Echo Mill Neighborhood Association, Inc.

Architectural Design and Maintenance Standards

Effective Date: June 19, 2026

The Echo Mill Neighborhood Association, Inc.'s (the "Association" or "Echo Mill") Architectural Review Committee ("ARC") is dedicated to promoting an aesthetically appealing community through the conscientious development, re-evaluation and enforcement of our neighborhood's architectural standards. The Association's Architectural Design and Maintenance Standards ("Standards") are hereby formally declared by the Association's Board of Directors (the "Board") and its ARC under the authority provided in the Declaration of Covenants, Conditions, and Restrictions for Echo Mill ("Declaration").

These Standards seek to give general guidance to homeowners as to what modifications, changes, upgrades, improvements, additions, deletions and the like, are acceptable to the exterior of homes and related property and the process for approval of said modifications. These Standards are not all inclusive and do not attempt to contemplate all possible situations. As such, each request for an exterior modification will be reviewed on its own merit and with deference to the Community-Wide Standard. This Standards document supersedes any prior Standards documents. Per Article IX of the Declaration this document is also known as or referred to as the "Design Guidelines".

These Standards apply to new structures, alterations and additions on existing, previously developed Lots as described in the Declaration. Any Amendments to the Standards are prospective and do not apply to any previously approved modification.

The enforcement of these Standards is described in Article IX of the Declaration. The Association may impose sanctions for violations of the Governing Documents in accordance with procedures set forth in the By-Laws, including the imposition of daily monetary fines. Furthermore, if violations are not rectified in a timely manner, the Board may hire an outside company/contractor to remedy the situation and liens may be placed on the property, as appropriate, to recover the expenses. The Association's governing documents can be accessed from the Echo Mill website at www.echomill.org or by requesting copies by contacting ARC, the Board or the Association's property management company.

1. AUTHORITY. This Standards document is promulgated pursuant to authority granted to the Board of Directors and the ARC of Echo Mill under Article IX of the Declaration.

2. **DEFINITIONS**. Any word as used herein shall have the same meaning as such words have in the Declaration.

3. **ARCHITECTURAL MODIFICATION REVIEW AND APPROVAL PROCESS.**

A. Submission of Request for Architectural Modification Review and Approval. All exterior modification requests must be submitted to ARC and the property management company on the Echo Mill ("EM") ARC Modification Request Form along with any other relevant information.

The submittal of a request for architectural modification must include the following items, as applicable, to the project:

A. Completed EM ARC Modification Request Form
B. A representative sketch or drawing of the property showing:
    a. Landscaped materials
    b. Existing tree buffers
    c. Location of existing dwelling, property lines and easements
    d. Measurements between all of the above.
C. Drawings, photo(s) or product brochure(s) of proposed modification materials

D. Selected exterior color(s) for all painting or staining work

The EM Modification Request Form may be completed using a manual form or eforms available on either the Echo Mill website (www.echomill.org) or the property management company's website. Changes to a previously submitted modification request may require, at the sole discretion of the ARC, the homeowner to resubmit their request using a new EM ARC Modification Request Form.

If the homeowner proceeds with any modifications, changes, upgrades, improvements, additions, deletions and the like, without prior written approval by the ARC, the homeowner runs the risk of having to correct any violation at his/her own expense and incurring a minimum fine of $250.

B. Supporting Documentation and Other Considerations. Modification request must include information such as supporting materials, drawings, sketches, and other documentation that will provide the ARC with sufficient information to thoroughly understand the homeowner's modification request. Incomplete forms or missing information will result in delays in the review process. In such cases, a member of the ARC and/or the property management company will contact the homeowner for correction of the submission. The submitted request will be placed on hold until all required and subsequently requested documents are presented by the homeowner and have been received by the ARC. When additional information or documentation is requested, the more promptly it is received, the sooner a decision can be made.
All modifications to Lots must be sensitive to the occupants of neighboring Lots and homes. Modifications should be planned and constructed such that they will have minimal impact on the views from neighboring Lots, and such that they will not change existing water runoff to the detriment of neighboring Lots. As a factor in the decision to approve or deny a modification, the ARC will consider a proposed modification's impact on neighboring Lots, but approval by the ARC is not a guarantee as to the lack of negative impact on neighboring Lots. The homeowner is required to adhere to any local, County or other ordinances related to their property.

C. Time Frame for Completion of the ARC Review Process. The ARC has 30 days to render a decision from the time ALL required AND requested information has been provided to ARC related to the requested modification. The date that all required and/or requested information is deemed to have been submitted will be determined at the sole discretion of the ARC. Once the EM ARC Modification Request Form and all required or requested supporting documentation has been provided to the ARC, the modification review process can commence. ARC will make every effort to complete its review process as quickly as possible. The ARC may meet to discuss outstanding modification request that requires further evaluation or discussion. Homeowners should plan their projects accordingly so as to allow for ample time in working through this required review process.

D. Notice of Approval or Denial. ARC will provide written notification to the homeowner of its decision to approve or deny their submitted modification request by either email and/or U.S. mail.

E. Appeals Procedure. Homeowner(s) may appeal an ARC decision to deny a modification request**.** The process for filing an appeal is as follows:

a) The appeal must be submitted in writing by either email or U.S. mail to ARC and the property management company.
b) The Homeowner's request for appeal must be received within ten (10) days from the date of the notice of the denial by the ARC.
c) This request should include any information which might clarify the requested modification.
d) If ARC denies the modification request after the appeal the homeowner may request an informal hearing of the Board.
e) Using guidance provided by the ARC, the Board shall render the final decision on the Homeowner's appeal. The final decision of the Board will be provided to the homeowner in writing, by either email or U.S. mail, within thirty (30) days from the date of receipt of the appeal.

F. Execution of the Approved Modification. Once approved, all work shall be completed within one (1) year of the date of approval or such shorter period as the ARC may specify in the notice of approval. Completion within such time is expected unless the work is delayed due to causes beyond the reasonable control of the homeowner, as determined in the sole discretion of the ARC. If work has not been completed within one (1) year, a new EM ARC Modification Request Form must be submitted, and approval once again given before work can commence.

During approved work or construction, all vehicles in any way connected with such work or construction shall enter the Lot or Lots only by the driveway as approved in the plans submitted to the ARC. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters, and any other improvements on the Lot.

4. MAINTENANCE STANDARDS FOR LOTS AND EXTERIOR STRUCTURES

A. Exterior Structures: Any exterior structure (i.e., fences, decks, siding, gutters and downspouts, roof shingles, windows and doors, etc.) must be maintained in good order. Any exterior structure that is broken, missing components, or otherwise in a state of disrepair must be repaired as quickly as possible. No significant blistering or peeling, fading or discoloration of exterior painted surfaces is permitted.

B. Driveways, Decks and Other Structures Viewable from the Street: All driveways, sidewalks, curbs, areas underneath decks, and other structures visible from the street must be kept clean, orderly, and free of debris. Driveways, sidewalks, and curbs must be pressure washed or otherwise cleaned as needed to remove visible dirt, stains, mildew, mold, algae, or discoloration.These areas may not be used for permanent storage of items including, but not limited to, trash, building materials, wood piles, landscaping equipment or supplies, appliances, furniture, or other personal property.

C. Front Yard Gas/Electric Lamps: All homes in Echo Mill have been complimented by front yard gas/electric lamps for both aesthetic and safety purposes. The front yard gas/electric lamps must be kept in good repair at all times, including two functioning mantles. The glass should be cleaned periodically, and the fixture must be painted when its finish becomes weathered in appearance. Front yard gas/electric lamps are to be lit from dusk to dawn daily.

D. Lawn, Tree and Shrub Maintenance Guidelines:

a) All flowers' beds, shrubs and pine islands need to be free and clear of weeds at all times.
b) All annuals and perennials need to be dead headed as needed throughout the growing season. At the end of each season all annual flowers related to that season that have lost their flowers or died must be removed.
c) Once a plant, shrub or tree has died it must be removed or replaced. If a dead plant or shrub is replaced with the same plant or shrub no ARC approval is needed. All tree removals and replacements require prior ARC approval.
d) All shrubs and trees need to be trimmed as needed and maintained in a neat fashion throughout the year.
e) Vegetable gardens should be small and screened so as not to be visible from the street.
f) No visible bare earth or clay is permitted in any front yard, side yard, or any portion of a backyard that is visible from the street. This includes the area between the sidewalk and the street. Any bare earth or clay must be repaired and covered with sod that is consistent with the existing lawn.
g) Ground cover may be pine straw, bark mulches, nuggets and decorative landscaping rocks. White rocks/stones may not be used as ground cover. Gravel and/or pea sized rock may not be used. Decorative landscaping rocks must be at least medium (#57 & #67) and should be replaced when worn, faded, or areas become bare. Ground cover should be applied as needed in order to achieve and maintain a neat finished appearance. Pine straw generally needs to be reapplied twice a year whereas pine bark mulches and nuggets generally need to be reapplied once a year. Ground cover may be used as a decorative landscaping element around shrubbery, trees, planting beds, and other approved landscape features. Ground cover should be limited in scope and may not be used as a full replacement for sod in front yards, side yards, or any portion of a backyard visible from the street. Large areas of ground cover must include ornamental shrubbery, plantings, or other approved landscape features to create a finished and maintained appearance.
h) All lawns need to be free and clear of all weeds at all times of the year – this requires some type of weed and feed application applied 4-6 times per year for best results – Pre-emergent application should be applied late fall and late winter (by November and February of each year) and other applications as needed to keep the lawn weed-free and grass healthy.

i) All lawns must be mowed regularly, generally weekly during the growing seasons. This includes front, side and back lawns. Additionally, lawns must be edged regularly with an edger that makes a clean straight line. Creeping of grass should not be apparent along the driveway, sidewalks and curbs.

j) Grass clippings should be bagged and removed from the property or mulched back into the lawn. Grass clippings may not be blown into the street or into storm drains.

k) Leaves must be removed from your lawn and garden areas as needed. They must be raked or blown and bagged for removal. They are not to be blown into the street or neighboring properties, or into storm drains. It is a violation of Cobb County Ordinance and Code for grass clippings and leaves to be blown down the storm drain or into the street.

l) Leaves that accumulate adjacent to the curb in front of the lot will be the homeowner's responsibility to remove.

m) Lawns shall be watered in full on all four sides (subject to Cobb County watering restrictions) in sufficient quantity during the peak growing season (April – October) to keep the lawn green and other plants alive and healthy.

n) Eliminate all weeds and grasses growing in street between the curbing and the adjacent asphalt in front o f the home.

o) Homeowners are responsible for maintaining the street lawn and curb area in front of their home. All weeds, grass, and vegetation growing between the curb and adjacent asphalt must be removed. Any bare or damaged areas in the street lawn must be repaired with sod consistent with the existing lawn, where applicable.

E. Mailboxes: All Mailboxes and posts must be the standard used in Echo Mill as approved by the ARC. All mailbox parts, including the numbers and flag must be attached and in good repair. If there are any streaks, peeling, fading or rust the mailbox must be repainted or replaced promptly. Information regarding paint, mailboxes and numbers are available through ARC and the property management company.

F. Nuisance: Any activity which emits foul or obnoxious odors outside the home or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other homes is prohibited. This includes but is not limited to excessive dog barking.

G. Trash Cans: Trash cans may be placed at the curb for pick-up no sooner than 12 hours before pick-up and must be removed no later than 12 hours after pick up. All cans must be kept out of sight from the street and neighboring properties and should be placed in garages, rear yards or behind approved screening from front and side yards.

H. Trash Service: The Association's Board contracts with a trash service company that all homeowners/residents must use. The approved trash service company is listed on the Echo Mill website at www.echomill.org with instructions on how to obtain service.

5. ARCHITECTURAL DESIGN GUIDELINES.

The Guidelines below are meant to provide a general reference as to what types of changes are allowed and/or not allowed in Echo Mill. It does not necessarily cover all situations or potential change requests. Homeowners are always welcome to submit an EM ARC Modification Request Form for changes that fall outside these guidelines. Each request will be reviewed individually and upon its own merit.
This document does not explicitly specify any Local, City, State or Federal building code requirements that may or may not apply to certain situations. **IT IS THE HOMEOWNER'S RESPONSIBILITY TO COMPLY WITH ALL BUILDING CODE REQUIREMENTS AND SETBACKS AND TO OBTAIN THE NECESSARY BUILDING PERMITS AND VARIANCES AS NEEDED. APPROVAL BY THE ARC DOES NOT IMPLY THAT THE REQUESTED MODIFICATION IS IN COMPLIANCE WITH COBB COUNTY BUILDING OR ZONING CODES.**

NOTE: For the purpose of this document, any Lot situated on a corner, with frontage on two streets, shall be considered as having two front yards.

A. **Air Conditioning Units (Window Mounted)**: Window-mounted air conditioning equipment and fan units, including evaporative coolers and the like, are prohibited.

B. **Animal Pens and Dog Houses**: No structure for the care, housing or confinement of any animal shall be constructed or placed on any Lot that is visible from the street.

C. **Antennae, Satellite Dishes, and Solar Panels**: ARC approval is not required for one satellite dish per home. The satellite dish must be installed in a manner that minimizes visibility from the street. To help maintain community-wide standards, installation on the rear of the home is strongly recommended. No more than one satellite dish may be installed without prior ARC approval. If a satellite dish is installed on the home or lot in a location that is found to be objectionable, and reasonable alternative locations exist, the ARC may request relocation at the homeowner's expense. Homeowners are encouraged to seek ARC review before installing this type of equipment. Solar panels must be installed by a licensed professional, and designed and placed in a manner that is orderly, attractive, and consistent with the overall appearance of the home and community. Panels to be installed on rear-facing or side-facing roofs out of street view. Panels must be flush-mounted (parallel to the roof). You are required to use frames and backings to blend in with the roof shingles. All wiring, pipes, and inverters must be concealed or painted to match the exterior of your home. You must submit an Architectural Review Committee (ARC) application with detailed site plans before any installation begins. Include detailed diagrams, panel spec sheets, and proof of licensing/insurance.
Acceptable: One satellite dish per home; roof-mounted solar panels that are ARC-approved, professionally installed, flush-mounted, and placed on rear-facing or side-facing roofs out of street view when reasonably possible.
Not Acceptable: TV/radio receiving antenna; ground-mounted solar panels; visible or exposed solar panel wiring, pipes, or inverters; solar panels installed without ARC approval.

D. **Basketball Goals**: ARC approval is required for both permanent and removable (fold-up) basketball goals. The placement of the basketball goal needs to be at the back of the driveway or in the backyard. **NO goal may be placed in the street, at the edge of the street or in the right-of-way.** Backboards must be maintained and conform to neighborhood standards and cannot be in bright or fluorescent colors. White, black or clear backboards are allowed.
Acceptable: Fold-Up Basketball Goals, Permanent Basketball Goals
Not Acceptable: Basketball Goals with Bright or Fluorescent Colored Backboards, goals close to street, in the s street in the Right-of-Way.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Drawing, photo or product brochure of actual proposed basketball goal with dimensions, materials and colors indicated or supplied.
- Proposed location of the basketball goal.

E. **Car Covers, Tarps and the like:** Car covers are not allowed unless the vehicle is located inside the enclosed garage. Tarps shall not be placed on any item stored outside for any reason.

F. **Clotheslines**: Outdoor clotheslines or similar apparatus for exterior drying of clothes or bedding are prohibited.

G. **Decks, Deck Stairs & Deck Railing**: ARC approval is required for all deck installations, modifications and extensions including, but not limited to, deck coverings and awnings, and stairs. Decks are typically constructed out of pressure treated pine or cedar. Trex style decking material is also suitable. The color of the decking material, or in the case of wood decks, the paint or stain color must be harmonious with the existing house color as well as the color palette of the Community (see Section H – Deck Stain or Paint below) The usual and preferred deck railings consists of a 36" high railing with vertical posts and spindles spaced no more than 4" apart. Deck fencing may also be constructed using Trex style decking materials or metal balusters. Additions or extensions of existing decks or deck fencing must conform to existing designs.
Acceptable: Pressure Treated Pine, Cedar, Trex style decking and metal balusters manufactured for use

outdoors.
Not Acceptable: N/A

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Plot plan of property showing the location of existing structures, location of proposed structure, and measurements between

- Drawing of proposed deck showing all finished elevations (front, back and sides) with dimensions, materials and colors (finish) indicated or supplied.

- Photo(s) of current deck structure(s) and a description of the deck expansion where applicable.

H. Deck Stain or Paint: ARC approval is required for staining of decks. Decks are preferred to be stained with a dark or natural stain. If decks are to be painted, the paint shall match the exterior color scheme of the home. All stain and paint colors, including any re-stain or re-paint colors (even if of the same color), must be approved.

Acceptable: Dark or natural stain
Not Acceptable: Stain or paint not matching the exterior color scheme of the home.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Proposed stain or paint color name, color number and brand
- A color sample must be painted on the deck. There will be a physical review of the color on the deck prior to approval

I. **Doors (Entry, Garage and Storm):** ARC approval is required for entry door, garage door, and storm door replacement or installation. Front doors must be a style and color that are compatible and complementary with the style of the home and the existing exterior colors. Garage doors must be coordinated with all other garage doors on the structure. Garage doors must be painted to match the trim or siding color of the house. Garage doors should remain closed when not in active use. Storm doors must be full view, meaning the glass must cover at least 80 percent of the door surface, without significant decoration or edging. Half-view storm doors, crossbuck storm doors, storm doors with scalloping, or similar decorative styles are not permitted.Storm doors must match the color of the entry door or the trim around the entry door.
Acceptable: Steel, Aluminum, and Wood. Vinyl storm doors only.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Drawing, photo or product brochure of proposed garage door(s) with dimensions and materials indicated or supplied.
- Proposed paint color samples with color name, number and brand.

J. **Driveways, Extensions or Expansions**: ARC approval is required for all driveways, driveway extensions, and driveway expansions. The ARC recognizes that most driveways within Echo Mill were constructed for use by two vehicles. All driveways, driveway extensions, and driveway expansions must be constructed of hard-surfaced paving that matches the existing driveway, such as concrete with a minimum depth of 4 inches. Concrete reinforcing is recommended.For driveway additions, the surrounding yard touching the new driveway must be brought up to be level with the top of the driveway. Driveways, sidewalks, and curbs must be maintained in a clean condition and pressure washed or otherwise cleaned as needed to remove visible dirt, stains, mildew, mold, algae, or discoloration.
Acceptable materials: Concrete, Brick Paver or Stone Paver Extensions and Expansions
Unacceptable materials: Asphalt, Brick, Stone, Gravel Extensions and Expansions and Paint

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Description of materials to be used
- Sketch of the area where the expansion is planned to note any grading or landscape changes
- Planned use of the driveway or driveway extension or expansion.

K. Fences and Walls: ARC approval is required for the construction or modification of any fence or wall. Front yard fencing of any kind is not acceptable. Fences must extend from the back corners of the house. See Appendix A for screening guidelines and Appendix B for photos of acceptable fences. Fence guidelines are as follows:

- Should be cedar or pressure treated pine, black wrought iron, or aluminum to give the look of wrought iron or Trex style decking.
- All fence stains must be approved.
- Fence height cannot exceed 6 feet from the ground.
- Fences must extend from the rear corner area of the home to the back area of the yard. This is to minimize its visibility from the road.
- The finished side of the fence material must face out toward the road and all neighboring properties Finished fences may include open-view fine wire mesh screening when necessary for pet containment (not chain-link type). Such wire mesh shall only to be used as a "lining" to a fenced-in yard and not as a substitute for an animal pen. See Item B: Animal Pens and Dog Houses for further clarification.
- Screening shrubbery on the fence perimeter may be required to further minimize visibility from the street and/or as a consideration to neighboring homeowners.
- Retaining walls should only be used for retaining earth or fill such as when cutting into a hillside or slope. Freestanding walls are not allowed.
- All poured concrete retaining walls will be finished with a stone, stucco or a brick veneer to match the existing home when used in connection with the footprint of the home.
- Surveys may be requested with modification request to demonstrate that fences and walls do not violate easements or adjacent Lot lines.
- Invisible Electronic Fences for pets are subject to the same placement parameters as physical fencing. The ARC has determined the electronic/invisible fences should be permitted and held to the same standards as physical fences in terms of placement. That is, the fence must extend from the rear corner area of the home to the back area of the yard and extended within the property lines. If the fence adjoins common area a professional sign will be required to alert others the fence is in place. Owners are responsible for circumstances resulting from their pet getting out of the restricted area.

Acceptable: Cedar or Pressure Treated Pine Fences or Black Wrought Iron or Aluminum Fencing, Stacked Stone retaining Walls, 6" x 6" Landscape Timber Retaining Walls

Not Acceptable: Chain Link, Cyclone Fencing and Stockade fencing. Painted fences are not allowed.

Additional information may be requested by ARC; however, the submittal for modification should include at minimum the EM ARC Modification Form and the following:

- Plot plan of property showing the location of proposed structure
- Drawing, photo or product brochure of proposed fence with exact dimensions and materials.
- Proposed stain color with color brand, color name, and color number
- Surveys may be requested to demonstrate that fences and walls do not violate easements or adjacent
- Lot lines.
- Proposed landscape plantings, type and location, for visual screening as needed.

L. **Flags and Flagpoles**: ARC approval for the professional installation of small, house-mounted flagpoles is required. The United States of America flag, the official Georgia state flag, and seasonal, decorative, or sports-related flags may be displayed using a small bracket attached to the home. Flags may not exceed 3 feet by 5 feet in size. Flags and flag brackets must be placed at least 10 feet from any neighboring property line. Flags may not be mounted to, placed over, or used to cover any window of a house.Flags must be maintained in good condition and may not become torn, tattered, or faded. The United States of America flag must be displayed in accordance with existing rules and customs for the display and use of the flag of the United States of America.If a flag is illuminated for nighttime viewing, the lighting must be directed away from adjacent properties and traffic. See Section P for requirements related to exterior lighting.

Acceptable: House-Mounted Flagpoles, Permanent in-ground flagpoles

M. Garages: All dwellings must have a minimum of a two-car enclosed garage. Side-entry garages are strongly encouraged. Drive-under garages are only permitted on side-entry homes. All garages must have interior walls finished and no studs are to be exposed.

N. **Gas Lamps Conversions**: Front yard gas lamps may be converted, at homeowner's expense, to an electric unit with prior ARC approval. The electric unit must have the following characteristics:

- They must have two bulbs
- Bulbs must be clear or white frosted glass,
- As a part of the conversion process the following must be performed:
  - The natural gas shut off valve at the home's gas meter should be placed in the closed position.
  - The gas supply line running to the gas lamp post must be properly capped or otherwise terminated to avoid the release of natural gas should the valve fail to fully close or be accidentally reopened.
  - All electric wires running to the fixture must be buried underground or run inside the lamp post.

Acceptable: Conversion kits that have a two-bulb construction
Not Acceptable: Colored bulbs of any type.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Photo or product brochure of the conversion kit to be used.

O. Landscaping: ARC approval is required for any major change to the existing landscaping of any Lot. A graphic and written plan of landscaping must be submitted to the ARC prior to any major renovation. This plan should include a drawing to show location, variety and size of all plant materials and "hardscape" items such as fences, walls (covered separately herein), etc. Approved plans must be fulfilled no later than six (6) months after the approval date.

The following guidelines apply when submitting requests for new or modified landscaping:

- ARC approval is required for the removal of any tree having a diameter of 6" or more measured from a point 2 feet above ground level. Any stumps and surface roots are to be ground down or otherwise removed and the work area should be leveled off to the surrounding area and covered with a matching sod or mulch material.
- Landscape modifications should be designed to enhance the existing natural site features such as topography, trees, natural drainage ways, and view corridors.
- **Permanent Landscaping**: Trees and plant materials must be able to survive year-round. Permanent shrubbery must be planted across the entire front of the dwelling. Temporary or seasonal plants are not acceptable as permanent landscaping materials other than in seasonal beds. Perennials plants which die back in the autumn and winter, such as hydrangea, Hosta, elephant ears, etc. may be used as ornamentals, but are not acceptable as permanent landscaping around the perimeter of the house.
- Seasonal Beds: Seasonal type plants, flowers, and other plants that have a shorter growing season may be used in seasonal beds.
- Ground cover may be pine straw, bark mulches and nuggets, or decorative landscape rock. Any other groundcover needs to be approved by the ARC prior to installation.
- All permanent landscape edging such as Bella-curb, stacked stone, retaining wall bricks, etc. requires ARC approval prior to installation.
- Exposed earth or red clay is not permissible at the conclusion of the project.
- Grade changes that affect existing drainage patterns of adjacent lots or common areas, or that affect the ability of the adjacent lot to properly drain are not allowed.
  Acceptable: Trees and Plants Common to the Atlanta Area, Bermuda, Zoysia, and Fescue Grass
  Not Acceptable: Palm Trees, Bamboo, Gravel Yard Covering

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Drawing or near scale sketch of proposed landscaping plan (may be indicated on above plot plan)
- Proposed type, size and location of new plantings, land cover, and features as well as any landscaping to
- be removed
- Photos or pictures of plant/tree species involved

P. **Lighting (Exterior)**: ARC approval is required for any exterior lighting that replaces or adds to the existing lighting on the house or lot. Approval will be based on the condition that all added lighting must be directed away from adjacent homes and away from the street to avoid disturbing neighbors or obstructing the vision of passing motorists. Exterior lighting must be soft white or bright white in color. Colored lights are only permitted during holiday seasons and must be removed or turned off after the holiday season has ended.

Acceptable: N/A
Not Acceptable: N/A

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Drawing or near scale sketch of the proposed lighting placement
- Photo or product brochure of proposed lighting fixture(s) with dimensions, materials, lighting type, wattage and colors indicated or supplied

Q. **Mailboxes:** All Mailboxes and posts must be the standard used in Echo Mill as approved by the ARC.

Acceptable: Only the Echo Mill standard mailbox and mailbox post as approved by the ARC may be used. All mailboxes must be painted to the approved Echo Mill specification (color: Semi-Gloss Black, type: Carlton Post-Mount T2 mailbox, black).
Not Acceptable: Non-standard mailboxes or paint colors.

R. Painting (Exterior): ARC approval is required for repainting of the exterior of homes. Approval is needed even in situations where the request is to repaint with the existing color on the home. Color selections shall be in keeping with the natural earth tones used in the design of the community. Should a homeowner wish to make changes to his/her current color scheme, careful consideration should be given to the colors of adjacent homes including their roof colors. Homeowners should take notice of the colors of homes around them so as not to paint their house the same colors as the homes of any adjacent property or property immediately across the street. This is in order to achieve a well-balanced and coordinated color scheme throughout the community. Homeowners are required to paint a 3' x 3' sample area on the siding of their home and may also be required to paint a sample of the trim and front door, shutter or metal roof colors.

Acceptable: Natural Earth Tones
Not Acceptable: Pastels, Deep Jewel Tones, and/or Fluorescent Colors

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Proposed paint color name, color number and brand
- A 3x3 color sample must be painted on the side of the home. There will be a physical review of the color on
- the home prior to approval
- Written description of the exact location(s) where sample areas are painted on the home.

S. Play Equipment ARC approval is required for the addition of all play equipment. Play equipment, including but not limited to swing sets, play sets, trampolines, playhouses, lacrosse/soccer/baseball nets, should be located at the rear of the property behind the house. Equipment should be placed in such a location as to minimize views from streets, neighboring properties and common areas as much as possible. Play equipment is not to be placed within 10 feet of
neighboring property line. Play sets and swing sets should be constructed primarily of wood and have a natural

appearance.
Acceptable: N/A
Not Acceptable: Metal Swing sets

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Plot plan of property showing the location of existing structures, location of proposed structure, and measurements between
- Drawing, photo or product brochure of proposed unit with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

T. Patios, Outdoor Fireplaces, Permanent Fire pits, Rock Gardens, and Water features: ARC approval is required for all patio, fireplace, permanent fire pit, rock or water gardens greater than 2 feet in any direction, water features and the like. All rocks are to remain in their natural color. The location of such a feature should be seriously considered by the homeowner so that the safety of household members and consideration to neighboring homeowners and adjacent lots.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Plot plan of property showing the location of existing structures, location of proposed structure, and measurements between
- Drawing, photo or product brochure of proposed unit with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

U. Pools, Hot Tubs and Spas: ARC approval is required for all in-ground pools, spas, hot tubs, surrounding decks, fencing and screening. No above ground pools shall be approved. Safety fencing for pool enclosures must meet Cobb County code requirements. See screening guidelines at Appendix A.
Acceptable: In-Ground Pools, Hot Tubs, and Spas
Not Acceptable: Above Ground Pools

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Plot plan of property showing the location of existing structures, location of proposed structure, and measurements between
- Drawing, photo or product brochure of proposed pool, hot tub or spa with dimensions, materials and colors indicated or supplied.
- Proposed plantings, type and location, for visual screening as needed.

V. Roofs and Re-Shingling: ARC approval is required for replacement, change to, or adding any roof or roof covering. Roofing material and color shall be asphalt 3-tab, architectural-look or architectural shingles. This is limited to asphalt shingles in the same color as is prevalent throughout Echo Mill. Roof pitches of less than 8/12 are unacceptable unless otherwise approved. Road facing roof surfaces shall have no penetrations for plumbing or heating vents, exhaust fans or sky lights. All roof stacks and flashing must be painted to blend with roof colors. In low slope roof applications, a metal roof can be considered.

Acceptable: Asphalt Shingles or metal roofs limited to low slope applications or existing decorative / accent areas

Not Acceptable: Cedar Shake Shingles, Gravel Roofs, Barrel Tile or rolled roofing materials.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Photo, sample or product brochure of roof covering or feature with dimensions, materials and colors indicated or supplied as appropriate.
- Physical samples of the proposed roofing style and color must be made available.

W. Seasonal Decorations/Exterior Decorative Objects: All outside holiday decorations must be placed no earlier than 45 days before a holiday and removed no later than 14 days after the holiday. ARC approval is required for all exterior decorative objects, exceeding thirty (36) inches in height and eighteen (18) inches in width or depth, including natural and man-made object. Decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area, and their visual impact of adjoining lots and open space. Exterior decorative objects include such items as sculptures, fountains, etc. Seasonal/holiday inflatables must be inflated at all times.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Plot plan of property showing the location of existing structures, location of proposed structure, and measurements between
- Drawing, photo or product brochure of proposed unit with dimensions, materials and colors indicated or supplied.

X. Sheds ARC approval is required for all sheds. Any shed should be constructed of like materials and colors to the home. This includes, but is not necessarily limited to, roof and siding materials. Maximum height should be one story or 12 feet (including roof). Placement should be at the rear of, and as near as possible to, the dwelling and out of view of frontage road(s). Sheds are not to be placed within 10 feet of neighboring property lines. Screening with evergreen plantings is desired to minimize neighboring views. See screening guidelines at Appendix A.

Acceptable: Sheds Constructed in the Style of the House
Not Acceptable: Pre-Engineered Plastic Sheds, Aluminum Sheds, Steel Sheds

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Plot plan of property showing the location of existing structures, location of proposed structure, and measurements between
- Drawing, photo or product brochure of proposed shed showing all elevations (front, back and sides) with dimensions, materials and colors indicated or supplied.
- Proposed landscape plantings, type and location, for visual screening as needed.

Y. Siding and Exterior Finishes: ARC approval is required for any new or replacement siding or exterior materials. Acceptable materials for the exterior include Brick, Stucco (hard coat) and Stone. Fiber-cement board , products, such as Hardie plank, may also be used. Decorative stone or stack stone with natural colored mortar joints are acceptable.
No black mortar or weeping mortar is acceptable. Foundation walls must
concrete and will be required to be covered with brick, stucco or natural stone. Paint colors, and the colors of materials such as brick and stone, must be in keeping with the natural, earth tones existing in the Community as covered in section R above.

Acceptable: Brick, Stucco, Stone, and Fiber-cement board products (such as Hardie plank).
Not Acceptable: Vinyl Siding, Masonite, Aluminum Siding

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Drawing of proposed changes showing all elevations (front, back and sides) with materials.
- Photo, sample or product brochure of siding with materials and colors indicated or supplied.
- Proposed paint color samples with color name, number and brand indicated or supplied where appropriate.

Z. Signs: In order to maintain a neat, uncluttered appearance in the neighborhood, the use of certain types of signs is regulated. The following types of signs are considered pre-approved with the stipulated conditions:

Political Signs: No more than one sign per candidate per lot is permitted. Signs may be placed no more than 14 days before early voting and must be taken down within 7 days after the election or the runoff election.

Home for Sale Signs: In order to maintain a neat, uncluttered appearance in the neighborhood, the use of certain types of signs is regulated. The following types of signs are considered pre-approved with the stipulated conditions:

Professional signs are allowed to assist homeowners in selling their homes and must be of the typical size and design most commonly associated with this sign type. One is allowed in the front yard of the homeowner's private property. Private Real Estate signs are prohibited in the front entrances of Echo Mill or in any other amenity or other area owned by the Association.

Contractor Signs: Contractor signs are allowed only while work is being done. Signs must be removed no later than 24 hours after work completion.

Lawn Maintenance Signs: Signs and the temporary stakes posted by lawn care treatment providers are allowed for no more than 48 hours following an application by the servicing company.

Invisible Dog Fence Signs: Owners who install invisible dog fences are required to display an appropriate warning sign (example: Beware of Dog) on their property.

Home Monitoring Service Signs: Signs indicating that the home/premises is monitored or serviced by a security monitoring service are allowed and must be of the typical size and design most commonly associated with this sign type. Only one sign is permitted per residence. These signs must be kept in good repair and placed in the front of the home within reasonable proximity to the front entrance and be visible from the street. The sign should be kept straight on its post and replaced immediately if it is weathered, broken or unable to remain standing straight up and down.

Student Activity/Event Signs: Signs for an Academic District recognized Organization, Club, activity or accomplishment, e.g., graduation, football cheer, etc. Signs must be for a member of the family who is a resident of the address. They are limited to 1 sign per activity per student in the front yard of the owner's private property. Signs must be removed within 30 days of completion of the activity or event. Signs that are damaged or in a disrepair must be removed or repaired IMMEDIATELY. Signs must be of the typical size and design most commonly associated with this sign type and banners are limited in size to 30"H x 48" L.

Location of Signs: The signs that are permitted above are intended to be placed on the private property of the homeowner. No sign may be placed on Echo Mill common property or the entrances to Echo Mill. The Board shall have the right to erect reasonable and appropriate signs on any portion of Echo Mill common areas to promote community-wide events.

AA. **Window and Window Coverings**: ARC approval is required for window replacements. Window replacements should look similar to the home's original windows as not to detract from the overall physical appearance of the home. Vinyl windows must have sashes and a sill with the same look and size as a standard wood window. The width and height of the frame of each sash be about the same size as standard wood and the sill should be gently sloped outward. The exterior of the window must have a molding around the window that is within 1⁄4" in width of standard wood, brick molding. Windows can be single or double hung. The window pane dividers and visible blinds must be in good condition and not broken.

Additional information may be requested by ARC; however, the submittal for modification should include at a minimum the EM ARC Modification Form and the following:

- Photo, sample or product brochure of window with materials and colors indicated.
- Proposed paint color samples with color name, number and brand indicated or supplied where appropriate.

BB. Omission of Specific Changes: Any change or modification to or on a Lot not specifically addressed in these Standards will require explicit approval of the ARC.

APPENDIX "A"
SCREENING GUIDELINES

1) REASON FOR SCREENING: Screening may be used within Echo Mill to define private spaces or to attract or divert attention to or from particular views.

2) OBJECTS TO BE SCREENED: Screening shall be used in connection with the following:

A) Free standing utility apparatuses, such as transformers, and switching equipment
B) Exterior, ground-level machinery, such as air conditioning and heating equipment
C) Refuse containers and related storage areas.
D) Sheds

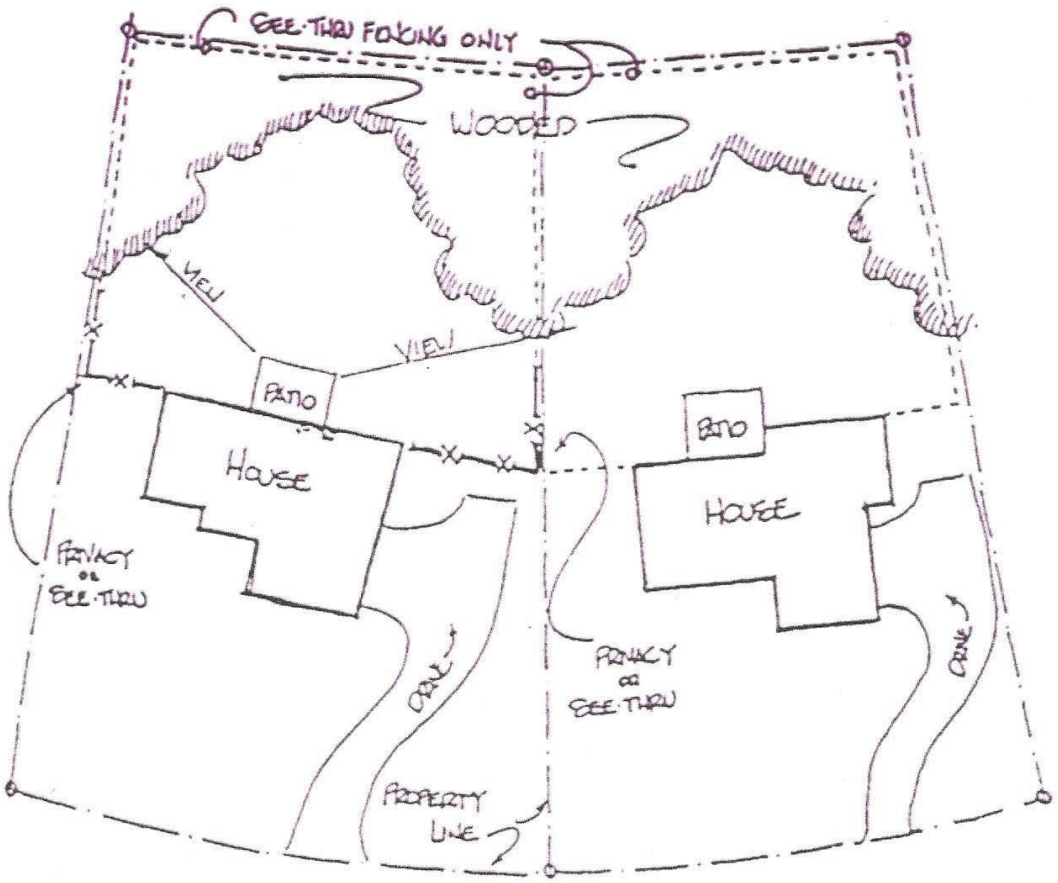
3) METHODS OF SCREENING: Subject to the approval of the ARC the following methods of screening may be used:

A) **Earth Banks and Berms**. Such earth banks and berms shall:
    i) Have a maximum slope of 2:1 and
    ii) Be covered with acceptable grass or vegetation.

B) Planting Screens and Hedges. Species and layout design to be approved by the ARC.

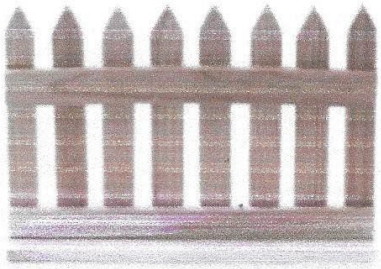
C) Fences and Walls. Such fences and walls shall:
    i) complement the design, texture and color of all structures on the same Lot.
    ii) shall be a maximum of 6 feet above grade in height.
    iii) shall include planting as an integral component.
    iv) and shall not attract attention as distinct architectural elements

APPENDIX "B"
FENCING GUIDELINES

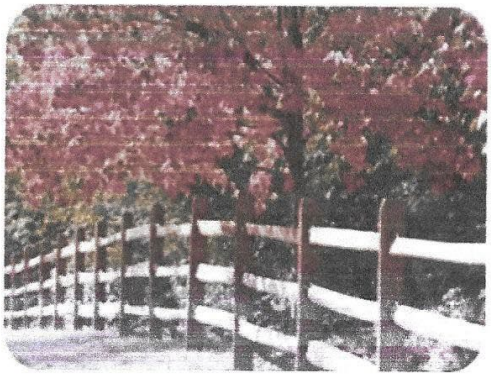


APPENDIX "B"
FENCING GUIDELINES (Continued)

PICKET FENCING



SPLIT RAIL FENCING



BLACK COATED ALUMNUM FENCING





APPENDIX "C"
ARC MODIFICATION REQUEST FORM

The Echo Mill ARC Modification Request Form is available on the Echo Mill website at www.echomill.org or by contacting ARC or the property management company.