

## AVOCET NEIGHBORHOOD GUIDELINES

The ACC (Architecture Change Committee) will use the guidelines provided below when considering a homeowner's change request. Following all of the guidelines does not guarantee approval; likewise, a change may be approved that does not meet all of the guidelines.

ACC approval does not represent permission by any government body to implement a change. It also does not necessarily guarantee compliance with any federal or local ordinances, laws or regulations. Homeowners are responsible for seeking approval, where applicable, from an appropriate government body.

Gwinnett County Ordinances are a minimum requirement for Avocet residents. The Gwinnett County homepage is located on the internet at <http://www.gwinnettcounty.com>. County Ordinances can easily be referenced using the "A to Z Index" located at <http://www.gwinnettcounty.com/cgi-bin/bvgwin/egov/page.jsp?aolFX=y&pm=A-Z+Index> (valid as of 9/27/2004). The following Ordinances may be of particular interest to Avocet homeowners:

- Building Permit Requirements (Accessory Buildings, Deck Additions, Home Additions, Retaining Walls, Swimming Pools, etc.)
- Building Codes
- Buffer, Landscape & Tree Ordinance
- Fences & Walls Ordinance
- Sign Ordinance

Please review the guidelines below. If you have any questions, you may want to contact the ACC at [architecture@avocet-hoa.org](mailto:architecture@avocet-hoa.org).

### I. Fences – ACC Approval Required

- A. Proposed Fence Location Must Be Marked with Stakes, Tape or Similar Material for Approval Meeting
- B. Height & Location – Please see Exhibit A, Section 1
  1. Entire Fence Must Be Within Property Boundaries
  2. Consideration Will Be Given to How the Fence May Obstruct a Neighbor's View
- C. Materials & Design Options
  1. All Wood – Natural or Stained Wood Color
  2. No Chain Link or Woven Wire
  3. Good Side Facing Out

### II. Paint

- A. ACC Approval Required To:
  1. Paint Body of House, **Regardless of Color**
  2. Paint Door, Trim and/or Shutters a **Different Color**
- B. ACC Approval Not Required If Painting Door, Trim and/or Shutters the **Existing Color**
- C. Only Original Ryland Neighborhood Colors and Slight Variations Which Are Complimentary to Existing Homes

### III. Mailboxes

- A. ACC Approval Not Required for Natural Wood Post
  - B. ACC Approval Required for Brick or Wrought Iron Post
  - C. Basic Black Mailbox
  - D. Consideration Will Be Giving to Basic Standards Set Forth in the United States Postal Service Domestic Mail Manual. Please Contact the Peachtree Corners Post Office for Instructions and Specifications (Especially Height Requirements)
- IV. Screened-In Porches, Additional Rooms and Decks – ACC Approval Required**
- A. Design Must Match Existing Style of House
  - B. Roofing Material Must Match Roof on House
  - C. Siding Must Be the Same Style and Color as House
  - D. Decks Must Be Natural Wood or Receive ACC Approval
- V. Permanent Outdoor Structures – ACC Approval Required. Examples Are:**
- A. Playgrounds – Please See Exhibit A, Section 2.
  - B. Sheds/Storage Buildings – Please See Exhibit A, Section 2.
  - C. Brick or Masonry Retaining Walls/Hardscapes
  - D. Basketball Goals/Hoops
  - E. Concrete Pads
- VI. Replacement Doors, Windows & Awning Additions – ACC Approval Required**
- VII. Landscape – ACC Approval Required To:**
- A. Change Grade of Land or Runoff onto Other's Property
  - B. Use Substantial Mechanical Assistance
  - C. Complete any Major Restructuring to Landscape
- VIII. Pools and Hot Tubs – ACC Approval Required**
- IX. Flags**
- A. ACC Approval Not Required for American Flag and Seasonal Decoration
  - B. ACC Approval Required for All Others
  - C. Limited to One Flag in Front of House
  - D. Must be Reasonable Size