

Cambria Hills Home Owners Association

Dear Homeowner:

At a recent meeting of the Board of Directors, a set of Design Guidelines was approved and adopted for use by the Architecture Control Committee. These guidelines are meant to complement our current Covenants and Restrictions, and a copy has been enclosed for your convenience.

Our goal has been to fulfill the twofold purpose of the Homeowners Association: maintenance and upkeep of the common areas, and protection of property values by ensuring that all homes and yards in Cambria Hills meet a minimum level of upkeep.

Substantial work has been completed: the playground equipment has been replaced, the accounting system has been brought up-to-date, documentation we have been lacking is now in place, and other administrative issues have been addressed.

The remaining work of the HOA requires your help. We are looking out for everyone, as all of us have a vested interest in our local community.

We are most interested in the most "bang-for-the-buck" with regards to homes and yard improvement, such as

- Seasonally appropriate lawn maintenance
- upkeep of landscaping
- basic home maintenance, such as replacement of broken windows and
- removal of rubbish piles, yard waste and other eyesores.

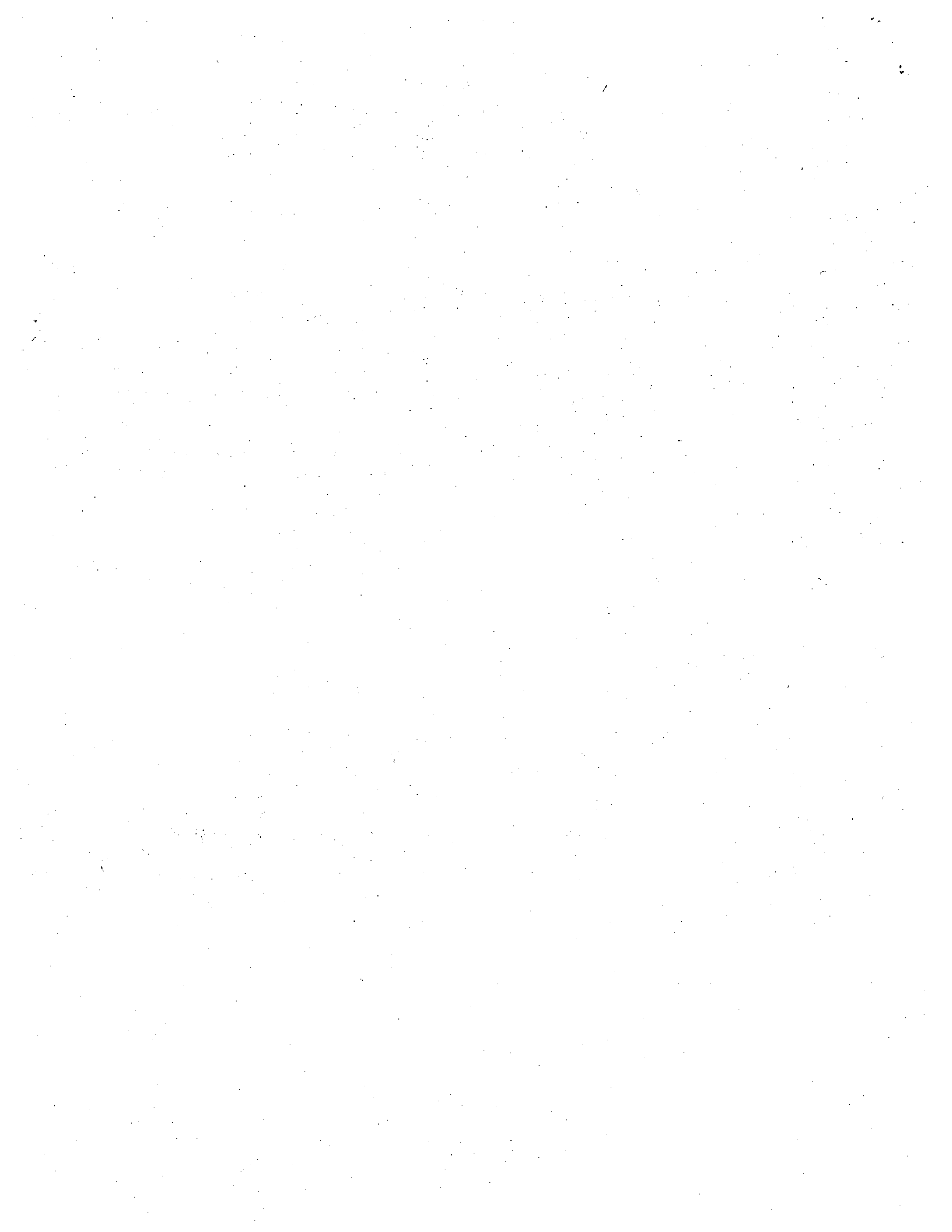
No one is interested in a white-glove test of someone's siding, or measuring grass length with a ruler. We believe these guidelines are a reasonable minimal standard for this neighborhood, given its current state and age. Many of them have come directly from the Covenants and Restrictions. The rest were adapted specifically for Cambria Hills. All of them have been reviewed by an attorney, and notices will start going out soon.

We look forward to your cooperation, and as always, welcome any and all suggestions, comments or concerns.

Sincerely,

James Quinby
Secretary
(678) 429-9500 (cell)

Cambria Hills Homeowners Association
P.O. Box 2827
Acworth, Ga. 30102



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| Guideline No. 1. | Patios & Walkway |
| Guideline No. 2. | Exterior Decorative Objects,
Front Porch Flowers,
Lighting, Etc. |
| Guideline No. 3. | Garden Plots |
| Guideline No. 4. | Play & Tree Houses/Equipment |
| Guideline No. 5. | Basketball Goals |
| Guideline No. 6. | Private Pools |
| Guideline No. 7. | Fences |
| Guideline No. 8. | Exterior Landscaping/ Maintenance |
| Guideline No. 9. | Firewood |
| Guideline No. 10. | Decks |
| Guideline No. 11. | Exterior Building Alterations |
| Guideline No. 12. | Vehicles & Parking |
| Guideline No. 13. | Satellite Dishes |

APPLICATION INFORMATION

1. The following exterior modifications, and only these modifications, do not require a Request for Modification Review Form ("Form") to be submitted if certain conditions are met:

- Patios (Guideline 1)
- Exterior Lighting and Flag Poles (Guideline 2)
- Garden Plots (Guideline 3)
- Play Equipment (Guideline 4)
- Children's Wading Pools (Guideline 5)
- Ornamental Trees and Shrubbery (Guideline 7)
- Repainting with same color (Guideline 11)

2. A complete Form must be submitted through the ACC for all other types of modifications. All modification approvals must be in writing. When plans are required, they must be submitted with the Form. A Form is attached to these guidelines. Additional Forms are available from the Association or the ACC.

3. The ACC ordinarily meets twice a month, except when a holiday postpones a meeting. Owners generally receive a response to their request within ten days after the meeting at which the request is considered.

COVENANT ENFORCEMENT PROCEDURES

1. Apparent covenant violations - as reported by any source - must be submitted in writing to the Architecture Control Committee (ACC) to be referred for appropriate action.
2. If the ACC finds there is a violation, the ACC shall refer the matter to the Board of Directors who will send a letter requesting compliance and/or submissions for approval.
3. If necessary, follow-up correspondence requesting immediate action will be sent. Possible sanctions include: (i) suspension of the right to vote; (ii) suspension of the right to use the recreational facilities; or (iii) recordation of notice of covenant violation with the superior court (iv) imposition of a fine on a per violation and/or per day basis; (v) commencement of legal procedures; (vi) correction of the violation by the association with all costs charged to the violator; and/or (vii) filing a lien for the costs to correct the violation.

COMMUNITY ASSOCIATION GUIDELINES

GUIDELINE NO. 1

Patios

1. Submission of a form for a patio is not required if:

(i) The patio does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines; and

(ii) The patio does not exceed 6 inches above ground level at any point.

2. A Form must be submitted for patio covers, trellises, permanent seating, railing and other items not enumerated above.

GUIDELINE NO. 2

Exterior Decorative Objects. Front Porch Flower Pots. Lighting. Etc.

1. A Form must be submitted for all exterior decorative objects, both natural and man-made. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, flower pots, freestanding poles of all types, flag poles, and items attached to approved structures, except as provided below:

2. A form is not required to be submitted for a single flag pole staff attached to the front or side portion of a house.

3. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Neatly maintained front porch flower pots (maximum of 4) that match exterior color containing evergreens/flowers do not require submission of a Form.

4. Except as provided below, a Form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A Form is not required if lights meet the following criteria:

(i) lighting does not exceed 12" in height;

(ii) the number of lights does not exceed 10; and

(iii) all lights must not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.

5. Objects will be evaluated on criteria such as site location, proportion, color and appropriateness to surrounding environment.

GUIDELINE NO. 3

Garden Plots

1. A Form must be submitted for garden plots unless all of the following conditions are met:
 - (i) The plot is located behind rear line of house;
 - (ii) The size of the plot is limited to 150 square feet or 1/4 of the rear lot, whichever is smaller, and
 - (iii) The maximum height of plants is less than 4 feet

2. All garden plots must be located behind the rear line of the house with the exception of cluster houses, houses set on lots at angles and houses on corner lots. These will be considered on an individual basis when a Form is submitted.

GUIDELINE NO. 4

Play Equipment, Play Houses and Tree Houses

1. A Form is not required to be submitted for play equipment if the play equipment is located: (i) within the extended sidelines of house (ii) in the rear yard; (iii) within the screened fenced area of the rear of the house, if yard is fenced; and (iv) such that it will have a minimum visual impact on adjacent properties.

2. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (earth tone colors comparable to dark green or brown).

3. A baseball backstop or similar item is not play equipment and must comply with the fence guidelines.

Play Houses

- I. A Form must be submitted for all play houses and free houses.
2. Play houses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the home and the tree house/play house may not be larger than 100 square feet.

GUIDELINE NO. 5

Basketball Goals

Basketball Goals are not considered "play equipment" as defined by the covenants, as would normally apply to play equipment in backyard areas. Basketball Goals are allowed, subject to the following guidelines:

1. A Form is not required to be submitted if all of the following requirements are met; (i) goal backboard is perpendicular to the primary street; (ii) backboard is white, beige, clear, or light grey in color; (iii) post is black in color; (iv) written approval of any neighbor who may be impacted by play is obtained.
2. If freestanding or portable, one rectangular guideline surrounding the hoop is permissible.

GUIDELINE NO. 6

Private Pools

1. A Form is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet. Pools must be located in the rear of the lot, out of sight from the street or landscaped in such a way as to minimize visual impact.
2. Aboveground pools are prohibited, (other than wading pools as described above).
3. A Form must be submitted for all in-ground pools.

(i) Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.

(ii) Required privacy fencing for lots with pools or spas consists of a wooden privacy fence design and a maximum 6 feet height.

(iii) Maximum pool area - 1,000 Sq. Ft.

(iv) Glaring light sources which can be seen from neighboring lots may not be used.

(v) Landscaping enhancement of the pool area and screening with landscaping is required.

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

5. All pools must meet county construction, safety, and inspection regulations.

GUIDELINE NO. 7

Fences

1. A Form must be submitted for all fencing.

2. Chain link fences are prohibited.

3. All Forms must include the following information:

(i) Picture or drawing of fence type. Fence types should generally be Privacy or Picket designs.

(ii) Dimensions - The maximum height may not exceed 6 feet. The maximum span between posts shall be 10 feet. The minimum post size shall be 4 X 4 inches and must have 2 X 8 inch rails or three 2 X 6 inch rails per section.

(iii) Color . The fence must be natural or painted to match exterior trim color.

(iv) Site Plan A site plan denoting the location of the fence must accompany the Form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner lots, the fence shall not be closer to any side street than the building on the lot.

GUIDELINE NO. 8

Exterior Landscaping/Maintenance

Lots and Structures thereon must be kept in good condition and repair, including, but not limited to:

1. Repair and painting of all Structures
2. Seeding, watering (as allowed by current County ordinances) and mowing of all lawns
3. Pruning and trimming of all trees, hedges and shrubbery so that views by motorists or pedestrians are not obstructed
4. If a property is not regularly occupied and used as a primary residence by the owner of record, then such owner shall be responsible for insuring that all required maintenance is performed on a regular basis as appropriate to the season, by a maintenance professional or employee to be approved in advance by the Association.
5. No garbage, rubbish or solid waste is allowed to accumulate on any Lot. Section 6.20 of "Declaration of Covenants, Conditions and Restrictions for the Cambria Hills Home Owners Association" has further details.

GUIDELINE NO. 9

All equipment, garbage cans and woodpiles shall be kept in a garage or screened by adequate planting or approved fencing so as to conceal them from view by neighboring residences and streets.

GUIDELINE NO. 10

Decks

1. A Form must be submitted for all decks.
2. The Form must include:
 - (i) a site plan denoting location, dimensions, materials and color;
 - (ii) in most cases, the deck may not extend past the sides of the home;
 - (iii) materials must be cedar, cypress, or No. 2 grade or better pressure treated pine; and
 - (iv) color must be natural or painted to match exterior color of home.
3. Vertical supports for wood decks must be a minimum 6 x 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 x 6 inch wood posts.
4. The following, without limitation, will be reviewed: location, size, and conformity with design of the house, relationship to neighboring dwellings, and proposed use.
5. Owners are advised that a building permit may be required for a deck, and must meet all county building codes.

GUIDELINE NO. 11

Exterior Building Alterations

1. A Form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm windows, construction of driveways, garages, carports, porches and room additions to the home. Repainting requires prior written approval only if the color is changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
3. A paint color change requires the following information:
 - (i) Paint sample or picture of paint color
 - (ii) Area of home to be repainted.
 - (iii) Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same colors).
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors. The Form must contain the following information:
 - (i) Picture or drawing of all windows/doors on which storm windows/doors will be installed:
 - (ii) Picture depicting style of storm window/door to be installed;and
 - (iii) Color.

5. If County authorities make any changes to the plans as approved by the ACC, the owner must submit such changes for approval prior to commencing construction.

6. A Form must be submitted for all tennis courts. Lighted courts (other than the community courts) are prohibited.

7. Detached buildings will be considered only with the following guidelines:

(i) Detached buildings must be located within the extended sidelines of the home.

(ii) Detached buildings shall be limited to 500 square feet.

(iii) Detached buildings may not be used for workshops, garages, or any other purpose that may be deemed by the ACC to cause disorderly, unsightly, or unkempt conditions.

(iv) Detached building exterior materials must match the exterior materials used on the home.

8. Owners are advised that a building permit will be required for certain exterior building alterations.

9. A Form must be submitted for all dog houses. All dog houses must be located where they will have minimum visual impact on adjacent properties.

GUIDELINE NO. 12

Vehicles and Parking

1. No boat, trailer, camper or recreational or any other type vehicle may be parked or stored in open view on residential property for longer than a 24-hour period.
2. All cars parked in open view and not in a garage must be operable and may not be unsightly.
3. All vehicles shall be parked in the garage and driveway. Adequate parking space has been provided by the developer, and garages shall not be used as storage to the extent that a parking area is obstructed. No vehicle may be parked on any yard. As a general rule, parking of vehicles on the street is prohibited. Temporary parking (four hours or less) is allowed if not a nuisance to neighbors or impediments to traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic.

GUIDELINE NO. 13

Satellite Dishes

1. Satellite Dishes must be no larger than 1 meter in diameter.
2. If ground mounted, ensure dish and cables are installed in most unobtrusive manner.
3. If mounted on home, should be mounted on rear of home and within the sidelines of home, where possible, so as not to be visible from street.
4. No roof top mounting, unless necessary for quality signal reception.
5. If given a choice, color of satellite dish should blend with the color of home.

REQUEST FOR MODIFICATION REVIEW

Name _____

Date _____

Address _____

HomePhone _____

City/State/Zip _____

Office

Phone _____

Community _____

Lot/Block _____

Please provide the ACC with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:

Estimated Start Date _____

Estimated Completion Date _____

Acknowledgment of Adjacent Homeowners (all homeowners sharing common boundary line): This acknowledgement will be considered by the ACC but will not be binding upon the ACC. No application will be considered unless this section is completed.

Signature _____ Lot (____) Approve (____)
Disapprove (____)

Signature _____ Lot (____) Approve (____)
Disapprove (____)

Signature _____ Lot (____) Approve (____)
Disapprove (____)

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Guidelines for other necessary information required for modifications such as detached structures, outdoor play equipment pools, tennis courts, etc.:

_____ Patio or Walkway
_____ Lot survey denoting location
_____ List of materials to be used

_____ Exterior Decorative Objects. Front Porch Flower Pots. Lighting Etc.
_____ Description of object
_____ Location and picture or sketch of object

_____ Garden Plot
_____ Location and size of garden
_____ Type of plants to be grown

_____ Play Houses
_____ Location (must have minimum visual impact on adjacent properties)
_____ Size and Sketch (limited to an area not to exceed 100 square feet)
_____ Materials (in most cases, material used must match existing materials of home)

_____ Private Pool

- _____ Picture or drawing of pool type.
- _____ Dimensions (maximum size 1,000 square ft.)
- _____ Color (must be blue or white).
- _____ Site plan denoting location.
- _____ Type of lighting source.
- _____ Landscape plan

_____ Fencing

- _____ Picture or drawing of fence type.
- _____ Dimensions (maximum height may not exceed 6 feet; maximum span between posts shall be ten feet; minimum post size shall be 4x4 inched; must have two 2x8 inch rails or three 2x6 inch horizontal rails per section).
- _____ Color (must be natural or painted to match exterior color).
- _____ Site plan denoting location (fence may not be located closer to any street than rear edge of home. On corner lot, fence may not be closer to side street than building line of house. Please use copy of survey from your dosing package).
- _____ Crossbeam structure must not be visible from any street (must face inside toward yard).
- _____ Materials (must be cedar, cypress or No. 2 grade or better pressure. treated pine).
- _____ All nails, screws or fasteners shall be aluminum or hot-dipped galvanized.
- _____ If fence is solid privacy type, all posts shall be anchored in concrete.