

Wildflower at the Village

Design Standards

May 12, 2020

Building Materials

Requests require Board approval. Except for building material employed during the course of construction of any structure approved by the Architectural Review Committee, no lumber, metals, bulk materials or solid waste of any kind shall be kept, stored or allowed to accumulate on any property unless screened or otherwise handled in a manner set forth in the design standards to not be visible from Street View.

Clotheslines

Exterior clotheslines of any type are not permitted.

Disability Accessibility

Wildflower does not discriminate based on disability, or any other reason, and requests under this provision will comply with all FHA requirements. Wildflower does not provide “public accommodation”, therefore not subject to the ADA Standards.

Requests require Board approval. Items shall include, but may not be limited to, ramps, railings, landings, lifts, and hard surface (paving) alterations will be reviewed by the Board on a case by case basis. Considerations will include, but may not be limited to, harmony of exterior design and materials, location in relation to surrounding structures/landscaping, and appropriateness of topography or drainage.

Doors

Requests require Board approval. All changes/additions to doors must be approved by the Board. Screen/Storm are permitted on front doors with approval. Considerations will include, but may not be limited to, harmony of exterior design, color(s), and door material. Security enhancements for doors and windows (i.e., bars and grills) are not permitted.

Driveways / Sidewalks

Requests require Board approval. The Board approval is required for modification or expansion of driveways or sidewalks.

Edging

Requests require Board approval. Permanent decorative edging must be approved. Professional level installation is required. Temporary (not permanent) landscape edging is not permitted if visible from Street View. Considerations will include, but may not be limited to, harmony of exterior design and materials, location in relation to surrounding structures/landscaping, and appropriateness of topography or drainage. Landscape edging in the back of the home, not visible in Street View, is permitted.

Fences

Requests require Board approval. **Approval is required prior to commencing installation.** Only approved fence designs will be permitted; No chain-link, hog-wire, barbwire, living, or fabric fence are permitted. Only full perimeter rear yard fencing will be permitted. Considerations will include:

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- Completion of WFATV “Application for Modification” to include; a copy of survey showing proposed fence and gate(s) in relation to property lines/home, any existing neighboring fences, image showing proposed fence style, height, style, material of proposed fence, and if fence is to be stained/painted the color must be provided.
- A copy of the City of Hoschton Fence Permit must be provided.
- Proposed fence must start at rear corner of house and follow the perimeter of the rear yard.
- Fencing should be either four (4) feet or six (6) feet high.
- The finished side must always face out.
- All fences must be properly maintained.

Flag Displays/Poles

House-mounted flags do not require Board Approval. Flags are limited to one (1) American flag per household, and one (1) specialized flag i.e., Sports team, or personal choice. Any "holiday" flags must follow the guidelines of Holiday Decorations within. No offensive or obscene flags will be permitted. *Stand-alone flagpole installations must be approved by Board prior to installation.* Other poles, including but not limited to, flagpoles, sport equipment poles, and decorative poles require Board approval.

Garbage/Recycling

Board approval required for Enclosure. Garbage and Recycling Container(s) must be stored in a location not visible from Street View.

- An enclosure or hardscape may be used to conceal Garbage/Recycling Container(s) from Street View upon Board Approval.
- Garbage/Recycling Container(s) may be moved to and removed from collection location within 24 hours of schedule collection time.
- In the event of Owner travel/vacation, arrangements should be made with neighbors, or a Board member, to support movement of container(s).

Gardens

Flower Gardens do not require Board approval. All flower gardens (beds) must be weeded and properly maintained. Overgrown, unkept or beds with dead plants are not permitted.

Vegetables Gardens do not require Board approval. All vegetable gardens are to be planted in the rear of the house, with limited visibility from Street View and neighboring properties.

Support systems in vegetable gardens, including but not limited to, staking material, or support structures must not exceed four (4) feet in height. Vegetable Gardens are always required to be maintained and the size must not become a nuisance to other property owners.

Box Garden / Container Gardens do not require Board approval.

Gazebo/Arbors

Requests require Board approval. Considerations will include, but may not be limited to, harmony of exterior design and materials, location in relation to surrounding structures/landscaping, and appropriateness of topography or drainage. Gazebo/Arbors shall not obstruct view of properties on open space or Common Areas.

Grass/Weed Control

All yards with turf grass must be maintained throughout the year to the following guidelines:

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- All turf grass areas must be maintained at all times and may not grow more than 4” tall.
- Other grass areas must be maintained to not become a visual nuisance to other property owners. Vegetation within the Power Line easement on any individual property, or Common Area space, will be maintained by the Power Company.
- Yards must be maintained as to not allow vegetation to overgrow onto driveways, curbs or sidewalks.
- Yards must be maintained to avoid visual appearance of weeds.
- Dead grass must be replaced, as soon as reasonable possible, with either Seed or Sod.

Greenhouses

Greenhouses, lean-to or tent grow shelters are not permitted.

Holiday Decorations

Board approval is not required. Visual Holiday decorations and/or lighting do not require submittal from the Board. Musical, verbal, spoken word, electronic or sound effects are not permitted.

- Decorations may not be installed more than forty-five (45) days prior to the holiday.
- Decoration must be removed within thirty (30) days following the holiday.

Hot Tubs

Requests require Board approval. Consideration will be given for Hot Tub location; must be installed in "rear" yard with appropriate screening so as not to be immediately visible to Street View or other property owners. All hot tubs shall be a minimum of six feet off any property line.

Landscape/Hardscape

Requests require Board approval. Considerations will include, but may not be limited to, harmony of exterior design and materials, location in relation to surrounding structures/landscaping, and appropriateness of topography or drainage.

Lights and Lighting

Requests require Board approval. The Board approval is required to modify a lighting plan or add permanent exterior lighting. Considerations will include, but may not be limited to, the visibility, style, and location of the fixture.

Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties. Small flood lights are permitted provided they are complementary to the house.

For holiday lighting, see Holiday Decoration section.

Mailboxes

Individual Owner Mailboxes must be kept in good condition; defined as being set at the proper height (36 - 44 inches from the ground to bottom of box), being painted black (paint must be in good condition), door latches properly, and house numbers properly displayed. Mailbox needing to be replaced due to damage, new mailbox must adhere to new standards using the “imperial” line of mailbox.

Common Area Mailbox Area must be kept free of unapproved signs, postings or other unintended items, and will be maintained by the Owner’s Association landscaping contractor.

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Motorcycles

All motorcycles shall follow the same restrictions as operable vehicles. Motorcycles on trailers shall refer to Motor Vehicles/Recreational Vehicles Section.

Motor Vehicles/Recreational Vehicles

Exception requests require Board Approval. No location within Wildflower is intended/approved to provide storage/parking for Vehicles under this provision.

- Any Trailer (general, motorcycle, boat, work, horse, landscaping or other trailer), Motorhome, Camper (on/off a vehicles), Boat, Mobile Home, Recreational Vehicle, Tractor, Mower or Truck (other than a pickup truck that is not oversized) must be stored in such a manner as to not be visible from any other property. The Board may review other vehicle types not listed on a case-by-case basis.
- Vehicles under this provision may be kept only within a garage, on a property in a manner that is not visible from any other property, or in a driveway for not more than two days (48 hours) for the purpose of loading or unloading the vehicle. Periodic movement of the vehicle for the purpose of circumventing this guideline shall not qualify the vehicle for exception.

Oversized Commercial Vehicles

Oversized Commercial Vehicles or Box Trucks must have Board approval to be parked in a driveway for more than 48 hours. Such approval will be based upon, but not limited to, number of vehicles parked in area, overall parking situation, the effect on curb appeal, and any effect on safety. Oversized vehicles will not be granted approval to be parked in the street.

Painting

Requests require Board approval. All exterior painting, even if painting the same color require Board Approval for the reason to store the pertinent paint information into the architectural database for future reference to assist homeowners. The submittal must contain the manufacturer's paint chips indicating color number and location of color, (i.e., base, trim and accent color). Paint must be flat. Considerations will include, but may not be limited to, the home's architecture, stone or brick accents, roofing color, and colors that harmonize with the surrounding neighborhood. The garage door/s shall be painted based on the original color installed unless otherwise approved by the Board. Painting of the brick will not be permitted.

Parking

Parking in the street generally should be avoided. If required, on a temporary short-term basis for visitors or special events, parking in the street cannot restrict traffic flow or create any safety concerns. Vehicles are not permitted to be parked in the street overnight. Vehicles are not permitted to be parked in any yard (grass/landscaped area) or other areas of any property at any time.

Patio Covers

Requests require Board approval. Patio covers, including but not limited to, awnings, canopies, sunshades, retractable shades, or other outdoor covering must be approved prior to installation by the Board. Temporary tents, including but not limited to, "pop-up", "E-Z up", event or commercial tents are

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allowed for special occasion use. Temporary tents may be installed for a duration not more than 72 hours at any given time.

Patios

Requests require Board approval. See Paving Section.

Paving

Requests require Board approval. WFATV Application for Modification must be submitted prior to start of any work for sidewalks, driveways, patio areas or other purposes. Paving includes applications such as concrete, asphalt, brick, flagstones, steppingstones, pre-cast patterned, or exposed aggregate concrete pavers. All paving shall be a minimum of two feet off all property lines.

Pets / Pet Enclosure

Board approval is not required. Typical domesticated pets; dogs, cats, and other customary household pets are permitted. Livestock, including but not limited to, cows, pigs, goats, alpaca, chickens or other nontraditional pets are not allowed.

- *Pet Enclosures, including but not limited to, “runs”, “cages”, “crates” or “dog houses” are not permitted outside of house or basement. Pets may not be tied outside, housed in garages or be a sound nuisance.*
- *When outside, all pets must be properly controlled and restrained. Pet owners are responsible for collecting animal waste and disposing of it properly. Pet owners not cleaning up their pet waste may be subject to Board fine for noncompliance.*

Play and Sports Equipment

Requests require Board approval. Basketball goals, recreational and playground equipment shall be placed or installed only upon the rear of a any property. Consideration should be given to adjacent properties, and in consideration of the harmony of exterior design and materials, location in relation to surrounding structures/landscaping, and visual/noise disturbance to neighboring properties. Setback from property lines must be taken into consideration.

Other play equipment is to be stored out of Street View when not in use. Sports equipment or toys may not be stored or left within Street View overnight.

Ponds and Water Features

Requests require Board approval. Considerations will include, but may not be limited to, harmony of exterior design and materials, location in relation to surrounding structures/landscaping, and appropriateness of topography or drainage. Ponds or water features must be maintained to ensure safe operation and no nuisance from flooding, algae, mold, leaves and other water related debris.

Pools

Above Ground Pools are not permitted.

In-ground Pools require Board approval. WFATV Application for Modification shall be submitted include the following information:

- *Denote placement of pool with dimensions on a site plan.*
- *Grading plan noting all alterations to grade.*
- *If a retaining wall is required, include all materials and dimensions.*

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- Materials such as concrete, cover, liner, etc.
- Location of pool equipment and screening plan.
- Fencing around pool. See Fences Section.

Temporary “Wading/Kiddie” Pools do not require Board approval. A “Temporary Pool” is defined, for this section, as a portable pool without a filter system, ladder, and not needing a support structure or a power source. On a temporary bases, one (1) Temporary Pool, located in the rear yard, out of Street View, is permitted.

Roofs

Requests require Board approval. Roof replacement requires Board Approval prior to commencement of work. Roofs replacement considerations will include, but may not be limited to, harmony of exterior design, materials, color and style.

Saunas

Requests require Board approval. Considerations will include, but may not be limited to, harmony of exterior design and materials, location in relation to surrounding structures/landscaping, and appropriateness of topography or drainage.

Shutters

Requests require Board approval. Shutter replacement requires Board Approval prior to commencement of work. Shutter replacement considerations will include, but may not be limited to, harmony of exterior design, materials, color and style. Shutter color change consideration will include, but may not be limited to, harmony of exterior design.

Siding/Gutters

Requests require Board approval. Siding/Gutter replacement requires Board Approval prior to commencement of work. Siding/Gutter replacement considerations will include, but may not be limited to, harmony of exterior design, materials, color and style. Siding/Gutter color change consideration will include, but may not be limited to, harmony of exterior design. Aluminum or vinyl siding are not permitted. Any damaged siding or gutters require immediate repair/replacement.

Signs/Banners

Board approval not required:

- Any banner, or celebrator sign, denoting a special occasion i.e. Graduation or other celebration will be allowable for a duration of not more than 3 weeks from day put up, and will be limited to a size up to 2.5' x 6' (or 15 square feet), and only to be displayed in the homeowners yard. No obscene or offensive content can be displayed.
- Real Estate Signs:
 - “For Sale” signs may be displayed for the purpose of selling the property in which sign is displayed. For Sale signs are limited to one (1) per property, displayed in the front yard only, cannot be larger than 24”x36”, and may not stand more than 6 feet tall.
 - "For Rent" or "For Lease" signs are not permitted.
- Directional signs throughout the neighborhood are allowed, only when advertising an event, for a period of twenty-four (24) hours prior to the event and must be removed within three (3) hours after completion of the event.

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- Political Yard Signs are permitted without approval of the Board. Political signs are limited to 18"x24" (or 432 square inches), can stand no taller than 3 feet from the ground at the base, and are permitted only during active campaigns. Political signs must be removed within 48 hours of the conclusion the relevant election. No obscene or offensive content can be displayed. Political signs are not permitted on any neighborhood Common Area space.

Trees

Requests require Board approval. Existing tree(s) must be maintained, pruned, trimmed and kept in a sustainable state as to not encroach on common areas, roadways, sidewalks or neighboring properties.

- Removal or replacement of existing live tree(s) requires Board approval.
- Removal of dead tree(s) does not require Board approval. Dead tree removal should be completed as soon a reasonably possible to ensure safety.
- Addition of new tree(s) requires board approval.

Window AC Units

Requests require Board approval. In general window air conditioning unit(s) are not permitted. However, the Board reserves the right to evaluate extenuating circumstances of individual Owners on a case by case basis for temporary permission for use of window air conditioning units.

Woodpiles

Woodpiles shall be stored in the basement, garage, or kept screened by adequate planting or fencing to conceal from Street View or other properties.

Sheds/Storage Buildings

Requests require Board approval. Considerations will include, but may not be limited to, harmony of exterior design, materials, color and style, location in relation to surrounding structures/landscaping, and appropriateness of topography or drainage. Sheds/Storage Buildings are limited to one (1) per property and are not to exceed 120 square feet. Variances to this standard will be reviewed on a case by case basis per Owners request and application. Sheds/Storage Buildings shall not obstruct view of other properties on open space or Common Areas.