

A Message From Your Bradshaw Farm ARC Committee

Dear Fellow Neighbors:

Living in a neighborhood where people invest in improving and maintaining their homes is a pleasure to see and assist. Your Association's Architectural Review Committee (ARC) was created by the original covenants to assist homeowners in how best to achieve their improvement(s) while maintaining a high standard consistent with the look of the neighborhood. The attached guidelines have been in existence since the forming of this neighborhood. This was done to help make clear the guidelines for improvements beyond what was done during original construction.

Under the governing legal documents for Bradshaw Farm, any changes to the exterior appearance of your home or yard must first be approved in writing by the ARC. The ARC interprets and applies community standards established by the Board. These standards and this approval process exist to maintain the high quality of our community and property values in the community. It is important to remember that the goal of the ARC and Board is to work with homeowners who wish to improve their property consistent with community standards. As the neighborhood has evolved, so will the guidelines.

The process to start an improvement or modification for review is to submit an Architectural Review Request Form. If you are unsure whether your proposed improvements require ARC approval, assume that it does and request approval.

With this form, submit all necessary samples, (including paint color chips as found at the paint store, scanned images of the color or references to manufacturer color numbers are not acceptable and your request will be withheld from processing until they are received by ARC) and drawings of what is to be done to the property. When adding to current landscaping, also include in the drawing what is currently in the area being changed so an overall effect can be considered. Be as detailed as possible about improvement locations, materials, design and colors.

You then mail or deliver the form and attachments to our management company where it will be reviewed and forwarded to the ARC. An electronic only submission is not acceptable as a hardcopy of the request and actual samples are filed for future reference. Please email a copy of your submission to the ARC. This may speed up the process of reviewing your request.

ALL FORMS, SAMPLES, DRAWINGS (YOUR OR PROFESSIONAL) CANNOT BE RETURNED AS THEY ARE PERMANENTLY FILED AS A RECORD OF YOUR REQUEST AND RESULTS.

Please remember that the ARC has 30 days to review, approve, request more information or deny the request FROM THE DATE IT IS RECEIVED BY THE MANAGEMENT COMPANY who is the official agent of the neighborhood.

Conditions agreed to by homeowner for ARC approval:

- a) It is the ultimate responsibility of the homeowner to read and understand the restrictions stated within this document and how they apply to their request.
- b) Past approval of a request is not a guarantee future requests for the same will be approved. Do not assume that an improvement is permitted just because a neighbor may have a similar improvement at his or her property.

- c) Decisions by ARC are to assure that all modifications and improvements within the Community are in conformity and harmony with standards for the community established by the Board. This will often require subjective aesthetic judgment call on the part of ARC on some matters not specifically defined or covered by this document. This subjective review and approval power is a fundamental part of the authority granted to ARC under the Declaration on file to maintain “Neighborhood Wide Standards”.
- d) As time goes by, styles and standards change. The ARC is responsible for factoring these changes into the “Design Standards and Guidelines” which follow.

The Board of Directors hopes that this information is clear and practical. If you have any questions regarding the Design Standards, please contact the ARC, the Board, or our property manager.

Sincerely, ARC on behalf of your Board of Directors

BRADSHAW FARM DESIGN STANDARDS AND GUIDELINES

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BRADSHAW FARM DESIGN STANDARDS AND GUIDELINES

1. **AUTHORITY** The DESIGN STANDARDS AND GUIDELINES are promulgated pursuant to authority granted to the Board of Directors and Architectural Review Committee (hereafter referred to as the "ARC") of the Bradshaw Farm Neighborhood Association, Inc. under Section 9.3 of the Declaration of Covenants, Conditions and Restrictions for Bradshaw Farm, recorded in Deed Book 2087, pages 231-312, Cherokee County, Georgia records as amended (hereinafter referred to as the "Declaration"). You received a copy at your closing. The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declaration. The ARC is formed to uphold the authority granted to it by the Association's Board and the Declaration. The ARC administers the architectural and exterior modification approval process under Article IX, Architectural Standards, of the Declaration. When the transfer of responsibilities for neighborhood oversight moved from the developer to the BFHOA, the responsibility for enforcing these community standards was transferred to the Covenants.

2. **PURPOSE** Plans must be submitted to and approved by the ARC pursuant to the Declaration of these Design Standards to assure that all modifications and improvements which change the exterior appearance of any property within the Development are in conformity and harmony of external design and thus insure a Neighborhood Wide Standard. Exhibit "C" Section 3 of the Declaration, entitled Initial Use Restrictions and Rules, should be carefully read. This Exhibit covers many of the prohibited and restricted activities in our neighborhood. In particular Exhibit "C" Section 3(1) covers the following:

Any construction, erection, or placement of anything, permanent or temporary, on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the provisions of Article IX of the Declaration. This shall include, without limitation, mailboxes, signs, basketball hoops, swing sets and similar sports and play equipment; garbage cans; above-ground swimming pools (prohibited), in-ground swimming pools, hedges, walls, dog runs (prohibited), animal pens (prohibited), or fences of any kind including, without limitations, invisible pet fences; and (j) the removal of any tree having a diameter of three inches or more (unless a safety of property or injury is so imminent that it requires immediate action by the homeowner). Further, as per 9.4 of the Declaration, **no past approval of other projects or the existence of similar unapproved projects shall be deemed to constitute a waiver of the right to withhold approval by ARC.**

3. **DEFINITIONS** The words "Owner" and "Lot" as used herein shall have the same meaning as such words have in the Declaration. Commercial vehicle is defined as any vehicle that is designed for commercial use and / or has writing on the vehicle. A white, windowless van without writing is still a commercial vehicle. A passenger car with writing on the windows displaying a business is a commercial vehicle. It cannot be parked in view on the street or in the driveway.

4. SUBMISSION OF PLANS FOR BUILDING, ADDITIONS OR CHANGES (New or Existing)

- A. One (1) set of blueprints or plans for the proposed house, addition, construction or modification must be submitted for approval on each Lot. Any change in the approved plans must be resubmitted for approval.
- B. These changes must be submitted on the current Request for Architectural / Landscaping Review form on www.bradshawfarmhoa.com along with attached plans to the current management company retained by BFHOA. These plans will not be recognized unless they are sent directly to the management company first. They will then forward these plans to ARC.

5. CONSTRUCTION (Responsibilities of Owner During)

Note to Homeowners; This section was primarily directed toward new construction when the neighborhood sections were being developed. They still are relevant for additions and for some construction (such as in-ground pools) and when there is an unfortunate incident, which did happen, of a house being COMPLETELY raised to the foundation after a lightning strike caused fire: thus, new construction had to take place.

- A. After approval by the ARC of the plans for any Structure and prior to the commencement of any construction or grading on the Lot for which such plans were approved, the location of such Structure shall be clearly marked on such lot. After such marking, the Owner or the Owner's contractors shall request in writing that a representative of the ARC inspect the proposed location of the Structure as marked on the Lot to determine whether such location is consistent with the guidelines for location of buildings contained in Appendix A of these Design Standards and within the location approved by the ARC. Within a reasonable time after receipt of such written request, the ARC shall: (1) inspect the proposed location of the Structure as marked on the Lot, and (2) notify the Owner in writing of its approval or disapproval of the proposed location of the Structure. In any case in which the ARC shall disapprove the proposed location, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accomplished by a statement of the grounds upon which such action is based. In any case the ARC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable location may be marked and submitted for approval. In no event shall the Owner allow any grading or cutting of trees on the Lot prior to approval of the proposed location by the ARC.
- B. During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots under construction only by the driveway as approved in the plans and specifications by the ARC. In no event shall any driveways other than those approved by the ARC be constructed or used for temporary access to any Lot. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot.

- C. All tree limbs: natural vegetation and construction scraps shall be carted off the property. Construction debris shall not be dumped in any area of the Development unless approved in writing by the ARC.
- D. Lots shall be graded in such a manner so as not to block any natural or manmade swales, ditches or drainage structures. Nor should any changes to the landscaping of the lot create a drainage problem onto another homeowner's property or onto golf course property. Whenever possible, Lots shall drain independently rather than to adjoining Lots. As per county rules, when required, silt fences shall be erected, and all necessary permits obtained. Earth and hay berms shall be installed on Lots by the Owner, before approved work commences when any chance might exist that such Lot may erode due to topography onto other property, golf course or street.
- E. Signs that advertise the construction company will be removed immediately from the homeowner's yard after the completion of the contracted work or after two weeks from start of work, whichever comes first. Contractor signs should be part of ARC application.

6. Prohibited Items

- A. There are certain items that are prohibited in any circumstance. The items listed in this section are prohibited in any circumstance. There are other items that are not listed in this section that are prohibited in some circumstances and allowed in other circumstances.
 - a) Tree houses
 - b) Forts
 - c) Solar Panels
 - d) Dog Houses
 - e) Green Houses
 - f) Artificial Flowers and Artificial Plants
 - g) Window Air-Conditioning Units
 - h) Detached stand-alone enclosed Structures.

7. DESIGN CONSIDERATIONS

- A. Minimum House Size – No single family residential Structure shall be located on any Lot unless said Structure shall meet or exceed the minimum square feet (heated living area) requirement established by the county's zoning ordinance applicable to this subdivision.
- B. Setbacks – Building area setbacks shall be within the recommended building lines indicated on the recorded Subdivision plats of the Development, provided however, that less restrictive setbacks may be approved by the ARC if an exception is requested when plans are submitted to the ARC for, approval.

In no event shall the setbacks be less than those required by the Cherokee County Subdivision Ordinance or as stated in homeowner's deed. Golf course lots must observe a 25-foot setback

from the golf course boundary when landscaping. All easements described in the Declaration must be complied with.

- C. Houses on Slab – Unless otherwise approved by the ARC, all slab houses must be on “built-up” slab with a minimum of one step, preferably two steps, up from the finished walkway to interior finished floor elevation.
- D. Foundations – Subject to the approval of the ARC, the concrete block or other concrete finish of all foundations on all lots, both golf course and non-golf course, must be finished in either brick, stone, or stucco, up to the first floor level on the sides as applicable to the material of each individual house. The rear foundation on all golf course lots must also be finished from the ground to the first floor level as applicable to the material of each individual house.
- E. Chimney – Chimney stacks on front or side of all houses, golf course and non-golf course lots, may not be cantilevered to hang in the air but must sit on brick foundations veneered with brick or stone as applicable to the material of each individual house. Chimneystacks on the rear of all golf course lots may not be cantilevered to hang in the air, and must also sit on foundations veneered with brick or stone as applicable to the material of each individual house. The chimney stacks on stucco homes can be either stuccoed to the ground, or veneered with the same material used on the foundation. Drive under houses must have a built-out shed roof at the side of the house which can function as a chimney base. All chimney tops, with the exception of full masonry chimneys, must be topped with a metal shroud painted black.
- F. Garages – The orientation and location of garages should be determined in relation to topography, trees and building lines in conjunction with overall house approval. The determination of such installation shall be made by the ARC. Garage doors shall be coordinated with all structures on the Lot. Materials and colors for such doors shall be specified on the plans submitted to the ARC for approval. The orientation and location of garages should be determined in relation to topography, trees and building lines in conjunction with overall house approval. The orientation of the garage doors shall be in keeping with the surrounding structures located in that particular section of Bradshaw Farms. All houses must be pre-wired for automatic closing devices for the garage, and some houses may be required to install such closing devices. The determination of such installation shall be made by the ARC. Some front entry garages may require two single garage doors to be determined by the ARC. Garage doors shall be coordinated with all structures on the Lot and materials and colors for such doors shall be specified on the plans submitted to the ARC for approval. Note: If an additional garage is being constructed, which way the doors face depends on the section of the neighborhood. For example, side entry only is allowed in Linkside.
- G. Windows and Doors – Silver-finish aluminum doors (including sliding doors) and windows shall not be approved. A factory-painted or anodized finish aluminum doors, and vinyl-framed, aluminum-framed as well as PVC framed windows may be used, the color of which shall be specified in the plans submitted to the ARC for approval, and shall be subject to the color guidelines contained in appendix A of these Design Standards. Bay windows are to be paneled

and detailed with trim and are not to be constructed with siding unless approved by the ARC. Dormers shall not be constructed with siding on the front and the dormer cornice is to be proportionally sized instead of matching the house's cornice. All windows and doors on the front of the house shall have pediments if the roof or cornice does not conflict. All window treatments, including draperies, shades, blinds, etc., must be of a neutral or white color on the side exposed to the exterior of the house. This will include the back and side window treatments where they can be viewed from the street or golf course.

- a) Exterior Colors and Materials – Exterior colors and materials on all speculation houses as well as contract houses and additions shall be specified in the plans submitted to the ARC for approval and shall be subject to the color and material guidelines contained in Appendix “A” of these Design Standards. Brick and stucco houses must be constructed in accordance with the detail specifications. All homes on corner lots require special consideration and should be treated as if there are two front elevations. Should a builder or homeowner wish to make changes in these scheduled color schemes or design their own colors, this may be done only by consulting with the ARC in order to achieve a well-coordinated color scheme throughout the community. A photograph of your home and the homes on either side will be required. In most cases, adjacent home cannot be painted the same color or cannot duplicate color schemes.

- H. Roof – Roofing material and color shall be specified in the plans submitted to the ARC for approval, and shall be subject to the color and material guidelines contained in Appendix “A” of these Design Standards. All roofs shall meet the minimum pitch requirements described in the detail specifications. No plumbing or heating vent shall penetrate roof surfaces which face the street or street adjacent to the residential structures. All roof stacks- and flashing must be painted to blend with roof color.

- I. Driveways – Driveways shall be constructed with concrete. However, other hard surface material may be considered by the ARC if an exception is requested when plans are submitted to the ARC for approval. Existing trees, topography and landscape planning should be taken into consideration and where possible driveways should curve. Colors of materials used in the resurfacing of driveways and other concrete surfaces require prior approval by the ARC. The objective is to have this resurfacing match as closely as possible the original color of the surface when first installed.

- J. Fencing – A detailed written plan of landscaping must be submitted to the ARC for approval; this plan should include a drawing to show location, variety and size of all plant materials, as well as location, and description of all “hardscape” items such as fences, walls, rocks and so forth. Additionally, indicate on this plan the existing landscaping in place and that will remain. A fencing detail should be selected from the standard allowable designs approved by the ARC. Other types of fencing due to health and safety regulations as per county ordinances maybe required. Any approval from ARC shall not override or relieve the homeowner from governmental fencing requirements.

Types of fencing allowed is as follows (see picture at end of this document)

Fence Guidelines are as follows:

1. Rail fences shall be of natural, treated wood. Wrought iron or aluminum in place of wrought iron is acceptable and preferred.
 2. Vinyl is not an acceptable material.
 3. Fences cannot be any closer to the street than the back corner of the house. The fence shall attach to the house at each end of the fence.
 4. Alleys cannot be created between fences.
 5. Privacy fences are not allowed.
 6. All fence posts are to be secured by concrete footing.
 7. All fence post footings must be on the homeowner's property.
 8. All fences should be located as close as possible to the property line unless otherwise restricted. Fences must be set back 25' from shared property lines with the golf course. County regulations such as permitting, easements or zoning buffers (usually 50' on bordering non-Bradshaw Farm property) are the homeowner's responsibility. It is permissible to tie into the neighbor's fence if written approval from that neighbor is provided with the application to ARC.
 9. Homeowners are responsible for proper maintenance of the fence, not limited to finish and upright position.
 10. Framing and support structures are to be on the inside of the fence facing the interior of the homeowners' property.
 11. All fences and attachments should be located within the property line and outside of easement areas.
 12. The Association does not authorize any encroachments onto neighboring properties without approval of that property owner, whether for fences or other improvements.
 13. No fences in the front of the house unless required for drop off protection as per governmental regulation.
- a) Electronic animal containment fences, also known as "invisible fences", "electronic fences", etc. are discouraged as the sole means of confining or containing a pet on a Lot. If an Owner uses an invisible or electronic fence as a means of confining or containing a pet, the Owner fully accepts all liability associated with any injury to any person or pet caused in any way by the pet confined or attempted to be confined by such fence, whether the injury is caused by the pet escaping through such fence or by a person coming onto the Owner's property. To the fullest extent permitted by law, any Owner maintaining or using an invisible or electronic fence fully indemnifies the Association, its officers, directors, agents and managers, against any and all claims and liability related in any way to a pet being or attempted to be contained or confined by an invisible or electronic fence.

- K. Landscaping – Landscaping shall be completed in accordance with approved plans not later than thirty (30) days after: (1) final inspection by the Cherokee County building inspector, or (2) occupancy of residential dwelling, or plan approval for existing, occupied houses, whichever is earlier (occupied or not-constructed as it applies). In the case of existing homes, proposed changes and additions in landscaping must be submitted in detail as set out in subparagraph(1) above prior to installation of any materials. A time frame for completion shall remain 30 days after approval or as agreed to by ARC for larger projects. Approvals expire after 90 days if projects have not commenced.
- L. Pools and Spa Equipment – Plans for proposed swimming pools, hot tubs, surrounding decks, fencing, pumps, filtration, and screening must be submitted for approval before any clearing, grading or construction is commenced. Proximity of noise generating systems, such as pool pumps and filtration, to neighboring dwellings will be taken into consideration in review of proposal. There will not be any above-ground pools approved. All governmental permits concerning construction and silt fences are the responsibility of the homeowner. Bath houses and gazabos as a part of this design are permitted.
- M. Antennae – While current Federal law does not require approval to install a satellite dish less than one meter, there still are placement considerations. No exterior television or radio antennae or satellite dish or receiver of any sort shall be placed, allowed or maintained upon any portion of a Dwelling or Lot except for satellite dishes less than one meter in size installed in the least conspicuous location possible when viewed from any street(s) adjoining the lot, where an acceptable quality signal can be received. No antennae shall be installed or used for the purpose of transmitting or receiving electronic signals. Installation of dishes is subject to any screening considered necessary by the ARC. The placement of this dish shall be as inconspicuous as possible with placement visible from the front of the house only as a last resort. All cables and wiring shall be run in such a manner as to be of minimum visual impact. Hanging wires from roof to ground will not be permitted.
- N. Mailboxes – All mailboxes must be the standard mailbox of the Development as approved by the ARC. If yours is damaged to the point a temporary replacement is required, a plain, black box and pole are permitted. Notification to the management company of this event along with an expected replacement with the proper mailbox is required within 15 days of temporary mailbox placement. Maintaining your mailbox is a part of the normal maintenance of your property. A properly maintained mailbox will have standard brass numbers, Bradshaw Farm Logo on each side with the raised letters on the logo being visible as silver. Painting of this logo to resemble the colored Bradshaw Farm logo is prohibited. The preferred color is satin black rather than flat black. If after the proper notification by the management company is performed with no corrections to the mailbox's appearance other than as listed above. The homeowner may have the mailbox corrections made by an authorized agent of the BFHOA and billed for the corrections on a cost plus labor basis.
- O. Basketball Backboards – Basketball backboards are acceptable subject to ARC approval of the location and colors of both sides of said backboard. Basketball goals must be mounted

on freestanding black metal poles and have standard black, gray or clear backboards. Goals should be located in side or rear yards and oriented for minimal visual impact from the street. This orientation is perpendicular to the street. Portable goals are discouraged but will be considered if they are stored or returned to the parallel orientation after each play session. As children outgrow playing basketball, homeowners are encouraged to remove and restore property to original condition.

- P. Playsets – Playsets require ARC approval and must be located where it will have a minimum visual impact on adjacent properties and streets. Fixed play equipment will be naturally colored wood with subdued coloration of plastic pieces (slide) and tops. Forts, play houses and tree houses (enclosed or platform in a tree) are prohibited. All playsets must be maintained. If said playset falls into disrepair it will be removed at the homeowner's expense. As children outgrow playsets, homeowners are encouraged to remove and restore property to original condition

- Q. Prefabricated Structures – Prefabricated or factory-built structures shall not be permitted within the Development, and such manufactured units shall not be employed as elements in the construction of residential structures affixed to real property within the Development except by express written consent of the ARC.

- R. Free Standing Structures – Free standing structures such as storage sheds, dog houses, green houses, and the like are strictly prohibited, except that gazebos, and pool houses are permitted with ARC review and approval as to location and blending with the landscaping. Play houses or tree houses (enclosed or platform in a tree) are prohibited. A shed may be attached to the house. Refer to Outdoor Living/Entertainment Areas and Structures for guidance.

- S. Signs – All signs are subject to Section 9.3 of the Declaration. The number of temporary signs (i.e., annual garage sales) must be kept to a minimum and may be put up sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. Builder, painter or any other construction sign may only be placed in the owner's yard and must be removed when the work is completed or after two weeks from start of work, whichever is first, county permit signs are excluded. When an ARC request is submitted, it must state if a sign will be posted and when it will be removed. No sign may be placed on the common property or the entrance areas to the Development without Board approval. The only permanent signs allowed are an alarm sign and a For Sale sign.

Specific Items, Rules of the Road, and Plain Language

This is not a comprehensive listing of what needs approval. The entire document should be read and not just the listings below. It will be understood by the homeowner that ALL APPROVED ITEMS which fall into disrepair will be asked to be removed. All unapproved items will be asked to be removed.

Submitted forms and attachments, including chips, plans, etc. are not returnable. They are placed into our permanent files.

Golf course lots – When your lot is at all visible from any of the 27 holes of the golf course, you have, (in essence), two front yards. The rules that apply to the landscaping for the front and side of the property apply to those with lots that join the golf course.

Additionally, you are not permitted (by the language of your easements) to do **ANYTHING** on the 25 feet that runs from the back property line to the golf course. The golf course management has the full legal right to remove **ANYTHING** you have placed in that area. However, approval, in writing from the GM of the golf course will be accepted and it must be submitted along with your ARC form.

Basketball Goals – All goals, permanent or portable, are to face perpendicular to the street. Permanent goals must anchor into the ground as designed. If a portable one is approved, it is with the understanding it will be returned perpendicular after use. The goal (permanent and portable) must be always maintained and be in good/excellent condition. If (3) three repeated warnings are issued to a homeowner/resident, the goal will be revoked and the goal is to be removed.

Exterior Paint – All requests are to have paint chips included with their form. ARC will determine as to the fit of the colors with the overall neighborhood. Past color approval will not represent automatic approval of your color request. If a new color is to be used, the homeowner must provide examples/addresses of their proposed color currently existing within Bradshaw Farm. If this is not possible, then ARC will rule on a case-by-case basis. The colors already used in the homes in the immediate area around the home requesting the change are a consideration in the approval even if the color is standard in the neighborhood. Same color schemes/paint in proximity are not allowed. See Appendix A

Displaying the American Flag – The display of the American Flag is a protected right and the Bradshaw Farm HOA is in full support of this right. How it is displayed is ARC regulated. The flag of the United States will only be allowed to be flown on the permanent pole; in accordance with the United States Flag Code. Flag size permitted is 3' x 5' up to 4' x 6'.

All permanent flag poles require ARC approval. Only one free standing, permanently affixed in the ground, pole is allowed. This permanent pole can be installed by the area closest to the sidewalk, by or near either side of the front door or landing as well as either side of the garage. Centering of the pole in the front yard will not be permitted.

The minimum pole height will be 15 feet with 20 feet being the maximum and must not generate unreasonable noise level that would disturb other residents.

The pole must be constructed of a permanent, long-lasting metal; with the choice of the following finishes: Satin Brush, Clear Anodized, Black, Bronze or Powdered Coat; that compliments the trim of the house.

When the US flag is being displayed on a regular 24-hour basis, flag etiquette requires it to be lighted. Such lighting requires ARC approval. The flag is to be maintained in good order and replaced if it becomes visibly faded, torn or frayed.

Placement of a flagpole that is anchored to the house; using commercially available mounts and poles, will be reviewed on a case-by-case basis. The pole will be constructed of either wood or metal; 3-4 feet in length and will be angled at a 45-degree angle; normally attached to the front of the house.

Statuary and Accent Items – Statuary is defined as images as representatives of real people, images, creatures, or things. Statuary is (generally) only acceptable as an addition to landscaping rather than a stand-alone item placed solitary on the property. Statuary should be limited to high quality stone or non-rusting material that is intended to remain as part of the property. Small figures, less than 2 feet high and proportional in width, are allowed on a numerically limited basis in the bedding and around the front of the residence. Consideration will be given to statuary placed in the front but close to the front walkway. Accent items will be reviewed for approval based on the overall appeal with the landscaping. Artificial flowers and plants are prohibited.

Landscaping Creep – While annual replacement of dead or annual plants approved in a landscaping plan is not only allowed but encouraged, it is expected that minor improvements to that approved plan will occur as a natural part of the landscaping process. However, additional non-living items (benches, statuary, fountains, painted rocks, pottery, metal supporting rods, large bird feeders, etc.) are not allowed without resubmitting a new landscaping plan and then only after approval by ARC.

Exterior Lighting – Sidewalk, exterior low intensity lighting and additional flood lighting does not need ARC approval. All permanent exterior lighting should only illuminate to the easement of your property.

Trellis and Arbor – Free standing trellis, including arbors, visible from the street; as well as in the front or side of the residence as part of any landscaping plan requires ARC approval. Trellis which are against the house or form an arch at the end of the driveway (as an example) that are integrated into the structure of the house or fencing will (generally) be allowed depending on ARC's review of the overall visual impact.

Satellite Dishes – Federal law ensures you have the right to have a dish on your property. However, it is expected it will be placed in the least observable location from the front of the house. It may be placed where visible from the front only if it is the only reasonable option for receiving an acceptable quality signal. In any location, all cables are to be attached to the dwelling and run in such a manner as to be the least visible. A cable dropping from the roof to the ground does not meet this requirement.

Landscaping and Freestanding Fencing – Landscaping and freestanding fencing such as wood fencing of several feet high and/or a metal fence which is there for accent or as a de facto trellis are not permitted as a part of landscaping visible from the street.

Signage – Signage of any kind as a part of landscaping, except for an alarm sign, is not permitted. This includes any hanging or nailed to trees. Golf course lots may display signs requesting respect of property.

Fountains (operational) – ARC approval is needed for operational fountains viewable from the front yard.

Bird baths or nonoperational fountains – Bird baths or nonoperational fountains in the front yard must be either an integrated part of a landscape plan, placed close to the house in the bedding area or in front of the sidewalk or side yard. These items must be made of stone or stone-like and/or dark metal material. Approval will be based on the overall aesthetic appeal of the landscaping.

Benches – Benches will be considered as part of a landscaping plan but must be of a conventional design of stone, stone-like, dark metal or high-quality wood, as well as wood and metal combination. Color will depend on the overall landscaping plan. Large benches suspended by a free-standing frame are not permitted. Benches on front porches are permitted using the above material and are aesthetically appealing to the residence. Folding beach-type chairs, plastic or any in disrepair are prohibited at any time. Golf course lots need to respect the 25-foot easement and submit bench plans to the ARC.

Awnings – Awnings over any window or door on the front or side of the house and retractable awnings in the rear of the house require ARC approval. Awnings that can be viewed from the street must be maintained on a regular basis. Retractable awnings in the rear of the house, including golf course lots, are allowed if they are retracted when not in use and their color is in keeping with the colors of the dwelling.

Window Air-Conditioning Units – Window air-conditioning units are prohibited to be housed and/or affixed in any window to the property.

Electric Fans – Electronic fans in garage windows facing the street are not allowed.

Vegetable Gardens – Vegetable gardens in front yard gardens are prohibited. Backyard gardens are permitted and must not be visible from the front yard or street. Seasonal garden plots are permitted and should be located at the rear of the lot and within the rear sidelines of the house. The size of the plot is limited to 100 square feet. Gardens must be maintained on a regular basis. Please remember that all golf course lots have two front yards.

Solar Panels – Solar panels on rooftops or on the outside property are prohibited, at this time.

European Instant Hot Water – European instant hot water heaters a/k/a/ tank less water heaters having ANY part of the unit installed externally other than on the back of the house is prohibited.

Trampolines and Playsets – Trampoline and playsets require approval for placement and proper materials used for construction on the property. The location selected must be as out of view from the street as possible. Lots that front and have a side street should place it so not to be visible from the front. As children outgrow using trampolines and playsets, homeowners are encouraged to remove and restore property to original condition.

Trash Cans and Trash Bin Enclosures – Trash cans are not allowed in front of the house except on days when trash pickup occurs. Trash cans are prohibited to be seen from the street and must be stored

either inside the garage or in said trash bin enclosures. Trash cans may be stored on the side or back of the home only if they are totally hidden from view.

Residents are allowed to construct a single enclosure to house their trash and/or recycle receptacles. A drawing **MUST** be submitted with the ARC form.

The enclosure will be constructed using only 2'x4' boards and 4'x4' posts. No lattice, wood or PVC fencing allowed. Door/Gate(s) will be attached hinges and no larger than 3'x3' wide. The overall size of the enclosure will be no larger than 75 inches.

The enclosure will not exceed 5'W x 3'D x 4'T. Anything larger these measurements will need ARC approval.

A stable platform must be constructed for the trash bin(s) to sit on if the area is uneven.

The enclosure must be painted using compatible colors as the existing home and must be placed in an area as near to the existing side or up against the home.

The enclosure gate/door(s) as well as the trash receptacles lid must always remain fully closed and secure. The area around the enclosure shall remain clear of clutter.

Holiday/Traditional Decorations – Holiday/traditional decorations may be displayed/installed no sooner than thirty (30) days prior to the holiday and must be taken down, removed or no longer displayed within fifteen (15) days after said holiday.

Outdoor Living/Entertainment Areas and Structures:

Structures, Outbuildings, and Storage Buildings –

+Outdoor entertainment areas requiring utilities or a roof are permitted.

*Storage additions attached to the primary house structure are permitted.

*Any building added will be constructed with a design consistent with the general character as the dwelling, painted the same color scheme as said dwelling, must be shingled to match the dwelling and no more than two (2) doors and a maximum of four (4) windows. The door may be two (2) single doors or one (1) bifolding door. The size of the attached structure can not exceed eight (8) feet in height, eight (8) feet wide and eight (8) feet deep. It will have a permanent cement foundation.

*Freestanding sheds or similar structures are not permitted.

* All plans, design and placement must be submitted to the Bradshaw Farm ARC for approval and will be constructed by adhering to the Construction Requirements outlined in the Bradshaw Farm Restrictive Covenants.

*It is the homeowner's responsibility to determine and adhere to the Cherokee County required setbacks from the property lines and be properly permitted.

*Failure to comply may result in legal proceedings as outlined in the Bradshaw Farm Homeowners Association Agreement and/or the Restrictive Covenants.

APPENDIX "A"

DESIGN STANDARDS COLOR AND MATERIAL GUIDELINES

The exterior materials of all structures on all lots shall be harmonious and complementary.

A. **MATERIALS**: Recommended materials include:

- 1) Natural wood lap siding; hard board lap siding. Siding houses must have a 10" skirt board with drip cap above the brick foundation on the front.
- 2) Brick – All painted brick colors shall be harmonious and compatible with the surrounding residences. There cannot be more than 2 brick homes within 5 surrounding homes with the similar painted brick color.
- 3) Stone – Stone shall be Tennessee Field Stone (or similar) with gray mortar (no black mortar) or as otherwise approved by the ARC for alternate stone finishes.
- 4) Natural plywood siding with dell detailed edges and joints or appropriate construction material.
- 5) Minimum requirements for wood trims shall be described in the detail specifications. The use of cornice returns instead of simple cornice "boxes" shall be required unless otherwise approved by the ARC.
- 6) Natural Cedar or Hardie Plank shakes or shingles.
- 7) All front stoops and steps shall be brick, stone or Stucco.

B. **COLORS**:

- 1) The exterior colors of the walls and roof of a single-family residential dwelling shall be compatible and harmonious with the colors of nearby single-family residential dwellings. Highly reflective and bright colors shall be prohibited.
- 2) All primary colors, which are the large areas of painted 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 doors, etc.
- 4) All downspouts shall compliment the paint, stone and/or brick of the residence.
- 5) The color of walls of adjacent residential dwellings shall not be the same.
- 6) All proposed exterior repainting must be submitted to the ARC for considerations and approval unless it is being repainted previously approved colors.
- 7) Roof colors shall compliment the color of paint, stone, and brick of the structure.

APPENDIX “B”

DESIGN STANDARDS SCREENING GUIDELINES

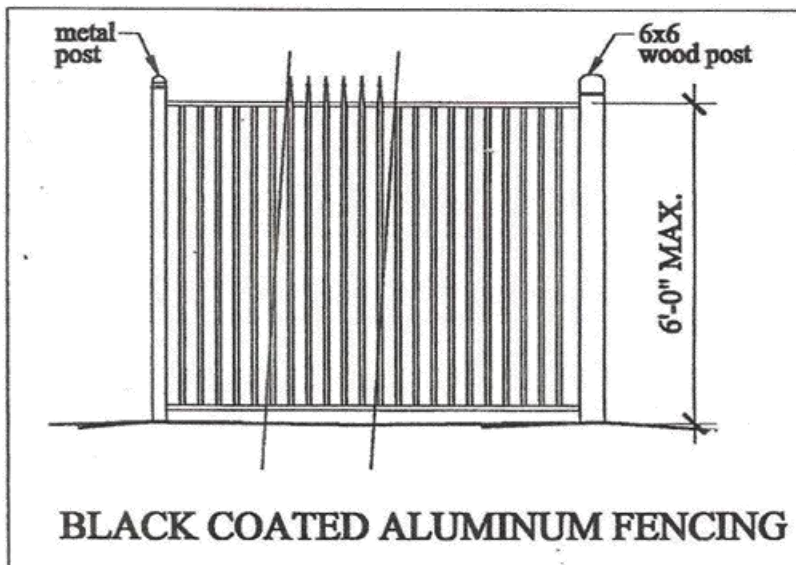
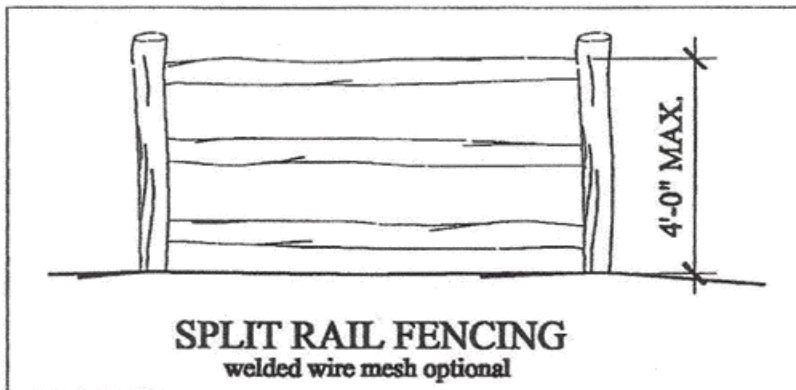
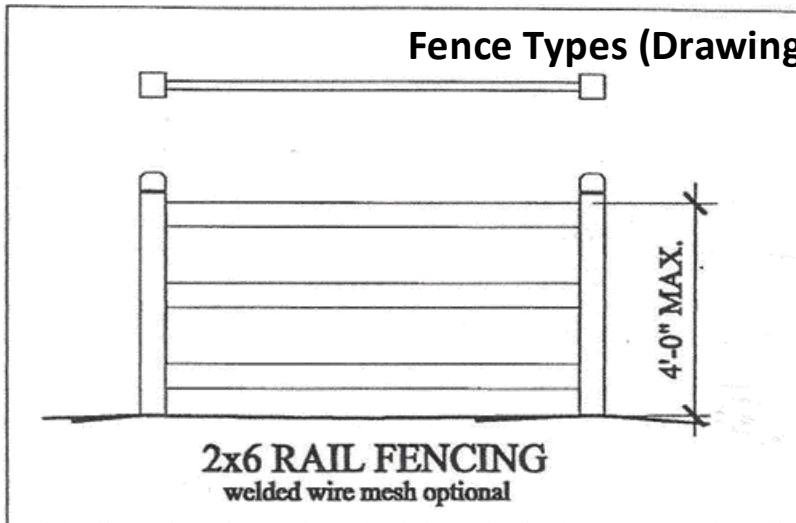
Screening may be used within the Development to define private spaces or to attract or divert attention to or from particular views.

- A. OBJECTS TO BE SCREENED: Screening may be used in connection with the following:
 - 1) Free standing utility apparatus, such as transformers and switching equipment.
 - 2) Exterior, ground-level machinery, such as air conditioning and heating equipment, pool pumps and associated equipment.
 - 3) Outside pool pumps and equipment.
 - 4) Refuse containers and related storage areas. (Tightly controlled to match the house).

- B. METHODS OF SCREENING: Subject to the approval of the ARC. The following methods of screening may be used.
 - 1) Earth Banks and Berms shall be covered with acceptable grass, planting screens, hedges with the layout subject to approval.
 - 2) Fences and Walls shall complement the design and color of the residence with the maximum height of 6 feet above grade; shall decrease in height and increase in transparency with increasing distance from a residence so not to obstruct views.

- C. ARCHITECTURAL ELEMENTS.
 - 1) PROHIBITED SCREENING
 - i. Woven metal or chain link fences shall not be used.
 - ii. No fence which completely blocks visions shall be placed or constructed except upon approval by the HOA Board upon ARC recommendation.
 - iii. A/C privacy screen will need to be ARC approved.

Fence Types (Drawings)



FENCE POLICY

Each Lot Must Submit a Plan for Approval