



BRIDGEMILL

BridgeMill Community-Wide Design Standards

INTRODUCTION

The Architectural Review Committee (hereinafter referred to as the ARC) is comprised of homeowners within the BridgeMill Community Association. The Covenants have granted the ARC discretionary powers regarding the aesthetic impact of design, construction and development including architectural style, colors, textures, materials, landscaping and overall impact on surrounding properties.

This guideline is provided to form the basis for a common understanding of the design objectives and standards by all those involved in creating this community and most importantly by the present and future residents. These guidelines will be used by the ARC to review plans and specifications pursuant to the provisions of the applicable Declaration of Covenants, Conditions, and Restrictions of the BridgeMill community. The ARC intends to be fair and objective in the design review process and impartial and understanding of individual goals, while maintaining a community-wide standard to protect property values.

One important aspect of maintaining the integrity of a residential community is to provide the Association with the right to review and approve changes to the exteriors of homes within the community. The Declaration strictly prohibits the addition of any structure, or the alteration of any structure, on any lot without the written approval of the ARC. This prohibition is very broad, and even includes the changing of exterior paint colors.

Because of the uniqueness of each lot within the community, including variations in size, topography and location, certain uses, improvements or modifications suitable for one lot may be inappropriate for another lot. Therefore, despite the guidelines offered by these Design Standards, the ARC is authorized to apply or adopt different standards for different lots to reflect those differences. As an example, the ARC may allow a fence to be built from the rear corners of a house on one lot, but if another lot is a "corner" lot the fence coming off the rear corners of the house may be parallel to an adjoining lot's front yard and would not be appropriate and thus not approved.

Who is subject to the approval process?

All property owners are responsible for obtaining the necessary review and approvals to comply with the terms of the BridgeMill Covenants, Conditions, and Restrictions. While the original builder of the home was responsible for new construction, you, the current homeowner

are responsible for anything that is a modification or deviation from the original house and/or landscape plans. There are no exemptions or automatic approvals. **Homeowners maybe fined for projects that are completed prior to receiving approval or may be required to return the property to pre-approved condition, as this is a violation of the BridgeMill Community Association Covenants.** Each application is reviewed on an individual basis.

OVERVIEW OF THE REQUEST FOR MODIFICATION PROCESS

A Request for Modification form is an application which owners within BridgeMill Community Association, Inc. must complete and submit for approval to the ARC before commencing any exterior changes to the appearance of a lot. Homeowners are requested to provide as much detail as possible when submitting a Request for Modification form to the ARC. This will eliminate confusion and reduce the time required to respond to the homeowner. Plans should be specific in nature and include such items as types of materials to be used, planned start/completion dates, types of plants, size of plants, and actual photographs or drawings of items/structures to be added when applicable. Plans should also be limited in size to work that can be completed in a 9-month period. Any project must be started within 12 months of approval and if not completed within a 9-month period must be resubmitted for approval. Every Request for Modification will be responded to in writing within 30 days from the day all final documentation has been received.

SUBMITTING PLANS

Complete the Request for Modification form. Submit the form and supporting documentation for approval to the ARC before making exterior changes to the appearance of a lot.

It is the Owner's responsibility to obtain any permits that might be required by any local or county ordinance. On major modifications such as swimming pools or home additions, the ARC may stipulate approval based on submitting a copy of the permit given by Cherokee County Building Department, and/or the Cherokee County Water & Sewer Authority in addition to ARC stipulations for the project.

BridgeMill Community Association is not responsible for identifying any easement held by other agencies or organizations (such as utility companies) or any restrictions placed upon those easements. Property owners should consult the property deed and site plan for easements which might affect a planned addition or alteration.

Any property contiguous with Golf Course property or within the line of site of Golf Course property will be required to get approval from the agent of the golf course. The BridgeMill property manager will forward your modification request to the agent of the golf course for their review. This step in the process may increase the response time for review.

What should be included with your Modification form?

- A detailed written description of the proposed exterior modification or addition.
- Color samples - (this will be required) *no smaller than 5 inches by 7 inches* must be provided for approval.
The paint samples or documentation must specify manufacturer, color name, and color number if applicable (ie., Benjamin Moore - Toasted Almond HS 1018.)
- A site plan of the property -detailing current and proposed footprints, including house, driveway, sidewalks, decks, patio retaining walls, etc., existing trees and landscaping. Indicate on the site plan the size and exact location of the proposed project. Include: property lines, setback and easements, drawings of structures, elevation changes, material, finish & any construction details. All proposed improvements should be dimensioned to properly locate them from the house or property line.
- A landscape plan must show placement, number, species and size of proposed landscape additions.
- Photograph(s) of the existing condition, i.e. photo of rear elevation if submitting for a rear sunroom addition.
- A brochure, detail sheet or catalog photo of proposed material, if applicable.

Plans submitted for Modifications review must comply with all applicable building codes, zoning regulations and the requirements of all agencies having jurisdiction over the project. It is the responsibility of the Applicant to obtain all necessary permits, inspections and final Certificate of Occupancy.

BRIDGEMILL COMMUNITY ASSOCIATION, INC.
Architectural Review Committee "ARC" Request for Modification

I understand this application is based upon and sets forth requirements found in the Declarations of Protective Covenants, Conditions, Restrictions, and Easements For BridgeMill, Art. VII, Art. VIII, and the BridgeMill Community-Wide Design Standards,

Homeowner Name: _____ Date: _____
Please PRINT

Address: _____ Home/Cell Phone: _____

Email: _____ Daytime Phone: _____

Please do not start your project until you receive a written response from the Architectural Review Committee with the "golden ticket". Please submit this application with "ARC Part 2" and all required documentation to the BridgeMill office, 3542 Sixes Road, Suite 108, Canton, GA 30114 (770.345.1888) no later than noon on the Thursday prior to each meeting on the 1st and 3^d Monday of the Month. Upon receipt of completed request you will receive a confirmation email. Upon approval, you will receive a notice and "Gold Ticket" to place in a front window. This gold ticket sheet should be displayed from the front of your home and visible to the street until project complete. Upon completion sign and return the gold sheet to the office for filing.

1. **All** major modifications will require the submission of the following items AND a form from number 2 below.
 - a. Photograph of both the front and back of your home – including "line of sight" from the golf course if your home backs to the golf course. **DOES THIS HOUSE BACK TO THE GOLF COURSE? YES or NO (circle one)**
 - b. Map/drawing of property lines including footage from the property line to the proposed structure.
 - c. Dimensions and location on the property of the proposed pool, fence, or pergola, deck, porch etc. (specifically the distance from the property line and the house to the modification).
 - d. Sample/type of materials being used to include, color (neutral and earth tones are required when applicable) and a paint sample and/or photograph of the materials. **All original paint and color samples must be provided to the office (email and photo of color/sample are not acceptable).**
 - e. A drawing or "like" photo of the proposed structure itself, i.e., deck, pool.
 - f. Neighbor approval if tying into adjoining fences (minimum 8-inch separation if not connecting. You are required to maintain this area and outside of the fence.)

2. Please submit a **separate** ARC form to the BridgeMill office **for each modification** listed below. Attach one or more of the forms as needed.
 - a. **Fence** – Height, style, measurements, materials, color.
 - b. **Exterior House Color** - (Trim, Shutter, Doors) ((Change of color) You must submit an actual 5x7 color sample and paint manufacturer name and color name and number, as well as photos of home.
 - c. **Pool** - In addition to the requirement of Number 1 above, please include samples and/or photo to identify the type of material to be installed, i.e. gunite or vinyl. You must also provide information as to the location on your property of where the pool filter equipment will be placed.
 - d. **Roof Replacement** – color and materials.
 - e. **Miscellaneous.**
 - * Deck, Screened in Porch, Gazebo/pergola- drawings or sample photo w/size and detail.
 - * Driveway Expansion- drawings and materials. * Landscaping, tree removal.
 - * Play equipment; statuary * Retaining Wall – material (neutral earth tones) * Room addition – Drawings, Plat.
 - * Storage shed – drawings and materials (neutral earth tones) must show location on property and dimensions.

HOMEOWNER RELEASE: Permission is hereby granted by the Homeowner for the members of the Architectural Review Committee (ARC) and the Board of Directors of BridgeMill Community Association, Inc (BMCA), their agents, and/or representatives to enter ON the property to make reasonable observations and inspections of the requested modification and completed project. The Applicant(s) represent and agree by the ARC Request submitted, that all their representatives and workers, including but not limited to, Architect, Engineer, Contractors, Subcontractors, and agents and employees shall be made aware of requirements of the ARC and the Covenants and Bylaws of the BMCA. It is also agreed that the Homeowner/Applicant has the responsibility to ensure that all shall abide by the procedures and guidelines found in the Declaration of Covenants of BMCA. Homeowner/Applicant further represents and verifies that all applicable license and permits have been or will be obtained in accordance with all rules, regulations and laws.

Homeowner Signature: _____ Date: _____

By signing this application, I have read and understand and agree to the Homeowner Release printed above.

**ARCHITECTURAL REVIEW COMMITTEE "ARC", BRIDGEMILL COMMUNITY ASSOCIATION, INC.
FENCE - Project Modification Request Form ARC2.A
(Article VIII. 5 BK 2918 PG273 - Declaration of Protective Covenants)**

Homeowner Name: _____ Date: _____

Please Print

Address: _____ Daytime Phone (s) _____

Email: _____ Cell _____

Please Provide the following for your fence request:

1. Photograph of both the front and back of your home – including "line of sight" if your home backs up to the golf course.
2. Map, Plat and/or drawing of property lines including footage from the property line to the proposed fence/ structure.
3. Dimensions and location on the property of the proposed fence (specifically the distance from the property line and the house to the modification).
4. A drawing or "likeness" photo of the proposed fence materials to include height, style, material and color.
5. Communication and acknowledgment from neighbors if you will be tying into adjacent fence.
6. Note: 8-inch separation between fence may be required if you will not be tying into a neighbor's fence.
7. Fence must originate at the rear (back corner) of your house, unless there is specific need for variance.

Explanation of Project – Please tell us about your project:

Please DELIVER this form along with your signed Request for Modification and Release to the BridgeMill office on Sixes Road.

Do not begin your project until you have received approval from the Architectural Review Committee with your "golden ticket".

ARCHITECTURAL REVIEW COMMITTEE "ARC", BRIDGEMILL COMMUNITY ASSOCIATION, INC.

Project Modification Request Form ARC.2B

EXTERIOR HOUSE COLOR

(Article VIII Use and Restriction Rules 8.23 Exterior Colors)

Homeowner Name: _____ Date: _____

Please Print

Address: _____ Daytime Phone (s) _____

Email: _____ Cell/Mobile _____

Please provide the following information:

1. Photograph of both the front and back of your home—including "line of sight" from the golf course if your home backs to the golf course.
2. Photograph of, or a sample of your roof color AND a photograph of your house with view of neighbors' homes on each side.
3. Provide the manufacturer name, the color name, and the color numbers for each area to be painted. i.e. color names for the body, trim, shutters and door of the home.
4. Sample of paint colors to be used. You must submit the actual paint color on a 5 x 7 sample sheet to the office. (neutral and earth tones are required when applicable). For example, if you are painting siding then you should paint the color on a piece of wood siding, vinyl or other material with a neutral or white background (do not paint on colored paper or cardboard as this will not provide a true color sample). Deliver the sample to the office along with your request. Photographs or email of paint colors are NOT acceptable
5. IF YOU ARE REPAINTING/STAINING YOUR HOUSE THE SAME COLOR(S) THE ARC DOES NOT NEED TO APPROVE.

Explanation of Project – Please tell us about your project:

Please deliver this form AND the signed MAIN ARC Request for Modification and Release Form to the BridgeMill Community Association Office. *Be sure your color samples are included, and have your name and address*

Do not begin your project until you have received the written approval from the Architectural Review Committee and your "golden ticket" for display.

ARCHITECTURAL REVIEW COMMITTEE "ARC", BRIDGEMILL COMMUNITY ASSOCIATION, INC.
Project Modification Request Form ARC.2C
Pool Installation

Homeowner Name: _____ Date: _____
Please Print

Address: _____ Daytime Phone (s) _____

Email: _____ Cell _____

Please include and/or attach the following required items:

1. Photograph of both the front and back of your home – including "line of sight" if your home backs up to the golf course.
2. Map/drawing of property lines including footage from the property line to the proposed structure.
3. Dimensions and location on the property of the proposed pool and,
4. Details and location of the fence (specifically the distance from the property line and the house to the modification). If the proposed fence is not at the back corner of house explain need for variance. (see also ARC Fence Request form ARC.2A)
5. A drawing or "likeness" example photo of the proposed construction.
6. Location of the electrical equipment i.e., pool pump, filter, etc. and any pool mechanicals.
7. Type of materials to be installed, i.e. gunite, vinyl or other. AND identify the color of the interior of the pool.
8. Type of *hardscape*, i.e. the materials to be used in surrounding area of pool. Include color and type of material.
9. Please include samples or photos wherever possible.

Explanation of Project- Please tell us what you want to do:

Please deliver this form along with the required signed Request for Modification and Release (Form BMCA.ARC.1) to the BridgeMill Community Association office on Sixes Road. **Be sure your forms are signed and that samples are provided as necessary to the Office. All original paint and color samples must be provided to the office (email color and samples are not acceptable)**

Do not begin your project until you have received approval from the Architectural Review Committee and have the "golden ticket" to display in a front window.

ARCHITECTURAL REVIEW COMMITTEE "ARC", BRIDGEMILL COMMUNITY ASSOCIATION, INC.
Project Modification Request Form ARC.2D
ROOF REPLACEMENT

Homeowner Name: _____ Date: _____
Please Print

Address: _____ Daytime Phone (s) _____

Email: _____ Cell _____

Please provide the following for your request:

1. Photograph of both the front and back of your home – including "line of sight" from the golf course if your home backs up to the golf course. Be sure photo shows entire house.
2. The name and manufacturer and roofing material, including manufacturer color name.
3. Sample/type of materials being used to include, color (neutral and earth tones are required when applicable). *Note: Architectural Shingles are preferred, but not required.
4. **IF YOU ARE REPLACING THE ROOF WITH THE SAME COLOR AND MATERIAL YOU DO NOT NEED ARC APPROVAL.**
5. **IF YOU ARE CHANGING RAIN GUTTERS OR DOWNSPOUTS WITH THE SAME MATERIAL AND COLOR YOU DO NOT NEED ARC APPROVAL. * IF YOU ARE *CHANGING COLOR OR MATERIAL* FOR YOUR RAIN GUTTERS AND/OR DOWNSPOUTS APPROVAL IS REQUIRED.**

Explanation of Project – Please tell us about your project:

Please deliver this form along with your signed ARC Request for Modification and Release Form (BMCA ARC.1) to the BridgeMill Community Association office. Samples must be provided. Email samples are not acceptable.

Do not begin your project until you have received approval from the Architectural Review Committee and your "Golden Ticket" for display in a front window.

ARCHITECTURAL REVIEW COMMITTEE "ARC", BRIDGEMILL COMMUNITY ASSOCIATION, INC.
Project Modification Request Form ARC.2E

Miscellaneous.

- * Deck, Screened in Porch, Gazebo/ pergola- drawings or sample photo w/size and detail.
- * Driveway Expansion- drawings and materials. * Landscaping, tree removal.
- * Play equipment; statuary * Retaining Wall – material (neutral earth tones) * Room addition – Drawings, Plat.
- * Storage shed – drawings and materials (neutral earth tones) must show location on property and dimensions.

Homeowner Name: _____ Date: _____

Please Print

Address: _____ Daytime Phone (s) _____

Email: _____ Cell _____

Please provide the following information in support of your request for modification:

1. Photograph of both the front and back of your home – including "line of sight" from golf course if your home backs up to the golf course.
2. Photograph of tree(s) or landscaping to be removed.
3. Name or type of tree/landscaping that will replace the landscaping/trees that you plan to eliminate or change. (A picture of similar plants/trees will be sufficient). (Note: stumps need to be ground out or removed).
4. Sample/photograph of materials to be used for retaining wall or other structure, i.e., timber, rock etc. Include color (should be neutral where required).
5. Photo of location on property for installation of retaining wall.
6. Provide design specifications/drawing/measurements for retaining walls or structures, including plat/plot plan with dimensions of where structure/materials will be located. (be sure to reference from lot lines and house)

Explanation of Project – Please tell us about your project:

Please deliver this form along with your signed ARC Request for Modification and Release to the BridgeMill Association Office.

Do Not begin your project until you have received approval from the Architectural Review Committee and your "golden ticket".

(BridgeMill Community-Wide Design Standards III.F)

Where do I send my modification form?

All submitted plans together with photocopies of all plans and documentation become the property of the ARC and will not be returned, but filed for future reference and verification. No letter or other form but the Request for Modification form will be accepted.

All supporting documentation including architectural drawings/photographs, landscape plan, site plan, and description of materials should be included and either dropped off or mailed to:

**BridgeMill Community Association, Inc.
3542 Sixes Road, Suite 108
Canton, GA 30114
770 345-1888**

THE REVIEW PROCESS

The ARC meets on the 1st and 3rd Mondays of each month. Please note, the Property Manager and the ARC are not obligated to provide interim or final approval of any request in less than the indicated thirty (30) day interval. All requests will be referred to the ARC for consideration at the next scheduled meeting.

For Moderate or Major Projects, or any submittal that is approved with stipulations, the Property Manager should be contacted, within seven days (7) of completion, to schedule an on-site review for verification and conformance with the approved submittals. Notifying the Property Manager as to completion and scheduling the time of review will be the responsibility of the applicant.

On-site inspections by the ARC and/or property manager may be necessary in the review process to assess the impact the request may have on neighboring properties. The ARC may, at its sole discretion, inspect the state of the approved project anytime until it has been signed off.

How will I know if my project is approved?

Architectural Standards, requires all modification requests to be reviewed and a written response be delivered to the homeowner within 30 days. The Property Manager has the responsibility of conveying the decision made by the ARC.

After the ARC reviews the modification request, the ARC will respond in writing to the homeowner with one of four decisions:

- Approved as submitted. The plan was accepted as documented and the homeowner can begin the requested changes, immediately.
- Approved with stipulations. The plan was accepted with specific conditions provided. The homeowner should review the conditions and if in agreement, can begin the requested changes immediately. If the homeowner is not in agreement with the conditions required by the ARC, the owner may re-submit revised plans.
- Disapproved. If the plan was denied, an explanation will be provided. In many cases, the ARC will recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, they simply need to submit a letter detailing what they are going to do to resolve the problem. The ARC must approve the homeowner's plan before the homeowner can proceed with the request.
- Deferred decision pending additional information.

Once plans are formally approved by the ARC, the homeowner may immediately begin working on the improvements or alterations. All work must be done in accordance with the plans as approved by the ARC. Plans should also be limited in size to work that can be completed in a 9-month period. Any project must be started within 12 months of approval and if not completed within a 9-month period, must be resubmitted for approval

FINAL REVIEW

The Committee's final approval of your project application constitutes a binding agreement between the Applicant and the Association. Any deviation from the approved plans must be resubmitted to the Committee for approval. A Committee decision is based on a simple majority and shall not be arbitrary or capricious.

APPEALS

Within fourteen (14) days after a decision has been rendered, the Applicant may file a written appeal to the ARC to the address specified above.

Technical design information supporting the appeal request must be included with the request. All appeals will be reviewed on a case-by-case basis, and the granting of an appeal for one residence for a particular situation does not imply or warrant that a similar appeal would be granted on another residence.

Each case will be reviewed on its own design merits, and in keeping with the overall objectives of the Design Guidelines.

Please remember that if the applicant files an appeal based upon an application denial, and the ARC deems it necessary to hire a third party expert, the fees associated with retention of this third party expert shall be passed onto the applicant.

Upon receipt of the written appeal, the BridgeMill Property Manager will coordinate a meeting with the ARC so the Applicant can present their appeal in person, which is required.

The ARC will then issue an appeal decision on your application.

If the ARC upholds their original decision and you are still dissatisfied, you may submit a final appeal with the BridgeMill Community Association, Inc. Board of Directors at the address specified above. You will be invited to the next Board of Directors meeting to present your appeal to the Board who will make a final decision.

ENFORCEMENT

If a homeowner proceeds with modifications or additions without prior written approval by the ARC, the homeowner may have to correct any resulting deviations from the Design Standards at his/her own expense. Furthermore, if the required corrections of the violations are not implemented within the time allowed, no less than 30 days from the time of the violation notification, the homeowner will become subject to the enforcement process and fines deemed reasonable by the Board. Fines may be implemented representing a lien against the property.

HELPFUL HINTS

Although neighbors' approval may not be necessary, it is always a good idea to discuss your intentions with any neighbor immediately facing your home, whether they will see the results of your project or not.

Homeowners submitting requests to install fencing, plant materials which may eventually encroach upon property lines, other modifications on or close to the property line, or any modification which may impact your neighbor in some way, should particularly be discussed with your neighbor prior to signing and submitting your request forms to the ARC. This could alleviate any potential friction with your neighbors and ensure that your project isn't delayed later by neighbor objections.

DISCLAIMERS

The Design Standards set forth herein have not been reviewed for engineering or structural design or quality of materials. Standards have been adopted solely on the basis of aesthetic considerations. Therefore, no one should use or rely upon these Design Standards as standards for structural integrity or soundness of design for any construction or modification of a structure or for ensuring compliance of any activity or construction with building codes, zoning regulations and other governmental requirements. By approving such plans and specifications, neither the ARC, the members thereof, nor the BridgeMill Community Association assumes liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications.

Neither the BridgeMill Community Association, the ARC, the Board, nor the officers, directors, members, employees, and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any owner of property affected by the Declaration by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval, or failure to approve or disapprove any such plans or specifications.

It is the sole responsibility of the homeowner to ensure that structures are safe. Approval of any type of structure, including children's play sets, by the ARC in no way guarantees the safety of individuals.

II. EXTERIOR HOUSE STANDARDS

A. Paint / Siding / Brick

Any change to the exterior color of the house from the last approved color including, but not limited to: doors, shutters, trim, brick and siding must be approved by the ARC. When changing the exterior house color, a large 2' x 2' paint sample must be provided for approval, by either painting a large white poster board or by painting a large portion of the wall of the house with the color being submitted. The paint sample or documentation must specify manufacturer, color name, and color number if applicable (ie., Benjamin Moore - Toasted Almond HS 1018.)

The exterior colors of the walls and roof shall conform to be compatible and harmonious with the colors of nearby single-family residential structures. Highly reflective and bright colors are unacceptable.

All predominant colors which are the large areas of the painted walls shall be in subdued colors. Secondary colors shall be compatible with the predominant colors and be limited to architectural details such as fascia, frames, shutters, front door, etc.

B. Roofs

New roofs should follow the same style and color standard originally installed by the builder. The roof should include appropriate industry standard shingle warranty and all exceptions must be approved by the ARC.

C. Front Porches and Lawns

No artificial trees, plants, flowers, plastic chairs or plastic benches are allowed at the front of the home, with the exception of door wreaths. Porch and lawn furniture shall be wood, wrought iron or faux wood or metal.

D. Doors / Windows / Shutters

Any alteration to the exterior of the house including, but not limited to: doors, shutters, trim and exterior siding must be approved by the ARC.

All window treatments facing the street must be lined in white or ivory to give the community a common look from the outside. The type of window treatments may include, but are not limited to: white sheers, white blinds, white plantation shutters, or white lined curtains.

Windows, shutters, louvers, and doors (including garage doors) shall be painted a single color (ie, no two-tone.)

Any change in grill pattern requires ARC approval.

The ARC has, however, identified acceptable non-rot alternative to wood windows.

Homeowners desiring to install a window made of a material other than wood may submit an

application, with samples, to the ARC for review and approval.
Colored lead glass doors may be permitted in front of the house when approved by the ARC.

E. Decks / Patios / Lattice Work

New composite materials or low maintenance decking such as TREX, must be submitted for approval before utilization. Vinyl decking and railing products are not approved materials. All decks must be natural wood color or stained in a natural wood color. Decks may be painted the color of the trim on the house if first approved by the ARC.
All plans to build new or expand existing decks, patios and lattice work must be submitted to the ARC for approval.

Homeowners shall concurrently submit a landscaping plan to address areas under and around the deck.

F. Satellite Dishes' Antennas

The installation of antennas, satellite dishes and other similar or related equipment or apparatus for the transmission and/or reception of television or radio or other signals shall be subject to these Design Standards and the FCC Rule entitled "Over-the Air-Reception Devices Rule, 47 C.F.R. Section 1.4000 ("FCC Antenna Rules"), as they may be hereinafter amended from time to time. In the event of any inconsistency between these Design Standards and the FCC Antenna Rules, the FCC Antenna Rules shall prevail and govern.
Antennas, other than satellite dishes for television reception, are not permitted.
Satellite dishes, to the extent possible, should be located as inconspicuously as possible consistent with proper operation.

G. Air Conditioning Unit:

No window units are permitted.

H. Screened Porches, Sunrooms & Room Additions

Detailed plans including, but not limited to: elevations, a list of all materials, windows, roofing; siding (if any), decking, color selections, must be submitted when applying for new sunrooms, screened or un screened porches and other room additions to the home. Materials must be consistent with materials on the existing home and painted or stained to match.

I. Stoops, Porches, and steps

. All additions must be approved by the ARC.

J. Awnings

Awnings must have ARC approval. Awnings should be consistent with the visual scale of the

home. Color of awning must blend with existing color scheme for the house. Canvas awnings may be used on the side or rear of residences with ARC prior approval.

K. Chimneys

Chimneys framed to receive prefabricated fireplaces and flues must be finished in appropriate materials and colors to blend with the primary house decor. Chimney caps must be fabricated metal, painted an approved color.

L. Solar Panels

Solar panels may only be erected with the prior approval from the ARC.

M. Garages

No garages may be converted into living space. Garages are intended for vehicles and homeowners are encouraged to make use of such.

III. Exterior Lot Standards

A. Driveways / Walkways

Any changes to existing or new hardscapes including, but not limited to: driveways, walkways and patios, require specific approval of the ARC prior to construction. It is recommended that a professional contractor be used for all hardscape construction.

No improvements, modifications, or additions shall be erected, constructed, placed, altered, remodeled, maintained or permitted to remain on any portion of the development unless such improvements, modifications, or additions are in strict compliance with these Community-Wide Design Standards. No construction shall be commenced or permitted which is inconsistent with, in addition to or materially different from any previously approved plans or specifications unless and until the plans reflecting such change or additions have been submitted to and approved by the ARC in accordance with these Design Standards.

B. Vehicles

1. For the purpose of Article VIII, Section 8.4 of the Declaration and for these rules and regulations, "commercial truck" shall be defined as follows:
 - any panel truck,
 - trucks with a cargo-load capacity of one ton or more,
 - Vehicles typically used "for hire", including, but not limited to, limousines and taxis (regardless of whether such vehicles are used "for hire" or for personal use), full-size vans (excluding vans specifically used by handicapped persons,

mini-vans or sport utility vehicles used as passenger vehicles and receiving a "car" or "passenger vehicle" classification by the Georgia Department of Motor Vehicles),

- vehicles containing visible evidence of commercial use (such as tool racks, ladders, ladder racks or tow winches); provided, however, that vehicles with empty ladder or tool racks or standard tool boxes shall not be considered a commercial truck; and
 - vehicles with commercial writings on their exteriors, including, but not limited to: vehicles with vinyl wrap advertising businesses, services or products. Marked law enforcement vehicles used for such purpose are specifically excluded from the definition of commercial truck.
2. Commercial trucks are prohibited from being parked in the Community except: (1) in garages with the garage doors closed; or (2) in the case of service vehicles, on a temporary basis during daytime business hours or during emergencies for the purpose of serving a Lot.
 3. Boats, recreational vehicles, motor homes, trailers, motorcycles, mini bikes, scooters, go-carts, golf carts, campers or mobile homes must be parked in the garage with the garage door closed; provided, however, such vehicles may be parked in the Community on a temporary basis not to exceed 24 consecutive hours. For the purpose of this provision, "temporary" shall mean no more than twice a year for a period not exceeding 24 consecutive hours.
 4. Disabled and stored vehicles are prohibited from being parked in the Community, except in garages with the garage doors closed. A vehicle shall be considered "disabled" if it does not have a current license tag or is obviously inoperable as provided in Article VIII, Section 8.4 of the Declaration. A vehicle shall be considered "stored" if it remains in the Community other than in a garage for a period of 14 consecutive days or longer without being driven or moved from within the community.
 5. Garages are not intended for storage. Residents are encouraged to park the maximum number of permitted vehicles for which the garage is designed in the garage.
 6. Vehicles may not be parked on any grass or landscaped areas on Lots.
 7. If any vehicle is parked in the Community and in violation of the Declaration or these rules and regulations, the Board or agent of the Association may tow or boot the vehicle after 24 hours written notice, in accordance with Article XVI, Section 16.2 of the Declaration. Such notice shall: (1) be placed on the vehicle; (2) specify the nature of the violation; (3) warn of possible towing or booting; and (4) state the name and telephone number of a person to contact regarding the violation. If 24 hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six months of such notice, the Board or agent of the Association may have the vehicle towed or booted in accordance with the original notice and without further notice. If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or

Occupant's Lot or dwelling, is obstructing the flow of traffic, is illegally or improperly parked on any Common Property, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed or booted immediately from or on any Lot or the Community Property.

8. The Association's right to tow or boot is in addition to, and not in limitation of all other rights of the Association, including the right to assess fines for violations of the foregoing rules and regulations and the terms of the Declaration.

C. Fencing

All fencing must be approved by the ARC prior to installation. Fencing should be installed no closer to the street than the rear corner of the house. Easements on golf course lots cannot be fenced without written approval from the golf course management. Fences shall be a minimum of 8 inches inside the property line. Common fences are permissible with written permission of the neighbor; the common element shall be installed on the property line.

D. Exterior Lighting

All exterior lighting shall be consistent with the character established in ARC and be limited to the minimum necessary for safety, identification and decoration, and must be approved by the ARC.

No high wattage commercial grade exterior lighting is allowed, including, but not limited to halogen or sodium vapor.

Outside light posts with colored lens, lamps or bulbs of any type are not permitted.

Low wattage landscape lighting should be appropriate for the scale of the property. This type of lightning does not need ARC approval, but is subject to ARC review if complaints arise.

E. Signs

No signs of any kind may be erected by any owner within the Community without the written permission of either the HOA or the ARC except: Such signs as may be required by legal proceedings.

No sign may exceed a maximum of four (4) square feet.

No signage for any purpose may be placed on common property, including the main entrance, and the other entrance areas into the community. No signs may be taped to any sign posts throughout the community.

Homeowners or their real estate agent may put a "For Sale" or "For Rent" sign in their front yard. "Open House" signs will be allowed on the lot for the day of the Open House only. Not more than one (1) "For Sale" sign per lot.

Political signs for local, state and national elections as administered by the Board of Elections for Cherokee County are approved. Political signs may not appear in the yard more than 30 days

prior to the election and must be removed one day after the election. Only one sign per candidate is permitted, per lot.

Signage for home improvement projects done by commercial companies is permitted only while the work is in progress. All signage must be removed upon completion of the project.

F. Retaining Walls

Retaining walls are a modification that requires ARC approval.

It is the owner's responsibility to obtain any permits or certificates that might be required by any local or county ordinance. Retaining walls shall be constructed in strict compliance with same. ARC reserves the right to request more information including, but not limited to: drawings and specifications.

Exposed concrete block or poured concrete foundations and site retaining walls must be covered with stone, brick, or stucco to compliment the house materials. Retaining walls that attach to the residence should utilize the same materials as the wall that they adjoin. Crosstie timber walls may only be used if they are replacement for original or in the rear yard of the residence and are approved by the ARC.

G. Yard Statuary~ Structures and Ornamentals:

Lawn Furniture:

Any lawn furniture, including benches, to be placed in the front of residences, in front yards or any location where it will be visible from the street, must be submitted for review, prior to placement. Lawn furniture, as defined here, does not include outdoor furniture such as wicker/rattan/wood/bronze chairs, rocking chairs, benches, or occasional tables located on a front porch, provided they are tasteful and conform to the community wide aesthetic standards. Beach chairs, umbrellas, plain plastic furniture and/or brightly colored items are not permitted.

Yard Statuary, Structures and Ornamentals:

All yard statuary, lawn ornamentation and structures including, but not limited to, bird baths, bird houses, bird feeders, statues, figurines, or similar types of accessories, should be located in the backyard. Modestly sized and tasteful yard statuary, flower pots, figurines, urns, animals, or human figures may be placed at the front entry, front steps, or in the front landscape beds. All statuary and ornaments must be made of either, wood, concrete, rock or metal; finished in traditional earth tone colors such as bronze, verdigris, black or natural-colored cement. Multi-colored or brightly-colored items are not permitted.

Larger statuary and ornaments must be submitted to the ARC for review. Approval of statuary requests is solely at the discretion and aesthetic judgment of the ARC.

Fountains will be considered on a case by case basis, based upon design and consistency with surrounding landscaping and residences.

H. Gazebos & Arbors

Gazebos, arbors, etc. should be fully detailed (color samples, materials, site plan, elevations, details, etc.) and submitted for review. Site compatibility will determine approval of modification.

I. Sheds

All shed structures must be approved. Shed must be constructed in the same materials as the house. Corner lots are subject to additional requirements

J. Animals and Pets

No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Lot, with the exception of dogs, cats, or other usual and common household pets, in reasonable numbers.

No pets may be kept, bred or maintained for any commercial purpose.

Dogs which are household pets, must at all times, whenever they are outside a Lot be confined on a leash. Without prejudice to the ARC's right to remove any such household pets, no household pet that has caused damage or injury to any other party or property, may be walked in the Community.

When walking your pet, it is your responsibility for cleaning up your pet's waste.

K. Animal Houses

Animal house exterior colors and materials must relate to the exterior of the house or neutral in color. The structure should be completely screened from any view from surrounding properties and streets, and be discreetly located so as not to cause a nuisance to neighbors. Clothesline and/or fenced "dog runs" are not allowed.

L. Garage Sales

Residents may have garage sales on an infrequent basis; no more than two yards sales a year are permitted beyond community sponsored events.

M. Unsightly or Unkempt Conditions

The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Community. No hobby should create odors or noise pollutants and have adverse affects on neighboring properties.

N. Subdivision of Lots

No Lot may be subdivided or have its boundary lines changed without the consent of the BMCA Board. Furthermore, such division boundary line change or re-platting, if approved by the Board, may NOT be in violation of the applicable subdivision and/or zoning regulations.

IV. RECREATIONAL AMMENITIES

A. Swimming Pools, Spas / Whirlpools

All swimming pools must fit naturally into the topography of the proposed lot and be located to provide minimal visual impact to surrounding properties and streets. All pump, filters, and equipment must be located where it will not cause a nuisance to neighbors and must be screened from view.

(In our experience, this is the area of most contention by neighbors and as such we recommend that you talk to them before submitting any plans to the ARC.)

Above-ground pools of any type are not permitted.

Wading pools, less than 12" in height, are permitted in the rear yard and must be emptied and stored at the end of the day. Wading pools must be stored out of view from the street every night.

All in-ground pools, spas or whirlpools must be approved by the ARC. Homeowners must submit a detailed site plan with the Request for Modification including the following:

- Pool location, size and shape
- Hardscape locations (decks, walls etc.)
- Equipment location and landscaping plan to conceal it from the view of the street and neighboring properties.
- Overall landscaping plan.
- Description of all materials to be used for construction of the above items.

B. Hot Tubs

Hot tubs must be approved by the ARC. Homeowners must submit a detailed plan showing (1) proposed location of the hot tub relative to the house, deck and property lines (2) the position of the heater and other equipment (3) lighting and (4) related landscaping and or lattice screening.

C. Outdoor Living Spaces

The ARC must approve all outdoor spaces, such as kitchens and fireplaces, The spaces must fit into the topography of the lot and be located to provide minimal, visual impact to surround properties and streets.

D. Play Equipment: Children's Play Sets / Trampolines / Tree houses / Play- houses / Swing Sets

All play equipment must be approved by the ARC. A landscaping plan must be submitted concurrently if approved equipment cannot be positioned out of view of the street. Children's play equipment or swing sets must be located in the rear yard where they will have minimum visual impact on adjacent properties and streets. The equipment must be manufactured of natural wood, or natural wood appearance, and accessories should be in earth tones or neutral colors. No metal A-frame play sets/swing sets are permitted. Extreme sports apparatus such as skateboard ramps/in-line skate ramps and bike ramps are not permitted.

E. Basketball Goals

Basketball goals cannot be affixed to the house, or be placed in the street. Permanent goals require ARC approval. Permitted basketball goals must be kept in good appearance. Backboards must be clear or white. All basketball play must cease at 9:00 p.m.

V. YARD MAINTENANCE STANDARDS

A. Bed Walls, Edging Material and Mulch

Landscaping must relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding community. The preferred landscape bed edging is a neat Y-S" deep trench. Other types of edging should be of natural colors and materials, and should be four (4) inches or less in height. Decorative, professionally installed, designer poured concrete edging shall be approved by the ARC prior to installation. The concrete coloring shall blend into the surrounding area and be at ground level. All mulched landscape beds should be covered with natural pine straw or chopped pine bark mulch or small nuggets. No white landscape gravel is allowed.

Landscaping that involves re-grading must be approved by the ARC in advance, must conform to Cherokee County soil disturbance regulations, and must not adversely affect drainage flows onto adjacent or downstream properties.

B. Plant Material

Front yards must be sodded with Bermuda or zoysia. Any planting must have approval, except for annual color or replacement of shrubbery with like size and scale.

C. Outdoor storage

Garden tools and hoses must be completely screened from view. Preferably, these items should be stored inside the garage or basement.

D. Garbage Cans, Woodpiles, Recycle Bins

All garbage cans, woodpiles, garden hoses, ladders, wheelbarrows, and/or any other similar utilitarian items, must be located or screened so as to be concealed from view of any neighboring Lot and/or from the street.

Recycle bins, garbage and any garden waste may not be placed on the curbside earlier than 4:00 p.m. the night before collection and must be positioned off the street in such a manner that it does not create an obstruction for any oncoming traffic.

E. Yard Maintenance

Lawns - front, side and rear - should be regularly fertilized, edged and mowed. Beds need to be mulched and weeded so as to have a manicured appearance. Weeds must be controlled. Lots must be maintained to community standards.

Lawn clippings and edging debris should be removed from the sidewalks, curbs and driveways by collecting for proper disposal or by sweeping or blowing back onto the lawn. Do not blow or sweep lawn clippings into the street. Dumping of yard waste into creek areas is prohibited by Cherokee County.

Pruning of trees, shrubs, hedges and other vegetation must be done so that the yard presents a healthy and manicured appearance and the visibility for motorists and pedestrians is not obstructed.

All trees and shrubs that border community sidewalks should be pruned to not encroach within the community sidewalks. No overhang of trees will be allowed over said sidewalks unless there is a minimum of 8' clearance between the surface of the sidewalk and the lowest overhanging limb.

VI. MISCELLEANOUS

A. Firearms

The use of any firearms in the community is strictly prohibited. The term firearms includes, but is not limited to: "BB", pellet and paintball guns.

B. Flags / Banners / Windsocks

Flags and banners not larger than 3' x 5' are allowed to be hung in front of the house from a pole that is physically attached to the house. Windsocks may be hung at the rear of the property.

RESOLUTION OF THE BOARD OF DIRECTORS
OF
BRIDGEMILL COMMUNITY ASSOCIATION, INC.

WHEREAS, Article VIII, Section 8.19 of the Declaration provides that flags must be approved in accordance with the provisions of Article VII of the Declaration; and

WHEREAS, Article VII, Section 7.1 of the Declaration provides that no exterior construction, alteration or addition of any improvements of any nature whatsoever shall be commenced or placed upon any part of the Community unless approved in accordance with Article VII of the Declaration; and

WHEREAS, on March 21, 2008 a Surrender of Right to Appoint Architectural Review Committee was recorded in Deed Book 10132, Page 1, Cherokee County, Georgia records giving the Board of Directors all the rights and authority granted to the Declarant in Article VII of the Declaration; and

WHEREAS, Article VII, Section 7.2 of the Declaration allows the Board of Directors to adopt written design and development guidelines; and

WHEREAS, Article IV.B. of the BridgeMill Community-Wide Design Standards currently regulate flags, banners and windsocks; and

WHEREAS, the Board of Directors recognizes a need to further clarify the design and development guidelines with respect to flags and flagpoles in the Community.

NOW, THEREFORE, the Board of Directors of the Bridgemill Community Association, Inc. hereby repeals and deletes Article IV.B. of the BridgeMill Community-Wide Design Standards and replaces it with the guidelines listed on Exhibit "A" attached hereto and incorporated herein by this reference.

SO RESOLVED, this 8th day of November 2010.

BRIDGEMILL COMMUNITY ASSOCIATION, INC.

By: _____
President

Attest: _____
Secretary

[Corporate Seal]

EXHIBIT" A"

B. United States Flags and Free-Standing Flagpoles

- 1. A flag of the United States of America, not larger than 3 feet by 5 feet in size, may be hung in front or in back of a house from a stationary pole that is physically attached to the house.**
- 2. One white or aluminum flagpole not more than nineteen (19) feet high may be erected on a Lot. The flagpole may be located anywhere in the backyard of the Lot. If the flagpole is erected in the front yard, it must be placed within ten (10) feet of the front of the house.**
- 3. The Owner of the Lot shall keep the stationary pole or the flagpole maintained and well-painted without chips or rust.**
- 4. When flying the flag of the United States of America on the Lot only the currently valid design of such flag may be used.**
- 5. Based on proper flag etiquette, a flag flying on a 19-foot flagpole shall be no larger than 3 feet by 5 feet in size.**
- 6. Any flag flown on the free-standing flagpole shall be made of all-weather material.**
- 7. Faded, torn, frayed, ripped or shredded flags or banners shall not be flown.**
- 8. The flag of the United States shall not be flown with the union down, except as signal of distress in instances of extreme danger to life or property.**
- 9. The flag of the United States must be raised to the very top of the flagpole unless, by order of the President of the United States or in accordance with recognized customs or practices not inconsistent with the law, the flag is required to be flown at half-staff.**
- 10. The flag of the United States should be displayed only from sunrise to sunset.**
- 11. If an Owner desires to display the flag of the United States at night, the flag must be properly illuminated. All such illumination must be approved by the Association prior to its installation.**
- 12. If an Owner desires to install or remove landscaping in order to erect a flagpole, such landscaping changes and plans must be approved by the Association prior to the commencement of any work.**

C. Holiday Decorations

Exterior holiday decorations may be displayed four weeks before the holiday and must be removed no later than two weeks after the holiday. Holiday decorations must not result in noise or light disturbances to adjacent properties.

D. Mailboxes

All mailboxes must conform to the approved BridgeMill design standard. Only one (1) mailbox per Lot is permitted. Landscaping around mailboxes shall be limited to low plantings (mature plants less than 24" in height). Vines or other plant material, which will cover the entire mailbox and cover the residence number, are not permitted. Mailboxes need replacement when they are weathered and faded.

E. Fire Hydrants

Landscaping around fire hydrants is prohibited by the fire department. Low growing flowers are permitted, as long as they do not interfere with the tap mechanism.