



HUNTERS GLEN HOMEOWNER'S
ASSOCIATION

P.O. BOX 1203 | Dallas, GA 30132-0021 | <http://www.myhuntersglen.org>

HUNTERS GLEN HOME OWNERS ASSOCIATION DESIGN STANDARDS

LAWNS

- A. FRONT YARDS: All lawns will be sodded with Bermuda or Zoysia type grass.
- B. BACK YARDS: The back yard may be seeded or sodded with Bermuda, Zoysia or Fescue type grass.

TREES

- A. Trees may be planted in any position on the lot as long as it does not obstruct the view at corners or intersections.
- B. The property owner will remove dead or damaged trees as soon as practical upon determining the tree cannot recover.

EROSION CONTROL

- A. Silt fence area where soil has been cultivated to prevent soil erosion.
- B. Maintain mulch, straw or other ground cover in shrubbery beds.

MAINTENANCE

- A. Lawn and landscaping plants shall be maintained in a manner to promote a neat and well-maintained neighborhood.
- B. Lawn growth should not exceed the length of seeding.
- C. Homeowners should make an effort to eliminate weeds.
- D. Sidewalks and driveways should be edged regularly to provide a neat trimmed appearance.

RECREATIONAL EQUIPMENT

I. Playgrounds

- A. All playgrounds and swing sets are to be approved by the ACC.
- B. Playgrounds should be constructed of treated wood, cedar, or polymer materials.

- C. Structures are not to exceed 12 feet in height.
- D. Roof or awning colors should match the house colors.
- E. Plastic/portable swings and playgrounds should be stored when not in use.
- F. All playgrounds and swings are to be maintained in good condition. Seal woods to maintain fresh look.
- G. The back yard of the house is the proper location for swings and playgrounds.
- H. Any swing sets that are already existing that do not meet the set standards, must be painted an earth tone color such as green, brown, or gray and be properly maintained. If sets are replaced they must be approved and meet current standards.

II Playhouses

- A. Playhouses, tree houses and other children's playrooms are to be approved by the ACC.
- B. Children's playrooms should be constructed of treated wood, cedar, or polymer materials.
- C. Structures are not to exceed 12 feet in height.
- D. Maximum of 80 square feet.
- E. Plastic/portable play houses should be stored when not in use.
- F. Roofs or awnings colors should match the house colors.
- G. The back yard of the house is the proper location for children's playrooms.
- H. Children's playrooms should be maintained in good condition. Paint structures as needed to maintain fresh look.

Basketball goals.

- A. All basketball goals are to be approved by the ACC.
- B. Basketball goals will be approved based on the location of the driveway in relationship to the neighbor's driveway.
- C. Portable basketball goals are to be removed from the driveway to the rear of the house when not being utilized.
- D. No basketball goal can be used or left on the curbs of the streets.
- E. Basketball goals are to be maintained with nets and rims properly installed, backboards and post painted and post maintained and straight.
- F. All current basketball goals installed or on site when these standards go into effect will have to be submitted to the ACC for review and approval.

Pool and Tennis Courts

- A. All pools above and below ground are to be approved by the ACC.
- B. All Tennis Courts are to be approved by the ACC.
- C. Pools and Tennis Courts will require privacy fencing.
- D. These items will be reviewed on a case-by-case basis.

STORAGE BUILDINGS, GAZEBOS, AND DECKS:

- A. The ACC must approve all detached buildings, gazebos and decks.
- B. Being that all houses come with at least a two stall garage, no detached garages will be permitted.
- C. Storage buildings must not exceed 225 square feet in floor space.
- D. The exterior shall be made of wood or Hardiplank style siding.
- E. Storage Buildings will not exceed 12 feet in height.
- F. The exterior color will match or compliment the exterior of the house on the same lot as to keep with the community paint standards.
- G. Roofing should be black shingles to match other houses in the development.
- H. The location of the storage building should be on the extreme back border of the homeowner's lot.
- I. All buildings will be held to the maintenance standards that are set for the homes. (Paint, appearance, etc.)
- J. Storage buildings should be maintained in good condition. Paint structures as needed to maintain fresh look.
- K. Decks are to be maintained in good condition. Seal or stain structures as needed to maintain fresh look. Decks to be finished natural.

LIGHTING

- A. The ACC must approve all exterior lighting.
- B. Low landscape lighting not exceeding eight (8) inches in height will not need approval.
- C. Up lighting on trees, shrubs and house, along with house mounted floods shall be placed so as not to interfere with traffic on the road, neighbors entering driveway or shining through neighbors windows.
- D. Lighting must be clear or white bulbs.
- E. Lighting must be installed in accordance with local electrical codes.
- F. 50-watt bulbs in each fixture will be the maximum wattage allowed.
- G. Pole lights and or decorative antique yard lights will not be approved, unless the neighborhood as a whole decides to install uniform lights in all yards.

FENCES

- A. The ACC must approve all fences.
- B. Fences will be approved to run around the perimeter of the back yard.
- C. Fences will not protrude into the side yards past the rear corner of the house.
- D. Fences will be a minimum of five feet high and not exceed eight feet in height.
- E. Fences will be natural in color.
- F. Fences will be constructed of pressure treated wood, or cedar.
- G. Various designs of privacy fences will be reviewed by the ACC. Drawing of design showing style and design must to be submitted with request.
- H. Ornamental iron rails will be approved for steps and front porches.

- I. Ornamental iron rails may be painted flat black or color of shutters as needed to maintain fresh look.
- J. Garbage can screens made of pressure treated wood or cedar will be approved.
- K. Fences should be maintained in good condition. Stain, clean, or seal fences as needed to maintain fresh look.

YARD DECORATIONS

The following yard decorations will require the approval of the ACC

- PONDS/WATER FALLS
- ANTIQUES
- BIRD BATHS
- CONCRETE MASONRY FIXTURES
- FLOWER BOXES
- FLOWER TRELLISES

MAILBOXES

Mailboxes and mailbox posts will remain standard with the existing mailboxes and posts, in the development. Mailbox post will be finished natural. All mail boxes to meet standards set by US Postal System.

HOUSE EXTERIOR

The following items will be reviewed by the ACC and approved based on the criteria set up by the builder. Each scheme will be based on the brick used in the house and as to whether the proposed color is in conformity and harmony of external design and general quality with existing standards of the neighborhood.

- TRIM COLORS
- BODY COLOR
- SHUTTER COLOR
- STUCCO COLOR
- RAILING COLORS

- A. Garage doors, front doors, and windows will remain standard with the existing features in the development.
- B. Roof shingles will remain standard with the existing shingles in the development.
- C. Siding will remain standard with the existing siding in the development.
- D. Storm doors will be reviewed on case-by-case basis.
- E. Brass kick plates and brass door knockers may be installed and do not require approval.
- F. Exterior house numbers will require the approval of the ACC.
- G. Exterior trim and siding should be maintained in good condition. Paint structures as needed to maintain fresh look.