



## Rules & Regulations

### ARCHITECTURAL REVIEW COMMITTEE

Approved by LHA Board January 2024

This set of rules and regulations has been established to preserve the natural beauty of our community, to minimally impact the environment, to maintain a harmonious design for the Development, to create a safe work environment during construction, and to promote and protect the value of the Property.

#### **BEFORE CONSTRUCTION BEGINS**

1. Carefully review Article III “Covenants, Uses and Restrictions” and Article VII “Architectural Control” in the Lookout Highlands Declaration of Covenants and Restrictions.
2. Contact the Architectural Review Committee (contact information listed below) and complete the New Construction Specification Sheet. Samples of all exterior building materials must be submitted to the ARC for approval.
3. Submit your Architectural Fee and Performance Bond checks made out to “Lookout Highlands” to Dave Rand, ARC Chair, preferably at your site meeting.
4. Await written approval from the ARC before proceeding.
5. In addition, any excavation/digging by owners or their contractors on private property within 25 feet of common property, roads, right-of-ways, or easements requires ARC review. Call 811 and identify all underground utilities (water/power/fiber optic) before any such activity is initiated. Any damage to underground infrastructure is the responsibility of the property owner.

#### **CONSTRUCTION PREPARATION**

1. Remove any dead trees along main roads that pose a potential safety hazard, either to power lines or road obstruction.
2. Culverts, if deemed necessary, must be at least 30’ long and 12” in diameter.
3. Install silt fences to prevent erosion and contamination or silting of any natural watershed including lakes, creeks, or drainage swale and along all hillsides that may affect roads.
4. Gravel driveway entrances must be located at least 30’ from the intersection of any main roads.
5. Once the driveway is cut in, 30’ of gravel must be applied to the entrance of the drive to prevent migrating silt and mud from affecting the roadways.
6. All utilities must be underground. Homeowners have the option to select alternative routes for installation of power/phone lines, other than the Georgia Power method of trenching in or beside the driveway.
7. All contractors who are responsible for moving soil must have a current Erosion & Sediment Control Certification, per GA House Bill 285, enacted December 31, 2006.
8. Post LHA “Construction Site Rules” sign at the construction site. Signs are available from the Architectural Review Committee (contact information below). Owners are responsible for maintaining this sign. Sign must remain in place until project completion. Failure to return the ARC construction sign will result in a \$25 deduction when the performance deposit is refunded.

## **DURING CONSTRUCTION**

1. After the ARC has approved submitted plans, any exterior changes desired must be submitted to the ARC for written approval. Please submit any changes to the location, appearance, size, materials, or colors of the residence, garage or outbuilding using the “ARC Change Form”.
2. Grading and Building Equipment not being immediately used for projects may not be parked and left along main roadsides.
3. No trucks - single or tandem axle, loaded or empty, or hauling equipment on trailers – may use the south side of Lake Loop Road (the left turn at the bottom of the hill off Highland Drive). All trucks must follow Lake Loop across the dam to access all areas.
4. All rock, soil and debris must be promptly removed from main roadsides.
5. All cut trees and brush must be removed from the property.
6. Builders, contractors, and construction companies are not allowed to post signs advertising their companies on the construction site.
7. No burning or fires are allowed at the construction site at any time.

## **POST CONSTRUCTION**

1. Construction must be completed within 12 months. If construction is delayed, please contact the ARC for an extension.
2. Upon completion of the residence, all earth that was disturbed during construction must be covered with mulch, pine straw, ground cover, or other landscaping materials to prevent erosion and maintain a pleasing appearance.
3. Contact the ARC and request a “Post Construction Compliance” review. When all requirements are met, you will receive a written approval and a portion of your construction bond payment will be refunded to you.

## **ADDITIONAL RESTRICTIONS**

1. Without prior written approval of the ARC, no construction of any building, outbuilding, or other substantial improvements on the premises shall be commenced prior to construction of the residence.
2. No detached garages or other structures shall be permanently erected upon any Lot, nor shall any substantial improvements be made to a residence without the prior written approval of the ARC.
3. Garages and outbuildings shall be designed to be compatible with the architecture of the residence.
4. Construction bond will be waived on projects smaller than 800 square feet.

## **ARC COMMITTEE**

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