

Addition or Alteration	Applicable Covenant Section	Not Permitted	Requires ACC Approval	No Approval Required	Conditions/Comments
Address #'s on House				X	
Arbor	5.05		X		Can be painted or stained.
ATV Operation (All Terrain Vehicles)	6.14C			X	Store in garage or shed. Must be street legal to be driven in subdivision.
Awnings	5.05		X		
Boats	6.14B&C			X	Temporary Basis. Can not be parked regularly in driveway – place in rear of home or in garage.
Burglar Bars on Windows		X			
Campers	6.14B&C			X	Temporary Basis. Can not be parked regularly in driveway – place on side or rear of home or in garage.
Canopy/Screened Tent				X	Temporary Basis Only.
Clothes Line	6.13	X			
Commercial Vehicles & Equipment (over 1 ton)	6.14B&C	X			
Decorative Flags				X	Includes American flag
Dog House	6.18		X		Backyard only
Dog Pen	6.10, 6.18	X			
Exterior Colors	5.05, 6.02		X		If other than current colors. Includes siding, trim, front door and front shutters. Please include paint samples in submission
Exterior Holiday Decorations (Christmas, Halloween, etc.)				X	Please remove within 4 weeks of holiday.
Exterior Lighting				X	Only clear/white lights. No colored lights except for bug light.
Fences	6.02, 6.10		X		All fences must be maintained. Straight dog-eared or shadowbox design. 6ft height only Pressure treated or cedar Consult ACC for location. Natural color stain only
- Style			X		
- Height			X		
- Material			X		
- Location			X		
- Stained					
- Painted		X			
- Chain Link		X			
Flag Poles				X	No permanent free standing flag poles allowed

Flower Pots				X	
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Garage Doors	5.05		X		Garage door must not be left open on a permanent basis
Gazebo	5.05		X		
Go-Carts (Motorized)	6.14			X	Store in garage or shed. Must be street legal to be driven in subdivision.
Government Vehicles - Under 1 ton - Over 1 ton	6.14B&C	X		X	
Hardscape - Driveway Alteration - Sidewalks - Retaining walls - Steps - Patio	5.05, 6.10, 6.11		X X X X X		
Home Additions - Sunrooms - Screened Porch - Decks - Other room additions	5.05		X X X X		Please match existing siding and roofing material
Hot Tubs				X	Place at rear of home.
Jet Ski and/or Trailer	6.14			X	Locate in garage or in rear of lot - out of site of street
Landscape Borders	6.02			X	Natural colors and low to ground. Must be maintained.
Landscaping	5.04, 6.02, 6.05, 6.06			X	See Landscape Guidelines
Lawn Refuse Bags, etc	6.19			X	Not allowed at curb for longer than 3 days. Homeowner should call City of Sugar Hill for pick-up
Livestock	6.18	X			
Mail Box & Post - Repaint/Replace				X	Must be maintained Must be similar to existing type with black mail box.
Pets	6.18			X	Animals are not allowed to become a nuisance. Dogs must be on a leash.

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Play Equipment - Swingsets - Basketball Goals - Trampolines Toys, - Misc.	6.15			X X X X	Must be placed in backyard Must be maintained Behind House Must be maintained
Ponds	6.10		X		Place at rear of home. Must be maintained.
Recreational Vehicles (Motor Home)	6.14B&C			X	Temporary Basis. Can not be parked regularly in driveway – place on side or rear of home or in garage.
Reflectors @ Drive		X			
Satellite Dishes - 18” to 39” diameter - 40” to 6ft diameter - Front elevation of home - Side elevation of home - Rear elevation of home - On chimney	6.12	X X	X X X X		Location must be approved Prefer behind house or on chimney Preferred location out of site of street & 20ft from ground.
Sheds - Wooden - Metal - Color	5.05		X X X		Paint to match home color
Signs	6.08	X			Only “For Sale”, “Garage Sale”, “Security” and “Beware of Dog” signs are allowed.
Solar Panels	6.13		X		Only rear side of the house facing the woods and no neighbors can see the panels from their respective residences
Statuary				X	Must be small and not in excessive quantities
Storm Doors				X	Please match trim color
- Swimming Pools - Above ground - In-ground	6.15	X	X		Must be maintained and include perimeter fence. Contact City of Sugar Hill for building permit.
Swimming Pool – Kiddy	6.15			X	Please locate in rear of lot.
Tornado Shelter	5.05		X		

Trailers	6.14B&C			X	Temporary Basis. Can not be parked regularly in driveway – place on side or rear of home or in garage.
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Trash Cans/Bags	6.13, 6.19			X	Locate in garage or rear of home - out of site of street. Place on street/curb only the day or eve before trash day, which is Wednesday.
Trellises				X	Must be maintained
Vehicles Parked in Street	6.14A	X			Temporary basis only. Violators will be towed.
Vehicle Maintenance in Driveway	6.14A			X	Temporary basis only
Window Boxes				X	Must be maintained
Window Air Conditioners				X	No front windows
Woodpiles	6.13			X	Backyard only (must be stacked neatly).
Yard Furniture	6.15				Front bench allowed on a permanent basis. All other furniture on a temporary basis.
- Front Yard				X	
- Porches				X	
- Back Yard				X	

Note: The above list reflects the most common guidelines and is meant to address most problems that may occur within the neighborhood. Homeowners should call the ACC or HOA relative to situations or conditions not addressed in the above list.

Oaks at Lanier Subdivision – Architectural Guidelines

The Architectural Control Committee's (ACC) responsibility is to approve and review any proposed installation on any lot to preserve an aesthetically pleasing design throughout the neighborhood. It is the architectural control committee's policy to review the installation with the requesting homeowner, since each installation may pose unique challenges. The ACC has the right from time to time adopt or amend guidelines ("the Design Standards") for the purposes of assuring the conformity and harmony of external design and the general quality of the development. (Per covenant section 5.04a).

As a reminder, please submit a request form for those items listed in the table requiring approval to the Architectural Control Committee (ACC). Any construction prior to approval by the ACC will result in immediate action taken to remove structure or remedy situation. Please allow 2 weeks after submitted approval form for ACC review and decision. Also, all construction (including fences) requires a City of Sugar Hill permit. Contact the City of Sugar Hill for more details at 770-945-6716 (ask for planning & zoning department).

Additional Information:

Fences:

Fences must be six (6) feet tall. The design can be straight (either shadowbox or standard design) or scalloped wood fence. Scalloped wood fence must have center fence height 6 to 8 inches lower than six (6) foot pickets. Fence pickets can be either dog-eared or French gothic design. Fences must be natural color stained, not painted. Supports must face owner of fence, if shadowbox design is not used. Corner lot fences can not extend into side yard toward street, if the home's backyard faces the side of a neighbor's home. Spacing of pickets must be less than 1 inch for a standard design fence (preferred spacing is ¼ inch). Fences must be placed within property line or set back five (5) feet from property line. Fences must connect to back corner of house or extend no farther than the center of the home. Chain link fences and split rail fences are not allowed. Design and material list must be submitted with approval form to ACC (include layout sketch of fence showing property line.) No construction prior to approval by Architectural Control Committee.

Satellite Dish:

Satellite dishes 1 meter (39") or smaller in diameter are allowed. Site location must be approved by ACC (preferred location behind house structure and out of sight of street).

According to the FCC, community organizations (HOA) can have written restrictions that provide a prioritized list of placement preferences so that residents can see where the association wants them to install the satellite. The residents should comply with the placement preferences provided the preferred placement does not impose unreasonable delay or expense or preclude reception of an acceptable quality signal.

Recommended Satellite Dish Locations:

1. On chimney out of site of street (20ft from ground)
2. Backyard side of home out of site of street (highest location possible)
3. Side of home (highest location possible)

Solar Panels:

Solar Panels are permitted in the community; however, this will require installation only when they are on the rear side of the house facing the woods and no neighbors can see the panels from their respective residences. Oaks at Lanier Subdivision – Landscape Guidelines

Lawn Maintenance Guidelines

- Mow yard/lawn regularly (at least once every 2 weeks) during growing season.
- Edge driveway & curb regularly (at least one a month) during growing season.
- Trim hedges and bushes at least 2 times a year.
- Rake leaves as necessary.
- Prune trees as needed (i.e. crepe myrtle, monkey grass, etc.).
- Weed control & fertilize yard at least 4 times a year. Weeds should not be visible from road.
- No burning of Bermuda yard. Much better to scalp and sand yard in Spring.
- Remove dead, damaged or diseased trees. Gwinnett county has an ordinance governing hazardous trees: Article 2 of the Property Maintenance Ordinance, Section 2.5 Trees. It states: “Dead, dying, damaged or diseased trees shall not be allowed to exist or be maintained on any premises which are hazardous to persons on adjacent property or to adjacent property.”
- Properly mulch and weed control planting beds at least 2 times a year. Weeds should not be visible from road. Recommended to use landscape fabric to control weeds in planting beds.
- When seeding or sodding yard, use Bermuda in front and side yard, and Fescue or Bermuda in rear of hom