

COVE LAKE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 826

REDAN, GEORGIA 30074

Telephone, 678-418-5277

[Email=covelakedekalb@yahoo.com](mailto:covelakedekalb@yahoo.com)

Board of Directors:

Charles Prather, President
Charles Johnson, Vice President
Wanda Williams, Board Member

Officers:

Sonya Jones, Secretary
Nichole Miles, Treasurer

August 9, 2004

ARCHITECTURAL CONTROL STANDARDS

1. **Requirement for Plan Approval.** No building, fence, wall or other structure including but not limited to homes, shall be commenced, erected or maintained upon any part of the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape height, materials, and location of the same have been submitted to and approved in writing as to harmony of external and internal design and location in relation to surrounding structures and topography by the Board of Directors or by an Architectural Control Committee appointed by the Board of Directors and composed of at least one Member of the Board of Directors. In the event the Board of Directors by majority vote, or its designated Architectural Control Committee by majority vote, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it in writing, approval will not be required and this section of this Article will be deemed to have been fully complied with, provided, however, that other Section of this Article and of this Declaration shall continue to be enforceable in actions at law or in equity, including injunction and temporary Restraining Order by the Board of Directors, Architectural Control Committee, Other Builders, and/or Owners unless a waiver of said requirement was expressly granted in writing by the Board of Directors or the Architectural Control Committee.
2. **Exterior Rules.** The following, and such additional architectural landscaping or maintenance rules as the Board of Directors or the Architectural Control Committee shall adopt shall be enforceable in law or equity by the Board of Directors, the Architectural Control Committee, Other Builders and/or Owners:
 - a. No vehicles of any description shall be parked on the streets of the Subdivision for more than four hours per natural day, excepting Other Builders and its trade's people's vehicles utilized in connection with the sale and construction of residences therein.
 - b. No basketball goals shall be erected so as to be visible from the street.
 - c. No clothesline, nor any clothes drying devise, shall be erected so as to be visible from the street or any other residence.
 - d. All resident owned vehicles should be parked in the garages of their respective residences for periods of time exceeding four hours. Inoperable vehicles or vehicles under repair shall be parked in the garage at all times during such period of repair or inoperability. Garage doors shall remain closed except during ingress and egress.
 - e. No dilapidated or unsightly vehicles or machinery shall be parked or stored in such a manner as to be visible from the street or any other residence. The Board of Directors or the Architectural Control Committee shall be the determinant as to whether a vehicle or machinery is dilapidated or unsightly.
 - f. No motor homes, campers, trailers, boats motorcycles, or commercial vehicles shall be parked or stored in such a manner as to be visible from the street or any other residence.
 - g. No vehicles, equipment, or materials shall be stored on any lot (except Other Builder's equipment and materials), whether covered or not, at a location which is visible from the street or any other residence.

COVE LAKE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 826

REDAN, GEORGIA 30074

Telephone, 678-418-5277

[Email=covelakedekalb@yahoo.com](mailto:covelakedekalb@yahoo.com)

- h. No signs shall be erected on any Lot for any purpose whatsoever, excepting a double-faced 3 square foot per side sign no more than 36 inches tall advertising a residence for sale. Any sign in violation of this will incur a \$100.00 per day fine. The Board of Directors/Architectural Control Committee has the right to permit such signs that they consider non objectionable and necessary, i.e. garage sale signs and Alarm notification signs. Garage sale signs must be taken down within 24 hours after the close of the garage sale.
- i. No fences shall be erected in the front lawns of any Lots.
- j. THE BOARD OF DIRECTORS OR THE ARCHITECTURAL CONTROL COMMITTEE MUST APPROVE ALL FENCES. If any fence is erected on any Lot which has not been approved by the Board of Directors or the Architectural Control Committee, and if, fifteen days after having served notice to any Owner or Other Builder that said fence does not meet the approval of the Board of Directors or Architectural Control Committee, the unacceptable fence still exists, the Board of Directors or the Architectural Control Committee may remove said fence at its option. Such Owner or Other Builder shall then be liable for any costs and charges incurred as a result of such correction, and should such Owner or Other Builder then not make remuneration within such terms as are then set, the costs and charges will be the basis of a lien against such Owner's or Other Builder's Lot. An open four-foot wooden picket fence must be stained, painted white or match the trim on your home (all of the homes in Cove Lake have white trim). The fence may extend from the rear of your home toward your property line. This fence must not obstruct the view of our neighbors. A six-foot privacy fence may be erected under the following conditions. The fence may extend an additional five feet from the long side of the patio or deck to the rear corners of your home. The privacy fence must be stained, painted white or match the trim of your home (all of the homes in Cove Lake have white trim).
- k. Each Owner and Other Builder shall maintain his Lot and the improvements therein in a neat, clean, and eye-pleasing condition, which shall include the maintenance of the front lawn of his/her Lot. If, fifteen days after having served notice to any Owner or Other Builder of any deficiencies in this regard, any deficiency still exists, the Board of Directors or the Architectural Control Committee may correct said deficiency at its option. Such Owner or Other Builder shall then be liable for any costs and charges incurred as a result of such correction, and should such Owner or Other Builder then not make remuneration within such terms as then set, the costs and charges will be the basis of a lien against such Owner's or Other Builder's Lot.
- l. Brick Mailboxes: Brick must be the same color/design as the brick on the home. The height of the mailbox is to be no more than 51 inches tall. The width shall be no more than 20 X 20 inches (the square of the base). If flower boxes are to be included, they must extend no more than 10-11 inches from the side of the mailbox and not higher than 24 inches.
- m. Sheds: The siding for the shed must be the same color and size of your home. The roofing must match the roofing of your home. The shed is to be built on a concrete slab. The dimension of the concrete slab should be 8 ft. by 8 ft. Updated 5/31/17 to reflect that a concrete slab is not mandatory. (chp)
- n. Dog Owners Dog owners are asked to scoop your pet's poop when able to do so. Also be mindful of the fact that Dekalb County has an Ordinance that covers leash and pooper-scooper issues. Got a leash? Use it! Be courteous and respectful to your neighbors. Please don't let your pet poop or roam where he or she shouldn't.

Approved August 9, 2004

Signature Charles H. Prather

Charles Prather, President, Cove Lake Homeowners Assoc. Inc.