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BridgeMill Community-Wide Design Standards

Fourth Edition

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Note: These Community-Wide Design Standards have been duly adopted by the Association in accordance with the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BRIDGEMILL, recorded in Georgia, Cherokee County Bk. 2918, pg. 244 et. seq. ("Declaration"). They apply to all BMCA Owners, occupants, and their respective guests, invitees and licensees.

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I. THE ARCHITECTURAL REVIEW COMMITTEE

A. Introduction

The Architectural Review Committee (“ARC”) of the BridgeMill Community Association, Inc. (“Association” or “BMCA”) is comprised of homeowners within the BridgeMill Community (“Community”). **The Declaration has granted the ARC discretionary powers regarding the aesthetic impact of design, construction and development, including architectural style, colors, textures, materials, landscaping and overall impact on surrounding properties and the Board of Directors the right to adopt written design and development guidelines and application and review procedures (“Standards”).**

These Standards provide and form the basis for a common understanding of the design objectives and standards by all those involved in creating this Community and most importantly by the present and future residents. The ARC will use these Standards to review plans and specifications pursuant to the provisions of the Declaration. The ARC intends to be fair and objective in the design review process, impartial and understanding of individual goals, while maintaining a community-wide standard to maintain and protect property values.

One important aspect of maintaining the integrity of a residential community is to provide the Association with the right to review and approve changes to the exteriors of Lots within the Community. The Declaration strictly prohibits the addition of any structure, the alteration of any structure on any Lot, or the alteration or addition of any improvements to a Lot without the written approval of the ARC. This prohibition is very broad, and even includes the changing of exterior paint colors and modifications to the interiors of porches, patios and similar portions of a structure visible from outside the Lot. Any change without ARC approval subjects a homeowner to sanctions which may include fines pursuant to the Association's Fine Policy. The requirements of these Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration. In the case of an express conflict between the Declaration and these Standards, the Declaration shall control.

Because of the uniqueness of each Lot within the Community, including variations in size, topography and location, certain uses, improvements, or modifications suitable for one Lot may be inappropriate for another Lot. For this reason, the ARC is authorized to apply or adopt different standards for different Lots to reflect those differences. As an example, the ARC may allow a fence to be built from the rear corner of a house on one Lot, but if another Lot is a "corner" Lot the fence coming off the rear corner of the house may be parallel to an adjoining Lot's front yard and would not be appropriate and thus not approved. And, a color approved for a cottage home may not be acceptable for a larger BridgeMill house and property.

B. Who Is Subject To The ARC Approval Process?

All property owners are responsible for obtaining the necessary review and approvals to comply with the terms of the Declaration. While the original builder of the home was responsible for new construction, you, the current homeowner, are responsible for anything that is a modification or deviation from the existing house and/or landscape plans. There are no exemptions or automatic approvals. Homeowners are subject to sanctions, including fines, for commencing projects prior to receiving ARC approval and projects may be required to be returned to pre-approved condition, as this is a violation of the Declaration. Each application is reviewed on an individual basis. **All corner Lots and Lots adjacent to the Golf Club are subject to additional requirements.**

C. Overview Of The Request For Modification Process

The request for modification process consists of an application that BridgeMill homeowners must complete and submit for approval to the ARC. This form must be completed and submitted before start of any changes to exterior of the Lot or house. Homeowners should provide as much detail as possible when submitting a Request for Modification form to the ARC. This will eliminate confusion and reduce the time required to respond to the homeowner. Plans should be specific in nature and include such items as types of materials to be used, planned start/completion dates, types of plants, size of plants, and actual photographs or drawings of items/structures to be added, when applicable. Projects must be started and completed within 12 months of the ARC approval date. After a homeowner files the necessary forms, they should receive an email confirmation within 10 days. Each Request for Modification submitted will receive a written response within 30 days from the date all required documents are submitted to the Association. Approved projects will receive a "**golden ticket**" for the homeowner to display in a location that may be seen from the street during the project work. This *golden ticket* approval form must be signed and returned to the Association when the work is complete.

D. Information Required

Complete the Request for Modification form. Submit the form and supporting documentation for approval to the ARC **before making any change to the exterior of Lot or house**. It is the homeowner's responsibility to obtain any permit necessary or required by local or county ordinance. On major modifications, such as swimming pools or home additions, the ARC may stipulate approval based on submitting a copy of the permit given by Cherokee County Building Department, and/or the Cherokee County Water & Sewer Authority in addition to ARC stipulations for the project. Neither the Association nor the ARC are responsible for identifying any easement held by other agencies or organizations (such as utility companies) or any restrictions placed upon those easements. Property owners should consult the property deed and recorded plat for easements which might affect a planned addition or alteration. Owners are encouraged to seek the advice of a professional if they are unsure as to what laws, ordinances, rules, regulations, and approvals apply to their proposed project.

Any property contiguous with Golf Course property **or** within the line of site of Golf Course property will be required to obtain Golf Course approval. The BridgeMill property manager will forward the homeowner ARC Form for modification request to the agent of the golf course for review. This Golf Course approval step may increase the response time for review.

Specific information for modification request is detailed on the ARC forms. Be sure to read and complete the necessary BMCA ARC forms. Necessary information may include:

- a. A detailed written description of the proposed exterior modification or addition. Color samples - (this will be required) no bigger than 5 inches by 7 inches must be provided for approval. Manufacturer sample/paint "chips" are preferred. The paint samples or documentation must specify manufacturer, color name, and color number if applicable (i.e., Sherwin-Williams or Benjamin Moore - Toasted Almond HS 1018.) It is suggested that a color chart, fan, color wheel, or consultant be utilized when evaluating color compatibility. These tools can be very helpful when choosing exterior colors.
- b. A site plan of the property detailing current and proposed footprints, including house, driveway, sidewalks, decks, patio retaining walls, etc., existing trees and

landscaping. Indicate on the site plan the size and exact location of the proposed project. Include: property lines, setback and easements, drawings of structures, elevation changes, material, finish & any construction details. All proposed improvements should be dimensioned to properly locate them from the house or property line.

- c. A landscape plan must show placement, number, species, and size of proposed landscape additions.
- d. Photograph(s) of the existing condition, i.e., photo of rear elevation if submitting for a rear sunroom addition. Photos of homes next door may be required.
- e. A brochure, detail sheet or catalog photo of proposed material, if applicable.

Plans submitted for Modification review must comply with all applicable building codes, zoning regulations and the requirements of all agencies having jurisdiction over the project. It is the responsibility of the homeowner to obtain all necessary permits, inspections and final Certificate of Occupancy through Cherokee County and the state if applicable.

Forms can be found on www.BridgeMill.org and in the Association's office. The following are the approved ARC forms. An ARCI must be signed and submitted with appropriate ARC2 subpart(s). Homeowners are strongly advised to read applicable BridgeMill Declaration of Protective Covenants, Conditions, Restrictions, and Easements, Articles VII and VIII and the BridgeMill Community-Wide Design Standards, Fourth Edition 2021 prior to submitting a Modification Request.

ARCI.	Request for Modification
ARC2.A	Fence
ARC2.B	Exterior House Color
ARC2.C	Pool
ARC2.D	Roof
ARC2.E	Landscape
ARC2.F	Miscellaneous (deck, play equipment, driveways)

E. The Review Process

The ARC meets on the 1st and 3rd Monday of each month. Please note that the ARC is not obligated to provide interim or final approval of any request in less than the indicated thirty (30) day interval so please apply timely when considering your proposed start date. All requests received will be referred to the ARC for consideration at the next scheduled meeting. Requests for Modification should be submitted online, by mail, or at the BMCA office located at 3542 Sixes Road, Canton, GA 30114, by 4:30 p.m. the Wednesday afternoon before the ARC convenes to be considered during its next meeting.

For any request that is approved with conditions, it is the homeowner responsibility to contact the Property Manager, within seven days (7) of completion, to schedule an on-site review for verification as may be necessary. Homeowners may also provide photographs of completed work and sign and return the "golden ticket" to the Association office upon project completion.

On-site inspections by the ARC and Property Manager may be necessary in the review process to assess the impact the request may have on neighboring properties. The ARC may, at its sole discretion, inspect the state of the approved project anytime until it has been signed off.

How will I know if my project is approved? The Standards require all modification requests to be reviewed and a written response be delivered to the homeowner within thirty (30) days. The Property Manager has the responsibility of conveying the decision made by the ARC. After the ARC reviews the modification request, the ARC will respond in writing to the homeowner with one of four decisions:

1. **Approved - Accepted.** The request was accepted as documented, and the homeowner may begin the requested changes upon receipt of the *golden ticket*.
2. **Approved with conditions.** The request was accepted but with specific conditions provided. The homeowner should review the conditions and, if in agreement, may begin the requested changes. If the homeowner is not in agreement with the conditions required by the ARC, the owner may re-submit revised plans or appeal.
3. **Deferred for supplemental information.** The request was deferred pending additional information from the homeowner.
4. **Declined - Denied.** The request was denied, and an explanation will be provided. In many cases, the ARC will recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, they simply need to submit a letter detailing what they are going to do to resolve the issue. The ARC must approve the homeowner's plan before the homeowner may proceed with the request.

After the homeowner's request is formally approved by the ARC, the homeowner will receive a "golden ticket" and then may begin working on the improvements or alterations. The "golden ticket" should be prominently displayed in a front window during the approved modification process. All work must be done in accordance with the plans as approved by the ARC. Plans should also be limited in size to work that can be completed in a 12-month period. Any project must be started within 12 months of approval and if not completed within the 12-month period, must be re-submitted for approval.

F. Final Review

The ARC's formal approval of your project application constitutes a binding agreement between the homeowner applicant and the Association. Any deviation from the approved plans must be resubmitted to the ARC for approval. The ARC decision is based on a majority of the ARC members and shall not be arbitrary or capricious.

G. Appeals

Within fourteen (14) days after a decision has been rendered, the homeowner applicant may file a written appeal to the ARC to the address specified above. Technical design and other specific information supporting the appeal request must be included with the request. All appeals will be reviewed on a case-by-case basis, and the granting of an appeal for one residence for a particular situation does not imply or warrant that a similar appeal would be granted for another Lot. Each case will be reviewed on its own design merits, and in keeping with the overall objectives of the Standards.

Please remember that if the applicant files an appeal based upon an application denial, and the ARC deems it necessary to hire a third-party expert, the fees associated with retention of this third-party expert shall be passed on to, and the responsibility of, the homeowner applicant.

Upon receipt of the written appeal, the Association Property Manager will coordinate a meeting with the ARC. The Applicant is required to present the appeal in person or via a pre-approved video conference to the ARC. The ARC will then issue its decision on the appeal. Appeals are limited to 10 minutes.

If the ARC upholds the original decision and the homeowner applicant is still dissatisfied, the homeowner has a right to a *final appeal* with the Association Board of Directors. The homeowner must submit the request in writing within fourteen (14) days of the final ARC review decision. The written request must be sent to the BMCA office address specified above, or via email. A time will be scheduled for homeowner to present the final appeal at the next Board of Directors meeting. Thereafter the Board will send its final decision to homeowner within ten (10) days if not earlier. The Board's decision shall be final and binding on all parties. During any appeal, no work may be commenced on the project.

H. Enforcement

These Standards may be enforced by the Association and its Board of Directors to the fullest extent permitted under the Declaration, Bylaws, these Standards and Georgia law. In the event an Owner does not comply with the Declaration or these Standards, the Board may impose sanctions which may include, but not be limited to, suspension of voting rights and the right to use the Common Area, monetary fines, legal actions to recover sums due and/or injunctive relief and/or perform self-help at the sole cost and expense of the violating Owner. The failure of an Owner to file an Application on a new modification and receive approval as required under the Declaration and these Standards will result in an automatic **\$500.00** fine. Lastly, the failure of an Owner to adhere to the work approved in an Application may also result in sanctions imposed by the Association including, but not limited to, a \$25 per day additional fine until the violation is corrected. Thus, if any changes are to be made to a previously approved project, you are urged to immediately notify the Association.

I. Anti-Discrimination

BMCA will not discriminate on the basis of race, color, religion, sex, national origin or ancestry, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability or genetic information. BMCA is committed to providing an inclusive and welcoming environment for all members, residents, guests, employees, contractors, subcontractors, and vendors. Any such individual feeling that he or she has been discriminated against and/or harassed on the basis of the above classifications should immediately report the matter to property management. Once the matter has been reported, it will be promptly investigated, and any necessary corrective action will be taken where appropriate.

J. Helpful Hints

It's always a good idea to inform or discuss your intentions with your neighbors, whether they will see the results of your project or not.

Homeowners submitting requests to install fencing, plant materials which may eventually encroach upon property lines, modifications on or close to the property line, or any modification which may impact your neighbor in some way, should be discussed with your neighbor prior to signing and submitting your request forms to the ARC. The ARC may request an impact statement

from affected neighbors, if necessary. This could alleviate any potential friction with your neighbors and ensure that your project isn't delayed later by a neighbor's objections. If there are plans to connect to an existing fence on an adjoining Lot, written permission from that Lot owner is required.

K. Disclaimers

The Standards set forth in this document have not been reviewed for engineering or structural design or quality of materials. Standards have been adopted solely on the basis of aesthetic considerations. Therefore, no one should use or rely upon these Standards as standard for structural integrity or soundness of design for any construction or modification of a structure or for ensuring compliance of any activity or construction with building codes, zoning regulations and other governmental requirements. By approving such plans and specifications, neither the ARC, any of its members, management or the Association or its Board of Directors, or any of them, assume liability or responsibility for any defect in any structure constructed from any plans and/or specifications.

Neither the Association, nor its Board of Directors, officers, management, employees, ARC or other volunteers, and agents of any, shall be liable in damages of any kind, to any homeowner or anyone submitting plans and specifications for approval, or to any owner of property affected by the Declaration by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval, or failure to approve or disapprove any such plans or specifications.

It is the sole responsibility of the homeowner to ensure that structures and or any modifications are safe. Approval of any type of structure, including children's play sets, by the ARC in no way guarantees the safety of individuals.

II. EXTERIOR HOUSE STANDARDS

A. Paint/Siding/Brick/Garage Doors

The ARC must approve any change to the exterior color of the house. This includes, but is not limited to, doors, shutters, trim, brick, and siding. When changing the exterior house color, a paint sample must be provided for approval. No electronic paint samples are accepted. The manufacturer small "chip" sample is preferred. Submitted samples should be no more than 5" x 7" in size. The paint sample or documentation must specify manufacturer, color name, and color number if applicable (i.e., Sherwin-Williams or Benjamin Moore paint - Toasted Almond HS 1018.) Homeowners may also paint a portion of the wall in the rear of the house with the color being submitted. **Please note that ARC approval is not required to repaint a house the exact same color.**

The exterior colors of the roof and home shall conform to be compatible and harmonious within the Community. Highly reflective and bright colors are not permitted. All predominant colors, i.e., the large areas of the painted or stained exterior walls or sides of house shall be in subdued colors. Secondary colors shall be compatible with the predominant colors and be limited to architectural details such as fascia, frames, shutters, front door, and any other similar architectural details. Garage doors are not considered an architectural feature and should, in general, match siding and predominant exterior colors. Painting brick or stone or similar trends will be considered on a case-by-case basis based on aesthetic impact.

B. Roofs

New roof material should follow the same style and color standard originally installed by the builder. The roof should include appropriate industry standard shingles, however architectural shingles are preferred. The ARC must approve any color, material, or other change to a roof.

C. Front Porches & Lawns

No artificial trees, plants, flowers, plastic chairs, plastic benches are allowed at the front of the home, with the exception of door wreaths. Porch and lawn furniture shall be wood, wrought iron, faux wood, or metal. Additionally, unless otherwise approved by the ARC, lawn accessories shall be in natural earth tones and incorporated into the landscape. Lawn accent décor, garden flags, child/student recognition signs, and other décor, shall adhere to community standards and limited to landscaped areas.

D. Doors/Windows/Shutters

Any alteration to the exterior of the house must be ARC approved. The ARC must approve any change to doors, windows, shutters, trim, and siding. All window treatments facing the street must be lined in white or ivory to give the Community a common standard look from the outside and be maintained. Permitted types of window treatment may include, but are not limited to: white sheers, white blinds, white plantation shutters, or white lined curtains. Windows, shutters, louvers and doors, including garage doors, shall be painted a single color. Craftsman garage doors will be considered on a case-by-case basis as long as colors conform to predominant exterior colors. Any change in windows, frames or grill pattern requires ARC approval. The ARC has identified acceptable non-rot alternatives to wood windows. Homeowners may seek ARC approval for alternative window material. Homeowners who desire a material other than wood may submit an ARC request with samples, to the ARC for review and approval. Colored lead glass doors may be permitted in front of the house when approved by the ARC.

E. Decks/Patios/Lattice

New composite materials or low maintenance decking such as TREX, must be submitted for approval before installation. Vinyl decking and railing products are not approved materials. All decks must be natural wood color or stained in a natural wood color. Decks may be painted the color of the trim on the house if first approved by the ARC. All plans to build new or expand existing decks, patios, lattice work, porches or other structures, must be submitted to the ARC for approval. Homeowners must also submit a landscaping plan to address areas under and around the deck at the same time the deck request is submitted.

F. Satellite Dishes & Antennas

The installation of antennas, satellite dishes and other similar or related equipment or apparatus for the transmission and/or reception of television or radio or other signals shall be subject to these Standards and the FCC Rule entitled "Over-the Air-Reception Devices Rule, 47 C.F.R. Section 1.4000 ("FCC Antenna Rules"), as they may be hereinafter amended from time to time. In the event of any inconsistency between these Standards and the FCC Antenna Rules, the FCC Antenna Rules shall prevail and govern. Antennas, other than satellite dishes for television reception, are not permitted. Satellite dishes, to the extent possible, should be located in as inconspicuous a location as possible consistent with proper operation.

The following shall apply to all Lots:

- a. No transmission antenna (e.g. ham or short-wave radio), of any kind, may be erected anywhere in the Community, including the Lot, without written approval of the ARC.
- b. No direct broadcast satellite (DBS) antenna or multi-channel multi-point distribution service (MMDS) antenna larger than one (1) meter in diameter shall be placed, allowed or maintained upon the Community, including the Lots.
- c. DBS and MMDS satellite dishes or antennas one (1) meter or less in diameter and television broadcast service antennas may only be installed in accordance with Federal Communication Commission (FCC) rules.
- d. No antenna or mast shall be erected that has a height greater than twelve (12') feet; under no circumstances shall any antenna be allowed that requires a concrete piling or guy wires.
- e. According to existing laws, no residence can be denied the ability to receive satellite signals. Still, the mission of the Association is to maintain, preserve and enhance the values within our community. Accordingly, the following procedures are established for Satellite Dish installation:

It is preferred that Satellite dishes be installed to or on the rear of your property or side of your property.

No ground-based Dish may be installed in any area visible from a street unless the provider's professional representative delivers, in writing, a statement on their letterhead that no other location on the site will permit the reception of the Satellite signal. A copy of this statement should be delivered to the Management Company within ten (10) days of installation. If it is determined that the only location site to receive a signal is the front or side yard, landscaping is to be installed so that the Dish is not readily visible from the street or neighboring homes

G. Air Conditioning Units

No window units are permitted. Permanent standby/emergency generators must receive ARC approval and be used only for temporary power outages. Standby/emergency generator approval will be based on meeting local code, permitting, licensed installation, aesthetic impact, and noise impact on adjacent neighbors.

H. Screened Porches/Sunrooms/Room Additions

Detailed plans including, but not limited to, elevations, a list of all materials, windows, roofing, siding (if any), decking, color selections, must be submitted when applying for new sunrooms, screened or unscreened porches, and other room additions to the home. Materials must be consistent with those on the existing home and painted or stained to match.

I. Stoops/Porches/Steps

The ARC must approve all additions and changes.

J. Awnings

Awnings must have ARC approval. Awnings should be consistent with the visual scale of the home. Color of awning must blend with existing color scheme for the house.

K. Chimneys

Chimneys framed to receive prefabricated fireplaces and flues must be finished in appropriate materials and colors to blend with the primary house decor. Chimney caps must be fabricated metal, painted where necessary an approved color. Exterior of chimneys including but not limited to the siding, brick, or other appropriate materials must be properly maintained.

L. Solar Panels

Solar panels may only be installed with ARC approval. Panels should be placed to minimize view from neighbors, be aesthetically pleasing, and align with roof materials and structures. Solar panels should only be attached to the back side of a roof unless such location is deemed to be inadequate to receive proper solar signal and under no circumstances shall solar panels be attached to the front side of a roof or the front side of the residence (i.e. facing the street).

M. Garages

No garages may be converted into living space. Garages are intended for vehicles and homeowners are encouraged to make use of such. Any change or replacement of garage doors, including paint color, must be approved by the ARC unless the garage door is the same style and color as the original door.

III. EXTERIOR LOT STANDARDS

A. Driveways & Walkways

Any change to existing or new hardscape including, but not limited to, driveways, walkways, and patios, require specific approval of the ARC prior to construction. It is recommended that a professional contractor be used for all hardscape construction. Walkways reaching from the home to the street must seek ARC approval and required demonstration of need.

No improvements, modifications, or additions shall be erected, constructed, placed, altered, remodeled, maintained, or permitted to remain on any portion of the development unless such improvements, modifications, or additions are in strict compliance with these Standards.

B. Vehicles

1. For the purpose of Article VIII, Section 8.4 of the Declaration and for these rules and regulations, "commercial truck" shall be defined as follows:
 - a) any panel truck or panel van,
 - b) trucks with a cargo-load capacity of one ton or more,
 - c) Vehicles typically used "for hire" including, but not limited to, limousines and taxis (regardless of whether such vehicles are used "for hire" or for personal use), full-size vans (excluding vans specifically used by handicapped persons, minivans or sport utility vehicles used as passenger vehicles and receiving a "car" or "passenger vehicle" classification by the Georgia Department of Motor Vehicles)
 - d) vehicles containing visible evidence of commercial use (such as tool racks, ladders, ladder racks or tow winches); provided, however, that vehicles with

- empty ladder or tool racks or standard tool boxes shall not be considered a commercial truck; and
- e) vehicles with commercial writing on the exterior, including, but not limited to vehicles with vinyl wrap advertising a business, services or products. Marked law enforcement vehicles used for such purpose are specifically excluded from the definition of commercial truck or vehicle.
2. Commercial trucks are prohibited from being parked in the Community except: in garages with the garage doors closed; or (2) in the case of service vehicles, on a temporary basis during daytime business hours or during emergencies for the purpose of serving a Lot. Service vehicles cannot restrict traffic or create a traffic hazard. Multiple service vehicles shall not be parked in front of a home without appropriate safety measures to assure the free and safe flow of traffic.
 3. Boats, recreational, vehicles, motorhomes, trailers, motorcycles, mini bikes, scooters, go-karts, golf carts, campers or mobile homes must be parked in the garage with the garage door closed. However, such vehicles may be parked in a driveway for such temporary periods as loading and unloading in the Community, on a temporary basis not to exceed twenty-four (24) consecutive hours. For the purpose of this provision, "temporary" shall mean a period not to exceed twenty-four (24) consecutive hours.
 4. Disabled and stored vehicles are prohibited from being parked in the Community, except in garages with the garage doors closed. A vehicle shall be considered "disabled" if it does not have a current license tag or is inoperable as provided in Article VIII, Section 8.4 of the Declaration. A vehicle shall be considered "stored" if it remains in the Community other than in a garage for a period of fourteen (14) consecutive days or longer without being driven or moved from within the Community.
 5. Garages are intended for vehicles and not intended for property storage. Residents are encouraged to park the maximum number of vehicles for which the garage is designed in the garage.
 6. Vehicles may not be parked on any grass or landscaped areas on Lots.
 7. If any vehicle is parked in the Community and in violation of the Declaration or these rules and regulations, the Board or agent of the Association may tow or boot the vehicle after twenty-four (24) hours written notice, in accordance with Article XVI, Section 16.2 of the Declaration as this is considered reasonable notice. Such notice shall: (1) be placed on the vehicle; (2) specify the nature of the violation; (3) warn of possible towing or booting; and (4) state the name and telephone number of a person to contact regarding the violation. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the Board or agent of the Association may have the vehicle towed or booted in accordance with the original notice and without further notice. If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or Occupant's Lot or dwelling, is obstructing the flow of traffic, is illegally or improperly parked on any Common Property, or otherwise creates a hazardous condition, no notice shall be required, and the vehicle may be towed or booted immediately from or on any Lot or the Community Property.
 8. The Association's right to tow or boot is in addition to, and not in limitation of all other rights of the Association, including the right to assess fines for violations of the foregoing rules and regulations and the terms of the Declaration.

9. No on-street parking is permitted, other than in connection with special events as approved by the Board of Directors (Please see Article VIII, Section 8.4 of the Declaration). The Community manager should be notified in advance of temporary special events that require street parking.

C. Fencing

1. All fencing must be approved by the ARC.
2. Fences must be maintained to reflect their original natural color, or a painted color approved by the ARC. Fences should be maintained commensurate with exterior house standards, be structurally sound, and free of mildew, rust, rot, and discoloration. Fences on corner Lots may require additional adherence to maintenance standards due to aesthetic impact on the neighborhood.
3. Fencing should be installed no closer to the street than the rear corner of the house unless impractical due to topology or aesthetic considerations. The “finished” side of the fence must be facing the exterior part of the Lot unless approved in writing by the ARC.
4. Easements on golf course Lots cannot be fenced without written approval from the golf course management.
5. Fences must be installed to ensure all material is on a homeowner’s property.
6. The area surrounding both sides of the fence is required to be maintained at all times including but not limited to being mowed, edged, and free of weeds. No debris or any items shall be discarded or stored behind a fence.
7. Common fences are permissible and suggested, with written permission of the neighbor. A shared fence must be installed on the property line. Material, paint, and stain colors must be approved by the ARC. Unless otherwise approved by the ARC, fencing materials shall be metal, wood, composite wood, or wood look in natural material/color.
8. No chicken wire, farm, cyclone, chain-link, or hog wire fencing shall be permitted. Records are kept and will be maintained for existing fences approved by the ARC. Horizontal-rail fences may use corrosion-proof, mesh fencing as a pet boundary if approved by the ARC.
9. Fences cannot exceed six (6) feet in height from the ground level. A fence on a retaining wall may not exceed a combined height of six (6) feet.

D. Exterior Lighting

All exterior lighting shall be consistent with the character established in ARC and be limited to the minimum necessary for safety, identification, and decoration, and must be approved by the ARC. No high wattage commercial grade exterior lighting is allowed, including, but not limited to, halogen or sodium vapor. Outside light posts with colored lens, lamps or bulbs of any type are not permitted. Low wattage landscape lighting must be appropriate for the scale of the property and does not constitute a nuisance to neighboring Lots. Holiday lighting is permitted during appropriate periods in accordance with Section VI.C. of these Standards but must not cause a nuisance for neighboring Lots. Holiday lighting does not require ARC approval.

E. Signs

No signs of any kind may be erected by any owner within the Community without the written permission of the Association, except such signs as may be required by legal proceedings or as identified below.

1. No sign may exceed a maximum of four (4) square feet.
2. No signage for any purpose may be placed on common property or at any entrance areas into the Community.
3. No signs may be taped, stapled, or otherwise attached to any signposts throughout the Community. An immediate \$100.00 fine will be issued per sign post for any violation of this section.
4. Homeowners or their real estate agent may place a "For Sale" or "For Rent" sign in their front yard. No more than one (1) "For Sale" or "For Rent" sign is permitted per Lot.
5. Open House signs are permitted on the Lot for the day of the Open House only.
6. Political signs for local, state, and national elections as administered by the Board of Elections for Cherokee County are approved. Political signs may not appear in the yard more than thirty (30) days prior to the election and must be removed by no later than seven (7) days after the election. Only one sign per candidate is permitted, per Lot.
7. Small home security signs are permitted. One sign per Lot.
8. Signage for home improvement projects done by commercial companies is permitted only while the work is in progress. All signage must be removed upon completion of the project.
9. Signs recognizing a national holiday, family event, or sports team may be displayed during the time traditionally recognized for the duration of the event. Signs should be displayed in a landscaped area close to the house and in keeping with the spirit of exterior Lot standards. The Board has the right to establish an appropriate time frame for such signs to be displayed.

F. Retaining Walls

Retaining walls are a modification that require ARC approval. Retaining walls shall be constructed in strict compliance approved plans and specifications and any required permits or laws. Exposed concrete block or poured concrete foundations and site retaining walls must be covered with stone, brick, or stucco to compliment the house materials. Retaining walls that attach to the residence should utilize the same materials as the wall that they adjoin.

G. Yard Statuary/Structures/Ornamentals/Lawn/Outdoor Furniture

1. All yard statuary, lawn ornamentation, and structures including, but not limited to, bird baths, bird houses, bird feeders, statues, figurines, or similar types of accessories, should be located in the backyard.
2. Modestly sized and tasteful yard statuary should be site appropriate.
3. Notwithstanding the above, flower pots, figurines, urns, animals, or human figures may be placed at the front entry, front steps, or in the front landscape beds.
4. Larger statuary and ornaments must be submitted to the ARC for review. Approval of statuary requests is solely at the discretion and aesthetic judgment of the ARC.
5. All statuary and ornaments must be made of wood, concrete, rock, or metal and

finished in traditional earth tone colors such as bronze, verdigris, black or natural-colored cement.

6. Brightly saturated colors or plastic items are not permitted.
7. Fountains require ARC approval and will be considered on a case-by-case basis, based upon design and consistency with surrounding landscaping and residences.
8. Lawn or Outdoor Furniture: Any lawn or outdoor furniture, including benches and swings, to be placed in the front of residences, in front yards or any location where it will be visible from the street, must be submitted for review prior to placement.
9. All outdoor furniture and accessories must be incorporated into a proper hardscape and/or landscaped area and add to the aesthetic value to the home. Lawn furniture as defined here, does not include outdoor furniture such as wicker/rattan/wood/bronze chairs, rocking chairs, benches, or occasional tables located on a front porch, provided they are tasteful and conform to the community wide aesthetic standards. Beach chairs, umbrellas, plastic furniture and/or brightly colored items are not permitted.

H. Gazebos/ Arbors/Pergolas

Plans and specifications for gazebos, arbors, pergolas, and any other similar structures should be submitted in full detail to the ARC for approval. This includes, but is not limited to, the submission of color samples, materials, site plan, elevations, and details. Site compatibility will determine approval of modification; with particular emphasis on visibility from the street. All backyard structures such as gazebos, arbors, pergolas, trellises, playground equipment, or any structures expanding backyard use must be maintained to the standards of any other exterior structure.

I. Sheds

All shed structures must be approved by the ARC. Shed must be constructed in the same materials as the house. Prefabricated sheds not meeting this standard are not permitted. Corner Lots are subject to additional requirements. No sheds may be erected in the front yard or side of the Lot. The backyard structure should be screened from view from surrounding streets and be discreetly located so as not to cause a nuisance to neighbors. All sheds, previously approved by the ARC, must be maintained to the same standards required by exterior house standards.

J. Animals & Pets

It is the homeowner's or resident's responsibility to clean up pet waste on any Lot and/or the Common Areas. All animal waste must be picked up timely and disposed of appropriately. Per Cherokee County ordinance, dogs which are household pets must at all times whenever they are outside a Lot be confined on a leash. Without prejudice to the Board's right to remove any such household pets, no household pet that has caused damage or injury to any other party or property, may be walked or permitted to roam free in the Community. Violators may be subject to sanctions, including fines. No Owner or occupant may keep, breed or maintain any pet for any commercial purpose on a Lot within the Community. No structure for the care, housing, or confinement of any pet shall be constructed or maintained in any part of the Community.

K. Animal Houses & Runs

Animal houses require ARC approval. Exterior colors and materials must relate to the exterior of the house or neutral in color. The structure should be completely screened from any view from

surrounding properties and streets and be discreetly located to not be or cause a nuisance to neighbors. "Clothesline" and/or fenced "dog runs" are not permitted within the Community.

L. Garage & Yard Sales

There are two (2) community wide garage/yard sales per year; one in the Spring and another in the Fall. Residents may not have more than two (2) garage/yard sales a year beyond the Community sponsored events. The placement of individual garage/yard sales signs on Association property or street signs/posts is prohibited and is subject to removal and fine.

M. Unsightly Or Unkempt Conditions/Hobbies/Activities

No activity should create foul or offensive odors or noise that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of nearby Lots, or otherwise have any adverse impact on neighboring properties.

N. Subdivision Of Lots

No Lot may be subdivided or have its boundary lines changed without the consent of the Association, by and through its Board of Directors. Furthermore, such division boundary line change or re-platting, if approved by the Board, shall NOT be in violation of applicable subdivision and/or zoning regulations.

IV. RECREATIONAL ITEMS

All recreational activities in the Community must conform to Cherokee County noise ordinances and not be a nuisance to adjoining properties.

A. Swimming Pools/In-ground Spas/Whirlpools

1. All swimming pools, in-ground spas, and whirlpools, must fit naturally into the topography of the proposed Lot and be located to provide minimal visual impact to surrounding properties and streets. All pumps, filters, and equipment must be screened from view and not present a noise disturbance to neighbors.
2. The ARC must approve all in-ground pools, spas and/or whirlpools. Homeowners must submit a detailed site plan with the request for modification including the following:
 - a. Pool location, size, and shape.
 - b. Hardscape locations (decks, walls etc.)
 - c. Equipment location and landscaping plan to conceal it from the view of the street and to minimize noise affecting neighboring properties.
 - d. Overall landscaping plan.
 - e. Description of all materials to be used for construction of the above items.
3. Above-ground pools of any type are not permitted.
4. Wading pools, less than 12" in height, are permitted in the rear yard and must be emptied and stored at the end of the day. Wading pools must be stored out of view from the street every night.

B. Hot Tubs & Spas Above-Ground

The ARC must approve above ground hot tubs, spas, and any other similar structures. Homeowners must submit a detailed plan showing the following:

1. The proposed location of the hot tub relative to the house, deck, and property lines.
2. The position of the heater and other equipment.
3. The lighting being installed or contained in equipment.
4. The related landscaping and or lattice screening.

C. Outdoor Living Spaces

The ARC must approve all outdoor spaces such as kitchens and fireplaces, fire pits and pergolas. The outdoor living space must fit into the topography of the Lot and be located to provide minimal, visual impact to surrounding properties and streets and maintained to community-wide standards.

D. Play Equipment/Children's Play Sets/Trampolines/Tree Houses/Playhouses/Swing Sets

The ARC must approve all play equipment. Children's play equipment and/or swing sets must be located in the rear yard where they will have minimum visual impact on adjacent properties and streets. A landscaping plan must be submitted concurrently if approved equipment cannot be positioned out of view of the street. The equipment must be manufactured of natural wood, or natural wood appearance, and accessories should be in earth tones or neutral colors. No metal A-frame playsets/swing sets are permitted.

Extreme sports apparatus (such as skateboard ramps/in-line skate ramps and bike ramps) and baseball "cages," "nets," or "runs" are not permitted. Other permanent sporting structures not consistent with community-wide standards are not permitted. Any net constructed to control missed shots must have minimum visual impact and requires ARC approval. Play and sporting equipment should be stored when not in use.

E. Basketball Goals/Hoops/Sports Courts

Basketball goals/hoops cannot be affixed to the house or be placed in the street. All permanent goals require ARC approval. Permitted basketball goals/hoops must be kept in good appearance. Backboards must be clear or white. No permanent marking is allowed on driveways or streets. Paved sport and/or basketball courts of any kind (except for those within an existing driveway), regardless of size, are not permitted.

V. YARD MAINTENANCE STANDARDS

A. Bed Walls/Edging Material/Mulch

1. Landscaping must relate to the existing terrain and natural features of the Lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the community standards. Preferred landscape bed edging should be of natural colors and materials, complement the overall landscape design, and be properly installed and maintained. Edging barriers may be used to stop weed and grass growth but should not extend more than two

(2) inches above ground level. Decorative, professionally installed, and/or designer poured concrete edging shall be approved by the ARC prior to installation. The concrete coloring shall blend into the surrounding area and be at ground level. All mulched landscape beds should be covered with natural pine straw or chopped/shredded bark mulch or small nuggets; with colors to tastefully coordinate with landscape. Mulching cannot exceed 30% of the visible front yard area unless a landscaping plan is approved by the ARC.

2. No white landscape gravel is permitted. Landscape stones and river rock in natural colors are permitted provided they are approved by the ARC.
3. Landscaping that involves any re-grading must be approved by the ARC, and conform to Cherokee County soil disturbance regulations, and must not adversely affect drainage flows onto adjacent, downstream, or neighboring Lots.
4. Any materials used for yard maintenance like mulch, pine straw, or other materials shall not be delivered and/or deposited on a public street.

B. Plant Material

Front yards must be sodded or seeded with Bermuda or Zoysia grass. Any planting must have approval, except for annual color or replacement of shrubbery with like kind and scale.

C. Outdoor storage

Garden tools, ladders, hoses, and other utilitarian items and materials must be completely screened from street view and neighboring Lots. Preferably, these items should be stored inside the garage or basement. Covered pots or containers in front yards to hide a hose when not in use are permitted given that they comply with Section III, Exterior Lot Standards.

D. Garbage/Trash Cans/Recycle Bins/Wood Piles/Etc.

All garbage/trash cans, recycle bins, wood piles, garden hoses, ladders, wheelbarrows, and/or any other similar utilitarian items, must be located or screened so as to be concealed from view of any neighboring Lot and/or from the street. The use of shrubbery or appropriate painted/stained lattice or wood/wood look panels may be used for screening garbage/trash/recycle cans/bins. Storage in a garage is preferred. Garbage/trash cans, recycle bins and any garden waste may not be placed on the curbside earlier than 4:00 p.m. the night before collection. All items should be placed in such a manner that it does not create an obstruction for any oncoming traffic. All garbage/trash cans, recycle bins, and other such items are to be removed the same day as collection.

E. Yard Maintenance

All yards shall be maintained to community standards.

1. Lawns - front, side, and rear - should be regularly fertilized, edged and mowed to maintain a manicured appearance. Weeds must be controlled. Invasive insects, such as The Red Imported Fire Ant, must be controlled.
2. Beds and other such areas shall be mulched and free of weeds so as to have a manicured appearance.
3. Lawn clippings and edging debris should be removed from the sidewalks, curbs, and driveways by collecting for proper disposal or by sweeping or blowing back onto the lawn. Blowing or sweeping lawn clippings or debris into the street is not

permitted. Dumping of yard waste into drains and creek areas is prohibited by Cherokee County ordinance.

4. Pruning of trees, shrubs, hedges, and other vegetation must be maintained so that the Lot presents a healthy and manicured appearance and the visibility for motorists and pedestrians is not obstructed. Homeowners are responsible for maintaining trees and shrubs so as not to obscure or block street signs or Community safety signs.
5. Trees that are diseased, dead, or needed to be removed to promote the growth of other trees (“Exempt Trees”) may be removed without ARC approval; provided, however, a photo of the Exempt Tree (s) and an arborist declaration identifying such tree(s) as diseased, dead or needed to be removed to promote the growth of other trees should be submitted to the Association’s Property Manager so that a determination can be made as to the need for replacement and/or additional landscaping. All other trees may not be removed without ARC approval. Trees that inhibit lawn growth will be considered for removal based on a compelling landscape plan to significantly improve a Lot’s aesthetic value. A tree deemed to be an imminent danger to a home or property should be immediately reported to the Property Manager at 770-345-1888 for direction. In addition to the foregoing, the removal of any tree, except those that are diseased or dead, that is located within the twenty-five (25) foot tree protection zone adjacent to the Golf Club may not be removed without the express written consent of the owner of the Golf Club.
6. All trees and shrubs that border Community sidewalks must be pruned to not encroach within the Community sidewalks. No overhang of trees will be allowed over sidewalks, unless there is a minimum of eight-foot (8') clearance between the surface of the sidewalk and the lowest overhanging limb.
7. Vines are not permitted to grow on houses. A vine may be grown on a trellis or lattice that has been approved by the ARC or which was part of the original construction of the home. Vines on an approved trellis or lattice are to be maintained so that they do not exceed the height of the first story of the house.
8. Dead plant materials must be trimmed and/or removed from the property.

VI. MISCELLANEOUS

A. Flags/Banners/Windsocks

Flags and banners not larger than 3' x 5' are allowed to be hung in front of the house from a pole that is physically attached to the house. Political flags and banners are subject to the standards under Article III, Section E, Paragraph 6. Approved flags and banners include the American flag, the “Thin Blue Line” American flag, US Military Institution flags, and sports flags during applicable events. Windsocks may be hung at the rear of the property.

1. A flag of the United States of America, not larger than 3 feet by 5 feet in size, may be hung in front or in back of a house from a stationary pole that is physically attached to the house and should conform to the United States Flag Code.
2. One white or aluminum flagpole not more than nineteen (19) feet high may be erected on a Lot. The flagpole may be located anywhere in the backyard of the Lot. If the flagpole is erected in the front yard, it must be placed within ten (10) feet of the front of the house.

3. The Owner of the Lot shall keep the stationary pole, or the flagpole maintained and well-painted without chips or rust.
4. When flying the flag of the United States of America on the Lot only the currently valid design of such flag may be used.
5. Based on proper flag etiquette, a flag flying on a 19-foot flagpole shall be no larger than 3 feet by 5 feet in size.
6. Any flag flown on the free-standing flagpole shall be made of all-weather material.
7. Faded, torn, frayed, ripped, or shredded flags or banners shall not be flown.
8. The flag of the United States shall not be flown with the union down, except as signal of distress or extreme danger to life or property.
9. The flag of the United States must be raised to the very top of the flagpole unless, by order of the President of the United States or in accordance with recognized customs or practices consistent with the law, the flag is required to be flown at half-staff.
10. The flag of the United States should be displayed only from sunrise to sunset.
11. If an Owner desires to display the flag of the United States at night, the flag must be properly illuminated. The ARC must approve all such illumination prior to its installation.
12. Any landscape change to erect a flagpole, must have appropriate forms completed and submitted for approval by the ARC prior to the commencement of any work.
13. Temporary flag poles for display of the Flag of the United States may be erected for use to honor national flag holidays not more than one week prior and one week after the holiday.

B. Holiday Decorations

Exterior holiday and seasonal decorations may be displayed not more than four (4) weeks before a holiday or season. Christmas, winter, and holiday decorations may be displayed starting the second (2nd) Saturday in November. All holiday decorations must be removed no later than ~~two~~ three (3) weeks after the holiday. Holiday decorations must not result in noise or excess light disturbances to neighboring Lots.

C. Mailbox Numbering

All mailboxes and posts must conform to the approved BridgeMill design standard. Only one (1) mailbox per Lot is permitted. Mailboxes should be numbered on both sides. Landscaping around mailboxes shall be limited to low plantings (mature plants less than 24" in height). Vines or other plant material which completely cover the mailbox and/or cover the residence number are not permitted. Mailboxes must be satisfactorily repaired or replaced when they are weathered, missing parts, dented or faded. Any home in The Manor shall replace the existing non-conforming mailbox to the BridgeMill Standard at the earliest convenient time, but not later than such time as any repair or replacement may be needed.

D. Fire Hydrants

Landscaping around fire hydrants is prohibited by the fire department. Low growing flowers are permitted, as long as they do not interfere with the tap or other hydrant mechanism.

UNANIMOUS RESOLUTION OF THE BOARD OF DIRECTORS
OF
BRIDGEMILL COMMUNITY ASSOCIATION, INC.
ADOPTING THE COMMUNITY-WIDE DESIGN STANDARDS

This Resolution of the Board of Directors of the BridgeMill Community Association, Inc. (“Association”) is made as of the date set forth below (“Effective Date”) in accordance with Article III, Section B(16) of the Bylaws for the Association.

WITNESSETH:

WHEREAS, the BridgeMill Community (the “Community”) is a residential subdivision governed pursuant to that certain Declaration of Protective Conditions, Restrictions and Easements for BridgeMill recorded on December 4, 1997 in Deed Book 2918, Page 244 et. seq. Cherokee County, Georgia records (as amended, the “Declaration”); and

WHEREAS, on March 21, 2008 a Surrender of Right to Appoint Architectural Review Committee was recorded in Deed Book 10132, Page 1, Cherokee County, Georgia records giving the Board of Directors of the Association all the rights and authority granted to the Declarant in Article VII of the Declaration; and

WHEREAS, Article VII, Section 7.1 of the Declaration provides that no exterior construction, alteration, or addition of any improvements of any nature whatsoever shall be commenced or placed upon any part of the Community unless approved in accordance with Article VII of the Declaration; and

WHEREAS, Article VII, Section 7.2 of the Declaration allows the Board to adopt and amend written design and development guidelines and application and review procedures (“Community-Wide Design Standards”); and

WHEREAS, the Board of Directors believes it to be in the best interests of the Community that it update the Community-Wide Design Standards for the BridgeMill Community.

NOW, THEREFORE, BE IT RESOLVED THAT: the Board of Directors of the BridgeMill Community Association, Inc. hereby adopts the Fourth Edition of the Community-Wide Design Standards which are attached hereto as Exhibit “A” and, by this reference, incorporated herein. The Community-Wide Design Standards shall become effective on January 1, 2022. This Resolution shall be filed in the Association’s corporate minute book.

(Signatures continued on next page)

(Continued from previous page of Board Resolution)

Dated this 18th day of November, 2021.

Board of Directors:
BRIDGEMILL COMMUNITY ASSOCIATION, INC.

By: David Brubaker
Print Name: DAVID BRUBAKER

By: Tom Teague
Print Name: TOM TEAGUE

By: Billy Warren
Print Name: Billy Warren

By: Christine Dobbs
Print Name: Christine Dobbs

By: _____
Print Name: _____