

August 18th, 2008

Dear Browns Farm Homeowner:

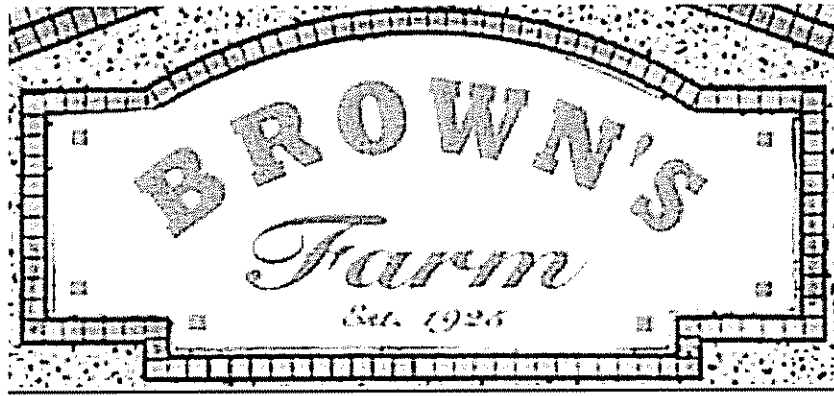
Brown's Farm is a design standard community. This means that we want to maintain a consistent, orderly, and clean appearance to the property. The DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE BROWN'S FARM community was set up and recorded with the Cobb County Clerk's Office. What a 'design standard community' means to you, a homeowner, is that all exterior changes and modifications you might wish to make must be approved in writing beforehand. In a non-design standard community, if your neighbor wanted to paint their home neon green, they could; and you would have no recourse. However, in a design standard community like Brown's Farm, if they went ahead without approval, the Association can make them repaint in an approved color.

Prior to making modifications to the exterior appearance of your home or yard, you must submit your planned changes to the Brown's Farm Architectural Review Committee (ARC). Changes that must be submitted include but are not limited to the addition of a trampoline, play ground equipment, fences, retaining walls, statuary, tree removal, pools, gardens, etc. Changes to your house including but not limited to decks, porches, arbors, sunrooms shingles, and new paint colors (such as for garage doors, trim, siding, gutters, windows) are among other alterations which must also be submitted for approval. The Architecture Design Guidelines for Brown's Farm have been given to every homeowner. If you did not receive a copy or need a replacement, you can go to the CCM website and get the most current version @www.communityclubmgmt.com (go to Architecture information and then choose Brown's Farm).

When submitting your request to the ARC, please be as specific as possible as to the nature of your request, using the Application for Modification form, which is also available at the CCM website in the Design Guidelines in appendix E. The Brown's Farm Neighborhood Association utilizes a complete package application procedure. The application is considered when all required documentation has been received. If your application is incomplete, your application will be returned unprocessed. The Brown's Farm Architecture Review Committee has 30 days to review the request from the date of receipt by an ARC member. You will be notified by a member of the ARC when the request has been received.

For those who have not conformed to the ARC guidelines there will be a 45 day amnesty period in which to comply. Failure to comply with ARC guidelines will then result in a fine levied against the property at a rate of \$25.00 per day. Below are the instructions for completing the application modification.

The Browns Farm Board of Directors



Brown's Farm

Architectural Design Guidelines

Appendix "C" To Brown's Farm Design Standards

July 22, 2008

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Purpose of Appendix C – Browns’ Farm Architectural Design Guidelines

This document contains revisions to the Brown’s Farm Design Standards. This document is intended to be complimentary to the Brown’s Farm Design Standards while clarifying and further defining many areas not covered in the Brown’s Farm Design Standards Document. This appendix document supercedes the Brown’s Farm Design Standards in the following sections:

1. Section 6.M Antennae.
2. First Amendment to Design Standards “Section 6.M”
3. Section 6.O Basketball Backboards

Also this document supercedes and retires the following documents:

1. A document labeled “MODIFICATIONS” with a date at the bottom of 12/98.
2. Abridged Design Covenants Brown’s Farm Homeowners Association
3. Fence Guidelines
4. Fence Policy
5. Application for Modification
6. Brown’s Farm Rules Handbook

Introduction

To maintain a consistent, orderly, and clean appearance to the property, the declaration of protective covenants for the Brown's Farm community was set up and recorded with the Cobb County Clerk's Office. Brown's Farm is a design standard community. What this means to you, a homeowner, is that all exterior changes and modifications you might wish to make must be approved in writing beforehand. In a non-design standard community, if your neighbor wanted to paint their home neon green, they could; and you would have no recourse. However, in a design standard community like Brown's Farm, if they went ahead without approval, the Association can make them repaint in an approved color.

Prior to making modifications to the exterior appearance of your home or yard, you must submit your planned changes to the Brown's Farm Architectural Review Committee (ARC). Changes that must be submitted include but are not limited to the addition of a trampoline, play ground equipment, fences, retaining walls, tree removal, pools, etc. Changes to your house including but not limited to decks, porches, arbors, sunrooms and new paint color among other alterations must also be submitted for approval. This document details the Architecture Design Guidelines for the Brown's Farm Design Covenants and Guidelines.

When submitting your request to the ARC, please be as specific as possible as to the nature of your request. Included in this document in Appendix E is an "Application for Modification" which must be submitted with each individual request. The next section indicates where to send your request.

All requests will be reviewed for final approval. If applicable, please illustrate all requests on a copy of your site plan and attach this to your application.

Instructions for Request For Modification

The Brown's Farm Neighborhood Association utilizes a complete package application procedure. The application is considered when all required documentation has been received. If your application is incomplete, your application will be returned unprocessed.

1. **Please Print Legibly in BLACK ink.**
2. Give your complete legal name.
3. Give the address where your evaluation should be mailed.
4. Complete the entire application; sign and date the form.
5. For minor modifications, submit a drawing with the location of the modification on the property, product brochure, or description of the planned addition.
6. For moderate or major modifications, enclose two copies of the following with your request:
 - A. A site plan, to scale, showing exact location of modification being requested in relation to your property lines. A State of Georgia registered survey plat clearly showing property lines (*as received at closing*), existing improvements, and proposed modification(s). Please show exact location of modification(s) being requested in relation to your property lines. Existing fences, decks, walkways, driveways, etc., should also be indicated.
 - B. A brief description of the modification, drawing, exterior elevations, floor plan, detail of materials to be used, pictures, catalog pages, brochures, and color samples must be included.
7. Homeowners should check with the Cobb County Building & Inspections Department to obtain necessary permits and building code information.
8. Important: All applications must be mailed to:

Brown's Farm Neighborhood Association, Inc.
c/o Community Club Management, Inc.
11735 Pointe Place
Roswell, GA 30076
9. Include email address on application. You will be notified by email when your application for modification has been received by the ARC. Your application will be reviewed within 30 days of the email date. There is no automatic approval for application of modification requests. If you have not been contacted by the ARC, follow-up with CCM.

Fence Guideline

All fences must be approved by the ARC prior to installation. Appendix D - Fence Policy shows examples of acceptable perimeter fences and acceptable privacy fences subject to the guidelines below.

1. All fences shall be constructed of wood, aluminum or wrought iron.
2. Vinyl or cyclone fencing is not an allowed material.
3. Fences cannot be any closer to the street than the back corner of the house unless the ARC determines that the house position, elevation or other landscape feature makes the fence position reasonably inconspicuous.
4. Alleys cannot be created between two fences.
5. All fence posts are to be secured by concrete footings.
6. All fence post footings must be on the homeowner's property.
7. All fences shall be located inside the property line.
8. Homeowners are responsible for proper maintenance of the fence, not limited to finish and upright position.
9. Framing and support structures are to be on the inside of the fence facing the interior of the homeowner's property.
10. Unless approved by the ARC, wood fences shall be their natural color and be either stained or sealed. Due to the maintenance requirements of painted finishes on fences, painted finishes will be only approved in very limited circumstances.
11. Aluminum or wrought iron fences shall be painted black unless otherwise approved.
12. Five-foot privacy fences are acceptable when surrounding pools or hot tubs only. The privacy fence surrounding the hot tub shall be within six feet from all edges of the hot tub. Other than pools or hot tubs, privacy fences will not be approved except in extremely extenuating circumstances.
13. The ARC may require that the design of your fence (submitted for approval) be modified based on existing fences in neighboring yards.
14. Fence Guideline and Policy is to regulate aesthetic guidelines only. Fencing must conform to city/county codes.
15. Submission Requests for new fences or fence changes shall include a drawing on the site plan of the exact requested placement of the fence.
16. Fence installations can not result in islands or partial fence lines. Exceptions may be approved for extreme extenuating circumstances.

Signs

Signs are not to be installed, altered, or maintained on any lot without prior written permission from the Architectural Review Committee except one (1) "for sale" sign or (1) "political" sign having a maximum face area of four square feet installed in the front yard. The number of temporary signs (i.e. garage/lawn sales, etc.) must be kept to a minimum and must be removed promptly after sale.

Temporary signs advertising house painting, basement refinishing, landscaping, etc. may be temporarily placed on your lot upon initiation of such project. Signs must not have a face area of larger than four square feet and must be removed when the project is complete or within two weeks whichever occurs first.

Exterior Antennas, Aerials, and Satellite Dishes

Exterior antennae and aerials are not permitted. Satellite dishes must be placed at the rear of the house or side of the house in an inconspicuous location. Small gray (18" or less) satellite dishes do not need approval if they cannot be readily viewed from the street in front of the house. If this is not possible, the satellite dish must be submitted for approval in the most unobtrusive location possible on the lot.

Garbage Cans, Woodpiles, Etc.

All garbage cans, woodpiles and other similar items are only to be kept in the rear yards out of view from the street and must be screened and concealed from your neighbor's view. Garbage cans are to be kept inside the garage except on the evening before pickup or on the morning of pickup unless they are screened from view in an outside location.

Although trash receptacles are normally to be stored inside, a fenced "carousel" concealing receptacles may be constructed out of materials which relate to the exterior of the house. Receptacles shall not be seen from the street. All fenced "carousel" concealing trash receptacles must be approved by the ARC.

Woodpiles shall be located in the rear yard and have minimum visual impact. Tarps covering woodpiles are allowed only if the woodpile is completely screened from view from the street and neighbors and is earth tone in color.

Basketball Goals

Basketball goals are acceptable subject to ARC approval of the location and colors of both sides of the backboard.

Basketball goals must be portable based or mounted on freestanding black metal poles and have standard white, gray or clear backboards. Goals shall be located in the side or rear yards and oriented for minimal visual impact from the street. If the basketball goal meets these

Appendix C - Brown's Farm Architectural Design Guidelines

requirements, ARC approval is not necessary. Any other type of basketball goal or color or location must be approved by the ARC.

Exterior Paint Color Guidelines

Trim on the home is to be the same color or a lighter tone than that of the color selected for the siding on the home. All trim, including window trim, is to be of the same color. Shutters and exterior doors may be painted an accent color. Garage doors are not considered an accent feature on the home for this guideline and must be painted either in the trim or siding color scheme. Gutters are to be painted the same color as the trim, with the exception of areas against brick when a color match is made to the brick.

Exterior Maintenance

Each lot and home must be kept in good repair, which includes exterior painting and/or pressure washing as needed. Yards are to be properly sodded, seeded, mowed, edged and watered. Trees, hedges, and bushes are to be trimmed and pruned on a regular basis. Landscape beds or islands of mulch or pine straw shall be maintained. They shall not be allowed to become bare or full of weeds. All front yard grass must be a Bermuda or Zoysia type grass. The type of backyard grass is at the discretion of the homeowner.

The ARC must first approve any additions or alterations to the existing landscaping. This includes the addition of all "landscape" items such as fences, walls, rocks, landscape borders, walkways, decks, porches, statuary, bird baths, bird feeders mounted in the ground, arbors, lawn furniture and so forth.

Landscaping plans, including removal of trees, major plantings, terrain changes, installation of yard sculptures, or lighting must be approved in advance. All dead trees shall be replaced immediately after removal.

Trees

No tree having a diameter of three (3) inches or more (measured from a point (2) feet above ground level) shall be removed from any lot without the prior written approval of the ARC. All dead trees must be removed. For any tree removed, living or dead, a replacement tree will need to be planted. Tree stumps must be ground out or cut level with the ground.

Vehicles

All vehicles must be parked within garages, driveways, or other paved parking areas. Parking in yards is prohibited.

All garage doors should be kept closed at all times except when entering or leaving the garage or when working in the yard.

Appendix C - Brown's Farm Architectural Design Guidelines

Any towed vehicle, boat, recreational vehicle, motor home, mobile home, commercial vehicle, or like equipment may not be visible in the community for periods longer than forty-eight (48) hours unless completely enclosed in a garage.

Recreational Equipment

Recreational and playground equipment shall be placed or installed only on the rear of a lot. Before erecting any type of recreational equipment, prior written permission is needed from the ARC.

Play equipment must be located where it will have a minimum visual impact on adjacent properties and streets. Fixed play equipment shall be naturally colored wood.

Windows & Doors

Silver-finish aluminum doors (including sliding doors) shall not be approved.

All window treatments, including draperies, shades, blinds, etc., must be of white or neutral color on the side exposed to the exterior of the house.

Guns

The discharge of firearms in the community is prohibited. The term "firearm" includes "B-B" guns, pellet guns, paint ball guns, rifles and small firearms of all types.

Mailboxes

All mailboxes must conform to the community design/color, and maintained in good repair. This includes the maintenance of street numbers on mailboxes.

Animal Houses

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

Detached Storage Buildings

Detached storage buildings, including but not limited to detached garages, must conform to the style and structure of the house and must be approved by ARC.

Flags

Any flags in good repair may be flown without the approval of the ARC. All flags must be no larger than 2 feet by 4 feet and must attach to the dwelling with a bracket and a short pole no longer than 6 feet. Flag poles mounted in the ground or outside the aforementioned guidelines are expressly prohibited.

Sports Equipment

All sports equipment excluding basketball goals but including but not limited to skateboard ramps, hockey nets, soccer goals etc. must be stored out of sight of the road and neighbors when not in use.

Appendix D – Fence Policy

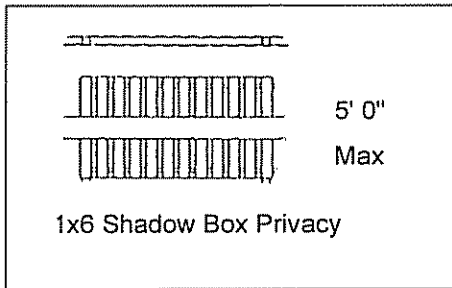
Fence Policy

To be used in conjunction with the Fence Guidelines detailed earlier in document

Privacy Fences - (Left Side of Page)

May only be used when enclosing a Pool or Hot Tub. The privacy fence surrounding the hot tub shall be within six feet from all edges of the hot tub.

Privacy Fences

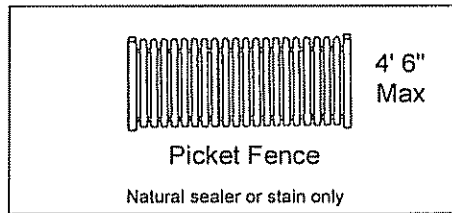
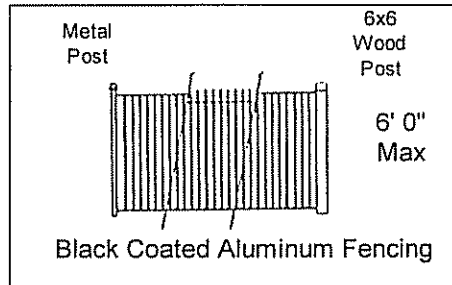
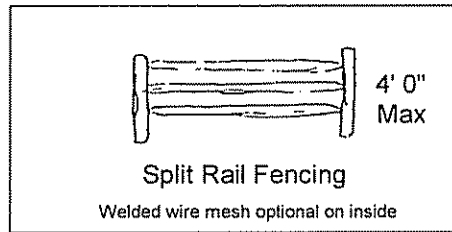
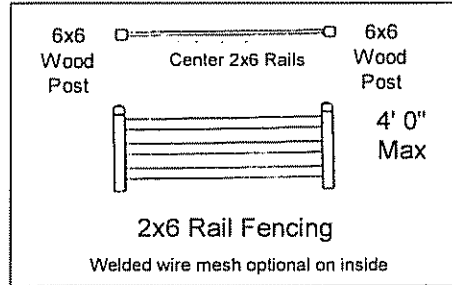


Privacy Fences allowed only when enclosing a Pool or Hot Tub. The privacy fence surrounding the hot tub shall be within six feet from all edges of the hot tub.

Horizontal Support Boards must be on the inside

See-Thru Fences or Rear Yard Perimeter Fences - (Right Side of Page)
May enclose entire backyard

Rear Yard Perimeter Fences



Horizontal Support Boards must be on the inside

Appendix E – Application for Modification

Date: _____

Homeowner's Name: _____

Address: _____ Lot #: _____

Home Phone: _____ Daytime Phone: _____

Estimated Start Date: _____ Estimated Completion Date: _____

Type of Modification Being Requested

Minor		
<input type="checkbox"/> Basketball Goal	<input type="checkbox"/> Change of House Color	<input type="checkbox"/> Statuary
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Other

For minor modifications, please see #5 in the "Instructions For Request For Modification" section earlier in this document.

Moderate		
<input type="checkbox"/> Deck	<input type="checkbox"/> Gazebo	<input type="checkbox"/> Fence
<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Play Equipment	<input type="checkbox"/> Other
<input type="checkbox"/> Arbor	<input type="checkbox"/> Screened Porch	

Major		
<input type="checkbox"/> Room Addition	<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Other

For moderate or major modifications, please see #6 in the "Instructions For Request For Modification" section earlier in this document.

Permission is hereby granted for members of the Architectural Review Committee and appropriate Brown's Farm Neighborhood Association representatives to distribute and discuss your application with your neighbors and to enter the property to make reasonable observations and inspections of the modifications request and completed project.

I have discussed this modification with my neighbors who border my property and other neighbors who may be directly impacted by the proposed modification.

Homeowner Signature: _____

Email: _____ An ARC member will acknowledge receipt via email

Brown's Farm Neighborhood Association		
Received: _____	Reviewed: _____	Completed Review: _____
Application Approved: _____	Application Denied: _____	

Instructions for Request For Modification

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2. Give your complete legal name.
3. Give the address where your evaluation should be mailed.
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 - B. A brief description of the modification, drawing, exterior elevations, floor plan, detail of materials to be used, pictures, catalog pages, brochures, and color samples must be included.
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