



Community Design Standards

The following identifies those areas most in need of enforcement but does not preclude the Architectural Review Board (ARB) from enforcing other areas which, in their mind, require equal attention.

EXTERIOR MODIFICATIONS: The term "Modification" shall mean any exterior construction, exterior color changes, alteration, addition, or erection of any nature whatsoever (including, without limitation fences, decks, concrete or stonework, pools, major landscaping, grading, trees, removal of trees, tree houses and play equipment) commenced or placed anywhere upon any part of the Community. All proposed additions, modifications, or alterations of lots and/or structures must be submitted in writing to the Architectural Review Board (ARB) for approval. The ARB form can be obtained online at www.mainstreetcommunity.org under the "Governance" tab. A hard copy is available from the clubhouse administrative office during normal business hours.

FENCES: All fences **must be** specifically approved in writing for both design and location prior to beginning construction or installation. The homeowner is responsible for maintaining property outside the fence if the fence is not located on the property line or attached to an adjacent fence. Proposed structure must be located on the left and right rear of the home and should not be temporary in nature (cannot be easily collapsed or moved). Utility and Garden Sheds must be located at the rear of the lot where the applicant is the primary viewer and should be screened from view of the street. It is the owner's responsibility to obtain any permits which may be required by Dekalb County. Any fence erected on any lot will be made substantially of wood, with the design and material requiring the written approval of the ARB. Fences made entirely of metal of any type or design will not be permitted. Fences will not exceed six (6) feet from ground level. In compliance with the current Dekalb County Code of Ordinances, Zoning, Article 5.4.7. Walls, fences and retaining walls, Table 5.3 Fence and Wall Standards; Use - fences in the front yard and side corner yard of single family detached residences; Height - up to four (4) feet from finished or street grade; Setbacks - shall not be within the right-of-way; Variance Allowed - Administrative variance required to increase wall height from four (4) to six (6) feet based on topography. May apply for a variance from zoning board of appeals to increase height up to eight (8) feet max. Vinyl fences, chain link fences or chain link dog runs are not allowed. Material must be treated wood. Installation of fences in the front yard and side corner yard must be approved as a hardship variance exception by the ARB prior to installation.

EXTERIOR COLORS: Color choices for all exterior painting and roofs will be of those "color tones", as approved, in writing, by the ARB. Color scheme shall be muted pastels and rustic colors to create cohesion and uniform community standards. Changes in exterior colors and repainting or retaining the same color must have the written approval of the ARB.

PARKING AND GARAGES: Vehicles including motorcycles shall be parked only in the garages or driveways serving the Lots or in appropriate spaces or designated areas in which parking may or may not be assigned, and then subject to such reasonable rules and regulations, as the Board of Directors may adopt. **Parking of any type of vehicle on lawns is prohibited.** All disabled vehicles, stored vehicles, tractors, mobile homes, motor homes, recreational vehicles, trailers of any kind (either with or without wheels), campers, boats and other watercrafts must be parked entirely within a garage, unless otherwise permitted by the Board of Directors. Boats and recreational vehicles, if not stored in garages, shall be covered and parked on a cement or gravel pad. All vehicles parked in open view and not in a garage must be operable and may not be unsightly. Inoperable and/or disabled being if it does not have a current license tag, has a flat tire(s), not drivable - obviously inoperable. The operation of golf carts (with the exception of MCSA's golf cart used throughout the community for use by maintenance personnel in performance of their assigned duties), non-licensed mopeds or mini-bikes, and ATVs is not allowed on sidewalks, paths, or common area property. Commercial vehicles shall be permitted on the Community property during normal business hours for the purpose of



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servicing a Lot or the Common areas; provided that, no such vehicles shall be permitted to remain on the Community property overnight, or for any purpose other than servicing a Lot or the Common area. The following are not permitted to park outside of normal business hours within the community: moving trucks (tractor trailers/semis are not allowed in the community; buses, taxis, hearses, vehicles with a cargo load capacity of one ton or more; vehicles with commercial writing, lettering, or graphics on their exteriors; vehicles used primarily for business and not personal transportation, vehicles with tool racks, toolboxes, equipment racks, or other fixtures used for business purposes. A vehicle deemed "disabled and/or inoperable" MCSA reserves the right to have such vehicle(s) towed at owner's expense. A vehicle shall be considered "stored" if it is set on blocks or covered with a tarpaulin, and/or remains on blocks or covered with a tarpaulin for fourteen (14) days or longer without the prior written permission from the ARB.

OUTDOOR RECREATION EQUIPMENT, CLOTHESLINES, GARBAGE CONTAINERS, TANKS, ETC.: All outdoor recreational equipment, clotheslines, garbage containers, above ground tanks, and other similar items shall be located or screened, so as to be concealed from view of neighboring lots, streets, and properly located adjacent to the lot. Placement of these items must have the written approval of the ARB. All rubbish, trash and garbage shall be regularly removed from the lot, in accordance with the county's regularly scheduled removal program and shall not be allowed to accumulate thereon. Trash containers must be stored and/or removed by the end of the day of scheduled trash pickup and trash shall be placed in county provided container. Trash container CANNOT remain on the street and/or driveway adjacent to street. Portable basketball goals **are not** permitted nor allowed on the street or curb. Basketball goals and supports are permitted; but must be permanent in ground black poles and have backboards and shall be based upon, but not limited to the following considerations: proximity of goal to property lines and proximity of goal to neighbors' living areas, landscaping, and vehicles. A plat showing the placement of your house and driveway shall be submitted with an area marked where the permanent goal will be placed and requires prior written approval by the ARB. Temporary basketball goals ARE NOT permitted to permanently remain on DeKalb County streets at any time. Temporary basketball goals must be moved off the street and back into the driveway on a daily basis after use is completed. Failure to move temporary basketball goals will result in them being removed by association personnel and disposed of. Placement of trampolines must be approved before installation and kept in good repair and order with the installation of a safety net. Plat must be submitted to ARB showing the placement of your house and/or driveway with an area marked where the trampoline will be placed. It shall be placed out of public view when not in use to have minimum impact on neighbor's and adjacent properties. **Air conditioning equipment** - no window air conditioning unit(s) shall be installed in the front view of lot, facing street and curb.

ANTENNA: No exterior antenna, aerials, satellite dishes or other apparatus designed for the transmission and/or reception of television, radio, or other signals of any kind shall be allowed, or maintained upon any portion of the community, including any kit, without the prior written consent of the ARB. Except as otherwise provided by law, satellite dishes shall be restricted in size to one meter or less and shall be located behind the rear portion of the dwelling in the rear yard of the unit and screened from view of the street, unless the applicant demonstrates that such placement unreasonably interferes with reception. A satellite dish or antenna may be mounted only on the ground of the owner's property, the rear exterior wall of the house, or the roof. Placement should be between the right and left sides of the house and behind the center-line or peaks of the roof of the house.

MAILBOXES: Mailbox posts shall be of unpainted wood with black mailboxes. Posts shall be at least 4"x4", with the design approved, in writing, by the ARB. The ARB may make exceptions to this rule. However, any exception must be of a nature so that mailboxes within a specific geographic area



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within the community will not impose aesthetic conflicts within the community. Exceptions must have the written approval of the ARB. All mailboxes shall include the house number and be located as prescribed by the United States Postal Service. In the event a mailbox is destroyed or damaged, it shall be replaced or restored to its original appearance by the Owner. Mailboxes shall be kept in a neat and attractive order. They shall be kept clean and freshly painted (post, box and flag) as needed. Doors shall be in working order at all times.

NUISANCE and NOISE: No portion of the community shall be used, in whole or in part, for the storage of any property or item that will cause it to appear to be in unclean or untidy condition, or that will be obnoxious to the eye, nor shall any substance, thing, or material be kept upon any portion of the community that will emit foul or obnoxious odors, or that will cause any noise or other condition that will, or might, disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No obnoxious or offensive activity shall be carried out upon the community, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the community. There shall not be maintained plants, animals, device or thing of any sort whose activities or existence in any way are noxious, dangerous, illegal, unsightly unpleasant, or of a nature as may diminish or destroy the enjoyment of the community.

UNSIGHTLY OR UNKEMPT CONDITIONS: It shall be the responsibility of each homeowner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of their lot. The pursuit of hobbies or other activities, which might tend to cause disorderly, unsightly, or unkempt conditions, including but not limited to the assembly and disassembly of motor vehicles or other mechanical devices, **shall not** be undertaken on any visible part of their lot or community.

ANIMALS AND PETS: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the community, except that of dogs, cats, or other usual and common household pet(s). A total not to exceed three (3) pets may be permitted per lot. However, the pets, which are permitted to roam free, endanger public health, make objectionable noise, or constitute a nuisance or inconvenience to the occupants of other lots shall be subject to removal by Animal Control. No pet(s) shall be kept, bred, or maintained for any commercial purposes. Dogs, which are household pets, shall at all times be controlled. Doghouses and other pet housing, and enclosures on the lot must be located in the rear of the lot, so as to be concealed from the view of neighboring lots, streets, and property adjacent to the lot. Doghouse, pet housing, and other pet enclosures must have written approval from the ARB. Doghouses must be cedar, cypress, or #2 or better pressure treated wood. No metal dog houses are allowed nor temporary housing enclosures. No chain link fences for dog runs will be permitted. **All** pet owners are to keep their pets on a leash and under control when they are outside of the home. State laws require that pet waste be picked up. For proper disposal, waste is to be collected in a bag and disposed in your home trash. Waste is NOT to be stored outside the home in view of neighbors. No pet can be contained on the UPPER DECK OF THE townhome and/or home for any extended length of time. The deck is not a place to house your animal. All violators will be reported to Dekalb County Animal Control. Animals should not be tethered by a rope, chain, or similar restraint for holding the animal in place, allowing a short radius in which it can move about. Violations will be reported to Dekalb County Animal Control.

Sec.14-8. - Keeping of fowl and small domesticated animals - General Regulations. Small domesticated animals, such as rabbits, guinea pigs, and fowl, such as chickens, ducks, geese, guineas, turkeys and the like may be kept within the city subject to the following regulations:

(1) All such animals shall be provided with adequate and sanitary housing. Such houses, hutches, pens, stables, sheds, stalls and enclosures wherein domesticate animals, poultry or other fowl are kept shall have a solid floor as may be approved by the county health officer. All such houses,



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hutches, hens, stables, sheds, stalls and enclosures, wherever located, shall have a minimum floor space of four (4) square feet per animal or bird over one month old; (2) All houses, hutches, pens, stables, sheds, stalls or enclosures where such livestock, poultry or other fowl are kept shall not be nearer to any houses wherein human beings reside, other than the residence of the person who is the owner of such animals, than a distance equal to the width of the lot upon which the animals are kept, or a minimum distance of 75 feet should the lot be 75 feet or more in width; and (3) Every person owning or keeping chickens or any other domestic fowl in the city is hereby required to keep such fowl and chickens under fence and not allow such chickens or fowl to run on any property other than his own. Live slaughter shall be prohibited. (Code 1967, § 5-8; Ord. No. O-12-Z-22, §2,12-3-12)

LANDSCAPE CARE: It is the responsibility of the lot owner(s) to see that lawns, shrubs, flower beds and natural growth areas are kept in a neat, well cared for manner. Routine care must be performed when seasonal conditions allow. All lawns must be kept free from debris. Each owner(s) shall maintain and keep his or her lot and dwelling in good repair, condition and order. In addition, each owner(s) shall maintain any public right-of-way located between the owner(s)'s lot and the curb of the street(s) bordering such lot. Each owner(s) shall perform his or her responsibility in such manner so as not to unreasonably disturb other lot owners. Dead shrubs, trees and clippings shall be removed.

LANDSCAPE ORNAMENTATION: Plastic, plaster, ceramic, wood or cast statuary, wishing wells, or birdbaths, flower boxes, birdhouses, wind indicators, etc. must be limited in number, and must be located on the lots as to be concealed from the view of neighboring lots, streets, and property adjacent to the lot.

COMMERCIAL ENTERPRISES: No commercial enterprises, which requires use of traffic, human or vehicle, other than normal use thereof, are permitted on any lot within the community.

SIGNS: Signs advertising any property for sale or for lease are permitted without prior approval. All signs are subject to the following restrictions:

- a) no sign may be larger than 864 square inches (2'x3');
- b) one sign per property, except for corner lots, which may have two (2) signs;
- c) signs may be placed upon property in such areas that are visible to someone driving past;
- d) no signs of any kind, whether pointer signs, for sale or for lease signs, may be placed on property that is owned by MCSA, Inc;
- e) signs must be neat in appearance and conform to the professional appearance of signs generally used by the real estate industry. Signs printed on cardboard with Magic Marker and similar materials are expressly forbidden.
- f) all other signs, of whatever nature, including signs that advertise moving sales and garage sales are not permitted on common property and will be removed and destroyed;
- g) Division 1, Section 21-64 - Signs, Article III - Regulations and Restriction. Paragraph, General Location Restrictions, of the Dekalb County Ordances states, "No sign, sign structure or advertising device shall be located on utility poles. No sign, sign structure, or advertising device shall be located closer than 17 feet to the edge of a public road service. However, no sign, sign structure, or advertising device shall be permitted in the "Public Right of Way."



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h) County regulations require that your numerical address must be plainly visible for the purpose of fire or accident, and the delivery of mail.

Appearance of Townhomes: All residents must be considerate of their neighbors by keeping the outside stoop, decking, patio and driveway neat, clean, and appealing to the eyes of others.

The following are some items concerning decks, patios, driveways and stoops:

No dog houses or crates on decks or patios unless the patio is fenced. No pet can be contained on the **upper deck of the townhome** for any extended length of time. The deck is not a place to house your animal.

No pet(s) may be **chained** anywhere outdoors. All pet owners are to keep their pet(s) on a **leash** and under control when they are outside of the home. State law requires that pet waste be picked up. For proper disposal, waste is to be collected in a bag and disposed in your home trash.

No clotheslines, clothes, rugs, mops, brooms, towels, grill covers, or bedding of any kind may be hung from deck or stoop railings or patios.

No laundry, rugs, comforters, cleaning supplies, or unsightly items may be hung on or from decks, stoops or patios.

Motorcycles may not be parked on patio areas.

Any plant the homeowner installs must be maintained and kept trimmed. Plants may not extend into the street obstructing visibility or extend onto your neighbors' stoop or green area.

The number of items on decks and patios should be limited so that the area does not appear unsightly.

Decks should be routinely inspected for safety.

All trash must be placed in a **container** provided by Dekalb County trash removal service.

Guest Parking - Guest parking is for GUESTS ONLY and not for resident parking. Parking spaces are designated as overflow parking.



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DESIGN REVIEW PROCEDURES ARCHITECTURAL REVIEW BOARD (ARB)

The Architectural Review Board is the enforcement arm of the Board of Directors which addresses the appearance, maintenance, and aesthetics of the Mainstreet residences. The ARB is concerned with appearance of the community as well as the adequacy and upkeep of the community facilities. This Board is responsible for the approval of homeowner requests for modifications, and for the detection and enforcement of the Architectural Covenants. The forms for requesting modification approval or for filing a complaint for a violation are in the clubhouse office and located on our MCSA website, www.mainstreetcommunity.org, "Governance" Tab, Community Design Standards, Architectural Review Board Form.

The following procedures address the design review function of the Architectural Review Board (ARB) and apply to all homeowners in the Mainstreet community.

APPLICATION FOR MODIFICATIONS TO STRUCTURES AND LOTS

ALL modifications identified in the Community Design Standards and in the Protective Covenants pertaining to architectural control must be approved by the ARB. Plans for proposed modifications shall be submitted in writing to any current member of the ARB or to the MCSA office. Submittal shall consist of a brief, concise written description of the proposed modification(s) and a rough freehand sketch of the homeowner's lot with the proposed modification(s) clearly marked and showing approximate dimensions. Submittal for items such as a fence and a deck must show a side and elevation view with dimensions. Submittal for exterior color changes shall also be subject to approval by the ARB.

VIOLATIONS OF ARCHITECTURAL DESIGN STANDARDS

Any questions concerning the interpretation of the Architectural Design Standard should be addressed to any ARB member. If the ARB becomes aware of a violation of the design standards, the remedial procedure will be as follows:

1. Inspection of the alleged violation by the ARB member.
2. If it is determined by the ARB that a violation exists, a letter from the ARB will be sent to the homeowner identifying the specific violation(s) and requesting corrective action of the violation(s).
3. If no corrective action is taken by the homeowner within 30 days of the violation notice the homeowner's file will be turned over to the Board of Directors for legal action.

REPORTS OF VIOLATIONS

Any homeowner wishing to report a violation of the design standards **MUST FILL OUT** a form. This form is available at the clubhouse office or can be obtain from the MCSA website, or the ARB member.

APPEAL OF ARB ACTION

Any homeowner wishing to appeal any action by the ARB should appear before the Board to personally explain their reason for non-compliance.



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Mainstreet Community Services Association, Inc.
5001 Mainstreet Park Drive, Stone Mountain, Georgia 30088
Tele. 770.469.7238
Fax 770.498.5138
www.mainstreetcommunity.org

ARCHITECTURAL REVIEW BOARD REQUEST/COMPLAINT FORM

Request/Complaint Filed By:

Name: _____ Address: _____
Date: _____ Telephone: _____

Request To Architectural Review Board

1. Approval for modification to structure or lot**

Location: _____
Description: _____

ARB Response: _____

2. Action on violation of Community Restrictive Covenants

Location: _____
Description: _____

ARB Response: _____

3. Community Enhancement Suggestion

Location: _____
Description: _____

ARB Response: _____

**Sketches are required for all modifications to structure or lot. As a minimum for house additions, please provide; a floor plan; two elevations, one showing front and one side view; one color photograph of the area to be modified and a paint color chip (not required, if matching existing structure color).

As a minimum for privacy fencing projects, please provide a site plan; one six-inch piece of fencing material, stained with proposed color; and example picture of photograph indicating style of fence and an eight-inch by twelve-inch (8x12) piece of wire fabric (if proposed).

As minimum for site modifications, please provide a site plan indicating plant material and a color photograph of the area to be modified.