

Rules and Regulations
North Farm Homeowners Association, Inc.
Effective December 1, 2015
Revised 9/24/18

With the goal to preserve the appearance of the North Farm Community and protect your property value, please abide by these Rules and Regulations. The Rules and Regulations are a supplement to, and are to be used in conjunction with the Covenants. In the event you have a question regarding the use of or need to submit a MRF (Modification Request Form) form please contact our Property Management Company, Homeside Properties, Inc, Architectural Control Committee at 678-297-9566 or by email at acc@homesideproperties.com.

Article IX, Sections 9.04 and 9.05 of the Covenants require that any addition to, change or alteration done on the outside of your home (that includes all four sides and the roof) and yard, must be reviewed and approved in writing by the Architectural Standards Committee (ASC), or in some cases the Board, before work may commence.

Article X of the Covenants gives the Association's Board of Directors the power to adopt and enforce reasonable rules concerning the use of individual lots and the common areas. To that extent, the Board has adopted this set of Rules and Regulations. In general, projects conforming to these Rules and Regulations will be approved within 30 days or less. Projects violating these Rules and Regulations will not be approved.

All exterior projects, minus the exceptions noted in this document, must **be submitted, in written form using a NFHOA MRF, to Homeside Properties, Inc. Homeside will forward the document electronically to the ASC for review and decision.** Please note: that NFHOA does not check or enforce County or City Code. Those items are highlighted in this document for your information and use.

The Board believes that the best approach is for your projects to be covered by an ASC approved MRF. Having an approved MRF will help ensure that you do not receive a fine nor have an issue between you, the ASC and/or the NFHOA Board.

PLEASE NOTE THAT MAKING ADDITION, CHANGE, OR ALTERATION TO THE EXTERIOR OF YOUR PROPERTY WITHOUT AN APPROVED MRF IS A VIOLATION OF THE COVENANTS AND WILL RESULT IN AN AUTOMATIC \$200.00 FINE FOR EACH OFFENSE.

IF it is determined that any activity was completed without an approved MRF and is not compliant with the Covenants or Rules and Regulations, you will have a 30-day period from the date of notification of non-compliance to become compliant. After the initial 30-day period, a fine of \$25.00 per day will be levied for the unauthorized modification until such noncompliance items are corrected.

All additions, changes or alterations must conform to the harmony of external design, location and appearance in relation to surrounding North Farm structures and topography. The approved NFHOA exterior color chart is available on the NFHOA website (<https://www.northfarmhoa.org>) or from Homeside Properties, Inc.

The adopted Rules and Regulations Standards are as follows:

Air Conditioning - Window or wall air conditioning units are not allowed.

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Animals - No animal shelters are allowed. All animals being walked must be on a leash with their waste immediately and properly disposed of per Alpharetta and Fulton County code.

Awning and Canopies ** - Canopies for use over doors and windows and awnings over decks or patios will be reviewed on a case-by- case basis.

Basketball Goals - Permanent basketball goals of any kind are not allowed. Freestanding basketball goals are permitted. No playing basketball after 9:00 p.m.

Clothes Drying - Clotheslines or outside clothes drying are not allowed.

Decks/Porches **++ - Existing decks may be repaired or replaced with comparable style and materials. Additions to decks must be constructed with the materials and style of the existing decks and must meet County and City codes.

Driveways/Walkways **++ - Existing concrete driveways or walkways may be replaced or repaired with the same material and finish, and must meet County and City codes. Top coating or staining, including re-staining of existing or new driveways or walkways is NOT allowed.

Emergency Definition & Process ** - Any item that could cause harm to your home, neighbors home, or individuals. Examples: Dead tree, falling or dropping limbs, garage door fallen off the track, storm related damage. Emergency status does not include normal maintenance items that can be managed with advanced planning. For Emergency support, please contact Homeside Properties Inc. Architectural Control Committee at 678-297-9566. Also see **Trees**.

Fences **++ - Chain link fencing is NOT allowed. Fencing may not be more than six feet in height, and no part of a fence may extend beyond a lot's front building line. Wood is the preferred material for fencing. Wood-like material or other appropriate material such as aluminum or vinyl may be approved by the ASC on a case-by-case basis. Fencing may be natural or semi-transparent colored wood or painted white, or black for aluminum. All colors or stains other than natural wood or white/black paint must be specifically approved on a case-by-case basis. A color chip must be submitted with your MRF. Per City Code all pools, spas and hot tubs must have a fence securing the pool, spa and hot tub from uncontrolled access.

Garden Supplies - No garden supplies, garden materials or building materials may be visible from the street or from your neighbors' homes.

Garage/Shed/Greenhouse/Playhouse - Standalone garage, shed, greenhouse or playhouse structures are not allowed.

Garage Doors ** - May be replaced with doors made of wood, metal, vinyl, or a composite material. The door may have one section of windows or no windows. The garage door design may be the standard four-section door with or without carriage type design and trim. The carriage trim pieces must be black in color and the door surface must match the trim color of the house.

Home Repair - Home repair items do NOT require a MRF. Home repair items include the replacement of gutters (must be the same style and size as being replaced), replacement or patching of wood rot on fascia, door and window trim, replacement mailbox post (must be wood or plastic that looks like wood and match the original design), replacement mailbox must be black and similar to original design), replacement or repair of damaged fence boards, replacement of broken or fogged window glass, trimming of shrubs, and

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trees (does not include tree removal), when in doubt contact Homeside Properties, Inc. - Community Architectural Control Committee at 678-297-9566 or by email at acc@homesideproperties.com

House Trim/Garage Doors ** - Painting house trim and garage door surfaces with a currently approved color does **not** require a MRF. Approved colors for house trim, garage doors and siding are White (PM-4), Cream (2159-60), Platinum Gray (PM-7), Taupe (2110-10), or Wilmington Tan (HC-34). **For non-approved colors you must submit a color chip with a MRF for approval.**

Landscaping - Lawns must be maintained. This includes regular mowing, edging, trimming of shrubbery, weed control, and the application of mulch.

- **Landscaping redesign**++ is defined as: decorate, change, improve, replace (trees and/or shrubbery), add to or otherwise alter the appearance and does require a MRF.**
- Replacing a shrub, like for like, does **not** require a MRF.
- Replacement mulch (bark and/or pine straw) and/or flowering/non flowering plants (similar type) for existing landscape areas does **not** require a MRF.
- Pruning or trimming of shrubs, and bushes does not require a MRF.
- Yard Art ** (defined as any object visible from the street, including on your porch or driveway) is limited to no more than seven (7) items or pieces and is subject to approval. Items exempt from the Yard Art definition include US flags on mailboxes and homes, and door wreaths. Reasonable Holiday displays are exempt for a period not to exceed 45 days.

Mailboxes - Mailbox must be painted black and mailbox posts must be white and be the same style and height of mailbox posts originally installed by the original builder. Magnetic vinyl covers depicting Holiday themes may be used for a period not to exceed 45 days.

Patios/Fire Pits/Fireplaces/ Outdoor Kitchen/Wall/Room Addition **++ - This includes all outdoor items and does require a MRF.

- Existing patios may be repaired or replaced with comparable style and materials.
- Additions or modification to patios must be constructed with the materials and style of the existing patio.
- Fire pits, fireplaces, outdoor kitchens design and installation also require approval.

Pavilion, Arbor, Gazebo **++ - Must be constructed of wood and not be viewable from the street.

Roofs **++ - Must be replaced with Architectural three-dimensional shingles and ASC approved color.

Use of Lots - Lots must be used for residential purposes only. A home office is not considered a business. Business use is not permitted (see Covenants/By-Laws).

Shutters/Exterior Doors ** - Painting shutters and exterior doors with a currently approved color does **not** require a MRF. Shutters and exterior doors must be an approved NFHOA color or stain for natural wood doors. A color chip must be submitted with the MRF** if the color desired is other than an NFHOA approved color, which are: Black (PM-9), Essex Green (PM-7), Classic Burgundy (PM-17), Tudor Brown (PM-24), Hamilton Blue (PM_6), Platinum Gray (PM-7) (all are Benjamin Moore paints) and Sagey Green (Behr paint.) and White (PM-4). **All other colors require a MRF and may be approved by the ASC on a case-by-case basis.**

Signs - All signs must be in good condition, and may not be mounted on trees, traffic signs, medians, or

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other existing structures.

- One “Security” sign (not to exceed 110 square inches) is allowed in a residential yard.
- One “For Sale” or “For Rent” sign (not to exceed 30” x 30”), professionally lettered may be placed in the residential yard, along with an information sign (not to exceed 15” x 10”).)
- Temporary political campaign signs may be placed in the residential yard no more than twenty one (21) days before the election, and they must be removed the day after the election.
- Temporary signs such as birth announcements, graduation announcements and birthdays may be displayed in the residential yard for a maximum of seven (7) consecutive days. A lot owner may post only one temporary sign per 30-day period in the residential yard.
- Professionally lettered Garage/Yard Sale and Open House signs are permitted at the community entrances beginning at **midnight on Thursdays and extending through midnight on the following Sunday**. (The Alpharetta Code provides that signs must be ten (10) feet back from the curb and out of the street right-of-way. Signs may not be placed in medians, and signs may not have balloons.)
- One “Garage/Yard Sale” and/or “Open House” sign may be placed in the residential yard for 3 days prior to the event and must be removed no later than the day after the event.
- **Contractor/Vendor signs are prohibited at any time.**

Sound Devices - No exterior sound devices such as speakers, horns, bells or whistles are allowed with the exception of Security devices, which are allowed.

Street Lighting - Streetlights are maintained by the utility company, and not by NFHOA. Homeowners are to call Cobb EMC at 770-429-2100 if the streetlight on their property has burned out. Please provide the nearest address to the streetlight and, if possible, the pole number.

Swimming Pools, SPAs and Hot Tubs **++ - No above ground pools are permitted. In ground pools, spas, or hot tub must not be visible from the street. Backyards with in ground swimming pools, spas or hot tubs must be totally fenced with a secured gate. All County and City codes must be met.

Tennis Courts **++ - Private tennis courts must not be visible from the street. No lighting is allowed. Backyard must be totally fenced.

Toys, Playground and Recreational Equipment ** - All playground equipment (i.e. Trampoline, swing & play sets) must be kept in good repair at all times. These items require a MRF and must not be visible from the street.

Trash/Recycle Debris - No trash containers recycle bins, or lawn debris may be stored where they are visible from the street or adjoining neighbors. Trash and recycle containers may be placed at the curb the evening before scheduled pickup day. Empty trash containers must be removed from the curb on trash day. Lawn and leaf bags/yard debris may not be placed at the curb prior to the evening before scheduled pickup day.

Trees **++ - No tree, alive or dead# (#see Emergency Definition and Process above), may be removed without a MRF and City Permit ***. Indicate the type of replacement tree on your MRF. NFHOA ASC approval will be granted if the tree is diseased, dead or unsafe.

- Corner lot homeowners must maintain safe sight distance for traffic, and all homeowners must maintain trees to allow streetlights to be efficient.
- Shrubbery is not permitted within 3 feet of a fire hydrant per City Ordinance.

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- Trees overhanging the street should be trimmed to provide adequate clearance for vehicles.
- Tree pruning or trimming does not require a MRF (does not include tree removal).

Vegetable Garden - Must be in the back yard only and must not be visible from the street.

Vehicles Motor Vehicles, Trailers, Boats, Etc.

1. There shall be no outside storage or parking upon any Lot or any portion of the Common Areas of any mobile home, trailer, tractor, truck, camper, camper-motorized trailer, boat or other watercraft, boat trailer, motorcycle, motorized bicycle, motorized go-cart, or any other transportation device of any kind (including automobiles), either covered, uncovered, wheeled or without wheels. Recreational vehicles, when loading/unloading, may be parked in the driveway for one overnight.
2. No owner or occupant shall park his or her car or other vehicle on any portion of a Lot, other than in the garage, unless the maximum number of cars or similarly sized vehicles which can be parked in the garage according to its design capacity are already parked in said garage.
3. All garages should be maintained in such a manner that parking for the maximum number of motor vehicles for which it was originally designed to hold is allowed and possible. Notwithstanding the above, where there are more than two (2) resident occupants of a Lot, a maximum of two (2) passenger automobiles may be permitted to be parked overnight, only on the driveway.
4. Temporary parking (a maximum of two weeks) of the above prohibited and/or excess vehicles and watercraft must be approved by the Board of Directors, or designate and a parking permit attained. The vehicles and watercraft may be parked at the Recreation Area parking lot at owner's risk of loss and without indemnification by the Association. Further, although not expressly prohibited hereby, the Board of Directors may at any time prohibit mobile homes, motor homes, truck campers, trailers of any kind, motorcycles, motorized bicycles, motorized go-carts, and other similar vehicles, or any one of them, from being kept, placed, stored, maintained, or operated upon any non-public portion of the Development, if in the opinion of the Board of Directors such prohibition shall be in the best interest of the Development. Temporary parking permits are available from the Property Manager for parking at the Recreation parking lot. The parking permit must be displayed, facing out, on the vehicle dashboard. **Any vehicle or watercraft parked for more than 24 hours without an approved parking permit will be towed at the owner's expense.**
5. No owners or occupants of any portion of the Development shall repair or restore any vehicle or watercraft of any kind upon any Lot (other than inside the garage) or upon any portion of the Common Areas, except for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility as soon as possible.
6. Business vehicles containing lettering and/or tools or other business related items used for business by a homeowner or resident of the home may not be parked overnight in a homeowner's driveway.

Windows and Doors ** - Windows and doors, including sliding glass or screen doors must be wood, anodized aluminum or vinyl colored to match the trim of the house. Replacement of doors and windows requires a MRF. Replacement of broken or fogged window glass does not require a MRF.