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Lake Sovereign Homeowners Association

Architectural Review Committee Procedures and Standards

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Section i

Architectural Review Committee Procedures
and Standards Overview

Change Report

July 30, 1997 as amended August 4, 2003, October 1, 2004, December 20, 2005 and November 11, 2008 by the Association Board of Directors. These amended Standards replace the prior amendment Dated December 20, 2005. All defined terms in these standards retain their definitions as defined in the Association primary governing documents, the Declaration, as amended and the By-Laws. These ARC Standards are to be reviewed in conjunction with the Declaration as some of the governing covenants are explained in more detail in these Standards.

Executive Summary

These ARC Standards are written pursuant to Section 5.03 of the Declaration of Covenants, Conditions and Restrictions for Lake Sovereign Subdivision as follows:

Architectural Review Committee (“ARC”)

In order to provide a high quality environment for all Owners and to control the type, quality and aesthetics of the Community, the Association shall establish and maintain an Architectural Review Committee (“ARC”) which shall have the exclusive jurisdiction over original construction on the Lots and over modifications, additions or alterations made on or to any dwelling as well as the open spaces of all Lots.

Promulgate Standards

The ARC shall promulgate architectural and environmental standards and applicable procedures which it shall make available to all Owners, builders and developers who seek to construct or modify any dwellings within the Community. Such standards and procedures may be modified by the ARC without the consent of any Owner.

ARC Approval Required

No construction of any building or structure, or modification of the exterior of any buildings or structures (including without limitation changes in paint color, roof replacement with a different color) and changes to the open spaces of any Lot (including without limitation changes in landscaping, lot grade, yard ornaments, exterior structures or equipment of any kind or description) shall be permitted without the express written consent of the ARC which may be withheld or delayed in its sole discretion.

ARC Decision Final

All original construction and all modifications shall be performed in strict accordance with the final ARC approval. The decision of the ARC shall be final and conclusive. Neither the Declarant, the ARC nor its members shall be liable to any person under any theory or circumstance in connection with the approval or disapproval of any submission to the ARC, including, without limitation, any liability based on the soundness of construction, the adequacy of the plans and specifications, or otherwise.

Completion Requirements

In the event construction does not commence on a project for which the ARC has given its approval within one (1) year of the date of such approval, such approval shall lapse and it shall be necessary for the Owner to resubmit to the ARC for renewal of its approval. All approved landscaping must be completed within thirty (30) days of completion of the construction of a dwelling.

Section ii ARC Approval Process

Overview of Approval Process

The following is an outline of the procedures required to receive the approval by the Architectural Review Committee (ARC).

ARC Application

- All Owners are required to follow the applicable procedures to obtain ARC approval before new construction, changes to new construction plans or additions to their existing residence.
- Owners are required to complete an Architectural Review Committee Application. Applications must be submitted 30 days prior to the start of work.
- The ARC shall have a minimum of fifteen (15) business days to approve or reject application.
- All owner accounts must be in good standing as to payment of initiation and maintenance fees, other outstanding fees and expenses as well as compliance with all applicable provisions of the Association governing documents.
- Accounts which are not considered in good standing will not receive consideration from the ARC for any submitted item, until the account is brought current.
- The date the account is brought current with collected funds will be considered as the submission date to the ARC.

Owners Must Be in Good Standing

Owners must resubmit any proposed changes to the previously approved plans.

Changes to Approved Plans

- The ARC shall have an additional fifteen (15) business days to complete their review of any proposed changes and shall respond in writing to the Owner request.
- Should such changes affect the exterior of the home or its location on the lot, such changes must be approved before construction begins.
- Any violations of approved design documents may be subject to restoration to the original approved plan, a special assessment and/or legal action.
- Additional ARC reviews of previously approved requests will be assessed a \$50.00 review fee to be made payable to the Association at the time of the resubmitted plans. This fee may be waived at the discretion of the ARC.

Many of the items addressed in these ARC Standards are further clarification(s) of governing document covenants to assist owners when contemplating changes or additions to the landscape or exterior of their lot or home.

Section One New Construction and New Construction Addition to an Existing Residence

Initial Review The Owner must submit an Architectural Review Application (refer to the website, www.lakesovereign.net for a copy) and two sets of initial plans consisting of the following:

- Preliminary Plans**
- Preliminary site plan to include grade and drainage indicators
 - Preliminary exterior elevations (all sides)
 - Preliminary floor plan layout
 - Preliminary roof plans

The ARC will review the application and design document within fifteen (15) days and return one set of plans to the Applicant with the appropriate comments “redlined”.

Major Review The Owner must submit final construction plans (two sets) before application for any applicable building permits or governmental approvals, along with the following:

Final Site Plan

1. The lot location of each house must be approved by the ARC, prior to construction. Final plan site (must show location of existing neighboring structures/improvements, setbacks, retaining walls, flow of downspouts, erosion control measures, a final floor elevation and native vegetation to be retained, and must include a topographic survey and a site grading and drainage plan.) The lot must be “string lined” to identify trees to be removed. Owner will make a best effort, in conjunction with the ARC, to save as many trees as possible on each Lot. All drainage flexible hoses attached to downspouts are to be buried.

2. Final floor plan(s)

3. Final Building Section(s)

4. Final exterior elevations, including specifications, materials and colors.

5. Roofs (must show structure and materials).

6. Exterior facia and trim, including section details, materials and color selections

Final Landscape Plan

7. Final landscape plan (note: if preferred, the final landscape plan may be submitted during the construction process, however a charge of \$50 will be payable upon submission.) If the landscape plan is submitted as part of the initial review, no additional charge will be imposed. Greater landscaping emphasis will be placed on rear yards of lake and estate lots due to their increased visibility within the neighborhood. This fee may be waived at the discretion of the ARC.

Section One **New Construction and New Construction Addition to an Existing Residence (Continued)**

Final Landscape Plan (Continued)

8. No plant material should be ordered prior to approval of the landscape plan. The ARC has fifteen (15) business days to complete their review. The landscape plan must include the following:

- a) Sidewalk location(s), size, and material
- b) Retaining wall location(s), size and material
- c) Location of utility service connections (telephone, cable, power, etc.) adjacent to the street, and proposed landscaping to screen these elements from view
- d) Complete planting identification of plant species and size of materials to be used and;
- e) Complete irrigation plan, including water source, if applicable. (Note: irrigation of front yard landscaped and turf areas is mandatory for non-lake Lots. Lake Lots and Lots whose back yards are visible from a main thoroughfare are required to have irrigation in front and back.)

Final Site Plan

9. Exterior doors, light fixtures, and garage doors, including specifications materials.

10. Patios, decks, balconies, porches, including specifications and materials

11. Privacy fences/walls or lanais (must show design details and materials).

12. Screen enclosures, including structure and materials.

Color Selections

All color selections for items indicated above in sections 8 through 12 may be submitted together for review and approval after the Major Review, since typically color selections are made later in the construction process. No additional charge will be imposed provided all color selections are submitted as a group. Should additional reviews be required the \$50 review fee will be imposed for each additional color review. This fee may be waived at the discretion of the ARC.

Erosion Control

13. All disturbed areas on the Lot and the area between the Lot and the curb shall be sodded with Bermuda or Zoysia grass or may be mulched landscape beds provided, however, the rear yards may be seeded, with the exception of Lake Lots and rear yards of Lots visible from a main thoroughfare. Owners are required to install and maintain appropriate erosion and sedimentation measures in order to avoid siltation in any common area, particularly the lake and the property of any other Owner. Once a home has received a Certificate of Occupancy, erosion control devices will not be allowed without ARC approval. A thirty-day extension may be considered, while final landscaping is completed.

Section One **New Construction and New Construction Addition to an Existing Residence (Continued)**

Approved Plans

14. Landscaping must be completed no later than thirty (30) days after final inspection by the building inspector or prior to occupancy, whichever is first. Landscaping materials should be native to or compatible with the local area and climate. Tropical plants, which must be covered during the winter months, are not considered compatible with the climate. Artificial plants are discouraged for exterior use. If artificial plants are utilized, they must look real (non-plastic and appropriate to the season), and they must be replaced if and when they become ragged and faded.

Damage to Common Areas

15. Any damages to common areas, adjacent homeowners' properties or application's own property caused during construction, included but not limited to sprinklers, turf, pipes, drainage swales, roadways, sidewalks, etc. must be returned to pre-construction condition at the expense of the applicant homeowner. All such repairs must be completed within 30 days of final inspection and/or substantial completion of the project. This also includes the removal of any stains on streets or sidewalks from leaking oils, paint, chemicals, etc. Please ensure that your contractor is aware of these requirements.

The ARC will review all design documents and return one (1) set of approved plans to the Applicant.

Section Two Architectural Design Guidelines

Required Review	Owners are required to review the Declaration of Covenants and these Architectural Design Guidelines with their architect and builder(s).
Exterior Walls	1. Acceptable materials include brick, stucco, synthetic stucco, stone, composite siding such as hardy plank and wood siding.
Stucco or Synthetic Stucco	2. Stucco is an acceptable foundation covering material and will be installed on a minimum of three (3) sides of the home, unless it is on a lake or an estate lot, then it will be installed on four (4) sides of the home. Stucco and synthetic stucco must be painted or integrally colored. The ARC must approve all colors.
Stone	3. Natural or cultured stone with natural colored mortar joints will be an acceptable foundation covering material. It must be used on a minimum of three (3) sides of the house from the foundation up to the 1 st floor. On a lake lot or an estate lot, these materials must be installed on four (4) sides of the foundation.
Brick and Mortar	4. The ARC, in advance of ordering, must approve all brick and mortar colors. Black mortar or weeping mortar joints will not be acceptable. Brick is an acceptable foundation covering material and must be installed on a minimum of three (3) sides of the homes. On a lake lot or an estate lot, these materials must be installed on four (4) sides of the home.
Siding	5. All siding on side and rear walls, when used in conjunction with brick or stucco, shall be painted a warm tone to blend with the brick or stucco material. Siding may be used on the front only with a “country porch” design and must be used in conjunction with a brick or stone water table (base), and such water table shall have a minimum of two (2) feet exposure on the front
Foundation and Retaining Walls	6. Foundations must be covered with stone, brick, or stucco, as outlined in 2, 3, and 4 above. Retaining walls, visible from the street, will be covered with matching material, unless otherwise approved by the ARC.
Roofs	7. Roof pitches shall be no less than 10/12 unless otherwise approved by the ARC. Roof colors shall be black, black blend or charcoal blend only. Brown roofing will not be acceptable. Existing homes re-roofed with the same color and shingle style as previously approved require not additional ARC approval. The primary roof materials shall be dimensional or architectural type shingles or equal, which may include slate or cedar shingles. Architectural features such as porches, bay windows and roofing corners may have copper or other metal roofing however, these features must be approved by the ARC during the review of construction plans, as detailed in Section I.
Chimneys and Roof Fixtures.	8. Chimneys and roof fixtures may be finished only in brick, stucco, or stone materials. Other materials may be considered; however, these should be in keeping with the style and colors of the house and must be approved by the ARC during the Review, as detailed in Section I. Exterior chimneystacks must be continuous to finish grade, unless visible from any public or common area. Roof stacks and plumbing vents must be placed on the rear slopes or roofs. Sheet metal and PVC work such as roof caps, flashings, plumbing vents, and chimney caps must be painted to match the roof colors or black. Gutters and down spouts must be painted in colors approved by the ARC.

Section Two **ARCHIECTURAL DESIGN GUIDELINES** (Continued)

Windows and Doors

9. All windows and doors shall be wood or vinyl clad and match the primary trim colors of the house. Louvers and window and door screens must be anodized bronze or factory finished colors compatible with the primary and trim colors of the house. No bright plated metal exterior doors, screens, windows, louvers or other closures shall be used.

Exterior Colors

10. Primary colors for siding, stucco, and trim must be confined to lighter earth tones, which are compatible with the natural environment. The ARC must approve all exterior colors on speculative or contract houses. If existing houses are repainted in the same colors as previously approved, additional ARC approval is not necessary. Color changes for existing houses, however, must have ARC approval prior to repainting. Samples will be required, or one side of a house may need to be painted if color is questionable, to determine if the color is acceptable to the ARC.

Stoops, Porches and Decks

11. Vertical supports for wood decks and porches must be a minimum of 6”x 6” wood posts or metal poles painted to complement the exterior of the house. No wood stoops (excluding newels, balusters, and columns) or wood steps shall be visible from the street. The ARC must approve all exceptions. All deck materials must be pressure treated lumber, cedar, redwood or composite materials of a color to complement the exterior of the house. Special attention should be given to the design of decks and porches at the rear of lake lots or estate lots, because of their increased visibility from thoroughfares and neighboring properties. Uniform spacing of columns, decorative columns, or full or partial masonry encasement of columns is encouraged at these rear locations.

Driveways and Walkways

12. Driveways and walkways shall be broom finished, stamped concrete or a paver system of natural color. Curved driveways are preferred.

Mailboxes

13. All mailboxes and supporting posts will be of the established, uniform Lake Sovereign design. No additional information other than street address numbers, in the established Lake Sovereign font, color and size is allowed on the approved mailbox post. See the ARC section of the website, www.lakesovereign.net, for the mailbox architectural specifications.

Garages

14. Two-car garages are required at a minimum, although three-car garages are preferable. All garages shall be side, rear, or courtyard entry, unless otherwise approved by the ARC. Garage doors shall be consistent in color and material with the exterior of the house. No garages may be enclosed for the purpose of living space without ARC approval, and without first providing for the replacement of the existing garage.

Minimum House Size

15. For non-Lakefront lots no single family residential structure shall have less than 2,500 square feet of heated living space for a single level structure and no less than 2,800 square feet of heated living space for a multi-level structure. For Lake front lots and estate lots the minimum square footage requirement for heated living space shall be 2,800 for a single-level structure and 3,200 for a multi-level structure.

Section Two ARCHIECTURAL DESIGN GUIDELINES (Continued)

**Construction
Completion**

16. Construction is to be completed within twelve months from the beginning of land disturbance. Owners who fail to complete construction within twelve months must present a completion plan for approval by the Board of Directors of the Homeowner's Association. Failure to obtain Board approval may incur a charge equal to the annual maintenance fee for each month construction continues after the twelfth month. This penalty will be billed on a monthly basis and a lien will be filed against the property for unpaid penalty amounts.

Section Three Construction Period Lot Maintenance

Owner's Responsibility	<p>The Owner is responsible for builder compliance with the following standards:</p> <p>1. The Owner shall be responsible for all damage resulting from a builder's work, the work of his subcontractors, and the work of his suppliers to Association common property, street, utilities and drainage improvements, including, but not limited to catch basin covers, curbing, streets, the Private Road, water mains, power lines and telephone lines.</p>
Trees	<p>2. The Owner shall mark and save the maximum number of trees on each lot.</p>
Land Use Regulations	<p>3. The Owner shall comply with all ordinances, rules and regulations of Cherokee County relating to erosion and siltation control. If construction has not commenced within sixty days of installing erosion control fencing, the fencing is to be removed and the area immediately restored to its original vegetated state. Failure to comply may result in erosion control devices being installed by the Association and charged to the lot owner at cost plus one hundred (100%) percent (for administration and supervision). All erosion control work performed by the Association will be contracted with a reputable licensed, insured contractor familiar with current erosion rules and statues. The owner shall reimburse the Association for said amounts upon demand, and the failure to make any such payment shall result in the filing of a lien upon the Lot and may involve legal action.</p>
Abatement for Erosion Control	
Explosive materials	<p>4. The Owner will notify the ARC of any need to use explosive materials on a building site and shall comply with all applicable ordinances, rules and regulations regarding such use.</p>
Construction Lot Maintenance	<p>5. The Owner shall confine all construction activities and construction materials and debris to the Lot.</p> <ul style="list-style-type: none">▪ Clearing debris, including, but not limited to stumps, trees, and trash, shall not be burned on a Lot and construction materials should be removed as often as necessary in order to keep the house and Lot in an accessible and attractive condition.▪ Clearing debris shall not be dumped or disposed on any Lot or area in the Development.
Nuisance Control	<ul style="list-style-type: none">▪ Streets are to be kept clean and any refuse or debris is to be picked up and not swept into the storm sewers.▪ The Owner or builder must maintain the Lot and house in an attractive and sellable manner until the house is sold and closed.▪ The ARC, on behalf of the Association, will provide written notice to the Owner if the appearance of the Lot is deemed to be unacceptable.▪ Compliance with regard to such notice shall take place within three (3) working days from the date of such notice.

Section Three Construction Period Lot Maintenance (Continued)

- Nuisance Control Abatement**
- In the event of non-compliance by the Owner, the Association reserves the right to enter upon the Lot to perform said clean-up.
 - The owner shall be required to reimburse the Association for expenses at cost plus one hundred (100%) percent (for administration and supervision).
 - The owner shall reimburse the Association for said amount upon demand, and the failure to make such payments shall entitle the Association to file a lien upon the Lot and to take legal action.
- Construction Dumpsters**
- Owners will provide dumpsters for construction waste and locate all dumpsters on the related Lot.
 - Dumpsters will be emptied as soon as they are filled to capacity. Capacity is defined as not to exceed the top of the dumpster. All dumpsters shall be covered when leaving the neighborhood to prevent blowing debris.
- Construction Vehicles**
6. No construction vehicles are to be left in the street overnight. Should there be an extraordinary need to park a construction vehicle in the street, it shall be limited to twenty-four hours and the vehicle is to be clearly marked with reflective material to avoid interference with residential traffic. Construction vehicles may be parked within the boundary lines of an active construction site for a single twenty-four hour period, but not for consecutive nights. Any vehicle parked in violation of the provisions of this paragraph without approval by the ARC, will be subject to being towed, at the Owner's expense.
- Construction Site Signage**
7. The Owner shall not erect or post signs on any Lot other than For Sale signs approved by the ARC in accordance with the signage standards provided in Section Five of these Standards. Subcontractor, supplier, and other unauthorized signs will not be permitted at any time.
- Driveways**
8. The Owner shall backfill, grade, and pour driveways to the home as soon as possible, to facilitate ease of access to the homes, by both agents and customers. Owners are required to provide walk boards prior to installation of drives and walks.
- Vacant Lot Dump Site Restrictions**
9. Owners will not use other vacant properties (even if they are the Owner of a vacant property) as dump sites for any construction materials (including waste concrete) or other vegetation such as dead trees, grass clippings, etc. The goal of the Association is to maintain vacant lots to a minimum maintenance standard to preserve a maintained neighborhood appearance.

Section Four Exterior Home Features

Fences, Gazebos, Walls, Terraces, Decks and Arbors

1. All proposed gazebos, walls, wood fences, terraces, decks and arbors must be of a unifying design, consistent with the architectural character of the house and approved by the Architectural Review Committee. Fences shall be limited to decorative black metal, wood materials of natural wood colors and shall be located in rear or side yards, only. All referenced items in this section shall be maintained in a good state of repair. All chain link fences are prohibited, except in connection with community recreational facilities. (Ref: Section 5.14, Second Amendment to Declaration dated April 16, 2003.)

Statuary, Benches, Bird Baths and Sculpture

2. All statue, statuary concrete and/or cement figurines, bird baths, benches and sculpture, if visible from the street, should be tasteful, blend with the natural environment, be in keeping with the style of the house, and be approved by the Architectural Review Committee. (Ref: Section 5.17, Second Amendment to Declaration dated April 16, 2003.)

Exterior Lighting

3. All exterior lighting must be a low level, non-glare type and located to cause minimum visual impact to adjacent properties and streets

Compressors and satellite dishes

4. Compressors for central air conditioning units and satellite dishes must be placed in a location, which will not cause a nuisance to neighbors or be in an active area on the Lot. Compressors and satellite systems must be screened from the street by landscaping or hidden from view by a portion of the home.

Antennae

5. No exterior antennae of any kind shall be placed, allowed, or maintained upon any portion of the Development, including any Lot, if such antenna is visible from any public or private street providing access to or located within the Development. An owner may place a satellite dish no larger than 18 inches in diameter on his Lot. Each Owner and occupant of a Lot acknowledges that this provision benefits all Owners and occupants of Lots and each Owner and occupant of a Lot agrees to comply with this provision despite the fact that a larger dish, a taller antenna or a more visible location would be the most cost-effective way to transmit or receive the signals sought to be transmitted or received. (Ref: See Declaration section 5.09)

Play Equipment

6. Play equipment must be located where it will have a minimal visual impact on adjacent properties and streets. For example, basketball goals must be located behind the front line of the home and may not be attached to the primary structure. When possible, it is preferred that basketball goals be screened from a main thoroughfare and lakeshore view. Swings, play structures, and other exterior play equipment must be constructed of wood (metal or plastic are not permitted). All play equipment (exclusive of wearing surfaces such as slide poles, climbing rungs, swing set chains, etc.) should be painted dark earth tones to blend into the surrounding environment.

Free Standing Structures

7. Free standing playhouses, tree houses, and detached storage buildings are not permitted. Any structure in addition to the primary residential structure must be submitted to the ARC for approval.

Section Four Exterior Home Features (Continued)

Hot Tubs and Swimming Pools

8. Exterior hot tubs and swimming pools must be screened from adjacent properties and streets. If visible from the lake, hot tubs and swimming pools must compliment the architectural style of the home and be landscaped to blend aesthetically with the lake. Every effort should be made to provide screening with landscaping. All pumps, filters and other equipment for pools, spas and hot tubs must be located where they will not cause a nuisance to neighbors and must be screened from view. All local statutes and ordinances must be complied with. All appropriate oversight approvals will be submitted and approved before any request is submitted to the ARC.

Doghouses

9. Doghouse exterior colors and materials must relate to the exterior of the house on the Lot. Doghouses shall be screened from view from surrounding streets and discretely located so as not to cause a nuisance to neighbors. (Ref: See Section 5.07 of the Declaration, Nuisance. Clotheslines and/or fenced "dog runs" are not permitted in the Development.)

Decorative Flags

10. Ornamental flags, school flags and official country or official state flags may be employed to compliment homes within the community. Other flags and banners that, in the opinion of the ARC, are obtrusive shall not be installed.

Window Coverings

12. All window treatments facing the street, in addition to homes with windows visible from a main thoroughfare or the lake, must be lined in white to give the neighborhood a uniform look from the outside. The type of window treatments may include, but are not limited to, a white sheer, white blinds, white plantation shutters or white-lined curtains. No temporary window coverings such as sheets or newspaper are allowed.

Stained Glass Windows

13. Stained glass windows and glass blocks are not permitted in doors or windows visible from a main thoroughfare or the lake. All requests for lead glass doors and windows should be submitted to the ARC and should blend with the architectural style of the home.

Environmental Conservation Equipment

14. Windmills to generate electricity or pump water are not allowed. Solar panels will not be allowed. Generators are to be used only in case of emergency during a power outage. Owners should take extra measures to keep generator noise to a minimum during nighttime hours so as not to create a noise nuisance.

Section Five Signage

Signs	No sign of any kind shall be erected by an Owner or occupant of a Lot within the Development. Notwithstanding the foregoing, residents shall have the right to erect reasonable and appropriate “For Sale” and “For Rent” signs. (Ref. Section 5.04 of the Declaration)
Guidelines	The ARC has determined the following guidelines to further clarify the above referenced Section 5.04, what is defined as reasonable and appropriate:
For Sale	<ul style="list-style-type: none">• One “For Sale” sign and one information sheet carrier per property. A corner property does not warrant two signs. The information sheet carrier is to be located adjacent to the “For Sale” sign. No “For Sale” sign may be placed in a rear yard.• Properties offered For Rent will be restricted to one sign• All signage must be professionally printed. No hand printing or painting.• Signage denoting property details such as “hard coat stucco”, financing and qualifying buyer details must be contained as a “banner” on the allowed signage. One banner per sign is allowed.• All signage shall be of a material which is rigid and cannot be blown or bent in the wind. Acceptable materials are wood or metal.• Vacant Lots will be offered for sale with a traditional real estate sign not to exceed six square feet in size. No estate signs will be allowed.
Estate Type Signs	<ul style="list-style-type: none">• Preferable signs to be used when offering homes for sale are the “Estate Type” sign. Typically this is a sign hung from a modified “T” post or located between two architectural style posts. Estate type signs will be limited to six square feet (2 feet x 3 feet) of signage and not to exceed four feet in height in accordance with the Cherokee County Zoning ordinance Article II. A traditional real estate sign may also be used for home sales provided it does not exceed six square feet.
Temporary Signs	<ul style="list-style-type: none">• One temporary sign (i.e., garage, lawn sales, etc.) may be installed on the homeowner’s lot no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. No sign may be placed on any common property of the neighborhood without the prior approval of the ARC. All such approved signs must display the “LSHOA APPROVED” seal showing the date of the ARC approval.
Weekend Signs	<ul style="list-style-type: none">• Weekend Directional Signs (WEDS) shall convey directions to a specific, non-commercial place or event. For example: to premises that are for sale or for lease, yard sales, moving sales, estate sales, etc.. WEDS shall be allowed from 3:00 p.m. on Friday to 7:00 a.m. on Monday. It shall be the responsibility of the sign owner to removal WEDS prior to 7:00 a.m. Monday.• Each WEDS shall be legibly marked with the name of the owner. This information must be written in weatherproof ink or paint upon at least one face of the WEDS and in letters of at least one-inch in height.• Balloons or such other marketing materials shall not be attached to any signs, other than the day of a special event, such as a real estate agent open house for agents. All such materials shall be removed by the end of the day of the event.
Political Signs	<ul style="list-style-type: none">• Political signs shall not be allowed• Vendor or service provider signage is prohibited at all times

Section Six Lake Properties

- Focal Point** The lake is a focal point of the community and the ARC has particular interest in maintaining a balance of the natural esthetics of the lake shoreline, along with the common property designs of the Association. The ARC and the Lake Committee have worked jointly to develop a standard for maintaining this balance:
- Boat Docks** 1. Declaration Section 5.16 states: (a) Boat Docks. Lake front Owners may not erect or construct a boat dock on any portion of the Lake or their property.” For the purpose of interpretation and enforcement of these ARC Committee Procedures/Standards, a boat dock shall be defined as any structure that projects into the lake or beyond the shoreline, or any horizontal surface or structure within 5’ of the lake edge that is more than 10” higher than the existing surrounding grade, whether or not this surface or structure is used to access the lake or store boats.
- Lake Lot Requirements** 2. All construction and landscaping additions or modifications in the rear yards of lake lots must be submitted to and approved by the ARC.
- Boat Storage** 3. Boats visible from the lake must be kept in good condition. Damaged or deteriorating boats should be repaired or removed from view. Boats stored in particularly visible locations (example: adjacent to the shoreline on steep embankments) should be screened from view from the lake and lakefront properties and from thoroughfares, preferably through the use of appropriate landscaping.
- Horizontal Surfaces** 4. Horizontal surfaces near the shoreline must be constructed of approved materials. Wood decking is not permitted due to concern about deterioration and long-term maintenance. Natural stone or brick pavers are preferred to concrete surfaces.
- Sea Walls Required Permits** 5. All sea wall construction shall comply with local, state, and federal building and land use regulations. Compliance with these regulations is the responsibility of the owner. ARC review and approval is not a review, nor an approval, for compliance with any local, state, or federal building or use regulation.

Section Seven Vacant Lot Standards

Vacant lots are to be maintained to the following standards:

Vacant Lot Maintenance

1. Lots are to have full vegetation during their vacant period to prevent erosion
2. Lots are to be graded to a level condition and vegetated to allow use of a lawnmower for the full width of the Lot and fifteen feet in from the curb.
3. Lots shall be mowed no less than every two weeks during the growing season
4. All Lots are to be free of any debris or trash

Winter Requirements

5. At least annually, by November 15, remaining weeds on the Lot more than fifteen feet from the curb are to be mowed not to exceed six inches to maintain a good winter appearance. Mowed vegetation will be removed annually.

Non-Compliance Abatement

6. No erosion control fences are to be installed on the property more than 30 days prior to land disturbance for construction of a residence
7. In the event of non-compliance by the Owner, the Association reserves the right to enter upon the Lot to perform said clean-up.
8. The owner shall be required to reimburse the Association for expenses at cost plus one hundred (100%) percent (for administration and supervision).
9. The owner shall reimburse the Association for said amount upon demand, and the failure to make such payments shall entitle the Association to file a lien upon the Lot.

Section Eight Estate Lot Properties

Landscaping Challenges

Estate Lot properties and in particular Estate Lots 1, 2, 3, 4, 5, 6 and 7 present some landscaping challenges. The steep grade of these properties and the fact that some of these Lots abut roadways in front and back create the need for special landscaping attention.

Yard Standards

It is required that the rear yards of these properties be maintained to a front yard standard similar to lakefront properties, as the rear yards are visible to traffic.

The Association has accepted responsibility for weekly maintenance of these properties along East Shore Drive due to the inaccessibility of portions of the property for ease of weekly maintenance.

Landscaping Guidelines

In return it is expected Estate Lot owners will follow the following initial landscaping guidelines:

1. Zoysia or Bermuda sod will be installed from the curb to the tree line of the East Shore Drive side of the property.
2. No additional shrubbery or trees will be planted between the curb and the tree line unless submitted for approval to the ARC. Keeping the sodded area free of additional plantings allows for easier turf maintenance by the Association
3. Estate Lot owners will install irrigation along East Shore Drive
4. Estate Lot sidewalks along East Shore Drive will be maintained in good repair by the Lot Owner.
5. All steep areas of the lot will be sufficiently vegetated to contain potential erosion.

Section Nine Miscellaneous

Construction Dumpsters

1. Dumpsters used during renovation or approved Lot additions are to be located within the driveway of the respective Lot and are to be emptied when filled to capacity. Capacity is defined as not to exceed contents visible above the top of the dumpster. Dumpsters shall be covered when transported through the neighborhood. It is anticipated the dumpster will be located on the property for a limited time only.

Moving Containers

2. It is recognized that moving containers may be used when relocating a household. All moving containers must be located on the driveway of the lot behind the front line of the home. Moving containers should not be located on the property more than seven consecutive days without prior approval from the ARC.

Garage Doors

3. All garage doors are to remain closed when not being used for ingress or egress to a home. This provision presents the look of a more secure neighborhood and benefits Owners with energy savings.

Sidewalks & Driveways

4. Sidewalks and driveways are to be used for access to or past a property at all times and must be free of any item that creates an unkempt or unsightly condition. Broken or sinking sidewalk sections are to be replaced by the Owner to maintain quality walkway conditions throughout the neighborhood. Sidewalks must be kept clear of overgrown landscaping that would inhibit the use by a pedestrian.

Garbage Cans

5. Garbage cans and recycling bins are to be stored within garages or properly screened from public view by the end of the respective garbage pickup day. Garbage cans or recycling bins are not to be placed in the street either by the occupant or the garbage company. (Ref. See section 5.11 of the Declaration.)

Natural Wood Siding

6. Homes utilizing natural wood siding materials such as wood shingles are to maintain these surfaces in a similar manner to painted exterior wood. These surfaces are to be cleaned and sealed on a regular maintenance schedule in order to maintain a fresh, attractive appearance.

Trees

7. Dead trees or trees which otherwise pose a health and safety risk to a main thoroughfare, a neighboring property, or a common area are to be removed immediately. Depending upon location on the Lot and other relevant factors, the ARC may require replacement of removed trees and shrubs with appropriate new materials. (Ref. See Section 5.10 of the Declaration)

Lawns and Landscaping

8. Lawns are to be mowed and edged on a regular schedule during the growing season, mulch beds are to be hard edged and refreshed at least annually with new mulch. At no time shall bare earth be visible in a mulch bed. Periodic maintenance during the winter months is also required. Bushes or other landscaping must not obscure a flow of pedestrian traffic. (Ref: See Section 5.05(b) of the Declaration.)

Section Nine Miscellaneous (Continued)

Bicycles, golf carts, skateboards and scooters 9. Bicycles, golf carts, skateboards, all terrain vehicles and scooters or other modes of self-transportation or recreation are not to be parked on common ground or common ground landscaped areas. These vehicles are to be parked in the provided parking spaces when not in use. These vehicles are not to be ridden on common ground(s), common area boardwalks, sidewalks, docks or bridges.

Garden Hoses 10. Garden hoses shall be rolled and stored out of sight when not in use.

Toys 11. Toys are not to be left on lawns or driveways when not in active use.

Pet Waste 12. As a courtesy to others, pet owners who walk their dogs in the neighborhood must pick up and properly dispose of animal waste. All pets must be leashed in accordance with operative ordinances. Common ground areas are not to be used as pet waste areas.

Vehicles in Streets 12. No cars may be parked in the street overnight. (Ref.: See Section 5.05 of the Declaration)

Boats, Campers, Other Licensed Recreational Vehicles 13. No boats, campers or other licensed recreational vehicles are to be parked within the neighborhood on common or private property for more than twenty-four hours. (Ref.: See Section 5.07 of the Declaration.)

Storm Sewers. 14. Owners are to clear all storm sewers adjacent to their property of debris. Leaves, grass clippings and other debris **are not to be swept into storm drains** as all neighborhood storm drains empty into our lake and foul the lake.

Construction and Landscaping Material Delivery. 15. All materials for construction or landscaping are to be placed on the respective owner's driveway or yard, and not on the public street. All materials are to be removed from the holding site on the property at the earliest reasonable and practical time.

Dated: November 11, 2008

<p>Definitions: The definitions listed in the Declaration of Covenants, Conditions and Restrictions of the Association apply to these ARC Standards.</p> <p>Conflict: In the event of any conflict between the ARC Procedures and Standards and the Declaration of Covenants, Conditions and Restrictions, the Declaration shall control.</p>

**Lake Sovereign Homeowners Association, Inc.
Architectural Review Committee Application**

Date: _____	Lot #: _____
Owner Name: _____	Phone #: _____
Address: _____	E-Mail: _____
City: _____	State: _____ Zip: _____
Contractor: _____	Phone #: _____
Address: _____	E-Mail: _____
City: _____	State: _____ Zip: _____
Contractor's Business License # _____	

DESCRIPTION OF WORK TO BE DONE (Specify type of material, color, photographs, etc - use attachments, if necessary)

Applications are required for *ALL* new construction and *ANY* changes affecting the exterior of an existing residence. This includes, but is not limited to; house painting, front door painting, pool construction, screen enclosures, patios, decks, fences, sea walls, pavers, landscape borders, hurricane shutters, roofs, gutters, solar panels, garage coach lights and landscape/accent lighting, etc. *These applications will be reviewed at regularly scheduled ARC monthly meetings.*

Depending on the type of work to be performed, please include pertinent information describing the project as provided in the ARC Procedures and Standards. **Applications MUST be submitted 30 days prior to the start of work.** Work cannot commence without ARC approval. Certain requirements are listed below for swimming pools, decks, patios, roofs, fences, hurricane shutters, sea walls, etc. Copies must be provided with application.

- Site plan/survey showing all setbacks to include drainage plan.
- Plans from contractor performing the work drawn to scale 1in = 10 ft
- Landscape plan for surrounding area.
- Erosion control/soil disturbance permits (if required).
- Cherokee County permits (if required).
- Copy of contractor's insurance certificate.

As required by the Documents for the Association *, all improvements must be in accordance with the terms and conditions of the ARC approval or disapproval. All work shall commence within 90 days of approval. Any changes or modifications must be submitted to the ARC for consideration. Any unapproved or non-complying improvements may be subject to enforcement procedures, including, but not limited to the demand for removal, imposition of assessments, and/or legal injunctions.

Any damages to common areas, adjacent homeowners' properties or application's own property caused during construction, included but not limited to sprinklers, turf, pipes, drainage swales, roadways, sidewalks, etc. must be returned to pre-construction condition at the expense of the applicant homeowner. All such repairs must be completed within 30 days of final inspection and/or substantial completion of the project. This also includes the removal of any stains on streets or sidewalks from leaking oils, paint, chemicals, etc. Please ensure that your contractor is aware of these requirements.

Note that all construction and installation of any improvements shall comply with local, state, and federal building and land use regulations. Compliance with these regulations is the responsibility of the homeowner. This ARC review and approval is neither a review nor an approval, for compliance with any local, state, or federal building or land use regulations.

Building, electrical, soil disturbance, or plumbing permits may be required. The determination of the necessity of any permits is the responsibility of the homeowner. Obtaining any necessary permits is the responsibility of the homeowner. Changes to the proposed plan necessitated by permits or compliance with local, state, or federal building or land use laws are subject to additional review by the Architectural Review Committee (ARC).

Please submit this application via First Class Mail to:

*ARC Submissions
Lake Sovereign Homeowners Association
330 Lake Sovereign Court
Canton, Ga. 30114*

Applications should be submitted 30 days prior to beginning your project. The ARC will do all it can to have your application reviewed in a timely manner so as not to impede the timely completion of your project.

I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE STATED REQUIREMENTS AND OBLIGATIONS OF THIS APPLICATION, THE ARC STANDARDS AND GOVERNING DOCUMENTS OF THE ASSOCIATION:

Owner's Signature/Date

Joint Owner's Signature/Date

*See www.lakesovereign.net for copies of governing documents.

Lake Sovereign Homeowners Association, Inc.

ARCHITECTURAL REVIEW COMMITTEE ACTION:

This ARC request has been reviewed for the limited purpose of determining if it complies with the Deed Restrictions set forth in Lake Sovereign Homeowner Covenants, Bylaws and ARC Standards. No ARC review has been made with respect to function, safety, or compliance with building codes or other government regulations. Cherokee County building permits where applicable, must be obtained before the approved project begins. The undersigned expressly disclaims liability of any kind with respect to this request, the review hereof, or any structures built pursuant hereto, including but not limited to, liability for negligence or breach of contract, or implied warranty.

An approved ARC request is valid for the period of "Project Start Date" through "Project Completion Date" only.

Start Date: _____ Project Completion Date: _____

____ **ARC APPROVAL** ____ **ARC DISAPPROVAL**

Additional ARC Comments:

ARC Representative Signature/Date

ARC Representative Signature/ Date

HOMEOWNER: Complete and return bottom portion of this form when work has been completed

NAME: _____ LOT # _____

Brief Description of Work Completed:

Date Completed: _____ Date Final Review by ARC: _____

Please return to:

**Lake Sovereign Homeowners Association, Inc
330 Lake Sovereign Court
Canton, Ga 30114**

ARCHITECTURAL SUBMITTAL CHECKLIST

✓ **Review Covenants and ARC Standards**

Owners are required to review the Declaration of Covenants and the Architectural Design Guidelines with their architect and builder(s).

✓ **Application**

Please complete the attached application

✓ **Description of project(s)**

Include a complete description of materials, dimensions and color samples.

✓ **Site Plan**

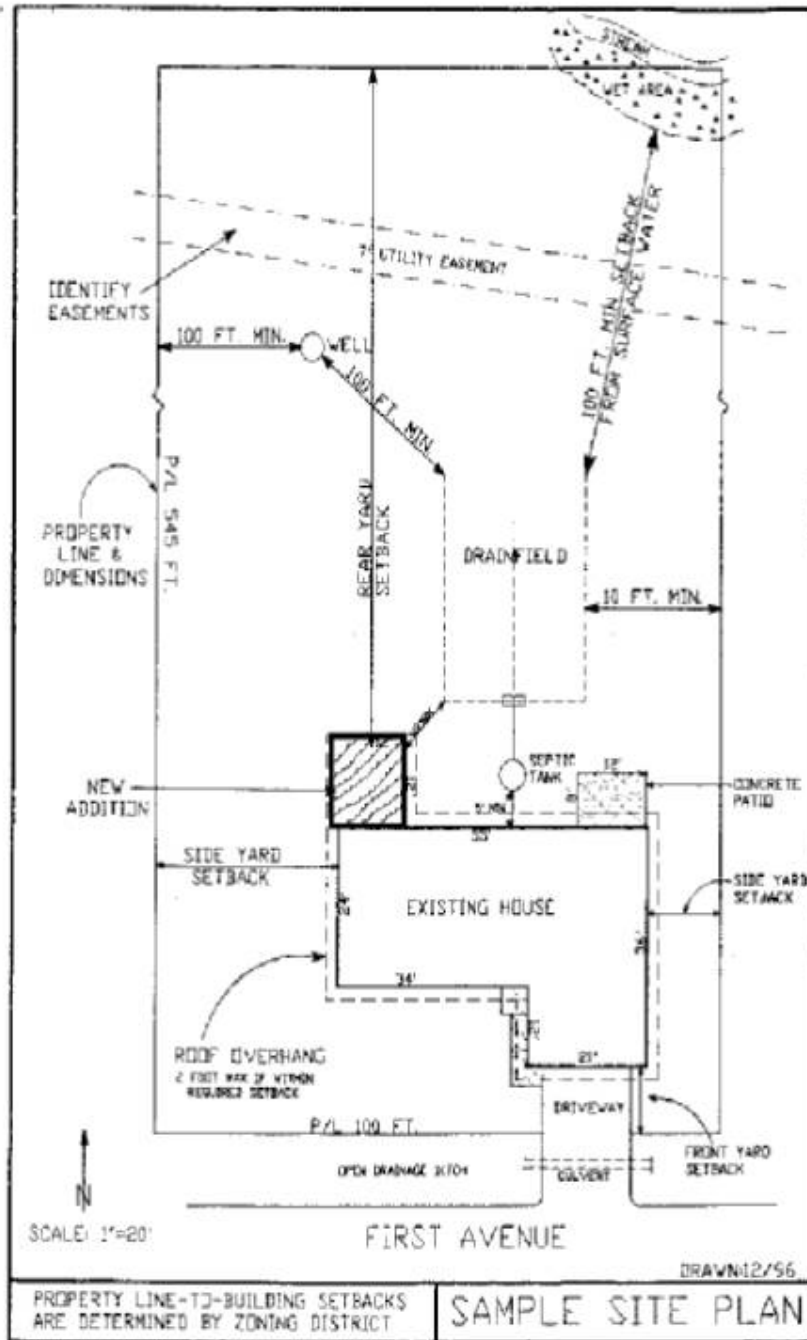
Includes, but is not limited to, location of project(s), distance dimensions, setbacks from lot lines.

✓ **Submit Application:**

Please include along with this application, a simple foot print drawing of where the work will be located on your lot in relation to your lot lines and home. If you plan to build any structures, please LIST THE TYPES OF MATERIALS you plan to use, as well as the COLOR TO BE APPLIED, and SHOW THE DESIGN of the structure.

See attached examples.

THIS IS A SAMPLE OF HOW TO SUBMIT YOUR SITE PLAN



THIS IS A SAMPLE OF HOW NOT TO SUBMIT YOUR SITE PLAN

BUILDING SITE APPLICATION PLOT PLAN
(This is not a permit)

SITE NO. _____ PARCEL NO. _____

INDICATE THE FOLLOWING INFORMATION. LABEL EXISTING OR PROPOSED. IF UNKNOWN ON THE DRAWING, DRAW TO SCALE

<input checked="" type="checkbox"/> 1. Utility meter, meter	<input type="checkbox"/> 6. Arise or other to utility shafts.
<input type="checkbox"/> 2. Property boundary lines.	<input type="checkbox"/> 7. Power service (i.e. overhead and piling).
<input type="checkbox"/> 3. Address (showing location with nearest intersection or landmark).	<input type="checkbox"/> 8. Arise showing depth of 21 feet. Assume an elevation of 100 feet at one end corner and indicate the other 3 corners elevations to it.
<input type="checkbox"/> 4. Name feature of property (driveway, well, water, storm, ponds or tanks).	<input type="checkbox"/> 9. Arise structure — existing or proposed (structural requirements for all lines).
<input type="checkbox"/> 5. Back to water line.	<input type="checkbox"/> 10. Arise showing this out of property boundary.
	<input type="checkbox"/> 11. Wells or springs within 100' of property line.

UNDERSTAND THAT ANY PERMITS ISSUED BY THE COUNTY CONFORM WITH THE ABOVE SITE PLAN AND VALID ONLY IF ALLOWED BY ALL APPLICABLE LAWS AND CODES. FURTHER, THAT ALL PERMITS ISSUED ARE VALID ONLY IF CONSTRUCTION IS ACCORDING TO THIS PLAN.

REMARKS:

MINIMUM DISTANCE TO PLOT

Component	Well or Surface Line	Water Supply Line Under Pressure	2-1/2 inch Water	Building Foundations	Property Line	Dist. to Bank
Building Corner	50	10	10	—	—	—
Water Tank	50	10	50	5	5	—
Drainage	100	10	100	10	5	25 (dependent on local laws)