

**Home Owner's  
Handbook for Maintaining  
Tamarack Farms Properties**



**Architecture Review Committee (ARC)**

**2008 - 2009 Publication**

**Tamarack Farms Subdivision  
Powder Springs**

**Cobb County Georgia**

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## **Introduction**

**The Tamarack Farms Subdivision Board members have created this handbook in conjunction with the Architecture Review Committee members to educate and provide awareness to the residents of Tamarack Farms subdivision.**

**This handbook identifies covenant rules, and to provide recommendations to make your home an aesthetically appealing and contributing part of the community. In addition, the handbook also contains ARC excerpts from the existing covenant, recommendations for maintaining a beautiful residence, and includes common violations found in residential neighborhoods.**

## **ARC Standards**

**Architectural standards are developed to maintain the aesthetic beauty of our neighborhood, keep the property values high, make our properties attractive for potential buyers, and make our subdivision a comfortable and prestigious place to live.**

**No Structure shall be commenced, erected, placed, moved onto or permitted to remain on any Lot, nor shall any existing Structure upon any Lot be altered in any way which materially changes the exterior appearance of the Structure or Lot, unless three copies of the plans and specifications therefore shall have been first submitted to and approved in writing by the ARC.**

**Each Owner of a Lot, whether vacant or occupied, shall keep and maintain his Lot and the exterior of any and all improvements located thereon in a neat, attractive and safe condition. Such maintenance shall include, but shall not be limited to, painting, repairing, replacing and care for roofs, gutters, down spouts, building surfaces, trees, shrubs, grass, walks and other exterior improvements.**

## **General Exterior Appearance**

**Property Maintenance.** Each owner shall keep and maintain each lot and structure owned by the individual, as well as all landscaping located thereon, in good condition and repair, including, but not limited to:

1. the repairing and painting (or appropriate external care) of all structures;
2. the seeding, watering, mowing of all lawns; and
3. the pruning and trimming of all trees, hedges, and shrubbery so that the same are not obstructive of a view by motorists or pedestrians of street traffic.

The maintenance shall extend from the boundary of a lot to the curbing.

**Recommendation** – It is everyone’s responsibility and best interest to keep properties and curb appeal clean and attractive for our surrounding neighbors and communities.

**Recommendation** – Everyone should lend a helping hand to their neighbors and pick up debris throughout the community streets, sidewalks, bus stop, and etc.

**Recommendation** – Properties adjacent to Corner Road should be free from clutter and debris that is visible from Corner Road traffic.

**Recommendation** – When burning, use container to contain ash debris and prevent scorching the lawn. Think of your neighbors when burning and use controlled burning to minimize the smoke clouds volume/output.

## Lawn Maintenance

**Lawns.** Lawns shall be maintained and edged regularly, and should not exceed 4 inches in height for Bermuda lawns and 6 inches for Fescue lawns. Lawns shall be kept debris free. Debris includes, but is not limited to, excess grass clippings, leaves, pine straw, and trash. Lawns should be fertilized and re-seeded at least once annually to maintain the aesthetic appeal of the community and prevent weed growth.

**Recommendation** – Edge curbs, driveways, and pull weeds from flower beds, islands, and weeds growing along the asphalt curbing. Do not blow lawn clippings, leaves, weeds, and debris into the storm drains. Use the following lawn maintenance schedule to achieve professional results.

Bermuda Grass Maintenance		
Round 1	Jan - Mar	Pre and Post Emergent Weed Control with Granular Fertilization
Round 2	Mar - Apr	Granular Fertilization Plus Pre and Post Emergent Weed Control
Round 3	Apr - Jun	Granular Fertilization Plus Post Emergent Weed Control
Round 4	Jun - Aug	Granular Fertilization Plus Post Emergent Weed Control
Round 5	Aug - Oct	Fall Pre and Post Emergent Weed Control along with Potassium
Round 6	Oct - Nov	Fall Pre and Post Emergent Weed Control along with Potassium
Round 7	Nov - Dec	Lime and Weed Control
Fescue Grass Maintenance		
Round 1	Jan - Mar	Granular Fertilization with Pre and Post Emergent Weed Control
Round 2	Mar - Apr	Granular Fertilization with Pre and Post Emergent Weed Control
Round 3	Apr - Jun	Iron and Post Emergent Weed Control
Round 4	Jun - Aug	Lime and Post Emergent Weed Control
Round 5	Aug - Oct	Granular Fertilization Plus Post Emergent Weed Control
Round 6	Oct - Nov	Granular Fertilization Plus Post Emergent Weed Control
Round 7	Nov - Dec	Granular Fertilization Plus Post Emergent Weed Control
Round 8	Nov - Dec	Fescue Over-seeding and Aeration

## Flower Beds/Islands

**Flower Beds.** Island flowerbeds and driveways are to be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, weeds, and trash.

**Islands.** Islands may be covered with pine straw, cedar mulch, pine mulch, rubber mulch, river rock, colored rock, pea gravel, or lava rock. Cover materials in islands and flowerbeds shall be refreshed as needed – approximately twice a year. Island flowerbeds and driveways are to be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, weeds, and trash.

**Shrubbery and Hedges.** Shrubbery and hedges shall be manicured to compliment the overall landscaping scheme. It shall not obstruct the view of windows and doors.

**Trees.** No tree having a diameter of three (3) inches or more (*measured from a point two (2) feet above the ground level*) shall be removed from any lot unless such removal is in conformity with an ACC approved landscaping plan.

**Recommendation** – Prune seasonal bushes, such as roses, in November. Plant annuals in mid-to-late April; remove perennial bulbs in November and plant in March. Consider edging islands frequently to prevent the encroachment of grass and weeds.

## **Landscaping & Mulching**

**Landscaping.** Any alteration shall require prior written approval by the ARC. All such alterations or changes are to be submitted in the form of a plan with specifications of materials and proposed timeframe of completion.

**Mulch.** Approved mulches are pine straw, cedar mulch, pine mulch, rubber mulch, river rock, colored rock, pea gravel, or lava rock. NO white rocks or grass clippings are permitted in the front yard.

**Railroad Ties.** Railroad ties may be used, but their location must be approved by the ACC prior to installation.

**Recommendation** - Yard Art such as bird baths and decorative amenities are encouraged to add aesthetics to your residence as long as it is in good taste and repair. Use landscape fabric to eliminate weeds. Ensure mulch has formaldehyde additive to prevent termites if placed adjacent to the house structure/foundation.

## **Driveways & Curbs**

**Driveways.** All driveway construction or alteration must have prior written approval of the ARC.

**Recommendation** – Edge curbs, driveways, and pull weeds from flower beds, islands, and weeds growing along the asphalt curbing. Power wash curbs and driveways to remove stains, dirt, grime, and tire marks. During water restrictions, power washing work must be hired out in accordance with the current Cobb County watering restrictions policy. Clean storm drains and curbs to remove obstructions and debris. Notify ARC of damaged curbs or storm drains not in proper working order.

## **Painting, Cleaning and Redecorating**

**Painting.** The ARC must approve all paint colors.

Colors.

1. The exterior of the walls and roof of a single-family residential structure shall be compatible and harmonious with the colors of nearby single-family residential structures. Highly reflective and bright colors shall be prohibited.
2. All primary colors, which are the large areas of painted exterior walls, shall be in subdued earth tone colors.
3. Secondary colors shall be compatible with the primary colors and be limited to architectural details such as fascia, frames, shutters, front door, garage door, and etc.
4. All proposed exterior repainting must be submitted to the ARC for consideration and approval if the paint color is to be changed.

All chimney tops must be topped with a black metal shroud tin and painted black, unless a special chimney top has been architecturally designed and approved by the ARC.

**Dwelling and Other Structures.** The ARC may recommend that a house/structure be painted, or other maintenance performed to maintain the aesthetic appearance of the neighborhood.

**Recommendation** – Clean fascia and trim to remove mold and mildew. Touch up peeling fascia and trim as needed to improve the aesthetics of the residence. Remove bird and bee's nests as appropriate.

**Recommendation** – Touch up areas needing repair to improve the aesthetics of your residence. Install weather stripping and caulk doors and windows annually.

**Recommendation** – Use Armor All cleaner for faded shutters. The cleaning solution will brighten up the plastic and make them look like new.

## Signs

**Signs.** No signs except:

1. Such signs as may be required by legal proceedings;
2. Not more than one “For Sale” or “For Lease” sign, with a maximum face area of four square feet; displayed in front yard of a lot;
3. Directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved by the ACC;
4. The number of temporary signs (*i.e. garage sale, political, etc.*) must be kept to two and may be put up no soon than 24 hours in advance of the event. Signs must be removed promptly after the event has ended. These signs are also limited to the maximum face area of four square feet; and may only be displayed in the front yard of a lot.
5. Only one job identification sign (*i.e. painter, roofer, etc.*) can be approved by the ARC.
6. No signs (*i.e. advertising, etc.*) are permitted on the street signs and throughout all Common Areas. Garage sale signs and directional signs for parties are permitted for the duration of the event. (*Exception: Board approved Tamarack Farms Homeowners Association related information is permitted.*)

## Mail boxes

**Mail boxes.** No mailbox other than the standard posts and standard U.S. Post Office mailboxes will be approved by the ARC. Mailboxes and posts shall be maintained to allow easy recognition of the house number. Mailboxes and posts may not be pieced together. Mailboxes shall be maintained to keep them rust free with all parts in working order.

All mailboxes and posts shall be the style and color as originally provided by the developer. Posts can be stained or natural unfinished, NOT painted.

**Recommendation** – Ensure house numbers are securely attached to the mailbox post or mailbox. Stain the post annually to brighten up the aesthetics of the post and add a copper, gold, or brass post top.

## Gutters & Roof

**Gutters and Roof.** Gutters and roofing shall be kept debris free. Debris includes, but is not limited to, leaves and pine straw.

**Recommendation** – Secure sagging gutters, and leaf screens to prevent buildup of debris. Replace loose shingles, secure popped roofing nails and drip edges and/or rain diverters.

## Outdoor Lighting

**Outdoor Lighting.** Flood lighting or any other outside lighting with intensity and overly bright lamps is prohibited. Indirect and low level surface lighting, which will not offend neighbors, is suggested.

## Windows, Doors & Screens

**Storm Windows & Screens.** Storm windows and doors will be approved provided they are factory painted and anodized in a color to be approved by the ARC. At the rear of the house, porch screens must be black. Silver finish storm windows, doors or screen material is prohibited. Screens should be in good repair, securely installed, and free from rips and tears.

**Storm Doors.** Black, brown, or white aluminum storm doors, or those consistent with the trim of the house, with full glass (*full screen inserts only*) are permitted on the front of the house. A wood or half screen door is permitted on the rear of the house.

**Window Treatments.** Window blinds shall be maintained in good condition as visible from the street. Sheets and shower curtains are not permitted as window treatments.

**Air Conditioning Units.** No window air conditioning unit may be located in any part of any Structure or accessory Structure which is visible from any street, and all exterior compressor units shall be ground mounted and screened by fencing or planting of a density and height to hide the unit effectively, which fencing or planting shall first be approved by the ARC.

**Garage Doors.** All garages must have doors, and each garage door must complement the dwellings architecture design.

**Recommendation** – Ensure garage doors remain closed to hide cluttered garages. Lubricate garage door rollers and tracks semi-annually to ensure smooth operation and optimize performance. Replace torn weather strips.

**Recommendation** – Close or tilt garage window blinds to hide clutter. Replace screens that do not fit well or are torn, loose, or worn. Use clear UV window film to reduce UV rays.

**Recommendation** – Even up or close window blinds for vacant homes to improve the aesthetics of the residence.

## **Fences, Arbors, and Trellises**

**Fences.** Fences may be constructed with the written approval of the ARC. Residents are required to submit plans and specifications and receive approval for planned fences, prior to beginning any construction. Any fence installed by the homeowner must be constructed with the finished side facing outward and the fence or line post on the interior side of the fence facing the property of the homeowner who builds the fence.

**Recommendation** – Use Clorox bleach solution for wooden fences to remove grime, mold, and unwanted stains. Check fencing for structural integrity and replace as necessary.

**Arbors and Trellises.** Arbors, Trellises and the like are permitted, but their location must be approved by the ARC.

**Setbacks.** The ARC may establish setback requirements for the location of additions and fences. No structure shall be erected or placed on any lot unless its location is consistent with such setbacks.

## **Playground Equipment and Outbuildings**

**Playground Equipment.** Recreational and playground equipment must be located in the rear yard only, and be constructed of wood with natural wood color or stain. All such equipment should be placed close to rear of house so as not to unduly impact on the view from a neighbor's house, and such location and equipment must be individually approved for each lot.

The construction of outbuildings for garden tools, etc., tree houses, dog kennels, etc., will be considered on an individual lot by lot basis, with the location, design, construction, and landscape screening all to be approved by the ARC. Clothes lines are not permitted.

None of these structures may be placed or constructed without prior advance approval.

**Prefabricated Structures.** Prefabricated or factory built sheds/storage buildings shall not be permitted within the development. Any exceptions to this rule must match the housing materials exactly (*i.e. siding, trim, roof, door, etc.*) and must receive ARC approval.

**Outbuildings.** A detached accessory structure may be placed on a Lot to be used for a playhouse, a swimming pool, tennis court, a mailbox or a doghouse. Such accessory structures shall conform in exterior design and quality to the dwelling on the same Lot. With the exception of a garage that is attached to a Structure and a mailbox, an accessory Structure placed on a Lot shall be located only behind the Structure as such Structure fronts on the street abutting such Lot. Such accessory Structures shall also be located within such side and rear setback lines as may be required hereby or by applicable zoning law. The ARC shall have the right to approve or disapprove the plans and specifications for any accessory Structure to be erected on any Lot, and construction of any accessory Structure may not be commenced until complete final plans and specifications have been submitted and approved by the ARC in accordance with the provisions of these covenants.

## **Sports Equipment**

**Sports Equipment.** Permanent basketball goals are acceptable subject to the approval of location and aesthetics of the goal and post. Portable basketball goals are acceptable when maintained on the driveway. Street side, Curbs, and sidewalk locations are prohibited.

## **Swimming Pools & Equipment**

**Swimming Pools and Spa Equipment.** Plans for approved swimming pools, spas, hot tubs, greenhouses, dog houses, outbuildings, fencing and screening must be submitted to the ARC for approval. Above ground pools are strictly prohibited.

**Recommendation** – Keep pool decking clean and free of debris, add chemicals to prevent algae buildup, and store pool accessories and toys when not in use. Install enclosures, with ARC approval, to hide pool pumps and filtration systems. Ensure gates are closed surrounding the pool to reduce liability and personal injuries or accidents.

## **Antennas**

**Antennas.** No exterior television, radio antennae or receiver of any sort shall be placed on any house or lot. Satellite dishes are permitted and should not be visible from the street. When visible from the street, ARC approval is required.

## **Clutter**

**Clutter.** Excessive personal effects in the front of the house and yard shall be avoided.

**Recommendation** – Walk around the neighborhood and look for things that are not appealing and then assess your residence in that same manner. Stepping outside into the street may shed some insight on improvements you need to make or allow you to focus on areas needing attention.

## **Furniture**

**Furniture.** The only furniture permitted on front porches is wood, wrought iron and wicker. No plastic or aluminum. No exceptions will be made. There is to be no furniture left in the front lawn on a permanent basis.

**Recommendation** – Clean outdoor furniture and ensure it is in good repair. Ensure cushions and fabric materials are clean and free from mold and mildew.

## **Garden Hoses**

**Garden Hoses.** Garden Hoses and Garden Equipment should be stored out of view from the street.

## **Garbage Cans & Wood Piles**

**Garbage Cans & Wood Piles.** Garbage cans shall be screened by adequate planting or fencing so as to conceal them from view from the street as best as possible and may be maintained in the rear yard of the lot.

**Recommendation** – Wood piles attract termites, rats, and snakes. Properties adjacent to Corner Road should ensure the cans and wood piles are neatly placed when visible from the adjacent road traffic.

## **Cars & Recreation Vehicles**

**Cars.** No cars are to be parked on the grass at any time. No inoperable cars are to be parked in the driveway or on the street.

**Recommendation** – Wash your vehicles and keep them clean. Change your oil every 3,000 miles and rotate your tires semi-annually to maximize tread wear and fuel efficiency.

**Recreational Vehicles and Trailers.** No house trailer, mobile home, motor home, recreational vehicle, camper, truck with a camper top, boat or boat trailer or the like equipment shall be permitted on any lot on a permanent basis, but shall be allowed on a temporary basis not to exceed 48 hours. Any such vehicles or equipment may be stored on a lot, provided such vehicle or equipment is kept in a garage or enclosed outbuilding concealed from view by neighboring residences and streets.

**Recommendation** – Winterize recreation vehicles before the cold freeze to prevent water line breaks. Remove batteries to prevent battery deterioration and trickle charge the batteries to prolong the life of the battery.

## ARC Inspections

### ARC On-Site Inspections.

The ARC, its agents and representatives, shall have the right during reasonable hours to enter upon and inspect any Lot or Structures thereon for the purpose of ascertaining whether the installation, construction, alteration or maintenance of any Structure or the use of any Lot or Structure is in compliance with the provisions of the Declaration; and the ARC shall not be deemed to have committed a trespass or other wrongful act solely by reason of such entry or inspection.

### Tamarack Farms ARC Committee

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

An on-site inspection of the Tamarack Farms Subdivision on \_\_\_\_\_ noted the following possible violation(s). Please respond in writing to the ARC Committee within 5 days if you disagree with this notice.

You have 10 days to notify the ARC of the plans to complete the repair work. Approval for an extension of time must come from the Tamarack Farms ARC Committee. Thank you for helping maintain the standards set forth by the Tamarack Farms covenants.

#### **Exterior of Home Lawn and Landscape**

**Paint:** entire house / trim / shutters

**Clean:** roof / gutters / driveway / curb

**Replace:** shutters / screens / blinds / shingles / trim

**Repair:** shutter / garage door / cracked driveway / gutters / roof

**Mailbox:** repair / stain / paint / replace post/box / attach numbers

**Car Parked:** on grass / on street > 48 hours

**Visible from Street:** water hose / garbage can / AC unit / equipment / clutter

**Mow:** front lawn / rear lawn

**Rake / Blow Off:** lawn / driveway / sidewalk

**Edge:** street curb / driveway / sidewalk

**Weed:** lawn / islands / flowerbeds / asphalt / curb

**Lawn:** re-seed / sod / patch / fill holes / pick up animal feces

**Islands:** re-straw / re-mulch / pick up debris

**Trim:** hedges / bushes / shrubs / trees

**Remove:** dead trees / dead bushes / dead plants / debris / clutter / nests

**Treat and Remove:** Ant hills / rodents / termites / mold / mildew

**Clutter Visible from Corner Road traffic:**

**Other:**

**Mail Responses to: Tamarack Farms HOA  
P.O. Box 405  
Powder Springs, GA 30127**

*If the homeowner does not agree with the ARC's finding, that homeowner should contact the ARC for a second opinion/re-evaluation. If the findings of the review are still not satisfactory then the homeowner should contact the HOA Board.*

*SPECIAL NOTE - If the homeowner does not contact the ARC or Board of Directors within (\_\_\_\_) days, it is assumed that the homeowner agrees with and shall comply with the ARC's and/or Board of Directors findings.*

**APPROVAL PROCESS:** To be used for any alteration, repainting, addition, landscaping change, etc. that is permitted or allowed by the Design Standards and/or the Covenants, Restrictions, and Easements.

1. Contact the ARC Committee to obtain an approval form.
2. Fill out the form; attach all required diagrams, sample chips, photos, design plans, etc. as needed.
3. Return completed form to the ARC Chairman or Committee member.
4. Your request will be reviewed by the ARC committee and approved or denied with explanation.
5. If your request is denied you may appeal the decision to the Board in writing.

## **PENALTIES**

**1st Notice** – Is meant as a “*Friendly Neighborhood Reminder*” and carries no penalty. It is our deepest hope that these are the only type we will ever need to send out. The intention of the “Reminder” is to simply ask one of our neighbors for attention in an area of concern. While we know there is a great deal of work that our residents put into their houses and lawns, the reminder is just a snapshot of what was seen the day an ARC member came by. If you receive one, please accept it as it is intended. Thanks neighbor!

The following explains the Associations penalties for non-compliance with our community standards. It is our hope that none of these will be needed.

## **VIOLATIONS**

The ARC shall provide written notice to the Owner, setting forth in reasonable detail the nature of the violation and the specific action or actions required to remedy the violation. If the Owner shall not have taken reasonable steps toward the required remedial action within twenty (20) days after the mailing of the aforesaid notice of violation, then the ARC shall have the right of abatement as provided in Section 1. (b) Of Article X hereof. In addition to the right of abatement, the Board, upon being informed of such violation by the ARC, shall be entitled to seek equitable relief to enjoin such construction.

Homeowner will have ( 20\_) days to correct the problem, OR to supply notice to the ARC of when the violation will be corrected, OR to contest the notice to the ARC.

## Common Cobb County Violations

The following are Cobb County guidelines. More detailed information is available in the county code or online at [www.cobbcounty.org](http://www.cobbcounty.org) on the County Clerk's Web page or by calling the Code Enforcement Office.

**Parking.** Vehicles must be parked along the curb, facing in the direction of traffic flow, have a valid tag and be operational. Vehicles may not be parked in designated NO PARKING AREAS, where they block access to private driveways or where they restrict the safe flow of traffic. Vehicles may not be parked in the grass or unimproved surfaces between the roadway and the home's front setback. No materials, equipment or business vehicles may be stored or parked on the premises.

**Yard Sales.** Estate sales, yard sales, bakery sales, garage sales, bazaars and the like are limited to three weekends per year and cannot exceed three days per sale.

**Outside Storage Limitations.** No outside storage is permitted, with the exception of firewood and lawn furnishings.

**Fences/Walls.** Any fence or wall adjacent to a public road right-of-way and within a residential front yard cannot be more than six feet in height. Fences or walls shall be maintained in structurally sound condition. Fences or walls at the rear of a residence cannot exceed eight feet in height. The height limitation includes posts and ornaments on top of the fence or wall.

### Home Business Restrictions.

- No signs, products or equipment are permitted around the exterior of the home
- All business activities must occur inside home.
- No outside employees are permitted to work in the home or gather at the home for work purposes.
- No more than 25 percent of the home may be used for the business.
- No commercial deliveries are permitted to visit home businesses except for tutoring or musical lessons.

**Personal Vehicle Sales.** No more than three personal vehicle and/or equipment sales are allowed per calendar year on any one parcel of property.

**Burning.** Burn during approved conditions and when restrictions expire.

**In-Home Day Care.** Child care in a single-family home is limited to a maximum of six children for whom compensation is received.

- The child care cannot create a nuisance to immediate adjacent property owners.
- Parking must be provided for child pickup and drop off on the property.
- No employees are permitted.

**Door-to-Door Solicitations.** The county permits door-to-door solicitations only if the person has registered with the county's business license office. A registration badge must be worn by

solicitors and will include their name, address, organization, and a photograph. Solicitation without a registration badge is prohibited. Police will respond to reports of unregistered solicitors.

**Gutters and Shutters.** Gutters and shutters and all appurtenances attached thereto, of buildings shall be maintained so that they are structurally sound, in good repair with property anchorage and attachment.

**Exterior Attachments.** Exterior stairways, decks, porches, and balconies, and all appurtenances attached thereto, of building shall be maintained so that they are structurally sound, in good repair with proper anchorage and capable of supporting the imposed loads.

**Temporary signs.** The Temporary Local Directional sign code allows temporary signs to temporary events such as church or community gatherings, yard sales, moving sales, estate sales or the sale of individual house. The code does not include off-premise outdoor advertising signs or signs defined under weekend subdivision directional signs. All temporary local directional signs must be located off the right-of-way.

**Grass and Weeds.** It shall be unlawful for the owner of any property less than 40,000 square feet, to allow grass/weeds over 12 inches in height on at least ten percent of the size of the property tract or 35 percent of the previous surface, whichever is greater. After 20 day notice, the County shall cause the condition to be remedied at the expense of the property owner.

**Leash Law.** Animals are required to be on a leash when outside unless contained by a fence. Pet owners are responsible for collecting animal waste and disposing of it properly.

**Dead Trees.** Dead trees shall not be allowed to exist or to be maintained on any premises which are hazardous to persons on adjacent property. A finding by a registered forester or certified arborists shall constitute prima facie evidence that a tree is in danger of falling upon adjacent lots or public streets due to the death of the tree.

**Penalties.** Any person who violates any provisions of articles I through V of Chapter 134, after conviction upon citation issued to the Magistrate Court of Cobb County, in accordance with O.C.G.A. 36-1-20, may be incarcerated for a period not to exceed 60 days and/or shall be fined an amount as established below for violations within any 12 month period.

*With any of these violations, except for grass and weeds, the appropriate person is placed on notice of violation and given 10 days to comply with the code section. If found still in violation after this time frame, a citation is issued to appear before a magistrate judge.*

**Cobb County Code Enforcement Division**  
**191 Lawrence Street**  
**Marietta, GA 30060**  
**[www.cobbcounty.org](http://www.cobbcounty.org)**  
**(770) 528-2180**  
**Fax: (770) 528-2092**