



**Harris Estates Homeowners Association
Architectural Committee Guidelines**

Effective July 25, 2024

1. Purpose

The intent & purpose of the ACC Guidelines is to preserve the great charm and natural beauty of Harris Estates through the use of a coordinated plan of development. It is assumed that each homeowner(s) in Harris Estates shall be motivated to preserve these qualities through community cooperation and by enforcing, not only to the letter, the spirit of this instrument that each covenant, condition, and restriction contained herein shall achieve the objective of preserving the splendor of this community and property values therein.

2. Authority

The Architectural Control Committee ("ACC") Guidelines define and help maintain the specific standards and procedures for the architectural design, placement of buildings, landscaping, color schemes, exterior finishes, materials and similar features, for use in Harris Estates are identified in this document. These guidelines shall be consistent with the purposes of the Declaration of Covenants, Conditions Restrictions and Easements (aka "Declaration") dated November 26th, 2007. Any conflict between the ACC Guidelines and Declaration shall be resolved with the Declaration taking precedence. Any activity conducted or established prior to the approval of these guidelines and is in compliance with the Declaration, is subject to automatic approval.

3. Application for Residential Improvements (ARI)

Approval by the ACC is required for any modifications to the external appearance of a lot or any structure on a lot. Any homeowner, or their agents, proposing to perform work of the above nature shall notify the ACC in writing, in duplicate, a recommended **MINIMUM of 15 Days** prior to the start of the proposed work. Such notice shall include, as applicable, the following information:

- a) A plot plan showing the location of all existing and proposed improvements, including a description and the location of all utilities.
- b) Floor plans showing principle dimensions.
- c) Drawings showing elevations and principle dimensions.
- d) A description of exterior materials with color samples.
- e) Landscaping plans.
- f) The OWNER'S proposed construction schedule

Homeowners need to submit their proposal by completing an Application for Residential Improvement (ARI) form. Homeowners can submit their ARIs through the following methods, all listed in preferential order.

- a. **ONLINE:** Complete your ARI online by visiting the ACC page on our website at harrisestateshoa.com. Homeowners will need to submit in a separate email any plans, maps, drawings, and color swatches at harrisestatesacc@gmail.com. This email address automatically forwards your emails to the ACC volunteers.

- b. **EMAIL:** Complete your ARI in writing. Scan the form and all required plans. Send your scanned documents to harrisstatesacc@gmail.com.
- c. **PAPER SUBMISSION:** Complete your ARI. Either drop off your ARI and all required plans at the HOA Secretary's house, or mail them to Harris Estates HOA, P.O. Box 72591 Newnan, GA 30271-2591. Response time for mailed submissions is up to 30 days.

The normal response time is generally within a few days. However, it could be up to 15 days as volunteers are working, on vacation, or maybe having an extended discussion about your submission. If you desire an expedited approval, an expedited approval fee will be assessed to the homeowner (please see the Assessment and Fee Schedule). **Expedited approval** is defined as needing a response in fifteen (15) days or less business days between the date of submission of the ARI and the needed approval / start date of the project.

In addition, the ACC may require further documents and/or a professional inspection for a proper review of the application in connection with any IMPROVEMENT(s) to be constructed. The fee for any professional inspection will be set by the ACC & payable by the applicant. There are no exemptions or automatic approvals, and each application is reviewed on an individual basis. Modifications made without approval by the ACC, the OWNER is at risk of having to correct any violation at his/her own expense.

4. BASIS FOR APPROVAL OF IMPROVEMENTS

The ACC shall grant the requested approval only if:

- a) The homeowner has complied with the provisions of Paragraph 3 above.
- b) The ACC determines the IMPROVEMENT:
 - i. Conforms to the Declaration & the PURPOSE in paragraph 2
 - ii. Conforms to ACC Guidelines in effect at the time the plans were submitted
 - iii. Demonstrates the same quality of materials and workmanship similar to the design and character of existing structures within Harris Estates
 - iv. The overall effect is such that IMPROVEMENTS shall blend with and shall not be set apart from the natural topography and designs of Harris Estates

Homeowners will be emailed with one of the following decisions: APPROVED, DECLINED, or DELAYED.

Any change or deviation from approved plans either during or after completion of construction that alters the exterior appearance of a LOT or IMPROVEMENTS thereon must have the prior approval of the ACC.

5. INSPECTIONS

The ACC will determine the compliance with the approved plans & may perform periodic inspections of the IMPROVEMENT(s). Revisions may be required of any items that were overlooked during the review process. A final inspection by the ACC will be conducted at the completion of the IMPROVEMENT(s).

6. VIOLATIONS

Any violation of the ACC Guidelines will subject the homeowner to remedial provisions of the Declaration. Homeowners shall not be fined or required to remove, alter, or replace any construction, fence, accessory structure, non-concrete pavement, or flagpole that was never addressed via written or electronic communication by previous Boards, Architectural Control Committees, or the Developer. Homeowners will be notified both electronically and by written notification delivered to their property address in accordance with HB 220 (2024).

7. APPEALS

The ACC is tasked through the Declarations & the Harris Estates HOA with the enforcement and interpretation of these Architectural Guidelines. Any disagreement by a homeowner(s) over an ACC ruling can be appealed to the Harris Estates HOA Board only on the following basis: failure of the ACC to follow proper procedures, a provable bias against the owner, or application of unapproved rules by the committee. The homeowner may file an appeal with the Board of Directors by giving written notice of such appeal within (10) days of notice from ACC.

8. RENTERS: Renters are responsible for complying with all the restrictions that homeowners are subject to while living in Harris Estates. Any proposed change to the property must first receive written approval from the homeowner before submitting any Application for Residential Improvement (ARI) to the ACC.

9. SUMMARY: By coming together in keeping our Covenants and ACC Guidelines, we are keeping community mission in keeping Harris Estates a highly desirable place to live by developing a strong neighborhood bond and maintaining high community standards.



**Harris Estates Homeowners Association
Architectural Committee Guidelines**

Specific Rules:

1. LAND USE: Sites shall be used only for residential purposes; only single-family dwellings are permitted. No portion of any lot shall be used for any commercial, business, or professional purpose. Previously erected structures may not be moved and set upon any PROPERTY, unless approved by the ACC. No Temporary buildings, trailer, garage, or building under construction may not be used as residences (living or sleeping quarters).

2. ACCESSORY STRUCTURES: Subject to the reasonable approval by the ACC, a detached accessory structure may be placed on a lot to be used for a playhouse, a swimming pool, tennis court, a tool shed, a mailbox, a doghouse, or a garage. A garage may also be an attached accessory structure. Such accessory structure shall not exceed twenty (20) feet in height and shall conform in exterior design and quality of Harris Estates. Such accessory structures shall also be located within such side and rear setback lines as may be required hereby or applicable zoning law.

3. VEHICLES: No mobile home, trailer, trailer house, or recreational vehicle other than a boat shall be parked on any lot except within enclosures or behind screening. Vehicles of residents shall not be routinely parked on any portion of a lot other than a paved driveway or a garage. No vehicle should be routinely parked on the street (no more than 48 hours).

4. ANIMALS: No animals, including birds, insects and reptiles, may be kept on any lot unless kept thereon solely as household pets and not for commercial purposes. No animal shall be allowed to become a nuisance. Homeowners(s) including their dog walkers are responsible for cleaning up after their pet on any part of Harris Estates.

5. COVERAGE of PROPERTY: Developed areas on any PROPERTY, most importantly areas adjacent to the street, shall be maintained & covered with some form of landscaping material, such as lawns, shrubs, natural stone/rocks, bark or mulch, or be actively cultivated and maintained as gardens or flower beds. These activities are to be completed without ACC approval. Areas not disturbed during initial construction are exempt from this rule.

Lawns must be adequately watered & fertilized, and may not be neglected or allowed to die. Lawns may not be allowed to grow to a height exceeding four (4) inches. It is also the responsibility of homeowner to exhibit proper weed control. PROPERTY that is deemed to have a weed issue by the ACC is subject to notice.

Homeowners shall maintain trees and shrubs with proper trimming. Shrubs alongside the house shall not be neglected or to become unsightly.

6. PERSONAL PROPERTY: Any unsecured personal property, including but not limited to litter, junk, boxes, containers, bottles, cans, toys, bicycles, implements, tools, machinery, building materials, firewood, landscaping material of any type, and other such items may not be placed, stored, maintained, or allowed to accumulate on PROPERTY which is visible from the street. Exceptions are for lumber, bricks, stones, cinder blocks, scaffolding, mechanical devices, or any other materials or devices used for building purposes can be stored on any lot no longer than the length of time reasonably necessary for the construction in which such materials are to be used.

Any temporary storage of building materials shall not present a hazard to vehicular traffic. At the completion of construction, all building materials that were stored on the road shall be cleaned up. Homeowners are responsible for repairing any damage to the curbs.

7. HOLIDAY DECORATIONS: Decorations for religious/cultural holidays are permitted, but are to be removed within two (2) weeks after the holiday. American or decorative flags attached to the dwelling may be displayed at any time. All flags must be maintained & properly serviced at all times. No faded or torn flags shall be displayed.

8. GARDENS: Gardens may only be cultivated and maintained on the PROPERTY behind the dwelling.

9. SIGNS: The definition of a sign is a message using words, numbers or symbols that is visible and readable from the street. All signs are forbidden except such for a legal proceeding, "for sale" or "for rent" no larger than 9 square feet, or directional signs for vehicular or pedestrian safety. Contractor signs must be promptly removed after completion of a project. No political or private business signs are allowed at any time.

10. SATELLITES & TV ANTENNAS: Exterior TV or radio receiving equipment shall not be visible from the street, unless allowed by law (FCC 47 CFE Section 1.4000 Over-the-Air Reception Devices Rule)

11. CLOTHESLINES: Clotheslines are prohibited.

12. BASKETBALL GOALS: Backboards shall be pole mounted and shall be preferably transparent acrylic. White or gray backboards are acceptable. They must be located adjacent to the driveway. Portable goals are recommended. There is a limit of one goal per LOT. Basketball goal nets shall be maintained and replaced once tattered or torn.

13. FLAGPOLES & BIRDHOUSES: Flagpoles & pole mounted birdhouses (exceeding 20 feet in height) are prohibited.

14. FENCES: No fence or wall of any kind shall be erected or maintained on the front of any lot. Front meaning not to exceed front corners of residence. Only wood fences may be installed from the back of corners of house to the property lines, no taller than 6 feet in height. Chain link fences may not be installed. On corners lots no fence may be used unless approved by the Architectural Control Committee. Homeowners shall maintain all fences in an aesthetically and pleasing manner.

15. SILT FENCES: Any silt fences visible from the street are to be removed no later than May 1st, 2010. It will be the responsibility of each homeowner to remove the silt fence from their PROPERTY. New buyers are eligible for an extension upon request to the ACC.

16. TREE REMOVAL: Removal of any living tree must be approved by the ACC. Dead trees may be removed without ACC notification and/or approval.

17. GARBAGE COLLECTION: Homeowner(s) are permitted to place garbage curbside the evening before the scheduled collection day. The garbage can and any trash or leftover garbage must be removed the same evening of the collection day. Homeowner(s) shall keep garbage can(s) in areas either not visible from the street or stowed along the side of their homes as concealed as possible.

18. ROOFS: All roofing materials should be asphalt/fiberglass architectural shingles.

19. EXTERIOR PAINT: The primary colors of the Harris Estates homes should match the craftsman-style character of the neighborhood. All paint changes of the exterior front door and shutters require approval from the ACC.

20. DRIVEWAY: All driveways shall be concrete. Any additions or changes to the driveway require approval.