

GUIDELINES AND STANDARDS

The following are guidelines and standards authorized by the Declaration of Covenants, Conditions and Restrictions for Buckhead Subdivision and which govern architectural design and construction/alterations in Buckhead.

1. Harmony of exterior design with the existing or proposed construction/improvements to the lots and the overall properties

Architectural design and exterior materials that are the same or of a substantially similar nature or style as that which is already present or under construction on the five nearest lots, are not permitted. For purposes of this evaluation, the “nearest lots” are considered to be those that are contiguous to the lot that is the subject of this submission. “Nearest lots” also include those that are located across the street from the lot that is the subject of this submission where the front door entrance can be readily seen from the subject lot.

2. Character and quality of exterior construction/alterations

Character and quality of exterior construction/alterations will be assessed based up a review and evaluation of the distinguishing features, attributes and characteristics of the proposed dwelling structure. Proposals which are not consistent or in architectural harmony with existing structures in Buckhead will be not be permitted.

3. General quality in comparison with the existing construction/alterations

The general quality of construction materials of the proposed construction will be evaluated relative to existing structures in Buckhead. Proposals that are not of the same or substantially similar quality will not be permitted.

4. Location in relation to surrounding construction/alterations

Applicable setbacks are required:

- 40 feet from front lot line – Phase III
- 45 feet from rear lot line – Phase III
- 20 feet from side lot line – Phase III

- 50 feet from front lot line – Phases I and II
- 60 feet from rear lot line – Phases I and II
- 20 feet from any side-interior lot line – Phases I and II
- 35 feet from any side street line – Phases I and II

5. Location and changes in relation to topography

Any documented physical or natural features of the subject land that prevents or significantly inhibits construction will be taken into consideration when reviewing a proposal.

6. Aesthetic considerations

Colors of proposed exterior material that are the same or substantially similar to that which is already present or under construction on the five nearest lots, as described in #1 above, will not be permitted.

7. Landscape Plan

All new construction landscaping shall have, at a minimum, the following:

Foundation Plantings:

- Ten – 5-gallon plantings for each 20 foot by 4 foot linear run to include the entire front elevation of the residence, including the garage.
- Three - 45-gallon trees in front of residence.

The ACC may approve a plan that provides for alternative quantities and size plantings if, in its judgment, the final plan yields substantially comparable treatment of the subject landscape. The ACC may also consider the size and location of existing trees or other vegetation that will remain following completion of construction.