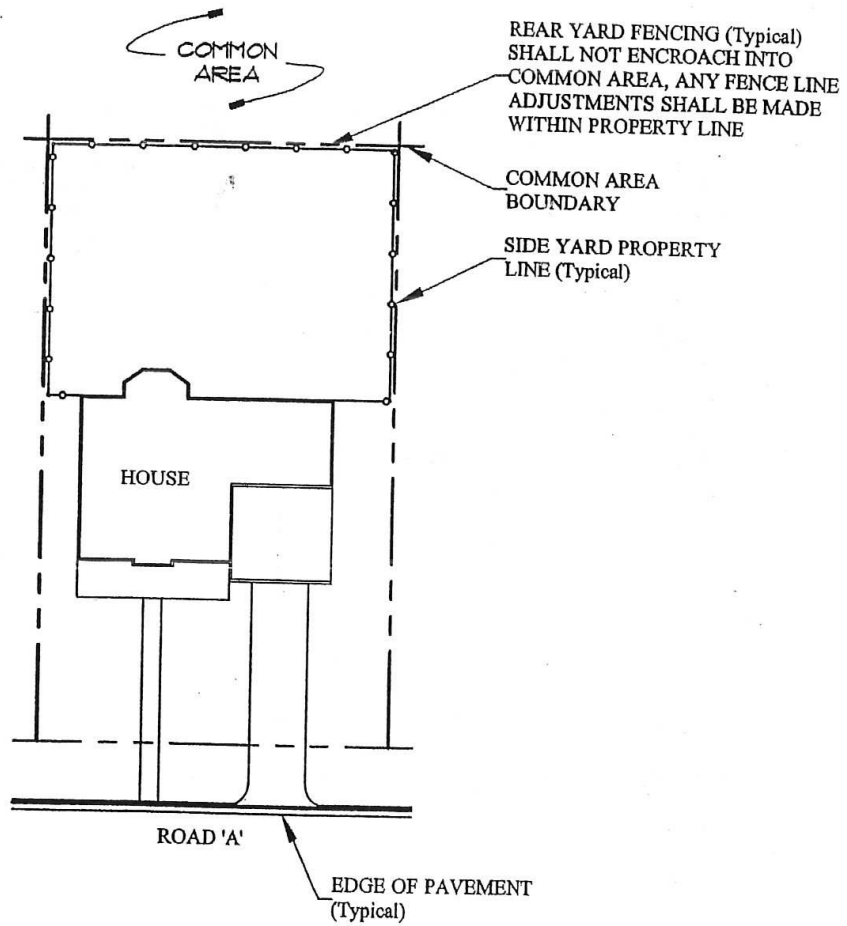


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-

FENCE LAYOUT ADJACENT TO COMMON AREA

N.T.S.

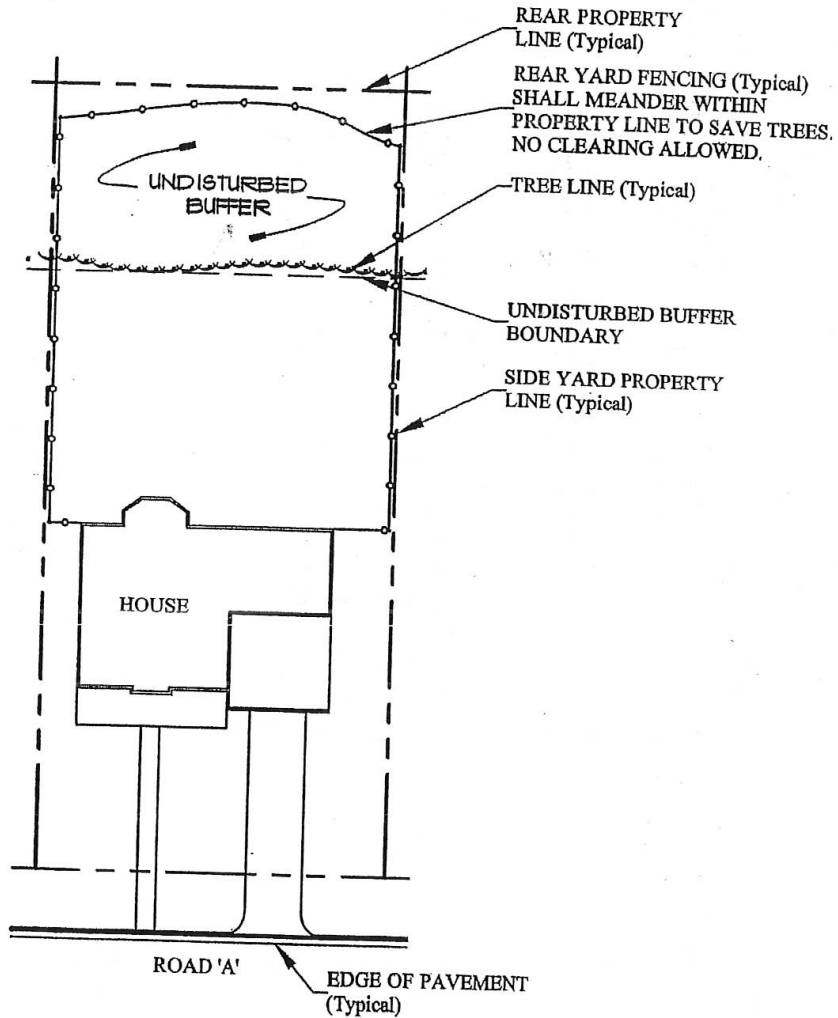


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FENCE LAYOUT ADJACENT TO UNDISTURBED BUFFER

N.T.S.

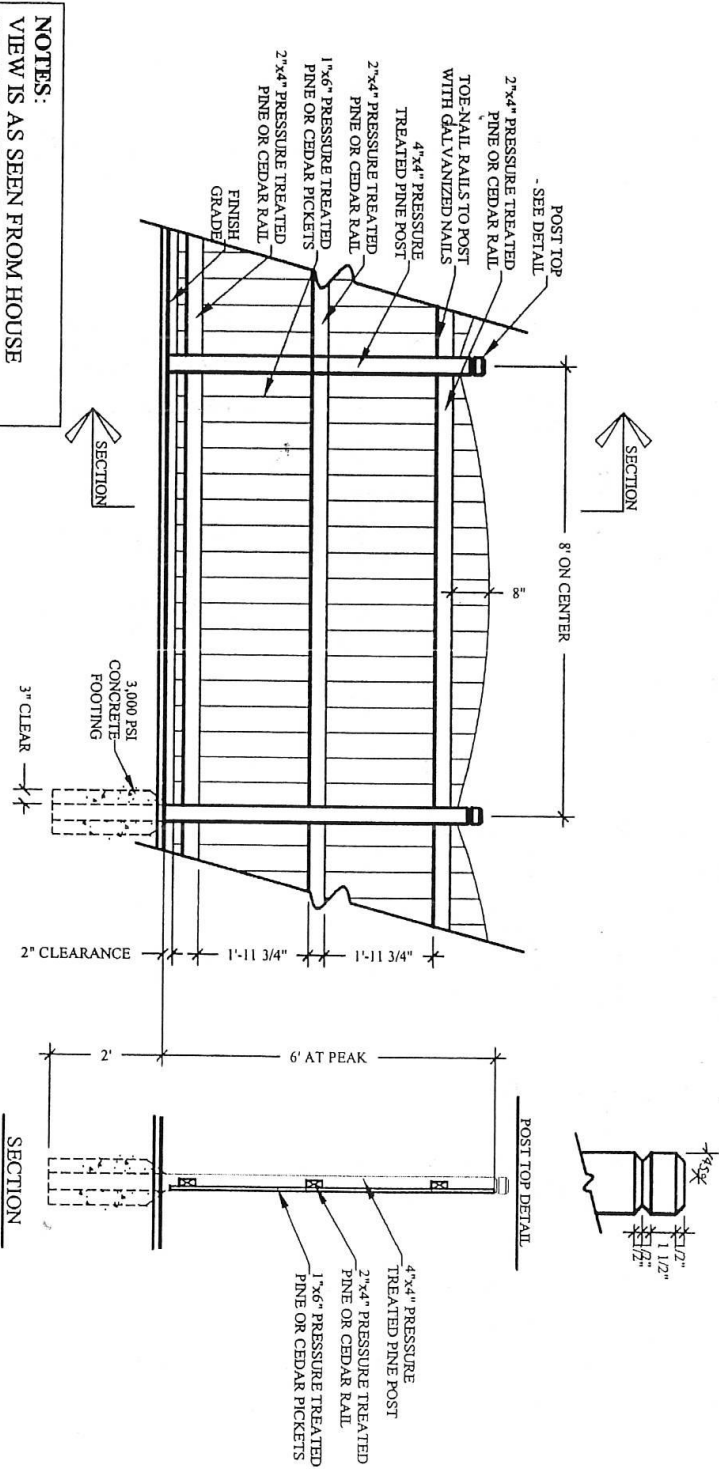


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FENCE DETAIL - SOLID PRIVACY ARCHED / POSITIVE SCALLOP STYLE

N.T.S.

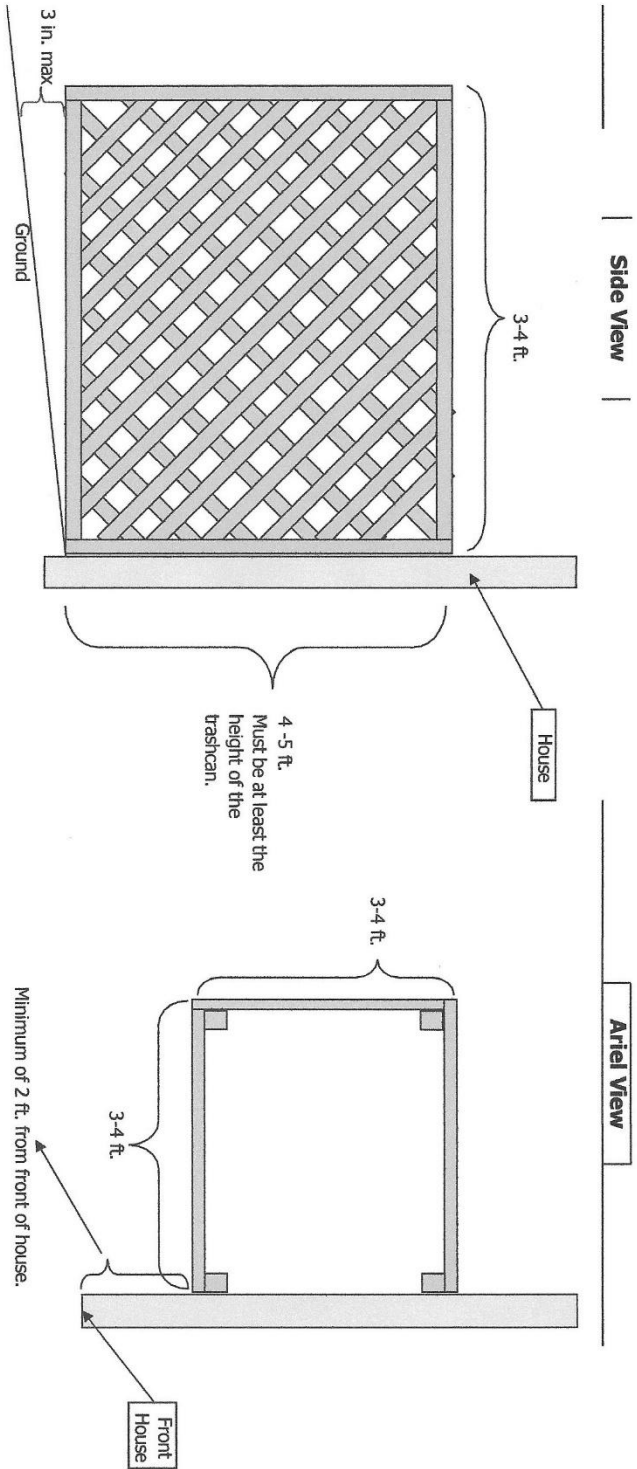


NOTES:
 VIEWS AS SEEN FROM HOUSE WITH FINISHED SIDE FACING OUT

FENCE DETAIL NOTES:
 1. FENCE MAY BE PAINTED WITH A CLEAR WOOD SEALER WITH THIS REQUEST AND APPROVAL. IF PAINT OR STAIN WITH COLOR IS DESIRED, A SEPARATE REQUEST IS REQUIRED.

**Treymore Subdivision
Garbage Can Screening Guidelines**

6/27/2022
5:16 PM



Specifications:

- 1 Posts must be 4 in. x 4 in.
- 2 Housing must be at least the height of the trashcan and cannot exceed 12 inches above the top of the can.
- 3 Screen must be either attached or within 3 inches of and parallel to the house. Bottom of housing must be parallel to existing grade, not to exceed 3 inches from ground.
- 4 The latch to open the screen can not be on the front, facing main street.
- 5 Screens should be no closer than 2 feet from the front of the house.
- 6 Trashcan screen color should be white to match the trim color of the house.
- 7 Must allow for proper drainage. Ground under and around housing must be well-maintained.
- 8 Maximum lattice openings can not exceed 3 inches.
- 9 All exterior facing sides of the posts must be completely enclosed by lattice.
- 10 The top of the housing can not be enclosed.

Note: Please practice safe digging and "call before you dig" 770-623-4344.