

**Birmingham Manor Subdivision  
Cherokee County, GA  
Landscape and Architectural General Guidelines**

Below is a list of established guidelines pertaining to Landscape and Architectural projects in the Birmingham Manor Subdivision. The list below is a general guideline and is not to be viewed as a complete list of items.

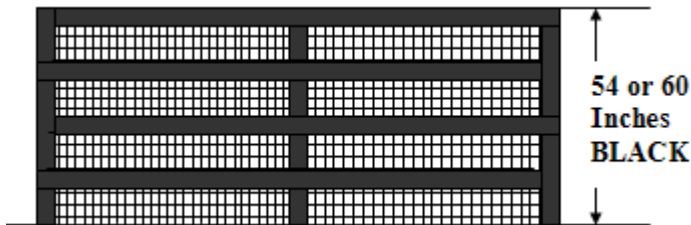
***Any and all modifications must be approved in writing by the ACC prior to starting construction.***

**Fences:**

As specified in covenant # 6.10 Fences and Exterior Structures: “No fence or wall of any kind shall be erected, maintained, or altered on any Lot without the prior written approval of the ACC of plans and specifications for such fences and walls”.

Fences shall be constructed according to the following guidelines that had been established:

- 4 Rail Wood Fence, minimum Height 54”, maximum Height 60” which is required by the county if the fence encloses an in-ground swimming pool
- Fence is not to violate any “undisturbed” boundaries
- Fence will not be built further forward than the back of the house
- Fence will be painted black



**Artificial Landscaping:**

“No artificial vegetation, exterior sculptures, fountains or similar items shall be constructed, placed, or maintained on any Lot without the prior written approval of the ACC”.

**Antennas:**

As specified in covenant #6.12: “Subject to FCC regulations, no exterior radio antennae/satellite dishes of any sort shall be placed, allowed, or maintained upon any portion of a Structure or Lot without prior written approval by the ACC. No such antennae shall be installed in the front of the Lot or for any illegal purpose”.

**Recreational Equipment:**

As specified in covenant #6.15: “Recreational and playground equipment shall be placed or installed only upon the rear of a Lot unless otherwise approved by the ACC. No above ground pools shall be allowed on any Lot”.

### **Roads and Driveways:**

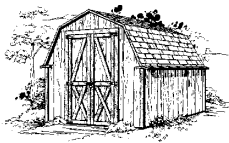
As specified in covenant #6.11: "No road or driveway shall be constructed or altered on any Lot without the prior written approval of the ACC of plans and specifications for such roads and driveways".

### **Sheds:**

As specified in covenant #6.10: "No exterior structures shall be constructed, placed or maintained on any Lot without the written approval of the ACC".

Exterior storage sheds shall be constructed of wood in a mini-barn style similar to the diagram shown. The associated roof and exterior colors shall be identical to those of the home.

MINI BARN



### **Maintenance:**

As specified in covenant #6.02: "Each owner shall keep and maintain each Lot and Structure owned by him, as well as all landscaping located thereon, in good conditions and repair, including, but not limited to (i) the repairing and painting (or other appropriate external care) of all Structures; (ii) the seeding, watering and mowing of all lawns, and (iii) the pruning of all trees, hedges and shrubbery so that the same are not obstructive of view by motorists or pedestrians of the street traffic and (iv) any and all fencing located within his Lot boundaries".

### **Miscellaneous:**

As specified in covenant #6.13 Clotheslines, Garbage Cans, etc.: "No clotheslines shall be permitted. All equipment, garbage cans, and woodpiles shall be kept in garage or screened by adequate planting or approved fencing so as to conceal them from view by neighboring residences and streets".

As specified in covenant #6.14 Please refer to Parking and Related Restrictions in the Covenant, section 6.14, subsections a) through f).

As specified in covenant #6.18 Animals: "No animals, including birds, insects, and reptiles may be kept on any Lot unless kept thereon solely as household pets and not for commercial purposes. No animal shall be allowed to become a nuisance. No structure for the care, housing, or confinement of any animal shall be constructed, placed, or altered on any Lot unless plans, specifications, and location for said Structure have been approved by the ACC".

Effective 10/1/03