



Design Standards Manual

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SECTION 1

DEVELOPMENT CONCEPT:

Steeply wooded lots with outcrops of stone along the shores of Lake Allatoona provide a unique opportunity for private homeowners.

Waterside Estates is quickly becoming a unique built environment that compliments the natural beauty of these acres. Rambling estates with dramatic mountain and lake views will nestle into the private, rugged terrain of Waterside.

These Architectural Design Standards have been created to help make this vision a reality. The Design Standards identify appropriate styles, provide a written and visual reference to appropriate architecture and outline a procedure for the builder approval and the design review and approval process for Waterside. By shaping the quality and character of the development, the value of its homeowners' investments will be better protected.

Four styles have been selected for Waterside, based on their rambling nature, rugged natural appearance and regional appropriateness: Southern Vernacular Country, Old World, French Country and Craftsman. Each is described briefly in the following pages



SECTION 2

STYLES

Southern Vernacular Country House

The Southern Vernacular Farmhouse is particularly appropriate to Waterside. With expansive porches, lap and shake siding, stone and/or brick foundations and accents, gabled roofs and a rambling footprint, this style nestles comfortably into Waterside's woods and hills, and reminds of a simpler time. This style should not be confused with the more formal Southern Classic Revival style





Old World Style

The Old World style is one of simple elegance. It actually encompasses many regional styles of European, Romantic and Rustic designs. Typical accents include soft curves, arches, massive wood doors, steep roof lines, rustic columns and beams, finished with stone, rustic wood, rough true stucco, old clinker bricks, weeping mortar, copper and wrought iron accents, with soft luminescent lighting. When blended all together, they create the romantic and rustic Old World charm





French Country

This style was selected for its common rambling footprint and use of substantial rusticated stone. This style is an adaptation of the rural vernacular architecture of the French countryside and should not be confused with the more decorative "Beaux-Arts." Characteristics of "French Country" houses are steeply pitched roofs with subtly flared curves at the eaves, commonly hipped roofs and a mixture of various veneer materials





Craftsman

The Craftsman style was selected for its rustic textures, natural materials and rugged character. This style also evokes images of mountain houses and lake cottages appropriate for the setting. Characteristics of "Craftsman" houses are lower pitched roofs with broad overhangs and exposed rafter tails at the eaves, common use of pergolas and trellises, front porches and tapered columns or columns on pedestals.





Section 3

ARCHITECTURAL DESIGN STANDARDS

A. BUILDING MASS, SIZE & HEIGHT

B. EXTERIOR MATERIALS & COLORS

C. FOUNDATION & WATERTABLE

D. GARAGES, DRIVEWAYS & CULVERTS

E. ROOFS

F. CORNICES

G. EXTERIOR DOORS

H. DORMERS

I. WINDOWS

J. SHUTTERS

K. AWNINGS

L. FRONT ENTRY

M. FRONT PORCHES

N. DECKS & TERRACES (SIDES AND REAR)

O. COLUMNS

P. ELECTRICAL & MECHANICAL EQUIPMENT

Q. GARBAGE & TRASH CONTAINERS

R. MAILBOXES

S. EXTERIOR LIGHTING FOR HOUSES AND LANDSCAPE

T. SATELLITE DISHES, ANTENNAS, FLAGPOLES & SOLAR EQUIPMENT



A. Building Mass, Size & Height

The minimum square footage requirements are 3,200 square feet determined by finished, heated space from two floors only (either basement and first floor, or first and second floor). The main floor (front door entrance level) is to have a minimum heated square footage of 1,800 sf.

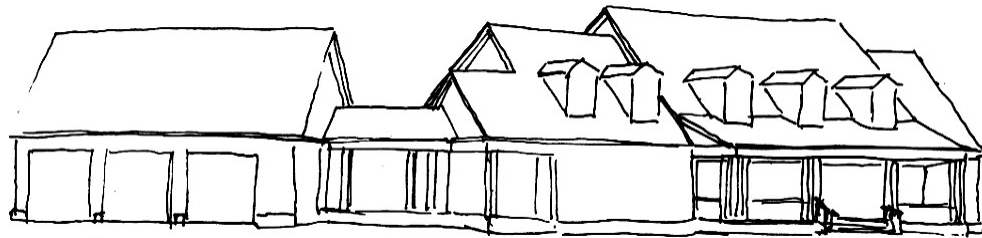
The mass of the building must appear rambling to compliment the character of the site. This can be accomplished by manipulating the footprint, rooflines and/or exterior materials, as well as adding covered porches, stoops, dormers and bays. Corner lots are to be treated as having two front elevations.

The building height is determined by the highest point of the roof from the finished first floor, excluding chimneys, and finials. This height cannot exceed 40' from finished first floor.

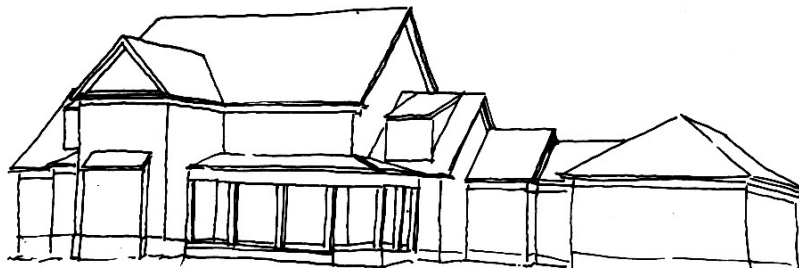
The finished first floor shall be no lower than 18" and no higher than 42" above grade at the front door.

Residential structures shall have a minimum 10'-0" poured concrete basement walls, 10'-0" first floor to ceiling height and 9'-0" second floor to ceiling height.

APPROVED



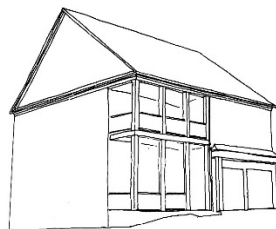
Rambling footprint with detached garage & breezeway. Broken roofline accentuates rambling look.



Footprint with broken roof lines accentuating rambling look. Attached garage with separated mass

NOT APPROVED

Simple footprint, front entry garage included in mass of primary residence.





B. Exterior Materials & Colors

The architecture shall compliment the rugged nature of the site through exterior finish materials and colors. The materials shall be rough, coarse and natural. The colors shall be natural, warm tones.(NO Whites) Any siding must wrap around to an inside corner to avoid the look of veneer.

Colors and all exterior finishes and elements must be approved by the ACC. Refer to Page 41 for the Exterior Materials and colors Application.

Materials allowed at Waterside:

Stone:	Real stone, Pea Gravel and riverstone for landscaping will be reviewd
Shake Siding:	
Board & Batten Siding:	Real cedar or cypress wood and cement shake.
Brick:	Real wood and cement board. All brick houses are discouraged and will be reviewed on an individual basis. Hand made bricks and clinker bricks are encouraged. Brick with matching mortar is not allowed.
Stucco: Hard-course	In accent or applied over stone or brick in rough transparent finish is acceptable.
Lap Siding:	Real wood and cement siding.

Materials NOT allowed at Waterside:

Cultured / Applied Stone
Smooth Stucco
E.I.F.S. (synthetic stucco)
Aluminum, Vinyl or Masonite Siding
Log Construction
Shale & Gravel
Red-toned Brick

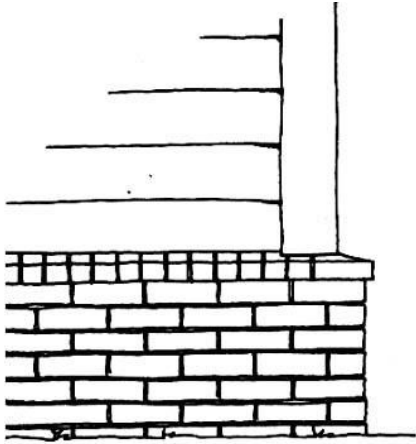
Note: These exterior Colors and materials apply to all “New Construction,” “Renovations,” and Landscaping changes.” All are subject to prior approval by the ACC



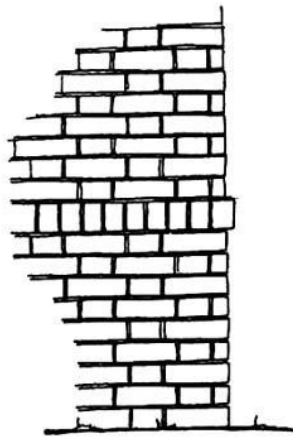
C. Foundation & Watertable

All houses and ancillary structures (garages, garden sheds and greenhouses, etc.) must have masonry watertables up to the finished first floor height, on all sides of the house.

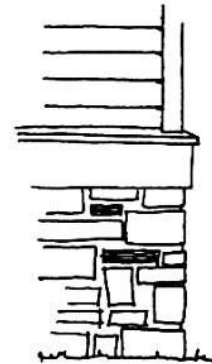
The watertable must be expressed in a horizontal band around the house at the first finished floor height. This watertable can be a masonry detail or wood band.



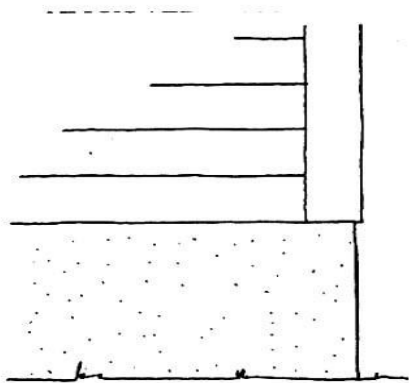
APPROVED: *Brick watertable*



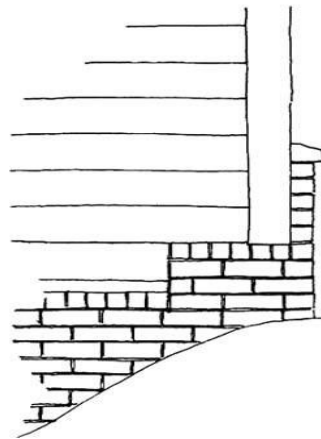
APPROVED: *Projected rowlock watertable*



APPROVED: *Wood band watertable*



NOT APPROVED - *Exposed concrete basement subwall. No watertable.*



NOT APPROVED - *Stepping down masonry watertable. Veneer watertable to wrap all four sides of house.*



D. Garages, Driveways & Culverts

Garage Mass

The mass of the garage should be treated as a separate structure even if it is a part of the primary residence. Whenever possible, the garage must be detached from the primary residence. The garage can be completely separate or connected with a breezeway. If this is not possible due to site constraints or design criteria, the garage must appear as a separate mass. This can be accomplished through the use of materials, rooflines, and the footprint.

The scale of the garage must be distinctly smaller than the scale of the primary residence.

The level of detail for the garage must be equal to the main house.

Garage Doors

All garage doors must be single garage doors, a minimum of 9' wide. Any garage door over 10' tall must not be visible from the street and have special approval from the ACC.

All garage doors must appear to be out-swinging carriage doors. Overhead doors are allowed, but still must appear to be out-swinging carriage doors. No plain flush garage doors are allowed. Metal garage doors are only allowed if they have a minimum of 1/4" thick, wood-fibrous molding overlay.

All garage doors must have carriage style hinges and handles.

All front entry garage doors (facing the street) must have overhanging architectural elements such as loggias, pergolas or trellises to dress up the garage.

A minimum of 20" is required between each garage door and either side of the garage wall.

Driveways

Driveways must be a maximum 12' wide, flaring out at the street.

Acceptable finish materials for driveways include masonry brick pavers, concrete with an ochre pigment integrated into the mix, and stone. Ochre is a pigment that is added to the concrete during the mixing process. Concrete must be applied smooth. Unacceptable finish materials for driveways are gravel, dirt, shale and loose stone. Asphalt will be considered on an individual basis and must be approved by the ACC. All materials must be approved by the ACC before installation.

There must be a turnaround at the garage at least 32' long to provide easy backup for vehicles.

Driveway skirts are required and must be a minimum of 8' deep. The skirt should have a visible contrast between the driveway and the street. This can be accomplished with a contrasting, complimentary change in material or color.



Acceptable finish materials for skirts include an approved concrete containing an ochre pigment, masonry brick pavers and stone.

Driveway Culverts

All lots with driveways crossing a drainage ditch within the 50' right of way will require a storm water culvert.

Culverts may be of RCP (reinforced concrete pipe), or Type 2 Aluminized CMP (corrugated metal pipe), with 15" minimum diameter.

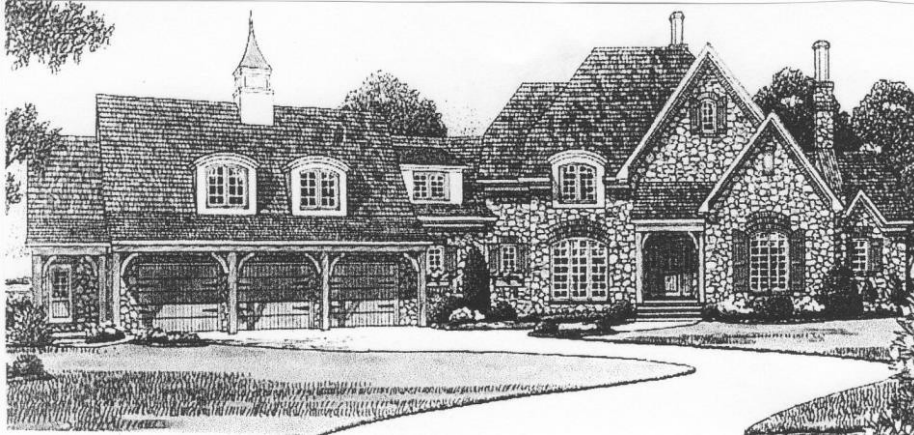
It is recommended an expansion/contraction joint be placed in the concrete directly above and running the length of the pipe.

Headwalls will be of stone and you will contract with a stonemason to maintain a continuous look throughout the sub-division. Grading contractors and landscapers will grade and grass the slopes into and out of the culvert pipe for erosion control and ease of mowing the grass.

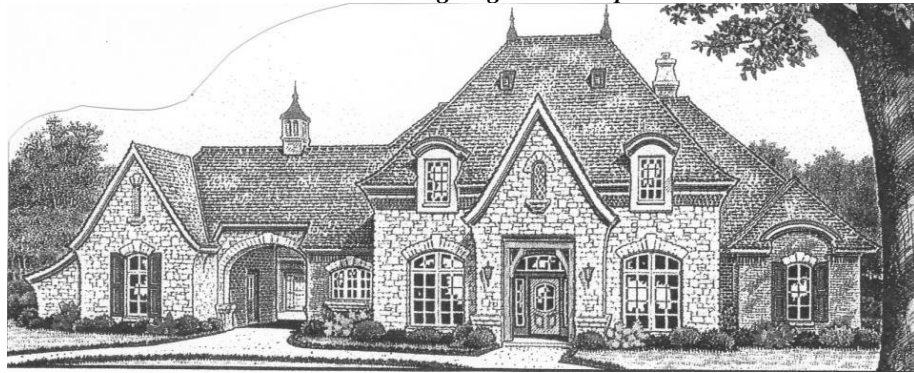
Asphalt street shoulders must be supported and level with street to prevent damage to asphalt edges.



Garages



APPROVED - Attached garage with a separate mass.



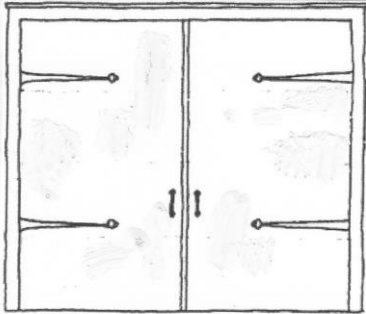
APPROVED - Detached garage with a breezeway to side porch.



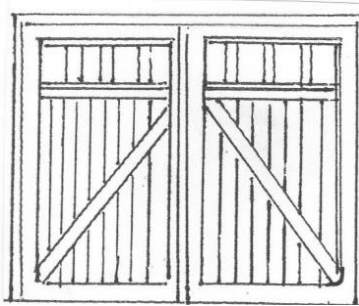
NOT APPROVED - Garage is part of primary residence main mass.



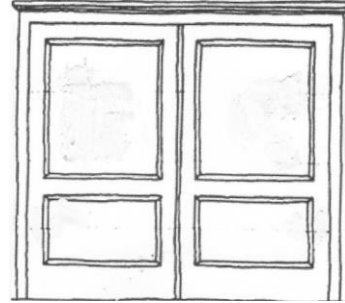
Garage Doors



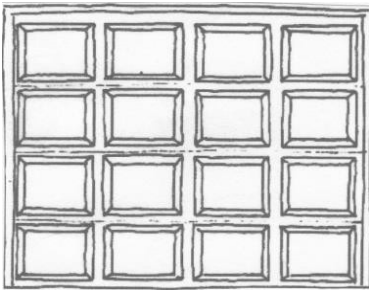
APPROVED - Flush Wood garage door with applied astragal & false hinges & handles.



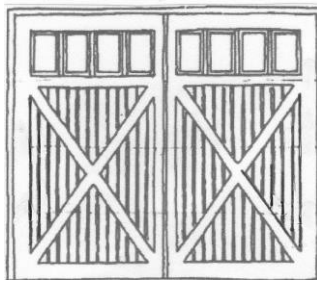
APPROVED - Flush Wood garage door with applied astragal & false hinges & handles.



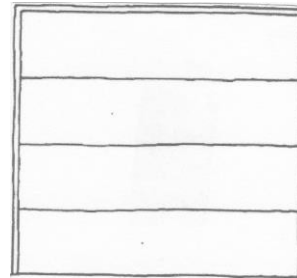
APPROVED - Flush Wood garage door with applied astragal & false hinges & handles.



NOT APPROVED: Molded 16-panel overhead garage door.



NOT APPROVED: Diagonals forming a complete "X".



Project Specific: Flush wood garage doors.



E. Roofs

The primary roof of a house or garage shall have a minimum roof pitch of 10/12 unless a lower slope is appropriate for the style. Other roofs (shed roofs, wings off the house, accent gables, bays, dormers, etc.) shall have a minimum pitch of 6/12. When a roof is part of a classical pediment, a 5/12 pitch shall be allowed. A metal porch roof may have a minimum of 3/12 pitch.

Flat roofs are not allowed on front of house.

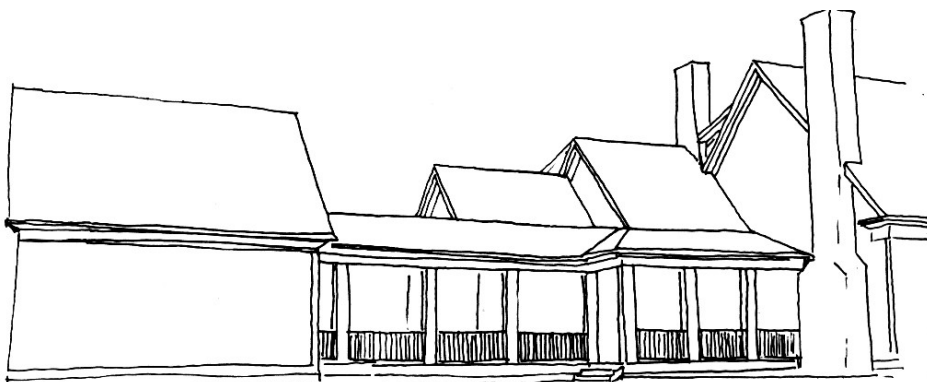
Waterside Estates requires shingles to be of the highest quality. The following industry standards and specifications must comply to shingles chosen as well as a natural color palette.

- Two full-size, fiberglass-based shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per 100 square foot (10ft x10ft)
- Fire Resistance: UL Class A and UL certified to meet ASTM D3018 Type 1
- Wind Resistance: UL certified to meet ASTM D3018 Type 1 and ASTM D3061 Class F
- Tear Resistance: UL certified to meet ASTM D3462 and CXSA standard A123.5
- Manufactures who meet these specifications are, but not limited to, Certain Teed Grand Manor and GAF Camelot

Rooflines should be used to accentuate the rambling nature of the house.

All gutters and downspouts must have a minimum 5" diameter. Downspouts must be round and appropriately sized for the gutters. No rectangular downspouts are allowed.

All downspouts must be connected to an underground drainage system not visible from the street, with pipes directed away from house to minimize erosion and flooded basement issues.

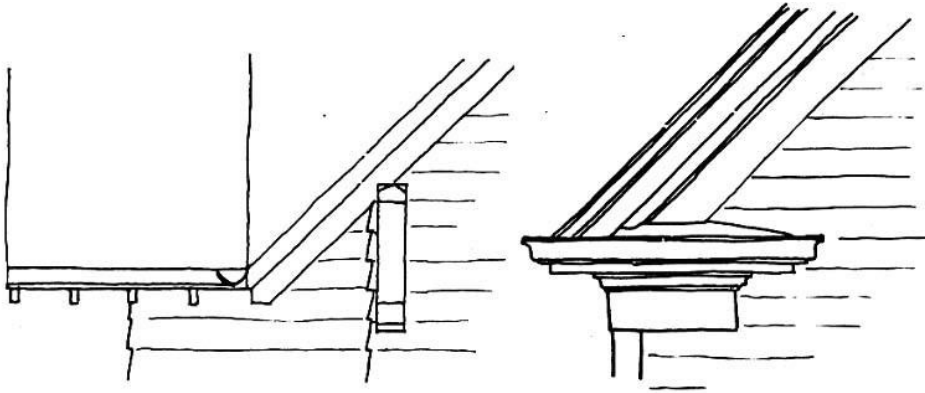


Broken rooflines, varying roof slopes, detached garage with breezeway accentuate the rambling appearance of the house.



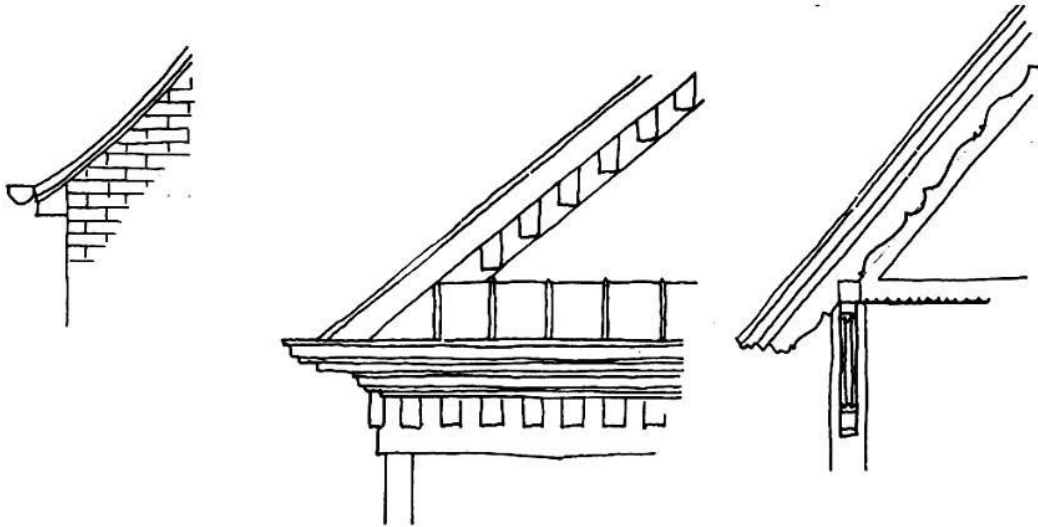
F. Cornices

All cornices must be appropriate to the style of house and to the overall development concept



APPROVED: for Craftsman

APPROVEDn



APPROVED: for French Country

NOT APPROVED

NOT APPROVED

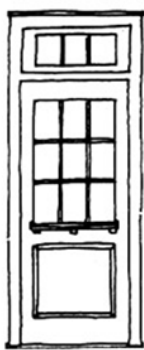


G. Exterior Doors

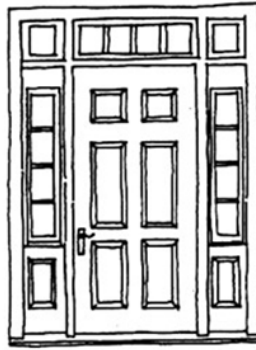
All doors on the first floor or main level of the house must be a minimum height of 8'-0" unless accompanied by a transom. Doors 6'-8" high with transom are permitted, provided the height of the door and transom both equal a minimum of 8'-0" high.

- Only true divided lights or simulated divided lights are acceptable for doors.
- Doors and hardware should be appropriate to the style and scale of the house.
- Transom lights must be of equal size and proportion to the lights of the door.
- No stained glass or leaded glass doors are allowed unless appropriate to the style of house and approved by the ACC.
- No sliding glass doors may be visible from the street.

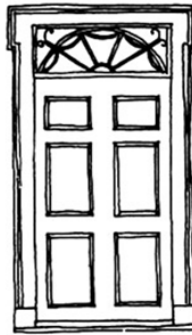
No storm doors or screen doors may be visible from the street



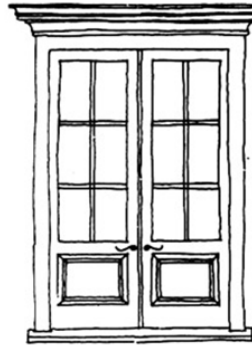
APPROVED
: 6'-8" Door
with transom



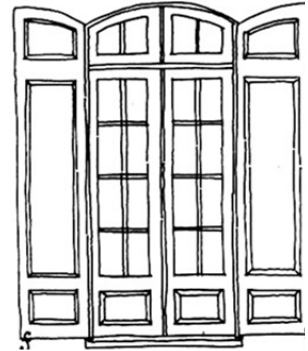
APPROVED
6'-8" Door with
sidelites
& transom.



APPROVED



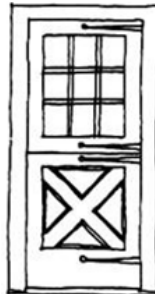
APPROVED: 8'-0"
Double doors.



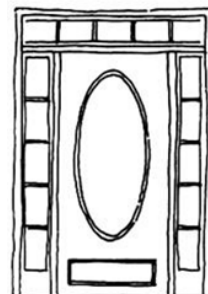
APPROVED: 8'-0" Door
with transom.



NOT APPROVED: 6'-8" Primary
entry.



NOT APPROVED: As the
primary entry. Good for service
entry.



NOT APPROVED: Door is not
appropriate. Single transom over
door and sidelites.



H. Dormers

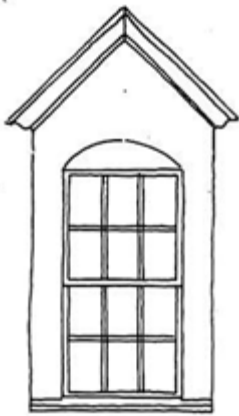
Dormers must be appropriately proportioned and detailed. No excessive trim or molding is allowed.

Windows should be placed appropriately in dormer and centered without excessive headroom.

Eaves must have acceptable overhangs. Minimize overhangs to avoid a "dog house" look.

Dormer roofs may be gabled, hipped or shed. Gable and hip dormer roofs must have a slope between 8/12 and 12/12, unless acting as a classical pediment, when a 5/12 slope is allowed.

	
<i>APPROVED</i>	<i>APPROVED</i>
	
<i>APPROVED</i>	<i>APPROVED</i>



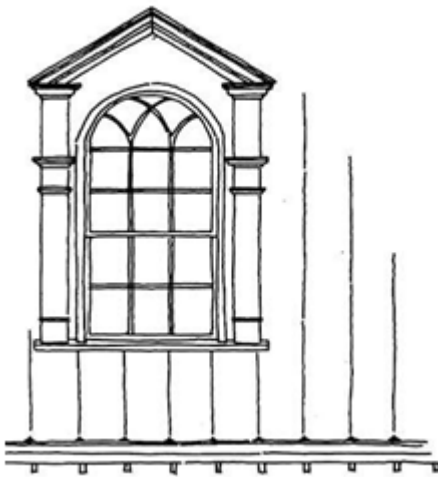
NOT APPROVED - Too much headroom above window



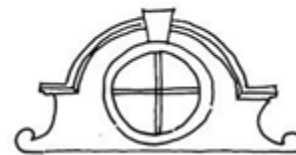
NOT APPROVED - Too much overhang



NOT APPROVED - Inappropriate style & shutters



NOT APPROVED - Inappropriate style



NOT APPROVED - Inappropriate style



I. Windows

All windows on the first floor must have a minimum header height of 8'-0" unless in a bay or acting as an isolated accent window.

Only true divided lights or simulated divided lights are acceptable. No grills between glass or snap-in grills are allowed.

High quality wood and clad wood windows are encouraged. All windows must receive approval from the ACC. Window surrounds/trims must be a minimum width of 4" (preferably 6") with a 6" minimum width for the window mulls. This applies to all window styles.

All windows should be appropriate to the home's style.

Stained glass or leaded glass windows require special approval by ACC.

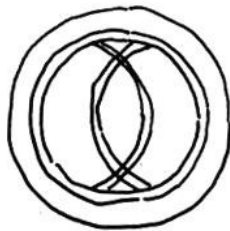
Use round, oval or decorative windows only as accent or focal point windows.

No clear sash double hung windows are allowed. Windows with clear lower sash and divided light upper sash are allowed when appropriate to the house style.

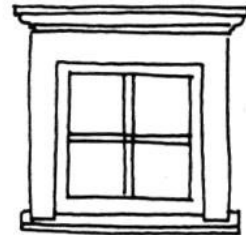
Any window screens and window film visible from the street must be approved by the ACC.



NOT APPROVED
Focal point



NOT APPROVED
Focal point



APPROVED
Focal point



Windows

APPROVED	APPROVED	NOT APPROVED: Two clear sashes
APPROVED	APPROVED	APPROVED
NOT APPROVED: Contemporary Windows	SPECIAL APPROVAL REQUIRED	NOT APPROVED: Two clear sashes incorrect proportions



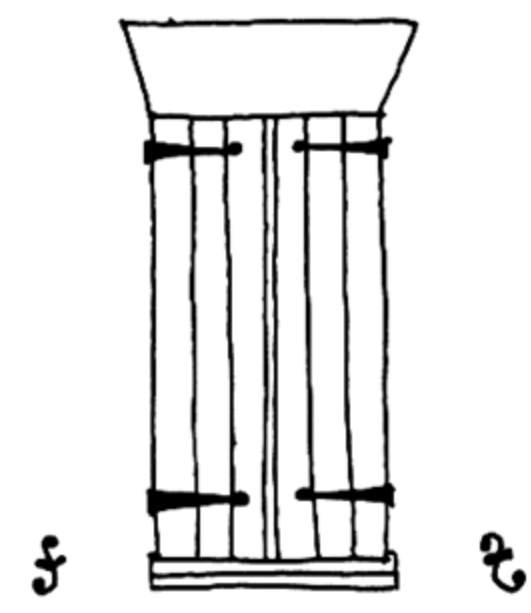
J. Shutters

Shutters are encouraged but not mandatory. Shutters should be appropriate to the home's style, and must be approved by the ACC.

Shutters are to be operable, hinged shutters, sized to completely cover the door or window when closed.

Wood louvered shutters must have a minimum of 2-2 ½" vertical slats.

Shutters must be able to be secured in both the open position with shutter dogs and in the closed position with a latch or lock.



K. Awnings

Fabric awnings are permitted with prior ACC approval and when appropriate to the house style. A sample of the material and color of any proposed awning must be submitted to the ACC for prior approval.

Metal awnings are not permitted.



L. Front Entry

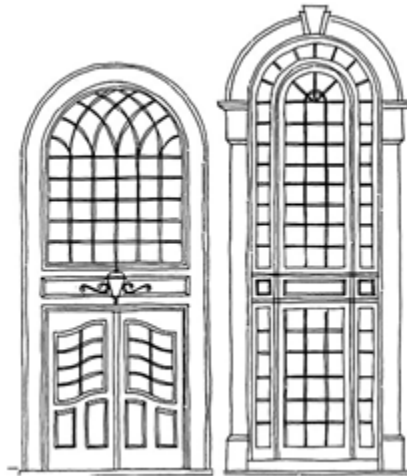
Any front entry and primary entrance must have a covered porch or stoop.

The primary entry must be different from the remaining doors and windows visible on the front of the house, clearly recognizable as the primary entrance.

No double height or two story window/door combinations are allowed.



*The entries above are **APPROVED***



*The entries above are **NOT APPROVED***



M. Front Porches

Covered porches and stoops are encouraged to enhance the rambling character of the houses. No double height, two-story porches, or double-stacked porches are allowed.

The front entry should have steps, no lower than 18", or higher than 42" above the front door grade level (see Page 8, Section A). If the terrain requires additional steps, the space between piers supporting porches must be visually screened. Appropriate screening material includes brick and stone masonry.

No exposed porch-support posts are allowed unless required by code or site conditions. In that event they must be concealed by a stone or brick masonry wall.

The porch shall be a minimum of 8' deep.

The porch flooring materials must be stone, colored concrete, or brick. Wood or Trex porch flooring will also be approved when it is consistent with design.



N. Decks & Terraces (on sides & rear)

Covered porches are preferred to decks whenever possible to accentuate the rambling character of the houses.

Decks must compliment the style of the home and be designed by the architect or residential designer. The design must be approved by the ACC.

Exposed metal support posts are not allowed when visible from the street. If code requirements or site conditions require metal or wood support posts, they must be wrapped to appear as a column. These columns must be treated as any other column on the house. Refer to the Column Section O on Page 27-28 for specific details.

Columns, newels and rails on decks must match those on porches in design and finish.

When site conditions permit, terraces are preferred to decks.

Available finish materials for terraces include but are not limited to brick pavers, tile, stone or stamped concrete.

Deck stairs shall not be visible from the street and include at least one landing when stairway is greater than 6 vertical feet.

Screening on porches, decks or terraces that are visible from the street must be approved by the ACC.

Any screens on porches, doors or windows, visible from the street, must be reviewed and approved on an individual basis by the ACC.



O. Columns

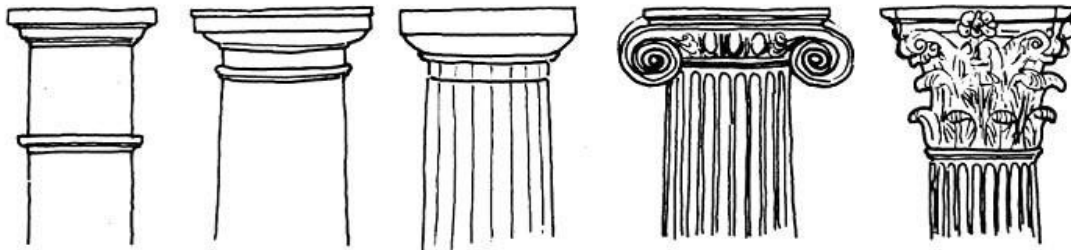
Box columns are encouraged over classical round columns.

Columns must be appropriately sized and proportioned for their style. Classical columns must be sized and proportioned based on "The American Vignola" by William Ware with true entasis.

Entablatures must align with column necking.

Railings must be appropriate to the style and scale of the porch and must be approved by the ACC.

No aluminum columns are allowed. Aluminum plinths are allowed. No turned wood columns are allowed.



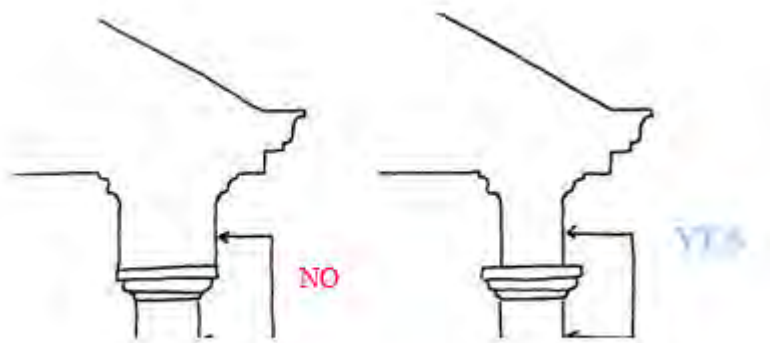
APPROVED: *Box Column*

APPROVED: *Tuscan Column*

NOT APPROVED: *Doric Column*

NOT APPROVED: *Ionic Column*

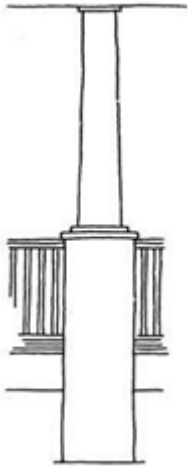
NOT APPROVED: *Corinthian Column*



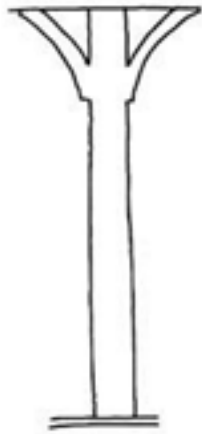
Columns' necking
MUST align with face of
entablature



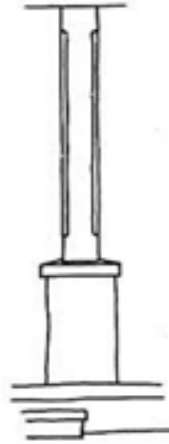
Columns



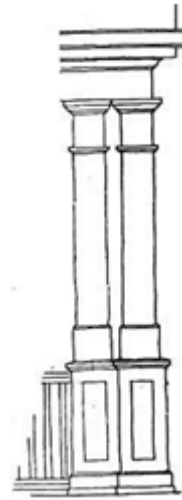
APPROVED



APPROVED



APPROVED



APPROVED



NOT APPROVED: Two Story Columns



NOT APPROVED: No turned posts or fretwork on porch



NOT APPROVED: Round columns without entasis.



P. Electrical & Mechanical Equipment

All electrical and mechanical equipment must be screened from view from the street. This equipment includes, but is not limited to, air conditioning compressors, satellite dishes, telephone and cable boxes and pool equipment, etc. This equipment can be screened by fences, landscaping and walls. Location of this equipment must be shown on the construction documents for Final Plan Review.

Q. Garbage & Trash Containers

If garbage and trash containers are to be stored outside, they must be stored in an approved, screened enclosure. The screening shall be compatible with the structure to which it is adjacent. The enclosure shall be located on the side or rear of this structure. Garbage and trash containers must be inaccessible to animals.

R. Mailboxes

To promote continuity throughout Waterside, only one mailbox style is approved. The style of the mailbox system is as follows – Post #6, Box #6, Number plate #1 & Scroll #C.

The builder is responsible for ordering, securing and installing the mailbox.

S. Exterior Lighting for Houses and Landscape

All exterior lighting shall compliment the style of the house or structure on which it is fixed. Exterior lighting shall not be intrusive to adjacent properties.

An exterior light fixture schedule shall be submitted with the Final Plan Review for approval by the ACC. The location of the electrical boxes must be shown on the Final Site Plan and must be approved by the ACC.

Wiring for all landscape lighting is to be placed underground and approved by the ACC.

Any and all lighting within 15' of street must be approved by the ACC. Freestanding lampposts are not allowed.

All spotlights/floodlights visible from the street must be small and unobtrusive.

T. Satellite Dishes, Antennas, Flagpoles & Solar Equipment

All satellite dishes and antennas must be mounted in the least visible spot that will function properly. Any satellite dish or antennas must be screened by fences, landscaping or walls. No antenna of any kind over 5' tall are allowed. The location of satellite dishes and antennas must be shown on the site plan and approved by the ACC.

Location of flag poles must be approved by the ACC.

Active solar equipment is allowed only with prior ACC approval.

U. Swimming Pools & Hot Tubs

Swimming pools are permitted, but must be approved by the ACC for aesthetic value and location. Pools must be installed inground and located in an area not visible from the street whenever possible. Pools must be kept clean and maintained at all times.

Hot tubs are permitted in the rear of the house when not visible from the street or neighboring property, and must be approved by the ACC. If the only possible location will be slightly visible from the street or neighboring property, the tub must be hidden behind a screen or fence with mature landscaping planted in front to help shield and soften the view.

Colors must be neutral. No bright primary colors are allowed when visible from the street.

New construction must submit the pool or hot tub location on the Final Site Plan.

V Swing Sets, Play Equipment & Basketball Goals

Swing sets and playground equipment must be approved by the ACC for aesthetic value and proper location. This type of equipment must be located in an area not visible from the street. Lots without a private location, such as corner lots, must locate the equipment in the least visible area, and shield with a fence and mature landscaping to help lessen the view. Equipment must be constructed of wood and stained in a brown-tone to blend with the forest. Accessories must be neutral colors only; no bright primary colors are permitted.

Basketball goals must be NON permanent and stored out of site when not in use. A basket ball goal must not be visible for more than 24 hours. The ACC will set fines at their discretion for repeated violations

Architectural Design Standards and Guidelines for New Home Construction & Modifications:

This section of the Architectural Design Standards has been developed and provided by the Architectural Control Committee (ACC) to assist you in preparing your plans and building your new home for amending your current home. Please review the contents carefully, as they are intended to ensure that new homes maintain the beauty and design integrity of our community.

The following information covers:

- **New Builder Approval**
- **Additional Fees (Neighborhood Initiation, etc.)**
- **Compliance Deposits**
- **Plan Preparation**
- **Material Submittals**
- **Erosion Compliance**
- **Construction Rules**

You should also contact the local Authority Having Jurisdiction (AHJ) regarding any additional requirements they may have related to obtaining permits for your new home construction.

Exterior Improvements and Lot Modifications:

Any home or lot improvements affecting the exterior appearance of the home, landscape disturbance, vista pruning, or tree removal must receive ACC approval (or that of its designee) before work proceeds.

Road Damage Deposit:

An additional \$10,000 refundable deposit is required for potential road damage during construction.

Road Inspections:

Prior to starting, the ACC will inspect the road frontage of your property (within the property line stakes) for any existing damage. Photos will be taken to document the current road conditions.

Upon completion of the build, the roads will be reviewed and compared to the original photos. If new damage is discovered and not repaired by the builder, the deposit will be used by the HOA to make the necessary repairs. If no new damage is found, the deposit will be refunded in full.

Cul-de-Sac Properties:

If you are building on a cul-de-sac, the entire cul-de-sac will be reviewed for potential road damage.

Exterior Colors and Material Selections:

Before applying roofing, siding, or other exterior materials, the builder must submit the Exterior Materials and Colors Application (Exhibit E2) for approval. This application should include samples such as paint chips, brick, and stone samples.

Should you have any questions regarding this process or the contents of this section, please contact one of the ACC members. We are happy to assist you in any way we can as you proceed with your new home construction. acc.waterside@gmail.com

Thank you for choosing Waterside Estates for your new home. We know you will enjoy living here!



Section 4

APPROVAL PROCESS

No construction shall begin until all applications and submittals have been completed and approved.

All drawings should be completed in accordance with the Design Standards. Any deviation must be identified on the drawings and a SPECIFIC VARIANCE must be clearly requested for the deviation. Without such approved variance the Design Standards will take precedence over any approved drawings. Please review your drawings carefully, and if in doubt request the variance. Failure to obtain a variance could require expensive repairs or corrections.

Total construction duration of new homes and renovation, both to the home and to the property, is limited to 12-months. The duration shall commence upon the performance of clearing/grubbing/earth disturbance activities and shall cease upon the issuance of a Certificate of Occupancy by the respective governing public agency. Builders shall be subject to a fine and each violation will be reviewed on an independent basis at the ACC Board's discretion.

BUILDER APPROVAL APPLICATION – Exhibit A

Builder Approval application must be submitted to ACC and approved before Architectural Plan Review begins (no fee)

Architectural Initial/Preliminary Plan Submittal -Exhibit B

Preliminary House Plan Submission:

Prior to ordering full-size house plans, the owner must submit a rendering of the house to the Architectural Control Committee (ACC). This rendering should include:

- Front, rear, and side views.
- Floor plans for all levels.
- The ACC will review the submission to determine architectural compatibility and topographical feasibility. The plans must also indicate the heated (finished) square footage for all levels.

Once the ACC approves the rendering, the owner or builder may proceed with ordering the complete set of full-size house plans. All homes must be designed by a registered architect, and any proposed drawings must include the architect's stamp and signed seal on the submitted documents.

The fee for review is \$600, payable to Waterside HOA.

House Plan Submittal-Exhibit C

Owner Requirements for Submitting Construction Plans:

Plan Submission:

The owner must submit construction plans that include the following:

All building elevations (front, sides, and rear, with rear elevation being optional).

Roof plans.

- Complete floor plans.
- Window specifications.
- Details of any outdoor living areas or structures.

Site Plan Requirements:

The site plan must include a photo with trees marked with an “X” to indicate those being removed for construction, including areas affected by the foundation and drain fields.

Plan Format:

All plans must be printed on 11x17 paper. Plans can be either dropped off at Caldwell/Cline or emailed. However, if plans are emailed, an additional fee will be assessed to cover the cost of printing on 11x17 paper.

Fees:

- \$600 payable to Waterside HOA for steps 1 and 2, covering the preliminary site walk and review of final comments before release for construction.
- \$600 for the foundation site walk.

Engineered Site Plan and Final Submittal-Exhibit D1 and D2

ACC requires a design professional who is licensed and state approved. This professional must be authorized to complete the FS&PC plan documents as required by the Georgia Soil and Waste Conservation Commission. Site plans are to be submitted showing set-backs, silk fences, structure layout, topo, and any other items that pertain to the overall site development. Site Plans must be submitted with all approvals, stamps and signatures from all agencies. Approvals will not be granted until all agencies have signed off on site plan.



Landscape Plan

Due to the sloping terrain in Waterside Estates, the ACC strongly suggest the use of a landscape architect.

ACC also requires the Owner/Builder to submit a Landscape, Vista Pruning and Outdoor Lighting Plan.

A minimum of 90 days prior to the completion of the home you must submit to the architect your Landscape plan. Include the following information :

Show all plants, trees and shrubbery types with proper identification and a full growth photo of each proposed plan type.

Show all areas to be covered by turf grass and type of turf grass to be installed.
including sidewalks, driveways, pavers, retaining walls, planter walls etc. Indicate all hardscape

Indicate all proposed fencing with details of fence type and color.

Indicate all proposed landscape lighting.

Indicate all pools, pool decks, hot-tubs, gazebos, or any other similar structure.

Allow 30 working days for the review and response from the ACC/Architect regarding status.

Failure to submit all required information may delay the final approval process.

How owners that landscape outside the build contract will not receive their deposit back until all landscaping is complete.



Final Architectural House Plan Submittal-Exhibit E1 and E2

Owner/Builder Plan Submission Requirements:

1. Plan Submission:

The owner/builder will submit plans to the ACC (Architectural Control Committee). The ACC will then forward the plans to the committee's architectural consultant for review to ensure compliance with the Architectural Design Standards.

2. Final Approval Contingency:

Final approval of the plans is contingent upon receipt of two separate checks, payable to the HOA:

- **\$5,000 Builder's Deposit** to ensure compliance with the Architectural Design Standards, Rules, and Regulations for builders.
- **\$5,000 Homeowner's Deposit** to ensure ongoing compliance during construction, ensuring that the home is built according to approved plans and engineered site plans.

3. Increased Deposit for Violations:

Should a violation occur, the deposit will be increased by an additional \$5,000 in cash for the first violation.

4. Road Damage Deposit:

A refundable \$10,000 deposit for potential road damage is required.

Initial Road Inspection: Before work begins, all parties will inspect the roads to assess their current condition. Final Road Inspection: At the end of the project, a final inspection will be conducted to assess any damage that may have occurred during the build.

5. Exterior Color and Material Selections:

Before roofing or applying any siding materials, the builder must submit the Exterior Materials and Colors Application (Exhibit E2) for approval. The application should include samples such as paint chips, brick, and stone samples.

6. Scaled Landscape Plan:

A scaled landscape plan must be submitted, showing grassed areas, shrubs, trees, sprinkler systems, low-voltage lighting, fencing, pools, etc.

Fee: The cost of reviewing (and re-reviewing, if necessary) this application is included in the architectural review fee.

7. Land or Exterior Changes (Exhibit F):

Written approval is required before any changes are made to the exterior of existing homes, including colors and vista pruning, or before significant landscaping changes are made.

Fines: Existing homeowners who request and submit for vista pruning or tree removal beyond what was approved are subject to fines.



Architectural Plan

The ACC/or its designee shall have 30 business days to render a report on all Architectural Plan Review. The Owner or Builder will receive one of the following decisions:

- A. Approval in writing
- B. Approval with recommended changes
- C. Submission returned with changes to be made before resubmitting for Final Plan Review.
- D. Rejection with explanation.

Site Visits

The ACC or its representative will periodically make site visits to inspect (1) for soil erosion control management, and (2) the structure and site for conformity to the Approved Plans, Site Plan and Landscape Plan. Builder is responsible for any erosion control issues and must comply with the State and Local EPD regulations.

Site reviews are conducted by the Architect to determine compliance for final approval. The owner or builder shall call to inform the ACC that the house is ready for inspection and the ACC will schedule the site visit. The architect will submit to the ACC a written report indicating any irregularities that require attention. At the completion of your project and once final approval is granted the ACC will notify the WHOA treasurer and request a refund of the deposits.

Foundation Site Walk \$600

Sign off on all retaining wall locations/masonry ledge & Locations. Review relative proposed floor elevations.

**Framing Site Walk \$600**

framing walk with foundation complete and windows installed
builder to provide sample panel showing masonry and colors of all materials

Framing Site Walk \$600

framing with all finish materials installed

Final Site Walk \$600

final walk to include home materials completed and all painting complete
all landscaping to be complete

Each site visit is \$600 for a total of \$2400 and is payable to the WHOA at the start of your project.



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SECTION 5

FORMS:

BUILDER APPROVAL APPLICATION EXHIBIT A

To request approval of a builder for your home in Waterside Estates, submit the following:

Your name _____ Lot number _____

Address _____

Phone _____ email _____

Proposed builder's name _____

Address _____ Zip _____

Phone _____ email _____

Date _____

Enclosed:

- ___ copy of current licensing as a builder by the state of Georgia
- ___ copy of current Georgia S W C C certification with a minimum 1A
- ___ level copy of resume documenting 5 years of current experience as a
- ___ builder 5 homeowner references
- ___ documentation of having built homes in \$800,000 or more price range
- ___ documentation of having built on mountainous terrain
- ___ documentation of financial stability

Provide 5 current contractors and suppliers that your business relies on

WHOA Architectural Control Committee
10 Waterside Drive
Cartersville, Georgia 30121
watersidehoa1@gmail.com



INITIAL HOUSE PLAN SUBMITTAL EXHIBIT B

Submit plan in either print or email format for preliminary review to determine if the plans meet the guidelines set forth by the Waterside Design Standards. Also submit a 2' topo of the lot. This process is to allow you to begin preparation and purchasing of construction plans. This is NOT the final approval

Your name _____

Address _____

_____ ZIP _____

Phone _____

Email _____

Lot number _____

Approved builder _____

Submit to:
WHOA Architectural Control Committee
10 Waterside Drive
Cartersville, Georgia 30121
watersidehoa1@gmail.com



PRELIMINARY HOUSE PLAN SUBMITTAL EXHIBIT C PRELIMINARY SITE WALK REVIEW

After initial approval, owner will submit construction plans in the following manner: All floor plans, front elevation is required as well as sides and rear elevation and all window specs.

Fee \$500 for architect review and redlines

When site prep work is complete, the architect will visit site to review footprint placement and driveways, as well as clearing limits. Clearing limits are no more than 50' from back foundation.

Fee \$600 for architect site visit

Your name _____ Lot _____ Number _____

Address _____ ZIP _____

Phone _____ Email _____

Submit to:

WHOA Architectural Control Committee

10 Waterside Drive

Cartersville, Georgia 30121

watersidehoa1@gmail.com



FINAL SITE PLAN SUBMITTAL EXHIBIT D1

Submit a stamped and signed site plan showing all signatures and approvals. ACC requires a design professional who is licensed and state approved. This professional must be authorized to complete the FS&PC plan documents as required by the Georgia Soil and Waste Conservation Commission. Site plans are to be submitted showing set-backs, silk fences, structure layout, topo, and any other items that pertain to the overall site development. Site Plans must be submitted with all approvals, stamps and signatures from all agencies. Approvals will not be granted until all agencies have signed off on site plan.

Final plan must be completed showing final footprint and driveway location, final floor plans with all dimensions, wall sections, detail cornice sections, window trim details and porch sections with bracket profiles. Submit all color and masonry selections. (Submit on 11x17)

Show floor elevations, ML UL LL, garage as well as spot elevations at drive and around house

Also required a Landscape, Vista pruning and outdoor lighting preliminary plan (final due 90 days prior to completion)

Fee \$450 architect final redlines payable to Waterside HOA

Lot number _____

Your name _____

Address _____

Phone _____

Email _____

Date _____

Submit to:
WHOA Architectural Control Committee
10 Waterside Drive
Cartersville, Georgia 30121
watersidehoa1@gmail.com

APPROVED BY: _____

President, WHOA

Date _____



SITE PLAN CHECKLIST EXHIBIT D-2

Site Plan Approval Checklist

LOT

Builder (B)*:	Phone #	e-mail:
Homeowner(HO):	Phone #	e-mail:
Site Plan Must Include the Following Items;		Approved/ Completed
1	House laid out to scale on lot	
2	Finished floor elevations of main & terrace levels	
3	Scale of drawing	
4	Setback from center or edge of road to front of house	
5	Tree line save	
6	Contours (2' increments) of actual & proposed elevations	
7	Garage with driveway layout	
8	Drainage pipe locations	
9	Primary silt fence & erosion control measure locations	
10	Gravel/construction entrance pad	
11	Dumpster location	
12	Porta-John location	
13	Retaining walls	
14	Septic tank location	
15	Septic field location (primary & secondary) with silt fence shown	
16	Approval bracket on bottom right corner of drawing	
17	Mailbox location	
18	Garbage container location (if kept on exterior of house)	
19	Lot number	
<p>Date submitted;</p> <p>Date approved;</p> <p>Signature;;</p>		



FINAL HOUSE PLAN SUBMITTAL EXHIBIT E1

Submit:

1. House Plan with any needed changes.
2. Completed & approved Site Plan submit with \$450 fee to Caldwell/Cline
3. \$5000 builder's deposit to assure compliance with Approved House & Site Plans, Design Standards, Rules and Regulations for Approved Builders & Homeowners, and Landscape & Vista Pruning Guidelines Agreement (check payable to Waterside Home Owner's Association), *
4. \$5000 home owner's deposit to assure compliance with Approved House & Site Plans, Design Standards, Rules and Regulations for Approved Builders & Homeowners, and Landscape & Vista Pruning Guidelines Agreement (check payable to Waterside Home Owner's Association). *
5. \$2400 site visit reviews by architect payable at final plan approval. Four site visits are included. Additional visits, if required, are subject to a \$600 per visit fee. (Submitted in one check for total amount payable to WHOA)
6. \$5000 non refundable Road Impact fee payable to Waterside Home Owner's Association

Your name _____ Lot number ____

Address _____
ZIP _____

Phone _____

Email _____

Date _____

Submit to:

WHOA Architectural Control Committee

10 Waterside Drive

Cartersville, Georgia 30121

watersidehoa1@gmail.com



EXTERIOR DESIGN CHECKLIST EXHIBIT E2

Lot # _____

Home Owner: _____

Date: _____

Builder: _____

Architect: _____

Plan #: _____

EXTERIOR PAINT & STAIN COLORS

Siding	Trim	Accent	Other
Color Sample Here	Color Sample Here	Color Sample Here	Color Sample Here
Color # Name	Color # Name	Color # Name	Color Name

EXTERIOR MATERIALS

Style / Materials	Color	Manufacturer
-------------------	-------	--------------

- 1) Roof Shingles _____
- 2) Windows
- 3) Front Door
- 4) Exterior Doors
- 5) Roof - Metals
- 6) Mortar
- 7) Stone
- 8) Brick
- 9) Garage Doors
- 10) Shutters
- 11) Front Porch
- 12) Railings
- 13) Columns
- 14) Brackets
- 15) Siding – Shake
- 16) Siding - Lap
- 17) Siding – B & B



18) Drive Entry Inset

19) Low Voltage Light

19) Screens (no front)

20) Exterior Lights

Items Approved: #s:

Items Not Approved: #s:

ACC Approvals: 1. 2. 3.

Date of Approval: _____

REVISION # 1 Item #s _____			
Revision # 1 Approvals:	1. Date;	2. Date	3. Date
Revision # 2 Approvals:	1. Date;	2. Date	3. Date



SECTION 6

RULES AND REGULATIONS FOR HOME OWNERS AND BUILDER:

The Architectural Control Committee (ACC) will review and respond to lot owner's proposed builder application and insure it meets the following criteria before beginning construction. Builder must (1) be licensed in the state of Georgia, (2) have a current GSWCC erosion prevention card with a minimum

Level IA certification, (3) show a minimum of 5 years experience where home construction is their occupation, (4) provide a minimum of 5 positive homeowner references, (5) demonstrate having built luxury homes in the **\$1,000,000** and up price range, (6) demonstrate experience building on mountainous terrain, and (7) demonstrate financial stability. Final approval of the builder is granted by the Waterside Home Owner's Association (WHOA) board of directors. **No construction or disturbance of lot is to commence without written approval of submitted builder and final approval of house and site plans by the WHOA board to include vista pruning.**

1. Homeowner's builder will adhere to the 'Design Standards' & comply with all Georgia State & County Environmental Protection Division requirements as well as Waterside's Erosion, Sedimentation and Pollution Plan. Builder is required by the Georgia EPD to obtain a Primary Permittee Permit.
2. **A Site Plan approved by the Waterside ACC is required before any ground on the lot is disturbed, including any grading or clearing of trees.** Builder will install and maintain Type "C" silt fencing below and around all areas to be disturbed per site plan as well as comply with all Georgia State & Bartow County land disturbance requirements. Any damaged silt fence will be replaced immediately. If not repaired within 24 hours of notification, the ACC will replace the fence at a cost of **\$5.00** per ft. charged to the Lot owner. All silt fencing will be removed from lot after landscaping is complete and disturbed area is stabilized but in no case more than 12 months from completion of the house. EPD, Bartow County & City of Emerson will periodically inspect silt fence and erosion protection items and notify builder, possibly with a fine, if a violation occurs.
3. No improvements, excavations, tree cutting, or storage of materials will be permitted on any lot until all EPD, Georgia State & County regulations are met, a building permit is acquired, and a construction schedule is approved by the ACC.
4. All roads and paved areas adjacent to the build will be clear, clean and open for traffic 24 hours a day.



5. Any mud or dirt moved onto roads due to any of their subcontractors will be cleaned up before leaving the site that day.
6. No heavy equipment will be loaded or unloaded on paved roads. Heavy equipment will not be walked on paved roads to other work areas or across property not owned by them. Shoulders will be raised up to street level, to prevent breakage of asphalt along edges. Any damage to streets will be builder's and owner's responsibility to repair.
7. Construction debris and trash will be deposited in a proper trash container on site, which shall remain on site at all times where indicated on the Site Plan. When containers are full, they will be covered and removed to a proper county approved dump location.
8. Each worksite will have a properly maintained and clean Port-A-John, screened with standard wood lattice to 8'-0" height on three sides with the door opening shielded from street view on site for the use of all construction personnel.
9. Working hours will be 7:00 a.m. to 7:00 p.m. Monday through Friday. Working on Saturdays and Holidays will be restricted from 9:00 a.m. to 5:00 p.m. No work on Sunday. No heavy trucks will be allowed on weekends or holidays (concrete, dump, material). The use of loud equipment, jackhammers, nail-guns, etc. will not be allowed on weekends or holidays.
10. Any damage to roads, shoulders, drainage structures, entrance structures, entrance gates, adjoining lots or other person's property will be the responsibility of the Owner and Builder and are to be repaired or replaced. This is a requirement whether caused by themselves, their vendors, subcontractors, and/or visitors to their lot.
11. Damage caused by wind, storm, rain or act of God will be the Owner's and Builder's responsibility to clean up or repair in a timely manner but not to exceed one week.
12. If construction is to be suspended for over 30 days the ACC will be notified and approve the plan, in detail, to resume construction. All stored building materials will be removed until construction resumes.
13. Concrete delivery trucks will wash out on owner's property in the area designated for it & not be washed out on the road or right of way or adjacent lots.
14. Noise on jobsites must be held to a minimum to avoid disturbing residents.
15. The builder and owner are liable for all sub-contractors and vendors they employ while at Waterside Estates.
16. Open fires will not be permitted at any time.
17. Posted driving speed limits will be adhered to at all times.
18. Builders will only access adjoining properties to deliver or store materials with permission of owner.
19. All vehicles will be parked to not obstruct traffic or damage property. Builder vehicles and construction equipment may be left on site when kept off the road. Parking will be off of street and is not allowed overnight.
20. Only one approved Builder sign may be used on each site. This sign will be submitted to ACC for approval and must meet the ACC's color & size standards. No additional signs of any type are allowed, and it is the builder's responsibility to immediately remove all unauthorized signs.



21. The Owner or Builder will notify the ACC when it is time to schedule site visits. Anytime during construction and before the final ACC signoff, the ACC, Waterside Estates board or their representative have the right to inspect the construction for compliance.
22. The builder and owner have full responsibility for the entrance and exit of all subcontractors and suppliers via a discreet gate code that will be issued by WHOA. Contact watersidehoa1@gmail.com for code. The builder or a representative will be present to assure safe passage EACH TIME large trucks enter Waterside Estates on behalf of owner or builder.
23. Builder and owner are responsible for all contractors, sub contractors and suppliers to comply with all rules. Parties that do not comply with the rules will be denied access to Waterside Estates.
24. Builder will submit a check in the amount of **\$5,000** deposit and home owner will submit a check in the amount of **\$5,000** deposit to WHOA to assure compliance with Approved House Plan and Approved Site Plan, and with these Rules and Regulations. **These deposits are required to be in two separate checks.**
Home owner will also submit a check for \$5000 for road impact fee.
25. REMEDIES: In the event of violations to these Rules and Regulations and/or noncompliance of build to the approved house plan and approved site plan, WHOA and ACC shall, after 2 written notifications, have the authority to impose fines and/or pursue legal action.



Fines

Residents and builders should be aware of the rules outlined in the design standards. Failure to comply with the rules in the design standards will result in fines.

For new construction projects fines will be assessed and deducted from the \$5,000 deposits received by the builder and homeowner. Homeowners and builders are required to conform to all rules outlined in section 6 of the covenants. Failure to comply will result in a fine per the schedule below.

For projects on existing homes fines will be assessed to the homeowner. Failure to pay the fines will result in a lien being placed on the home.

Violations will be reviewed by the ACC, the Architect and the WHOA. If a violation does occur then fines will be assessed :per the schedule below.

1st violation 2,500 from builder and \$2500

2nd violation \$3,500 from builder and \$3,500 from homeowner

3rd violation \$5,000 from builder and \$5,000 from homeowner

4th violation legal action to include fines to cover legal fees incurred by ACC

Existing homeowners are required to submit requests for new projects in writing to the ACC. Please see exhibit F of the design standards. Failure to submit a request for new projects will result in a fine in accordance with the schedule below . Once a form is submitted in writing and approved by the ACC it is the responsibility of the homeowner to insure that the project is executed as designed. If the project is modified or does not comply with the approved request. Fines will be assessed as follows:

Homeowners who begin projects without ACC approval will be fined as outlined below.

Fines will be as follows:

1st \$2500 from homeowner

2nd \$3500from homeowner

3rd \$5000 from homeowner

4th violation legal action to include fines to cover legal fees incurred by ACC

Minor fines for smaller violations can be levied at the discretion of the ACC/Board.



AGREEMENT

Signed by Architectural Control Committee:

1. _____

2. _____

3. _____

Date _____

Signed by Owners: By my signature, I agree to abide by these Rules and Regulations.

1. _____

2. _____

Date _____

Signed by WHOA President

Date _____

Signed by Builder(s): By my signature I agree to abide by these Rules and Regulations.

Date _____

Signed agreement is required before any building or lot disturbance commences.

DATE _____ **DATE** _____

Signed agreement is required before any building or lot disturbance commences.



SECTION 7

LAND OR EXTERIOR CHANGE EXHIBIT F

Written approval is also required before changes are made to the exterior (including colors and vista pruning) of existing homes, and before significant changes are made to the landscaping or existing homes.

Submit:

- 1. Explanation of project**
- 2. Time frame of start and completion**
- 3. Name of person doing work (contractor, homeowner)**
- 4. Any photos that will help ACC with decision**
- 5. All trees to be removed must be tagged and a photo taken and submitted with form**

Your name _____ Lot number _____

Address _____

ZIP _____

Phone _____

Email _____

Date _____

Submit to: WHOA Architectural Control Committee
 10 Waterside Drive
 Cartersville, Georgia 30121
 watersidehoa1@gmail.com

APPROVED BY: _____ President, WHOA

Date _____



SECTION 7

LAND OR EXTERIOR CHANGE EXHIBIT F

Written approval is also required before changes are made to the exterior (including colors and vista pruning) of existing homes, and before significant changes are made to the landscaping or existing homes.

Submit:

- 1. Explanation of project**
- 2. Time frame of start and completion**
- 3. Name of person doing work (contractor, homeowner)**
- 4. Any photos that will help ACC with decision**
- 5. All trees to be removed must be tagged and a photo taken and submitted with form**

Your name _____ Lot number _____

Address _____

ZIP _____

Phone _____

Email _____

Date _____

Submit to: WHOA Architectural Control Committee
 10 Waterside Drive
 Cartersville, Georgia 30121
 watersidehoa1@gmail.com

APPROVED BY: _____ President, WHOA

Date _____



TREE and Vegetation Management

All tree removals must be submitted in writing and approved by the ACC prior to work commencing. Unauthorized removal of trees may result in fines as determined by the ACC in accordance with HOA policy.

The ACC may also require the removal of any trees determined to be dead, diseased, or posing a hazard. All dead branches must be removed from bushes and landscaping to maintain a neat appearance.

If a dead tree can be safely dropped into surrounding woods and is not visible from the road or common areas, full removal is not required. However, if a dead tree or its remains are visible from the road, common areas, or have fallen onto the road, it must be cut up and removed promptly by the property owner.