

Renaissance Lakes

Architectural Control Guidelines

PROCESS:

Pursuant to Article 6, 3 of the Bylaws, resident's wishing to make exterior alterations must complete the architecture review application form and submit the ARC for review. The ARC shall meet as necessary to review applications received within 30 days of receipt. If a longer period is needed the applicant will be informed within 15 days of submission. After submission if there are any modifications, alterations, or additions, they will be reviewed and acted upon by the ARC.

What if you don't wait for approval?

Proceeding with an improvement or alteration prior to obtaining written approval is a violation of the covenant and is done at your own risk. You could then face the cost of removing or modifying the alteration to comply with the ARC's decision. If no action is taken to resolve the violation the ARC will take additional actions as specified in the Renaissance Lakes covenants / ARC policies & Procedures. The ARC will not be influenced for or against the application if work is commenced prior to approval, therefore residents are strongly encouraged not to undertake construction, painting or alteration in advance.

EXCEPTIONS:

Homeowners may apply in writing for appropriate exemptions. Such exemptions will be considered on a case-by- case basis, and approved in writing before work can proceed.

Please retain the Renaissance Lakes Architectural Review Committee's Control Guidelines as part of your permanent papers.

The following projects or modifications require HOA ARC approval:

1. Proposed changes to the colors and finishes of building's exterior walls, trim, windows, or doors. Such changes will require an ARC change application. Colors shall be in harmony with other existing homes or colors like the original color scheme in Renaissance Lakes subdivision. Unpainted surfaces and un-stained surfaces, such as brick or stone, shall not be painted or stained.
2. Proposed shingle or metal clad reroofing. Color samples shall be provided on request.
3. Addition of any stone or alternate exterior siding.
4. Any landing, patio, or balcony.
5. Attached deck changes or additions. Design plans, color, layout, and materials shall be reviewed by ARC.
6. Major landscaping and or removal of a live tree, above 6" trunk diameter.
7. Window and exterior door replacement if not of similar style and color.
8. Installation of a TV or internet dish.
9. Installation of TV or another antenna.
10. Installation of solar panels.
11. Installation of a new driveway, and / or extension of existing driveway.
12. Installation of a new driveway, and / or extension of existing driveway.
13. Major property landscaping and / or removal of mature vegetation.

The following elements are prohibited:

1. Swimming pools or free-standing hot tubs.
2. Installation of a permanent fire pit or grill in a Front yard or along the side of any corner lot period (No grilling in front or side yard).
3. Installation of a dog run.
4. Installation of a new, freestanding garage or office storage structure.
5. Trash cans in front or side of dwelling (Side of dwelling only if fenced from view of street (with approved fencing by ARC). Trash cans are placed on the street the evening before pickup and removed from the street the evening of pickup.
6. Permanent clothes lines.
7. Play structures, zip lines, slack lines, climbing structures (must be in rear of dwelling).
8. Bright lights, including spotlights, shine into neighbor's yards.
9. Trash shall not be left in the front yards, longer than 15 days.
10. Trees shall be trimmed to maintain their health, and to prevent encroachment upon neighboring properties.
11. Installation of separate residential structure.
12. Parking on grass and or curve is strictly prohibited.
13. Business is strictly prohibited; Renaissance Lakes is a residential Community.

GUIDELINES:

Lawn:

All front lawns must be Bermuda Grass.

1. No lawn grass above six (6) inches.
2. All lawns are to be free of weeds.
3. All Lawns should be edged; no lawn should have overhanging grass.
4. Curbing in front of property is homeowner's responsibility, and should be kept free of weeds.

Garden:

1. Flower gardens and islands must be free of weeds, and well kept.
2. All vegetable garden(s), must be in rear of dwelling.

Plants:

1. Shrubbery enhances the appearance of your dwelling, and must regularly be trimmed and shaped. Dead shrubbery must be removed.
2. Trees must be periodically pruned and trimmed (to prevent over growth), and dead limbs removed.

Driveway:

1. Drive way should be free of cracks (cracks can be filled with similar material).
2. Driveway should be free of stains (oil), mildew or spots (power washing is an option).

Windows:

Appropriate window dressings are required.

1. Window dressings should present an orderly and uniform appearance from the street (sheets, newspapers, foil, blankets, etc., are prohibited).
2. Fans in windows are prohibited.
3. Window unit air condition units are prohibited.

Mailbox:

1. All RLS Mail box(s) post, and address labels are made by Strickland Metalcrafts Inc, 6222 James Rd. Austell, Georgia 30168 (see attached box & post) 770-732-9391 or contact RLS Board. Your mail box can be purchased

at Lowes or Home Depot, etc. The Mail Box Post cannot be substituted for another style.



2. Mail box and post color are black, and must be in good repair at all times.

Exterior Dwelling:

1. Any changes to the exterior color, improvement(s) to the lot, or dwelling must be approved by the Architectural Review Committee.
2. New windows and doors should match the type and style used by the builder.
3. Gutters and downspouts must match those existing in color and design (unless otherwise approved).
4. Paint color sample must be submitted for approval.

Other Considerations:

Certain activities or property use are prohibited within Renaissance Lakes (refer to covenants, Article VI for more detail). These include but are not limited to the following:

1. Activities that constitute an annoyance to the neighborhood. These could include regular parking of vehicles on the lawns, sound system that create noise that can be heard beyond property lines, auto repair or similar setup in one's, garage, or driveway, any business run out of RLS residence.
2. Outdoor storage of trash, building materials, equipment, trailers, boats, ATV's, garden supplies, cluttered front yards (keep front yards free of clutter).
3. Vehicle parking and storage on site requirements are found in the Renaissance Lakes rules regulation and policies (refer to Article VI, Section

4. No items (toys, bikes, garden equipment, trash containers, wood, recycling bins, etc.) may be left in front or side yards when not in use.

In sum: the Renaissance Lakes ARC guidelines are intended to institute a process by which to manage change within our community, ensuring we maintain our community's standards and beautiful appearance.

The Application and Review Committee Process: Declaration of Protective Covenants, Article 6, Use Restrictions and Rules.