

DESIGN STANDARDS FOR NORTHCREST

PURPOSE

The following design standards have been established by the Architectural Control Committee (ACC) in order to create and maintain a community of high esteem and visual harmony. In addition, these standards help protect the property values of all homeowners. Design standards govern the architectural control request made by residents and are not arbitrary. In the event of a conflict between the declaration of Covenants for Northcrest and the design standards, the Covenants shall prevail.

ARCHITECTURAL CONTROL REQUEST PROCEDURE

All request must be made, in writing, to:

Northcrest Homeowners Association, Inc.
P.O. Box 777
Hiram, GA 30141
770-269-5150

A written request must be made for any structure installed on your lot (please see the covenants for the definition of a 'Structure', Declaration of Covenants paragraph 1.13 and Submission of Plans and Specifications, Paragraph 5.06, 5.07, & 5.08.). This includes but is not limited to: fencing, sheds, room additions, major changes in landscaping, changes in grading, curbing, swimming pools, antennas, and more.

The request must **include two lot diagrams (Plot Plan View) showing the location of the project**, color chips (if required), material, and any additional information that will clarify your project. Please include as many details as possible. Most delays for approvals occur due to incomplete applications.

The Architectural Control Committee will respond to your request within thirty (30) days. Any addition, alteration, or change of any kind to the exterior of your lot requires approval, in advance. ***Please do not begin projects until you have written approval!***

DESIGN STANDARDS WHICH HAVE BEEN ADOPTED FOR NORTHCREST

FENCING

1. Natural, unpainted, unstained dog eared wood fence; height 6 feet, all hardware is black.
2. Black coated, commercial grade chain link; no higher than 4 feet in height; additional landscaping may be required to shield the fence.
3. Picket fencing, unpainted, unstained, height four, all hardware is black.
4. **Dog pens and runs are not acceptable.**