



## Pebble Creek Farm Design Standards

"The purpose of the ACC is to assure that any installation, construction, or alteration of any structure on any lot shall be submitted to the ACC for approval (1) as to whether the proposed installation, construction, or alteration is in conformity and harmony of external design and general quality with the existing standards of the neighborhood and with the standards of the development, and (2) as to the location of structures with respect to topography, finished ground elevation, and surrounding structures. To the extent necessary to carry out such purpose, the ACC shall have all of the powers and duties to do each and everything necessary, suitable, convenient, or proper for, or in connection with, or incidental to, the accomplishment of such purpose, including without being limited to, the power and duty to approve or disapprove plans and specifications for any installation, construction, or alteration of any structure on any lot." Article 5.02, Declaration of Covenants, Restrictions, and Easements for Pebble Creek Farm.

These Design Standards are promulgated pursuant to the authority granted to the Architectural Control Committee (hereinafter referred to as the "ACC") of the Pebble Creek Farm Development (hereinafter referred to as the "Development") under article 5.05 of the Declaration of Covenants, Restrictions, and Easements for Pebble Creek Farm (hereinafter referred to as the "Declaration").

The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration.

Plans and specifications **MUST** be submitted to and approved by the ACC pursuant to the Declaration (Article 5.06) and these Design Standards for the sole and exclusive purpose of assuring that all Structures within the Development are in conformity and harmony of external design with existing standards of the neighborhood. The objective of these rules, which apply to all owners and Tenants, is to maintain the highest standards for Pebble Creek Farm. It is the responsibility of the ACC to assist homeowners in maintaining these high standards. Some exterior additions or modifications are not permitted under the guidelines, restrictions and standards. **Please be aware that any exterior alterations or additions to your property and lot are not permitted unless prior approval of the ACC has been granted. Please note that a fine of \$100.00 will be assessed to a homeowner who fails to seek prior approval in writing for any changes, modifications, improvements, or alterations to their property and the fine schedule will begin immediately.** If prior approval is not sought after and granted, the homeowner may be required to remove or change the modifications once completed but the fine will stand regardless of the outcome.

The words "structure," "owner," and "lot" as used herein shall have the same meanings as such words have in the Declaration.

The following information is designed to assist Pebble Creek Farm homeowners who are seeking approval of contemplated exterior improvements or alterations. While there are some items in the neighborhood that don't follow these guidelines, these shall not be a precedent to require future approval.

The contents of these guidelines, and any actions of the ACC or its agents, are not intended to be, and must not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for 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, the ACC, nor

member thereof shall be held liable for injury, damages or loss arising out of any approval or disapproval, construction or through such modification to a lot.

*Refer to the full document of the covenants for the complete requirements. This is merely a digest of the rules and regulations. They are presented only as a quick reference guide and to further clarify some of the items in the covenants. (Effective 1/01/2020)*

***Unless otherwise indicated below (specifically painting and tree removal), any modification to the exterior of the property made without ACC approval is subject to an immediate fine of \$100.00.***

General Guidelines for Items Needing Approval vs. Maintenance Items:

**Needs Approval:**

- Permanent changes to the landscaping in the yard (Examples: new walls, plant bed edging, patios, walkways, tree and bush removal/ replacement, converting an area of the yard from a plant bed to sod or vice versa). Large bushes may be added within reason but adding multiple bushes to the areas visible from the street requires approval.
- Complete replacement of the roof or an entire area of exterior paint (Examples: repainting all of the shutters, all of the trim, or all of the siding, or replacing the roof);
- Changes in color or appearance or size of existing structures (Examples: moving or expanding or changing the color of fences, decks, patios, storage buildings, retaining walls, play equipment);
- All new construction (Examples: fences, sunrooms, screened porches, storage buildings, driveway additions, covered porches, front porch expansions, etc.);
- Changing the type of sod in an area of the yard (Example: sodding with Zoysia grass in the front yard because of shade from a large tree). (Note that many of the items needing approval are covered in more detail in the ACC guidelines below. Fines can be assessed for moving forward with any project that requires ACC approval without submitting a complete request and waiting for approval.)

**Doesn't Need Approval:**

- Replacement of rotten or damaged wood on parts of the house, fence, or deck that will leave the area looking the same as it did originally (Example: replacing old wood on deck with the same type of wood – no change to spindles or design of railings or size of structure or location of steps);
- Touching up paint on a small portion of the house due to age or wood replacement where the same color paint is used and area will therefore match original when done (Example: several pieces of wood on the chimney or house peak have rotted and you plan to replace the wood, then repaint the areas to match the rest of the wood in that area);
- Replacement of a portion of the concrete porch, walkway, or driveway that will look like the original when done (Example: front walkway has cracked or sunk and a section needs to be removed and replaced, leaving the area looking the same when done).
- Replacement of a small area of shingles on the roof due to a leak or loose or missing shingles (as long as new shingles match the old).
- Resodding or reseeding an area of the yard that was already the same type of grass but has thinned or was damaged due to a needed underground repair.
- Planting annual or perennial flowers.

- Trimming trees or bushes but leaving the natural shape of the plant.

**If in doubt, to avoid fines for unapproved changes, please submit an ACC request form. The ACC will let you know if no approval is needed.**

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## A. SUBMISSION OF PLANS AND SPECIFICATIONS

1. All requests for construction, improvements, or replacement of any structure shall be made in writing. This does not include repairs of the original structures without change.

The requests must include:

- a. Plot plan of lot showing location of improvement (if applicable)
- b. Elevations – front and/or side view(s) or picture of proposed improvement (if applicable)
- c. Building permit (if required by County; owner is responsible for determining if the homeowner needs a building permit.)
- d. Materials list
- e. Finished color plan of improvement
- f. Note: A bond may also be required as deemed necessary by the ACC to ensure that all construction is completed in a timely manner.

**Please mail request to:**

Superior Properties of Georgia, Inc.  
P. O. Box 490657  
Lawrenceville, GA 30049

In addition to mailing your request to the above address, modification request forms are also available online at [www.pcfarmhoa.org](http://www.pcfarmhoa.org). You may e-mail your request to [acc@pcfarmhoa.org](mailto:acc@pcfarmhoa.org). You may also send the modification request form via facsimile to FAX number 770-338-5399.

2. Any fence, satellite dish, playground equipment, shed, or any other structure, significant landscaping, or exterior modification to the original construction or lot grade on any lot in Pebble Creek Farm must receive written approval from the ACC prior to construction. (This includes changes in color.) All approved modifications must be properly maintained at all times.

3. After approval by the ACC of plans and specifications for any structure or landscaping and prior to the commencement of any construction or grading on the lot for which such plans and specifications were approved, the location of such structure shall be clearly marked on such lot. After such marking, the owner or owner's contractor shall request in writing that a representative of the ACC inspect the proposed location of the structure as marked on the lot to determine whether such location is consistent with the guidelines for location of buildings contained in these Design Standards. After receipt of such written request, the ACC shall have thirty (30) days in which to: 1) inspect the proposed location of the structure as marked on the lot, and 2) notify the owner in writing of its approval or disapproval, of the proposed location of the structure. In any case in which the ACC shall disapprove the proposed location or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the owner allow any grading or cutting of trees on the lot prior to approval of the proposed location by the ACC.

4. Once the owner has received approval from the ACC, construction, modifications, changes, alterations, or improvements must be completed within 30 days of the date on the letter of approval unless a specified length of time was requested in writing and prior approval from the ACC was granted.

Homeowners shall inform the ACC upon completion of a project so that the committee may perform a final inspection.

5. During approved construction, all vehicles in any way connected with such construction shall enter the lot or lots under construction only by the driveway as approved in the plans and specifications of the ACC. In no event shall any driveways other than those approved by the ACC be constructed or used for temporary access to any lot. All vehicles shall be parked at the lot to avoid damage to trees, paving, curbs, gutters, and any other improvements on the lot.

6. Construction debris shall be removed as often as necessary to keep the lot and any structure thereon attractive. Construction debris shall not be dumped in any area of the development unless approved in writing by the ACC.

7. When a rented dumpster is needed for repairs or construction, it shall be removed within 30 days unless an extension from the ACC is obtained.

8. Lots shall be graded in such a manner so as not to block any natural or man-made swales, ditches, or drainage structures. Earth and hay berms shall be installed on lots by the owner thereof when, in the opinion of the ACC, such lot may erode due to topography. Whenever possible, lots shall drain independently rather than to adjoining lots.

## **B. DESIGN DETAILS**

### **1. Minimum House Sizes**

- 1.1 No single-family residential structure shall be located on any lot unless said structure shall have at least 1800 square feet of heated living area.
- 1.2 No such structure shall exceed three stories in height, provided, however, that single family residential structures may, subject to approval of the ACC, be designed as split-level structures that are three stories high.

### **2. Setbacks**

- 2.1 No single family residential structure shall be located closer than fifty (50) feet from the property line on the street the structure fronts, provided, however, that less restrictive setbacks may be approved by the ACC if an exception is requested when plans and specifications are submitted to the ACC for approval.
- 2.2 In no event shall the setbacks be less than those required by the Gwinnett County Subdivision Ordinance.

### **3. Fences**

ALL fences require written approval from the ACC PRIOR to installation. See specific details in the fence guidelines on page 21 of this document.

- 3.1 All fences are to be a maximum of 6 feet in height and a minimum height of 4 feet.
- 3.2 Fence lines must be surveyed to ensure proper placement of fencing which needs to be installed on property lines. If there is an existing neighboring fence, effort must be made to attach to that fence. Exceptions to the survey or property line placement of fencing must be approved by

the ACC prior to installation.

- 3.3 Fences are to extend from the back corners of the home, and all framing must be positioned to the inside of the lot, unless an alternate plan is approved by the ACC prior to installation. Fences within a fence are not permitted. No fences are authorized in the front yard.
- 3.4 Fences must be built of decay resistant wood, composite material or other material approved by the ACC and must complement the design, texture, and color of all structures on the same lot and neighboring lots.
- 3.5 Fences are to be made of or resemble natural wood or wood stain, unless approved by the ACC.
- 3.6 Fences must be maintained at all times to include (but not be limited to) regular treatment and/or pressure washing to prevent aging appearance of wood, chipped and/or peeling paint, and regular maintenance of stain.
- 3.7 Examples of unacceptable fence styles are woven material, chain-link, chicken wire, vinyl, plastic or metal of any kind.
- 3.8 Side yards adjacent to roadways on all corner lot properties are considered front yards as described in Gwinnett County Code.

#### 4. Decks

ALL decks and deck railings require written approval from the ACC PRIOR to installation.

- 4.1 All decks must be constructed of treated wood or natural rot-resistant wood such as cypress, cedar, redwood, or composite decking.
- 4.2 Metal construction is not acceptable.
- 4.3 Limited amounts of wooden privacy screening, fencing or railings (not to exceed 42" in height) may be used.
- 4.4 Deck railings must be built of decay resistant wood or composite material or other material approved by the ACC. Black metal balusters are acceptable.
- 4.5 Wood may be stained a natural wood color and must be maintained at all times.
- 4.6 Painting of wooden decks is not permitted.
- 4.7 Decks must be constructed in the rear of the home and may not extend around the sides or the front. Any exceptions must be approved by the ACC.

#### 5. Porches, Screen Porches or Covered Patios

ALL porches, screen porches and covered patios require written approval from the ACC PRIOR to installation.

- 5.1 All porches, screen porches or covered patios must be designed so as to be an integral part of the house.
- 5.2 Such structures must be made of the same materials and finished in the same manner as the house and must stylistically match the architectural design of the house. The architectural design requirement applies particularly to locations of walls and to roof angles.
- 5.3 Any screening must match that used in the screens of the windows and all trim must be the same color.
- 5.4 Framed lattice may be permitted in certain locations but must be submitted for approval.

#### 6. Gazebos and Screened Gazebos

The placement and design of all gazebos and screened gazebos require written approval from the ACC



PRIOR to installation.

- 6.1 Temporary screened gazebos will be allowed if approved by the ACC.

## 7. Storm Doors and Windows

Storm doors and windows constitute an exterior alteration, and as such must be submitted to the ACC for prior approval.

- 7.1 In order to complement the style and appearance of existing windows and doors, storm doors and storm windows must be full view large single panes of glass, with minimal framing.
- 7.2 Framing must be color matched to the door which it covers, the trim surrounding the door or window, or color of the house trim.
- 7.3 A factory painted or anodized finish aluminum may be used, the color of which shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color guidelines contained in Section E of these Design Standards. Replacement windows and doors must be consistent with existing windows and doors in the structure.
- 7.4 Silver finish aluminum doors (including sliding doors) and windows shall not be approved.
- 7.5. Additional window film or tint may not be added.

## 8. Flags and Flagpoles

All flagpoles shall be approved by the ACC prior to installation and shall be purposefully and professionally built flagpoles, which shall not exceed 25 feet in height.

- 8.1 Wall mounted poles are permitted and limited to 4' in length and must be mounted to the house.
- 8.2 The maximum dimensions of the hoist side of any flag must not exceed 20% of the height of the pole, with a maximum of 2 flags per flagpole.
- 8.3 If the American flag is raised, the US Flag code must be followed. (refer to <http://www.ushistory.org/betsy/flagetiq.html>).
- 8.4 All banners and flags must be in good taste so not to offend anyone in the community. Flags and flagpoles must be maintained in good repair.

## 9. Sheds

No storage sheds will be permitted unless prior written approval is obtained from the ACC.

- 9.1 Storage sheds will be required to be in keeping with the design of the home with similar or better materials and color scheme (i.e., sheds must be the same color as the house). Roofing materials on the shed must match the house.
- 9.2 Siding must be horizontal.
- 9.3 No metal or plastic materials will be allowed.
- 9.4 If the house is painted a different color, the shed must be repainted as well so it will continue to match the house. If a shed is currently a color different from the house, this must be corrected when the house is painted.
- 9.5 The maximum dimension of any shed placed or built on a property shall be 12'w, 12'l, and 12'h and shall be limited to one structure per property.

## 10. Doghouses

- 10.1 Doghouses must have minimum visual impact on adjacent properties and may not be visible from the street. They are only permitted in a fenced yard and shall not be located adjacent to any property closer than 10 feet.
- 10.2 If the doghouse is going to be painted, it must be painted the color of the house.

## 11. Satellite Dishes

- 11.1 The ACC understands that the homeowner has the right to receive a signal, and the placement of the satellite dish must be in a location which will ensure adequate signal reception.
- 11.2 The FCC requires that satellite dishes must be 1 meter or less in diameter.
- 11.3 It is preferable for satellite dishes to be placed in the rear of the lot or home so as to be inconspicuous in sight from street areas. If it is necessary to have the satellite dish in the front side yard, it needs to be screened from view.
- 11.4 Any satellite dish not in use must be removed, and all must remain in good appearance at all time.

## 12. Signs

All signs must conform to the current Gwinnett County Sign Ordinance.

- 12.1 No signs shall be placed on the common property or any lot except normal, professional for sale signs, security signs issued by your security provider, job identification signs, and garage sale or booster signs on a limited basis. Rental signs and political signs of any type are not permitted. ACC written approval is required for any variation from these guidelines.
- 12.2 Security signs are not to exceed 12 x 12 inches and may be placed in the front landscaping of the home within approximately 10 feet of the door area.
- 12.3 A job identification sign no larger than 6 square feet can be posted during approved construction. This sign must be removed as soon as the construction is finished.
- 12.4 Garage sale signs must be of a professional type or made of white or colored poster board or similar material. Signs must be secured to the ground with a wooden or metal stake. Signs may be put up the evening before the sale and must be removed at the end of the sale with a maximum exposure time of (3) three days. Garage/yard sale signs may not be affixed on any county road signs.
- 12.5 Booster signs from schools or organizations are allowed to be visible for a period of (2) two consecutive weeks. Signs recognizing family member participation in a sport or school activity can be displayed for the length of season (unless it fades/deteriorates to an unsightly appearance). These signs must not exceed 2 x 3 feet in size.
- 12.6 Banners and/or signs to announce community graduates or other community events may be hung at the entrance of the community for a maximum of (30) thirty consecutive days with prior written approval from the ACC. Banners and/or signs may not cover the Pebble Creek Farm entrance signs or obstruct the view of traffic.
- 12.7 One (1) "No Soliciting" sign no larger than 12x12 inches may be placed within close proximity of the main entrance of the property or front door of home. Homemade signs are not acceptable.
- 12.8 Any signs or banners found to be in violation of the covenants, design guidelines or the Gwinnett County Sign Ordinance will be removed without any prior notice.

12.9 Handwritten signs are not permitted.

### 13. Trash Containers and Recycling Bins

- 13.1 Trash containers and recycling bins shall be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets. All trash must be placed in covered plastic containers.
- 13.2 Sealed plastic bags containing refuse, or brown paper bags containing grass clippings, leaves, etc., may be stored behind the house in such a way as not to be visible from the street until the evening before collection.
- 13.3 Trash containers and recycling bins may not be placed at the curb any earlier than the evening directly prior to the day of collection and must be returned to storage no later than the evening of the day of collection. Large items that will not fit in the trash can require arrangement of a special pick up by the trash company prior to trash pick-up day. Do not place these items at the curb unless you have made this arrangement.

### 14. Recreational and Playground Equipment

Recreational equipment includes trampolines, soccer goals, baseball nets, hockey goals, swing sets, and other such equipment.

- 14.1 Recreational and playground equipment shall be placed or installed only upon the rear of a lot as approved by the ACC.
- 14.2 All such equipment shall have minimal visual impact from the street or on adjacent properties and be properly maintained at all times.
- 14.3 Any equipment that is installed on a permanent or semi-permanent basis must be approved by the ACC.
- 14.4 Outside storage of any recreational equipment, playground equipment and/or toys shall not be visible from the street.

#### A. Playhouses or Tree Houses

Installation of playhouses or tree houses must have prior approval of the ACC.

- 14.5 Playhouses or tree houses shall be placed in the back yard and shall have minimal visual impact from the street or on adjacent properties and be properly maintained at all times.
- 14.6 If the playhouse or tree house is made of wood, it shall be constructed of materials to match the house.
- 14.7 A playhouse or tree house shall not exceed 64 square feet and 12 feet in height.

#### B. Basketball Goals

- 14.8 Basketball backboards mounted directly to the house are not permitted. Only one basketball goal is permitted per property.
- 14.9 Portable goals are permissible but may not be placed on sidewalks or streets. No materials of any kind shall be used as counterbalance/weight such as cement blocks, tires, flowerpots, sandbags, etc.
- 14.10 Permanent basketball goals may be placed adjacent to the driveway but require prior approval by the ACC.
- 14.11 The homeowner is responsible at all times to keep such structures in good condition and

repair and adequately painted or otherwise finished.

### C. Swimming Pools

14.12 No above-ground swimming pools will be allowed.

14.13 In-ground pools must be approved by the ACC prior to construction.

14.14 All pools will be subject to county guidelines.

### D. Hot Tubs

All exterior hot tubs must be approved by the ACC prior to installation.

14.15 Exterior hot tubs must be located in the rear of the house and be screened from adjacent properties.

## 15. Garages

Any change of garage doors shall be submitted to the ACC for approval.

15.1 All garage doors are to be closed except during times of entry and exit, or when someone is working in or around the garage.

15.2 Garage doors shall be coordinated with all structures on the lot and must be wood or wood look materials.

## 16. Clotheslines

Clotheslines are not permitted on any lot at any time.

## 17. Manufactured Structures

Prefabricated or factory-built structures are not permitted within the Pebble Creek Farm subdivision, and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property within the subdivision except by express written consent of the ACC.

## 18. Mailboxes and Package Delivery Boxes

All new and replacement mailboxes require prior approval by the ACC and must be applied for as explained in Section A of these Design Standards.

18.1 No mailbox, package delivery box, address plaque, or other receptacle of any kind for use in the delivery of mail, newspapers, or similar material shall be erected or placed on any lot or structure unless it shall conform to the design and specifications adopted by the ACC.

18.2 No newspaper boxes will be permitted.

18.3 A standard mailbox design has been adopted by the ACC for the entire development and must be used in new or replacement mailboxes within the Pebble Creek Farm subdivision.

18.4 All mailboxes will be one of the following designs.

a) Raphael design in a black color made of iron or aluminum.

b) Charleston design with standard size mailbox, round post in a black color made of iron or aluminum.

c) Gibraltar Victorian post in a black color made of plastic/nylon.

18.5 All existing wood or white mailbox posts shall be changed over to the Raphael, Charleston or Gibraltar Victorian as they wear out and need replacing.

18.6 All mailboxes will be of a solid black color with a red flag and be a rounded top, rural mailbox

receptacle of medium size. No square mailboxes are authorized. Numbers placed on the mailbox are to be no less than 1 inch and no greater than 4 inches in height. Numbers shall be placed on the side of the mailbox or on a black horizontal plaque mounted to the top of the mailbox.

- 18.7 Package Delivery Boxes must complement the dominant house color in texture and must be kept screened so as to conceal them from view by neighboring residences and streets.

## 19. Driveways

- 19.1 Driveways shall be constructed or repaired with non-colored concrete. Any other hard surface material must be approved by the ACC.
- 19.2 A clear concrete sealer may be applied to a concrete driveway upon approval by the ACC.
- 19.3 No paint of any color shall be applied to a concrete driveway.
- 19.4 Any driveway extension (or parking pad) must be approved and integrated into the existing driveway. No driveway shall extend beyond the garage opening. A separate driveway will not be considered. The driveway extension may not exceed to the street and must intersect the original driveway. Any re-grading required to make the driveway extension level must be preapproved. Timber or railroad tie retaining walls will not be permitted.

## 20. Motor Vehicles

- 20.1 No inoperable motor vehicle of any type may be kept or repaired on any lot, or upon any street abutting any lot.
- 20.2 The assembly or disassembly of motor vehicles of any type is not permitted except within garages, and only for personal purposes that are not business related.
- 20.3 All cars in open view must have current license plates and registrations.
- 20.4 No vehicles shall be parked on any part of the lot other than the driveway; no vehicles may be parked on any yard or sidewalk.
- 20.5 Parking vehicles on the street for any prolonged length of time is highly discouraged but all vehicles parked on the street within the PCF community shall abide by all Gwinnett County and Georgia Laws.
- 20.6 Car/truck covers must be a professional design, of a neutral color and securely fastened to vehicle. No tarps or canvas are permitted.

### A. Commercial Vehicles and Commercial Trailers<sup>1</sup>

- 20.7 No commercial vehicles are allowed. Commercial vehicles are defined in the Covenants; please see the covenants for more information.
- 20.8 No trailers of any kind are allowed to be parked or stored on any property unless placed in an enclosed garage.

### B. Recreational Vehicles, Boats and Trailers

- 20.9 No trailer of any kind, eighteen-wheeler, house trailer, mobile home, motor home, recreational vehicle, golf cart, camper, truck with cab- over camper top exceeding the height of the cab, boat or boat trailer or like equipment shall be permitted on any Lot or within the right-of-way of any street in the Development on a permanent basis or be repetitively

parked in driveways or on streets that are visible from a neighboring Lot for longer than two (2) consecutive evenings.

20.10 Notwithstanding the foregoing, any such vehicle or equipment may be stored on a Lot, provided such vehicle or equipment is kept in an enclosed space or garage.

## 21. Air Conditioning Units

All window and independent (non-central) air conditioning units, fans, and/or vents shall be installed in the rear of the home. Window or independent air conditioning unit, fans and/or vents may not be installed in the front or side of the property or be viewable from the street.

## C. GENERAL GUIDELINES

### 1. Animals

- 1.1 No livestock, animals or insects shall be kept on the outside of the home except dogs, cats, and other common household pets, provided that they are not kept, bred, or maintained for any commercial purpose.
- 1.2 All pets shall be restrained or controlled as required by the “leash laws” of Gwinnett County. No pet shall make an unreasonable amount of noise or become a nuisance. Residents are encouraged to call the police or animal control for such issues.
- 1.3 Homeowners must remove any animal waste from neighbors' yards and/or Association common property when walking animals through community.

### 2. Sight Lines at Intersections

- 2.2 No fence, wall or planting shall be permitted which obstructs vision at between 2 and 8 feet above the street. Tree branches below 8 feet must be removed if the tree is in an area that would obstruct one’s view while driving.
- 2.3 Shrubs and hedges may not exceed 2 feet in height and must be maintained at a minimum setback of 4 feet from the curb so as not to obstruct visibility of a driver. This regulation applies to all intersection of streets, cul-de-sacs, and/or driveways. (Note: Cul-de-sacs are treated as streets for all purposes throughout this document.)

### 3. Noxious Uses and Nuisances

- 3.1 Noxious uses: Each homeowner is required to keep his/her property in a clean and sightly condition. No rubbish or debris is allowed to accumulate on the property, nor is any permitted that would in any way be offensive or detrimental to any other lot in the vicinity, or to its residents.

### 4. Sidewalks, Walkways, and Patios

- 4.1 Sidewalks, Walkways, and Patios shall be constructed or repaired with concrete. Any other hard surface material must be approved by the ACC.
- 4.2 Changes to, or construction of, walkways or patios constitute an alteration that must be submitted to the ACC for approval.
- 4.3 Walkways to the front door must lead from the door to the driveway.
- 4.4 Patios must be located behind the house and have minimum visual impact on other

properties.

## 5. Solar Panels

No solar panels will be permitted without prior ACC approval. If approved, the following criteria must be met.

- 5.1 Size limited to current net metering code limitations.
- 5.2 Must be installed so as not to be visible from the street.
- 5.3 Wiring and components to be concealed.
- 5.4 Panels must be parallel to roof line.
- 5.5 Panel color must match roof or other construction and must blend in with the design of the building.

## 6. Awnings, Patio Covers

No awnings or patio covers will be permitted without prior ACC approval.

## 7. Window Treatments/Draperies

- 7.1 All window treatments/draperies visible from the street are to include a white or off-white backing.
- 7.2 Blinds and window treatments must be kept in good repair, with no broken slats.
- 7.3 Any window tinting is to be non-reflective. Colored or black tinting, foil or plastic are not permitted.

## 8. Home-based Business

The owner or occupant of a residence may not conduct any business activity unless the existence of operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the residence. Business activity is also prohibited if it involves door-to-door solicitation within the community.

# D. LANDSCAPING GUIDELINES

## 1. ACC Approval for Landscaping

A written plan for landscaping must be submitted to the ACC prior to any change in landscaping, excluding maintenance. Removal and planting of trees on a property must also have ACC approval. The planting of annual flowers and perennial flowers within existing beds or islands do not require the approval of the ACC. This plan must include a drawing to show location, variety and size of all plant materials, as well as location and description of all "hardscape" items such as fences, walls, rocks, foundations, statuary, bird baths, and so forth.

## 2. Foundation Plants

Foundation plants (*evergreen bushes along the front and sides at the base of the house*) are required. All foundation plants are to retain year-round foliage for consistency. Foundation plants include all

shrubbery located in the front and side areas at the base of the home.

### 3. Exterior Sculptures

Homeowners may have up to three exterior sculptures in front of the residence that are constructed of a natural color and material, and are no more than 24" in height. Examples include concrete or stone pieces that are not offensive to others in the neighborhood.

### 4. Hoses, Hose Boxes, and Sprinklers

All hoses and sprinklers are to be stored in appropriate containers or out of sight from the street so as not to detract from the front view of the home.

### 5. Trees

No trees having a diameter of 6 inches or more and a height of more than 8 feet above the ground shall be removed without the express consent of the ACC. It is the homeowner's responsibility to remove dead trees as soon as possible. No objectionable trees such as Cottonwood, Box Elder, Bradford Pear, or any other species of problematic trees shall be planted. Removal of trees shall include the removal or grinding of the stump so as not to be seen or extend above ground level. ***Any removal of trees without prior consent shall induce a \$100.00 fine per tree.***

### 6. Ground Cover/Mulch

All ground cover or mulch must consist of natural material in earth tone colors and is to be replaced or added to as often as necessary to maintain a fresh look. Natural materials include pine straw, pine nuggets, cedar or cypress mulch, and river rock. Pebbles, lava rock, white marble rock, shredded tires, and/or rubber mulch are not acceptable.

### 7. Edging

All edging materials must consist of natural or earth tone materials. House bricks, metal, plastic or fiberglass edging are not acceptable forms of landscape edging.

### 8. Pots, Planter Boxes

Each homeowner may have plant pots or planter boxes. All containers must be of natural materials or earth tone colors and must be maintained at all times to be in good appearance. Dead plants must be removed. No artificial plants or flowers can be displayed anywhere in the front yard (in pots, at mailbox post, etc.) except on a temporary basis for holidays.

### 9. Retaining Walls and Permanent Barbecues

Retaining walls and permanent barbecues must be submitted to the ACC for approval and may require permitting. A retaining wall is a structure that retains (holds back) any material (usually earth) and prevents it from sliding or eroding away. Any material such as brick, stone or lumber, layered or stacked, more than 12" in height shall be considered a retaining wall.

### 10. Lawns, Flower Beds, and Islands

All yard areas located on a lot shall be maintained in a neat and orderly condition, which shall include removal of leaves, broken limbs, dead trees, shrubs and flowers and other debris as necessary. Lawns shall be cut on a regular basis during the growing season and shall be maintained so that there are no noticeable



weeds, bare spots or eroded areas. Grass shall be edged or trimmed along driveway, sidewalks, curbs, house, landscape beds and mailbox post.

All non-grassed landscaped areas must be uniformly mulched with pine straw, pine bark, or pine nuggets (rocks, stone or pebbles require ACC approval). Weeds and grass must be removed from mulched areas as needed. Shrubs and ornamental trees shall be pruned regularly and may not be allowed to interfere with visibility at driveways, streets or pedestrian traffic on sidewalks. Hosing, raking or blowing materials into the street and consequently into the storm water management system is prohibited by Gwinnett County Code.

## 11. Vegetable Gardens

Vegetable garden plots are not permitted to be planted in the front/side of the house. Garden plots in the back of the house must be maintained if they are visible from the street.

## 12. Woodpiles

All woodpiles must be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets and may be maintained in the rear of the lot only.

## 13. Ponds

Construction and placement of ponds must have ACC approval. Ponds must be maintained at all times with appropriate landscaping.

## 14. Lighting

- 14.1 Walkway lighting is permitted but may not be taller than 18 inches. It must be the same color and style and must be maintained. Landscape lighting is not permitted along the driveway.
- 14.2 Security lighting attached to the home, pole or tree shall not impede traffic on any roadway or intrude on any neighboring property. All lighting shall be directed at the owner's property and shall not be excessively bright so as to cause a nuisance to traffic or neighbors. Homeowners are highly encouraged to use timers or motion sensors on all security lighting.
- 14.3 Private lamp posts shall be of a metal design and black in color. Lamp posts shall not exceed a maximum height of (8) eight feet and have a maximum light output of 150 watts of a white color. Colored lights shall not be used except on a temporary basis such as holidays and special occasions or events. All lamp posts must be approved by the ACC prior to installation.
- 14.4 Streets lights are defined as any lamp post or light fixture installed within (15) fifteen feet of any roadway. No streetlight of any type shall be installed without prior approval of the ACC.

## E. COLORS AND MATERIALS GUIDELINES

### 1. Roof

- 1.1 All roofing requests shall be submitted to the ACC for approval, even if replacing with the same color, and shall be subject to the color and material guidelines listed below.
- 1.2 No plumbing or heating vent shall penetrate the roof surfaces that face the street or streets adjacent to the residential structure.
- 1.3 All missing or damaged shingles shall be replaced with same material, style, and color shingles.

- 1.4. Roofs damaged beyond repair or roofs which cannot be matched with same style and color material must be replaced in a timely manner.
- 1.5. Metal roofs are not permitted except as an accent roof.
- 1.6. Asphalt shingles which are very dark black, shadow black, charcoal black and other trade names of various dark black asphalt roofing, dark gray, slate gray, pewter gray and other trade names of dark gray asphalt roofing, and very dark brown asphalt roofing may be used with review and approval by the ACC.

## 2. Materials and Colors

- 2.1. A minimum number of exterior materials shall be used on structures to avoid a cluttered appearance. Where two materials are used (in addition to glass), one shall be dominant.
- 2.2. Secondary materials, when used, shall complement the dominant material in texture and color.
- 2.3. Recommended Materials Include:
  - a. Stucco or similar material
  - b. Brick- All brick shall be in subdued colors and samples must be submitted for approval
  - c. Stone- shall be Tennessee Field Stone with gray mortar (no black mortar)
  - d. Certain "cultured" stones or brick may be used upon review by the ACC.
  - e. Concrete siding products such as Hardie Plank or other equivalent materials.
- 2.4. Unacceptable Materials and Colors Include:
  - a. Color coatings that simulate natural materials
  - b. Unnatural tones of brick and stone (no orange or white looking brick, no painted brick; no weeping or black mortar)
  - c. Visible silver and aluminum flashing
  - d. Unfinished standard concrete blocks
  - e. Vinyl siding
- 2.5. The exterior materials of all structures on all lots shall be harmonious and complementary.

## 3. Exterior Painting/Color Changes

No painting of any exterior surface is permitted unless prior approval is obtained by the ACC. An MRF is not required if the painting is maintenance related. All painting to include current/original colors are subject to the colors and materials guidelines as listed below and must be approved prior to the work being done. This includes all exteriors (shutters, siding, trim and doors).

## 4. Exterior Colors

- 4.1. Highly reflective colors shall be avoided.
- 4.2. A minimum number of exterior colors shall be used. When more than one color is used, one shall be clearly dominant.
- 4.3. Secondary colors shall be:
  - a. Compatible with the dominant color;
  - b. Limited to architectural details such as fascia frames and other building trim
- 4.4. High contrast colors shall be limited to major architectural elements such as entry doors.
- 4.5. Colors must be earth tones (beige, brown, olive, grey and white families). No pastels, bright colors or yellows are authorized.
- 4.6. Garage doors shall be painted in light colors usually matching the trim. No dark colors will be authorized.

## F. MAINTENANCE

Maintenance of the Lot and All Contents: The lot and all contents, improvements thereon shall be maintained in a state of good order and repair by the owner thereof. In the event any owner of a lot, entitled and required to belong to the association, shall fail to maintain the lot and improvements, the Board of Directors of the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said lot to repair, maintain, and restore the lot and the exterior of the buildings and any other improvements erected thereon. The cost of such maintenance shall be added to and become part of the assessment to which such lot is subject.

## G. AMENDMENT

These Design Standards shall be reviewed at least once a year and may be amended by a majority vote of the members of the Board of Directors.

## H. VARIANCES

Notwithstanding anything to the contrary contained herein, the ACC shall be authorized to grant individual variances from any of the provisions of these Design Guidelines if the ACC determines that the waiver of application or enforcement of the provision in a particular case would not be inconsistent with the overall scheme of development for Pebble Creek Farm.

## I. FINES

Enforcement of these Design Standards will be accomplished by a series of notification letters and if necessary, the imposition of fines to ensure compliance.

1. The Management Company, as acting agent for the ACC, will send out a letter in order to make a homeowner aware of any violation(s) or maintenance issue(s) and will give the homeowner two weeks to correct the problem. If no response from the homeowner is received or repair/project is not completed within an allotted time frame, a second letter will be sent.
2. The second letter will be sent to the homeowner by the Management Company to inform the homeowner of violation(s) or maintenance issue(s), to inform the homeowner of possible fines per the covenants, and to explain the right of abatement. The homeowner then will be given an additional two-week period to correct the issue or contact the Management Company with a proposal or plan for correction. If no communication or good faith effort is made by the homeowner, a third certified letter will be sent.
3. A third certified letter will be sent by the Management Company to notify the homeowner of a final additional ten-day grace period to correct issue(s) before a fine is imposed and will state the date the fine will begin to accrue.

**If there is no response from the homeowner within the final ten-day grace period, a fine of \$25.00 per day shall begin to accrue. When accrued fine reaches \$2,000.00, a lien will be placed on the property and the Association will begin the procedure of enforcement as outlined in the Covenants with the approval of the Board. If a lien is imposed, it can only be removed if the fine, any costs of repair that were made, and any costs associated with lien and abatement procedures are paid in full.**

## A. Repeat Offender Fine

Homeowners that chronically have issues concerning their property will be considered "Repeat Offenders". The Board has voted to approve a fine of \$200 on homeowners that are notified for the same offense three times in one consecutive 365 day period, or that are notified for different issues six times in one consecutive 365 day period (commonly referred to as a "rolling year") as long as two violations are of the same offense in one consecutive 365 day period.

## B. Modification Request Form and/or Rental Agreement Form Fines

The Pebble Creek Covenants require forms to be filled out and approved before making exterior modifications to our homes or renting in this community. These forms are on our web site [www.pcfarmhoa.org](http://www.pcfarmhoa.org) or can be obtained from a Board member by request.

The Board has voted to change the fine schedule for those who fail to obtain a Modification Request Form and approval before making modifications to their homes, and impose a fine schedule for those who rent homes in the Pebble Creek Farm community without filling out a Rental Agreement Form and obtaining approval.

## C. Appeals Process

1. A homeowner may appeal any violation to the President of the HOA and request a hearing up to ten (10) calendar days after they have received their third violation warning. The third warning is a certified letter that will be mailed via the USPS and will accurately describe the violation and inform the homeowner that a fine is pending. After the ten day period if no appeal has been filed then the homeowner has waived all rights to an appeal.
2. Hearing: If a hearing is requested, it shall be held before the Board in executive session, and the alleged violator 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.

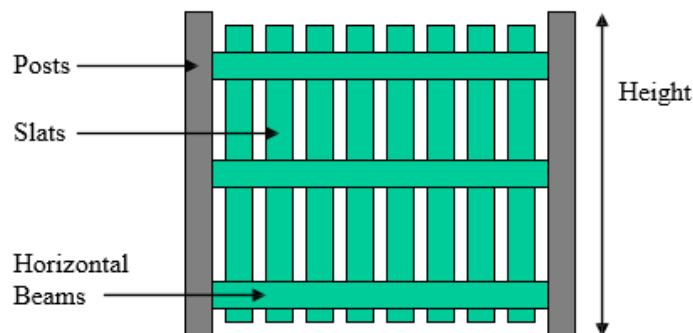
## D. MRF Request for Reconsideration

If a submitted MRF gets denied the homeowner may submit a Request for Reconsideration to the ACC. In the request the homeowner must outline why they believe the MRF meets the guidelines of the Design Standards and should be approved. The ACC shall take the request into consideration and all decisions will be final.

## Fence Guidelines

All fences within the Pebble Creek community must meet the following guidelines. This memo is to serve merely as a guide for designing a fence, as fence plans must be submitted in writing for approval before construction begins.

- 1) Fences must follow the property lines for the entire back yard, starting at a point at the back corner on one side of the house and ending at the back corner on the other side of the house, to run the entire perimeter of the back yard. Fences must also run with the slope of the land.
- 2) Fences cannot exceed six (6) feet in height and must be at least four (4) feet in height.
- 3) Fences should be constructed of pressure-treated wood, cedar or a wood look composite; no metal or wire fences of any kind or split-rail fences are allowed. Other materials will be allowed only if a specific situation requires them.
- 4) Fence posts must be vertically level and set in at least one foot of concrete.
- 5) Distance between fence posts must not exceed eight feet; posts should be evenly spaced along property lines. Double gates should not exceed 10 feet in total width.
- 6) Fence must be the same design and material for the entire length of the fence; gate must be the same design and material as the fence.
- 7) Slats in fences must be supported by at least two horizontal beams; if fence is one-sided, these beams must be on the inside of the fence (facing the fence owner's home).
- 8) If fences are to be stained or painted, the color must be approved in advance.
- 9) Any gaps between neighboring fences must be concealed at front and back, and that area must be maintained like the rest of the yard. It is preferred that there are no gaps.
- 10) The fence design submitted for approval must include the following elements (see drawing below for definitions):
  - Fence height (from ground to top of post and ground to top of slats).
  - Post type (plain, pointed, etc.) – diagram or picture helpful.
  - Slat type (plain, dog ear, etc.) – diagram or picture helpful.
  - Fence design (picket, privacy, etc.) – diagram or picture helpful.
  - Fence materials.
  - Drawing of area to be fenced – land plat helpful.
  - Planned color (if any).



- 11) Fences must be maintained over time, including replacing any loose slats, re-painting/staining, and other necessary maintenance. In addition, grass and other plants along both sides of fences up to the lot line must be trimmed regularly by the fence owner, unless this would require trespassing.

## Paint Guidelines

- 1) Trim color should provide a significant contrast in color (colors should not be too similar to one another).
- 2) Colors submitted must be earth tones (in the beige, brown, olive, or grey families). No pastels or yellow tones will be considered, even if this was the original house color.

- 3) The ACC is willing to approve darker colors, as the trend in new neighborhoods is toward darker colors than most Pebble Creek homes were originally painted. However, the following is a list of siding colors from two different paint companies that represent the darkest colors that the ACC is willing to approve for houses in the neighborhood:
- Sherwin Williams - SW 9091 Half Caff
  - Behr - ECC-25-1 Rocky Ridge
- Color samples from any paint company will be approved, as will colors in other families (beige, brown, olive, or grey), so these sample colors are to serve merely as a guideline as to how dark the ACC is willing to allow.
- 4) Requests to paint a house the same color must include paint colors (manufacturer's name and color name/number) for our files.
- 5) All painting requests must include a color picture of the house being painted (picture must show siding, trim, and accent -- shutters and front door -- colors). Also, each color sample to be used must be provided, including white and black, since there are significant variations in color available. Please also provide manufacturer's name and color name/number with request.
- 6) Gutters and downspouts should be painted the same color as the trim. Garage doors should be painted the same color as the trim, unless there is siding on the front of the house, in which case the ACC may state in the approval letter that either color may be used. Paint on chimney trim should be the same as color of rest of house trim.

Adopted the 15th day of October 2008, by the Pebble Creek Farm Board of Directors.  
Amended the 1st day of April 2021.

Jill Lemons //signed//      President

Gene Shelley //signed//      Secretary



