



WYNDCLIFF HOA

Community-Wide Standards

[Effective Date: 01.01.2020]

OVERVIEW

Pertains to all residential parcels [Homeowner's responsibility], as well as common areas, community pool, clubhouse and tennis courts [Association's responsibility]. Securing of permits, where required, is the responsibility of the homeowner for private residences, and HOA for common areas and shared amenities. Approvals/non-approvals are determined by the HOA Architectural Review Committee [ARC]

STRUCTURAL

All planned exterior construction or renovation must be approved by the HOA Architectural Review Committee in advance, including nature of construction/renovation, materials to be used, color[s], placement, dimensions, renderings [if available], timing and duration. Specifically, this includes:

AWNINGS, PORTICOS, OTHER EXTERIOR COVERING STRUCTURES – All such structures visible from the street[s] must be approved by the ARC in advance of installation, including planned materials, color, dimensions, etc.

CHIMNEYS, CHIMNEY BOXES, CHIMNEY HOODS

- All such elements visible from the street[s] must be kept clean and properly maintained, including exterior siding.
- Must be securely affixed to the home and maintained appropriately [i.e., no visible rust, dents, missing parts, non-attached sections, etc.].

DOORS, GARAGE DOORS – All doors and garage doors visible from the street[s] must be approved by the ARC prior to installation

DRIVEWAYS, SIDEWALKS, PARKING PADS, OTHER STREET[S]-FACING HARDSCAPE STRUCTURES

- Must be cleaned and/or pressure/steam-washed to remove debris and enhance appearance.





- Must be maintained, including any areas failing, sinking or buckling.
- Parking pads must be a hard concrete surface approved by the ARC in advance of installation. Any planned non-concrete materials must be rigid in nature and appropriately bear the weight of a motorized vehicle.

EXTERIOR LIGHTING – Exterior lighting of any sort must not create any level of lighting pollution [defined as being intrusive, obtrusive or misdirected, thereby creating a nuisance for residents of nearby homes].

EXTERIOR PAINT/STAIN – All planned exterior paint or stain to be applied to home, fences or any other structures visible from the street[s] must be approved in advance by the ARC, including paint/stain manufacturer, specific color/shade name and product number.

EXTERIOR SIDING/MATERIALS – Must be concrete-based, stucco, brick or rigid vinyl. Any other siding materials must be approved by the ARC.

FENCES

- All planned fences must be approved by the HOA Architectural Review Committee prior to installation. Plans must be submitted in writing or via email, specifying materials to be used, color, height, and planned fencelines [in schematic form].
- All fence runs visible from the street[s] must be no more forward than the rear line of the house [Exception: If previously installed fence posts are buried more forward than the rear line of the home, the same fence line[s] may be maintained. If fence posts are to be removed and replaced with new posts, said posts may not be more forward than the rear of the house.]
- No discernible gaps between parallel fence lines on common border
- All fences must be appropriately maintained, including cleaning/pressure-washing, painting/staining, missing elements replaced and made uniform, etc.
- All fence posts, gates or fence runs must be kept upright and secure.
- No chainlink-style fencing allowed unless installed prior to the approval of these Community-Wide Standards [01.01.2020].

FOUNDATIONS -- All foundations visible from the street[s] must be veneered with stucco, brick or stone.





GUTTERS/DOWNSPOUTS

- All gutters and downspouts must be securely affixed to the home and maintained appropriately [i.e., no visible rust, dents, missing parts, non-attached sections, etc.].
- All gutters and downspouts must be kept clean so as to appropriately channel stormwater from the roof to the ground.

MAILBOXES, MAILBOX POSTS

- Must adhere to all installation standards outlined in a document found under the “Resource Documents” tab on www.wyndcliffhoa.com entitled “Mailbox Repair Contact Information & Installation Specifications”.
- Must be regularly cleaned and maintained, including paint, replacement parts, etc.
- Mailbox posts must remain upright and secure.

OUTBUILDINGS/FREE-STANDING STRUCTURES [i.e., sheds, barns, tents, canopies, etc.]

- All such structures must be approved in advance by the ARC
- Must be compliant with relevant, existing county code.
- Approved, code-compliant structures must be kept no more forward than the rear line of the house.

ROOFS, ROOFING MATERIALS, ROOFING COLORS

- Roofs must be covered in architectural, asphalt-based shingles. No metal or shake roofs.
- Colors must be black, black-blend, dark brown, or wood-toned.
- Roofs must have a pitch of 8/12 or more.

SINKHOLES – Sinkholes of any nature visible from the street[s] must be appropriately addressed within a reasonable period of time [60 days from discovery].

TRASH CAN, TRASH CAN CORRALS, WASTE MATERIALS , DEBRIS VISIBLE FROM THE STREET[S]

- Must be properly stowed out of sight from the street[s]; preferably in garages or basements.
- May not be placed at the curb any earlier than the evening prior to pick-up and must be re-stowed appropriately within 24 hours following pick-up.





WINDOWS, WINDOW TINTING

- All operable windows visible from the street[s] must be entirely screened or entirely unscreened.
- All operable windows visible from the street[s] must be entirely paned or entirely unpaned.
- All window tint materials, colors, reflectivity must be approved by the ARC prior to installation.

NON-COUNTY-APPROVED STORMWATER RUNOFF STRUCTURES – Awaiting input/response from Cobb County [as of 01.01.2020].

LANDSCAPING

All significant landscape plans must be approved by the ARC prior to the commencement of work. Plans must be submitted in writing or via email, specifying materials to be used, color[s], ground cover[s], and planned characteristics [in schematic form]. This includes:

BED AREAS -- Any bed areas visible from the streets must be properly maintained, free of weeds and including ground covers such as mulch, pinestraw, landscape stones, etc. Any other planned ground cover[s] must be approved by the ARC in advance of installation.

BORDER MATERIALS – Any planned hardscape-style landscape border materials [i.e., poured/shaped concrete, etc.] must be approved in advance by the ARC.

GRADING – All planned lot grading must be approved in advance by the ARC. Plans must be presented in tangible form, including schematics, dimensions, placement, duration of work, etc. with proof of county approvals, if required.

HARDSCAPING – All planned hardscaping visible from the street[s] must be approved by the ARC in advance of installation.

LAWNS/YARDS

- All lawn areas visible from the street[s] must be Bermuda or Zoysia. Any other warm-season grass hybrids must be approved by the Board in advance of installation.





- Cool season grasses are allowed in backyards.
- All lawn areas must be appropriately maintained, including regular mowing, edging, trimming, weeding, etc. during growing season and, when needed in non-growing seasons.
- Lawn clippings must not be blown, raked, swept or otherwise moved to the street [excepting yard waste placed at curb for pick-up by waste services].
- All fallen leaves must be removed and properly disposed of in a timely manner.

SHRUBBERY, HEDGES, TREES

- Must be regularly trimmed, pruned, shaped, etc.
- Any such plantings that are dead or diseased must be treated and/or removed within a timely manner.

WALLS

- All planned landscape walls must be approved by the ARC prior to installation.
- Materials must be considered environmentally friendly.

WATER FEATURES – All planned water features [i.e., fountains, ponds, falls, etc.] visible from the street[s] must be approved by the ARC in advance of installation.

MISCELLANEOUS

COMMERCIAL VEHICLES -- No commercial vehicles visible from the street[s] shall be parked at homes for a period of more than seven days.

SATELLITE DISHES – Television satellite dishes must be positioned in the least visible position from the street[s] while still effectively receiving appropriate signal strength.

STORAGE OF MATERIALS – No materials visible from the street[s] [i.e., landscape materials, tools of any sort, storage bins, discarded items, trash cans, etc.] may be stored for for a period of more than 15 days.

BOATS, CAMPERS, TRAILERS, MOBILE HOMES

- No mobile homes, camp trailers, campers, boats or trailers shall be stored or kept for any purpose on any lot unless such items are stored, kept or parked at the extreme rear of the rear yard and not visible from the street[s].





- No inoperative vehicle can be parked in the driveway for a period exceeding 30 days.
- No vehicles shall be parked on lawns, sidewalks or common areas.

POOLS

- Construction and maintenance of an in-ground pool permitted only after plans and specifications have been submitted to and approved by the ARC.
- All state, county and/or health regulatory agency permits and approval[s] must be presented to the ARC prior to the onset of work.
- All necessary insurance requirements must be presented to the ARC prior to the onset of work.
- All pools must be appropriately maintained and adhere to all county and state health and safety standards.
- No above-ground swimming pools permitted.

SPORTS GEAR

- No basketball goals permanently affixed to homes.
- All portable sports gear [basketball goals, lacrosse/hockey nets, goal posts, etc.] must be moved from the street onto private property daily.

UTILITY LINES – All utility lines must be buried in a timely manner [within 30 days] and in accordance with county code.

SIGNAGE

- All signage visible from the street[s] must be reasonable in size, tasteful and appropriate.
- Traditional announcement signage displayed for an appropriate period of time -- “For Sale” [until sold], “For Rent” [until rented], “Yard Sale” [72 hours prior] and must be removed within 24 hours of termination of the event.
- Political signage are not allowed in neighborhood common areas or at community amenities [pool, clubhouse, tennis courts].
- Political signage may not be installed on homes or in yards more than 30 days in advance of Election Day and must be removed no later than 10 days following Election Day.

