

The Johns Creek Board of Directors approved the following changes to the Architectural Guidelines recommended by the ACC members. The intent is to encourage the homeowners to submit the Architectural Requests to ensure consistency in the community.

The homeowners are still required to submit an \*Architectural Request Form with attachments for ALL requests.

1. A fee in the amount of \$25.00 will be charged for the following:
  - a. Fencing (section 510 of the guidelines)
  - b. Detached Structures- Play sets and Storage Sheds (section 509 of the guidelines)
  - c. Swimming Pools, Spas, Tennis Court-(section 514 of the guidelines)
  - d. Screened enclosures- (section 507 of the guidelines)
  - e. Patio extensions (section 102.4 of the guidelines)
  - f. Driveway resurfacing (other than existing cement), (section 400 of the guideline)
  - g. Any additional hardscape. This includes and not limited to landscape borders, outdoor fireplaces/pits/chimneys, water features, patios, walkways, driveway extensions. (section 400 of the guidelines)
2. No fee will be charged on the following however the homeowner should still submit an Architectural Request Form along with attachments
  - a. Landscaping- Adding a new planting bed, any tree addition or removal, any additional irrigation (section 400 of the guidelines)
  - b. Recreational Structures (section 511 of the guidelines)
  - c. Any structural correction to the residence (section 102 of the guidelines)
  - d. Any additions, relocation and /or color and/or materials change to the existing residence in the following areas. (section 102 of the guidelines)
    - Roofing (section 501 of the guidelines)
    - Gutters (section 501 of the guidelines)
    - Exterior Walls and Wall color (section 502 and 503 of the guidelines)
    - Windows (section 504 of the guidelines)
    - Garages (section 505 of the guidelines)
    - Doors (section 506 of the guidelines)
    - Air Conditioning Compressors –location change (section 512 of the guidelines)

If the homeowner fails to complete and submit an Architectural Request with attachment before construction begins the homeowner will be charged a non-compliance fee of \$50.00.

Further the ACC recommends amending the Exhibit A Fee schedule to include the information above under-Miscellaneous approvals and recommends a change to the verbiage from penalty to non-compliance fee.

**Homeowners will be granted an amnesty period from 7-1-09 to 8-31-09 to submit Architectural Requests for projects completed anytime in the past that have not been previously submitted. During the amnesty period the homeowner will not be assessed a non-compliance fee.**

Approved by JC Board Meeting-6/18/09

\*Please continue to use the existing Architectural Request Form on the website until an updated version is completed.

