



Evergreen Architectural Design Standards

Revised July 2017

I. AUTHORITY. The DESIGN STANDARDS are amended under the authority provided by Article V, Sections 5.02 and 5.05 of the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR EVERGREEN LAKES SUBDIVISION (“Covenants”), filed and recorded with the Superior Court, Gwinnett County, Georgia, on April 8, 1992. The requirements of these Design Standards, as amended, shall continue to be in addition to, and not in lieu of, the requirements and provisions of the “Covenants”.

II. PURPOSE. The Design Standards are created to enhance and clarify some of the provisions of the Declaration of Covenants, Restrictions and Easements for Evergreen Lakes Subdivision, Articles V. Since these Standards are a direct result of the “Covenants” they cannot replace them — only supplement them. If a conflict exists between the Design Standards or “Covenants” and the Official Code of Georgia, the Code of Georgia shall prevail, then “Covenants” and the Design Standards last. Evergreen, for the purpose of this document, means Evergreen Lakes, Evergreen Crossing and Evergreen Commons together. The Design Standards must:

- Govern the form and content of plans and specifications submitted to the Evergreen Homeowners Association Architectural Control Committee (ACC) for approval.
- Govern the procedure for such submission of plans and specifications.
- Establish guidelines with respect to the approval and disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of structures and all other matters that require approval by the ACC
- Assure the conformity and harmony of external design and general quality of Evergreen.
- Establish minimum standards of maintenance and upkeep.
- Define any violations for which fines will be imposed.

III. ACC APPROVAL REQUEST FORM – The ACC established an “ACC Approval Request Form” for the submission of all change requests.

IV. SUBMISSION REQUIREMENTS. Virtually all exterior changes additions and modifications to a home (referred to as structure) or to a lot (landscaping, tree cutting, driveways, walls, walks, playhouses fences, basketball goals etc.) require prior ACC written approval of plans and specifications. Some things which do not require ACC plan approval are minor landscape projects (flower, shrub, small tree planting and backyard gardens), interior projects (painting, remodeling, etc.) and minor repairs or maintenance projects which will restore the original appearance. However the absence of a requirement to obtain ACC approval does not mean the homeowner will not need a Gwinnett County building permit for an interior project. Homeowners should check with the County on all such projects. Plans for all projects which require ACC approval should be submitted to the ACC a minimum of 30 days prior to the desired project start date.

V. QUALITATIVE GUIDELINES. Design Standards may include or restate selected General Covenants and Restrictions of Articles 5 of the “Covenants” when appropriate to improve understanding and context. As the “Covenants” contain many other substantial and fundamental restrictions enforcement obligations and procedures these Design Standards are only complementary and do not replace the "Covenants".

Above Ground Swimming Pools - No above ground swimming pools are permitted. In-ground pools are permitted with ACC approval and must be sited in the backyard so as not to be visible from the street. No structures shall be erected over the pool area. The preferred screening is by landscape plants.

Animals and Pets - No animals, including birds, insects, and reptiles may be kept on any lot unless kept solely as household pets. No animals may be kept for commercial purposes. No animal shall be allowed to become a nuisance, create an unreasonable disturbance or endanger the health of any homeowner or occupant. Animal owners shall immediately remove their animal’s waste from any lot, common grounds, sidewalks, easements or roads. All animals must be leashed when not confined in the home or yard of the owner. Any animal or pet presenting an immediate danger to the health, safety or property of any homeowner or occupant is subject to removal from the community by majority vote of the Board of Directors. No house, pen or any other structure for animals may be erected, placed or modified until the plans have been reviewed and approved in writing by the ACC. No animal shall be tethered outdoors unless the owner is present and then only for no more than one hour.

Basketball Goals – All basketball goals must have written approval of the ACC. Basketball goals must be placed adjacent to the driveway. They should be maintained in good order including backboards, nets and poles.

Burning - The open burning of leaves, trash, underbrush or similar material is prohibited at all times on lots and common areas within Evergreen. This does not preclude homeowners from using fire pits and campfires on their lots for recreational purposes and/or cooking as long as safety measures are employed. This does not imply that open fires are permitted which violate any County codes or ordinances

that may apply.

Clotheslines -No clothing, garments, or any other kind of laundry shall be placed outside of buildings or structures on any lot.

Driveways - All plans and specifications to construct or alter driveways, walks or roads on any lot must have written approval of the ACC.

Erosion Control - No activity which may create erosion or siltation problems shall be undertaken on any Lot without the prior written approval of the ACC of plans and specifications for the prevention and control of such erosion or siltation. The ACC may, as a condition of approval of such plans and specifications, require the use of certain means of preventing and controlling such erosion or siltation. Such means may include (by way of example and not of limitation) physical devices for controlling the runoff and drainage of water, special precautions in grading and otherwise changing the natural landscape and required landscaping.

Fences - No fence (**except what is specified below**) or wall of any kind shall be erected, maintained, or altered on any Lot without the prior written approval of the ACC of plans and specifications for such fences and walls. In no event shall uncoated chain link fences be allowed on any Lot. Either a **6-foot** cedar privacy fence or a **5-foot** chain link fence which is coated black may be erected on any Lot without the prior written approval of the ACC, provided that no fences may be erected within any building line fronting any street or road, nor may any fences be erected in the front yard of any Residence; it being intended that all permitted fences are to be in the rear yard only of any Residence. **No fence may be erected forward of the back corner of the house.** Fences may be a maximum **of five to six feet high**. All fences must be four sided enclosures unless there is prior written approval of the ACC.

Front Porches and Stoops – Front porches, stoops and steps leading to them must be maintained, kept level and attached to the house. All loose and missing mortar must be replaced immediately to prevent water penetration and sinking stoops. Indoor/outdoor carpet is not allowed on front stoops or steps. Any changes to your front porch or stoop must be approved by the ACC.

Garbage Cans - Garbage cans, recycle containers, woodpiles, garden equipment and landscaping supplies (including but not limited to pine straw bales, bags of mulch/fertilizer/lime/top soil, etc.) shall be kept screened by adequate all-season plantings or fencing (approval required) so as to conceal them from view by neighboring residences, the street and common grounds. Trash cans and recycling bins should be put out after 6pm the evening before pick-up and retrieved from the street by 9am the day after trash pick-up.

Garage Doors – Garage doors need to be in good repair and not sagging. New garage doors must be approved by the ACC if they differ from the existing door. The ACC has a list of approved doors. Any door not on the list of approved doors must have ACC approval.

Maintenance - Homeowners are required to maintain their lot, all permanent and temporary structures and all landscaping located on the property, in good condition and repair. This includes correcting peeling paint and mildew problems, making building repairs, seeding, watering, fertilizing, weeding and routine mowing/trimming of all lawns, and pruning and trimming of all trees, hedges and shrubbery that would otherwise detract from the aesthetics of the community. Yards should be cut, trimmed, and edged. Flower beds should be kept free of weeds at all times. During the growing season this maintenance should be done at least every 10 days (weather permitting). Yards should be treated in the fall to prevent weeds in late winter and early spring before the grass has greened up. Hedges and bushes should be trimmed at least twice during the growing season and must not be covering any windows. Lawns adjoining sidewalks, curbs and driveways shall be kept neatly edged. Streets and sidewalks shall be kept clear of clippings and other debris. Naturalized areas shall be maintained to prevent accumulation of debris and weeds

Guidelines for mowing and maintenance of healthy and attractive lawns: Warm season lawn grasses (Bermuda, zoysia, centipede, etc.) should not exceed three (3) inches in height Cool season lawn grasses (fescue) should not exceed five (5) inches in height.

Lattice – Lattice around decks must be painted/stained the same color as the deck. If lattice is installed around a deck, it must be on all sides not facing the house.

Lights - Christmas or other seasonal lights and decorations **(to include all religious holidays)** are permitted during the season but must be taken down within ten days following the holiday. (if lights or decorations need to stay up for religious reasons – please contact the ACC).

Mailboxes – Replacement mailboxes and posts shall be identical to the Evergreen standard post and mailbox originally placed in the subdivision. Posts must be painted black, straight and in good overall condition with 4” numbers on the both sides. If a mailbox needs to be replaced, contact the ACC for information on where to get an approved replacement mailbox or post.

Paint Colors - **Changes to house or shutter colors that differ from the original color must be approved by the ACC. Earth tone colors are required going forward.**

Parking – Cars must be parked on paved surfaces only, never on grassed areas. **Cars may not be parked on the street overnight. Cars in bad physical repair (for example: wrecked or painted different colors) must be kept in the garage, not in the driveway.**

Roofs – All roofs must be kept clean and in good repair. North Face staining should be removed. If missing shingles are replaced, they must match exactly. When the entire roof needs to be replaced, the architectural 30 year shingle is the design standard. Metal roofs are not allowed under any circumstances. Approved colors are Black, Dark Grey, and Dark Brown (only with ACC approval).

Satellite TV Dishes – Satellite dishes will not be installed on the front of the house – this includes the roof. Any wiring to the dish should be hidden from view. Satellite dishes installed on the back of the house or in the back yard do not need ACC

approval. Dishes installed on the side of the house need ACC approval. No more than 2 dishes are allowed per house.

Shutters - Shutters may not be removed permanently. Wood, plastic or vinyl shutters are acceptable. Please contact the ACC regarding any changes. The ACC has options for review.

Statues - Large statues (greater than two feet high) and large fountains (greater than two feet in diameter) are not permitted in front yards.

Structural Changes -Any structural changes to your house must be approved by the ACC. When in doubt, please contact the ACC. Windows and doors must be traditional and maintain the traditional design of the neighborhood.

Trash Cans - Garbage cans, recycle containers, woodpiles, garden equipment and landscaping supplies (including but not limited to pine straw bales, bags of mulch/fertilizer/lime/top soil, etc.) shall be kept screened by adequate all-season plantings or fencing (approval required) so as to conceal them from view by neighboring residences, the street and common grounds. Trash cans and recycling bins should be put out after 6pm the evening before pick-up and retrieved from the street by 9am the day after trash pick-up.

Trees – Trees should be kept trimmed and in good condition. Dead limbs should be removed and dead trees must be cut immediately. No live tree having a diameter of ten (10) inches or more in diameter, measured at a point two (2) feet above the ground, no flowering tree or shrub, nor any evergreen shall be removed from any lot unless approved by the ACC. Fallen trees and any residual stumps shall be removed within 30 days. Any changes to landscaping must be approved by the ACC.

Windows Grid - The ACC requires that a homeowner either maintains screens on all of the windows or none of the windows. Screens without a metal center bar are not allowed. The same applies for window grids/crosses – either all in the windows or all off the windows. Solar screens or screens that appear to be black are not allowed.

Window Treatments - No windows shall be covered by unsightly coverings, including but not limited to paper, foil or sheets. Window treatments which are not white or light beige must be lined with a white material so as not to be unsightly from the outside. Interior blinds should be kept straight and in good condition.

Yard Signs – Signs located in the front of the house must be within 20 feet of the house. Exceptions include real estate signs or city, county, state, or federal informational signs (i.e. permits, notices, etc.). One or two day use signs (i.e. garage sale, contractor signs) may be posted near the road. Sports signs are allowed during the applicable season and must be taken down once the season is over.

Fines - Fees and fines shall from time to time be established by the ACC, approved by the Board of Directors and published in the Design Standards, with amendments thereto published in the minutes of the Board on the Evergreen website (www.evergreenhoa.net).

Fines shall be assessed when action by a homeowner is in violation of the "Covenants" or Design Standards and results in the owner's refusal or unwillingness to correct the non-compliance. Fines may not exceed \$25.00 per day and will be imposed only by majority action of the Board, upon specific recommendation of the ACC and/or the Board (see Section 7.10 of the BY-LAWS OF EVERGREEN LAKES OF GWINNETT HOMEOWNERS' ASSOCIATION, INC. Fines may be levied in addition to other action taken by the Board, in accordance with Section 4.13 of the Association Bylaws, regarding suspension of Association membership, use of amenities and voting privileges.