



April 1, 2021

Re: **Minimum Exterior Appearance Standards Update**

Dear Silver Ridge Homeowner:

The Architectural and Environmental Control Committee (AECC), working on behalf of the Silver Ridge Homeowner's Association (HOA)'s Board of Directors, presents the latest **Minimum Exterior Appearance Standards (updated 3/29/21)** in an effort to manage expectations concerning your responsibilities as a Silver Ridge homeowner.

AECC Purpose

To preserve, protect and improve the property values of the homes located in Silver Ridge community

Homeowner Expectations

All Silver Ridge homeowners are expected to follow ALL of the following minimum standards as listed, implied, and/or outlined in the Silver Ridge Declaration of Covenants and Restrictions (DCR).

Additional details and other restrictions are specifically listed in your copy of the DCR which is now also available on our website, www.silverridge.net .

Penalties

Failure to comply with these minimum standards could result in the assessment of fines, penalties, and/or other corrective action (i.e. the repainting of your house if the color and/or colors are not approved).

How to Submit a Request for Improvement

Please allow a maximum of 30 days to process your request from date of receipt. You may submit a request for improvement by sending a letter or form (with diagrams, samples, supporting documentation, etc where applicable) to the following address:

Silver Ridge Homeowner's Association

P.O. Box 2185

Alpharetta, Georgia 30023

Thank you for your cooperation and support in helping to protect and increase Silver Ridge property values.

Sincerely,

The Silver Ridge Architectural and Environmental Control Committee

Silver Ridge Homeowner's Association

architecturalcommittee@SilverRidge.net

Minimum Exterior Appearance Standards

1.0 Landscaping/Lawn Care

Lawns must be mowed on a regular basis so as to provide a manicured appearance with grass height not exceeding four (4) inches.

1.1 Lawns must be “edged” or neatly trimmed along sidewalks, driveways, curbs, etc.

1.2 Yard clippings must be removed from driveway and curbside after mowing and/or edging.

1.3 Islands and flowerbeds must be maintained regularly with fresh pine straw or mulch, edged and weeded so that they are kept free of weeds and grass.

1.4 Hoses and/or reels must be stored out of visible sight from street. Drain pipes need to be buried.

1.5 Trees, bushes, and other ornamental plants must be pruned and/or trimmed so as to provide a manicured appearance.

1.6 If making any change to an existing tree on the property border neighbor approval must be received before submitting request to HOA.

1.7 Newly planted trees must be 6 feet away from property line. Type of tree must be submitted to HOA before installation. Bamboo and Sweet Gum trees are not allowed.

1.8 Groundcover – Fresh pine straw, mulch, wood chips & wood bark of natural appearance and in harmony with the area are acceptable. Extra pine straw bales, mulch, bags, etc. must be stored out of sight.

1.9 In Fall –leaves must be collected from yard and street every two weeks and placed in bags for trash removal.

1.10 Items not intended for ornamental purposes cannot be kept in view of the road.

2.0 Exterior Maintenance/Painting

House exteriors including, but not limited to, doors, windows, garage doors, gutters and shutters should be maintained in good condition (i.e. no peeling, cracked paint, or rotted wood).

2.1 Any exterior house paint color may not be changed without prior written approval of this committee (i.e. main color, trim/molding, shutters, doors).

Request for approval must contain paint samples with manufacturer’s name and color number.

2.2 The exterior must be kept free from visible discoloration, mold, and mildew.

2.3 No vinyl siding permitted.

2.4 Driveways/walkways must be power washed periodically to maintain curb appearance.

2.5 Garage doors cannot be changed from the original style without prior written approval of this committee. NOTE: For garage doors with windows: No stored items should be seen or hung from the windows.

3.0 Exterior Doors

3.1 Storm doors must be painted with the exact paint color that is used on the trim or shutters.

3.2 Only “full view” front-entrance storm doors are allowed (i.e. full glass with small frame).

3.3 Screen doors are not allowed on the front of the house.

3.4 For a **replacement FRONT Door**, the only options are a single rectangular door with double sidelights or rectangular double doors without sidelights. New door must fit in existing door frame.

4.0 Decorations

4.1 Exterior Christmas decorations may not be displayed before Thanksgiving Day and shall be removed by the second weekend in January.

4.2 Other holiday decorations, including flags, may be displayed on the weekend before the holiday and must be removed no later than one week after the holiday.

4.3 All other decorations and/or statues of any type require prior written approval.

5.0 Mailboxes

Mailboxes are to be the MB-500 provided by Global Home Construction. This is an Imperial Classic styling base to match our street signs. Please contact the AECC for replacement.

5.1 All repairs to mailboxes are completed by the Silver Ridge HOA. Please submit a request for repair to email: BOD@SilverRidge.net

5.2 Post used to mount mailbox must be erect, not leaning and in good repair.

5.3 If a mailbox is deemed unrepairable, the Silver Ridge HOA will replace and install a new mailbox and/or pole at no charge to the homeowner.

6.0 Trash/Yard Waste

Trash, trash containers, and/or yard waste **MUST** be stored **OUT** of public view from the street. The containers are allowed on the street the night before or day of service. The containers should be removed from street view immediately after service. Trash cans may be stored in the garage, behind a fence on the side of the house, or in the backyard. The containers should never be visible from the road except for the day of service.

7.0 Fences

New fencing and/or changes to existing fencing including staining (staining only permissible in natural wood tones, no painting) require prior written approval by this committee.

7.1 Fences are to be made of wood only and maintained in good condition.

7.2 The finished sides of the fence must be turned to the outside (i.e. crossbeam structure should **NOT** be visible to neighbors).

7.3 A fence on your property – it must be maintained (no rotting wood or falling boards).

7.4 Maximum fence height is 6' (feet)

7.5 Fences are not allowed to separate front yards. Only the side of the house and backyards are areas to install fences.

8.0 Satellite Dishes and Solar Panels

8.1 Satellite dish size is limited to +/- 3 feet diameter or less.

8.2 Satellite dish should not be visible from the road if possible. In the event a dish must be placed such as to be seen from the road to receive a signal, the dish must be professionally mounted and in good appearance.

8.3 Wire connecting the dish to the receivers must be routed such that they are not visible from the street, and do not create an unattractive appearance. Mounting the dish on the roof and running cables visibly across the roof is unacceptable.

8.4 Solar Panels can only be installed on the rear portion of the roof. The panels should not be seen from the street view.

9.0 Signs

No temporary yard signs of any kind are allowed anywhere on or within the Silver Ridge community. The only exception are celebratory yard signs for One-Day(24hrs) Only. Real Estate signs are allowed as long as they comply with the following:

9.1 All signs advertising sale/rent must adhere to the Silver Ridge guidelines.

9.2 Any such temporary signs shall be removed promptly.

9.3 Contact architecturalcommittee@SilverRidge.net for signage guidelines before listing property For Sale.

9.4 No signs on common property unless specifically approved by this committee or the Board.

9.5 No handwritten signs of any kind shall be placed in any yard at any time.

10 Windows

10.1 Replacement windows must be approved by HOA prior to installation.

10.2 Double Hung, Colonial style are the only approved style for front/street facing windows. The side or rear of the home may have grid-less windows if not visible from street.

10.3 All front facing windows must match and new installations completed at the same time.

10.4 Visible broken blinds should not be visible from street.

11 Roof

11.1 Roof color must be submitted and approved before construction (allowed colors are black or charcoal).

11.2 Solar panels must be out of view from street.

12 Portico/Porch

12.1 Renderings or drawings must be approved prior to construction.

12.2 Must keep within current design of home.

13 Outdoor Pets

13.1 Outdoor animals should never be unleashed nor unsupervised at any time.

13.2 Dogs are not allowed to be tethered in the front yard at any time. The HOA will report all incidences to Johns Creek Animal Control.

13.2 Please be considerate of your neighbors and all the children playing in Silver Ridge. Pick up your dog's waste immediately after a bowel movement including in yards and common areas.