

Wills Commons Community Design Standards

Version 4.0

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Prepared by
Wills Commons HOA and
Design Review Committee

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Document Revision History

Revision Date	Revision Number	Section(s)	Changes Made
2001	0.0	All	Original Guidelines by Peachtree Residential (Developer of Wills Commons)
June 2007	1.0	All	First set of Guidelines by homeowner controlled Board of Directors
July 2007	2.0	All	Scoggins Formatting/Board Review #2
August 2007	3.0	All	Review by HMS
August 2020	4.0	p. 4 Committees, Item #44 p. 21-23	Updates to Board and Committee Members, updates to painting guidelines

Author Contact Information

WillsCommonsBoard@gmail.com is the official email address for any questions regarding the community. Listed below are the names of the current HOA board and DRC Committee members as of the date of this revision.

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Special Definitions

Please note the following special definitions used throughout the document:

DRC = Design Review Committee (our new name for Architectural Control Committee)
DCRE = Declaration of Covenants, Conditions and Restrictions. These covenants are the existing resident covenants, of which these new design standards supersede and expand on.
Board = Wills Common Homeowner’s Association Board of Directors

1 Introduction

The Architectural Control Committee (herein renamed and referred to as the “Design Review Committee” or “DRC”) is appointed by the Wills Commons Home Owners Association Board of Directors (“Board”) and reports directly to the Board. The DRC is charged with working with the Board to develop design guidelines that govern the appearance and maintenance of the entire community. This document details the design standards for our residents.

Deed Restrictions and Design Standards protect neighbors and the value of our neighborhood. All property owners and tenants are subject to the Deed Restrictions and to these Design Standards and have agreed to comply with them. In turn, they rely on their neighbor's promises that they too will comply. Most problems can be resolved, and unnecessary complications avoided, by a thorough understanding of the Deed Restrictions and of these Design Standards. Compliance with the Deed Restrictions and these Design Standards by all neighbors will permit Wills Commons’ property owners and residents to enjoy raising their families in a pleasing environment and an attractive community with sustained property values. These Design Standards **are intended to augment** the Wills Commons Community Association Deed Restrictions, officially titled "**Declaration of Covenants, Conditions and Restrictions**" (DCRE), and DO NOT REPLACE OR OVERRIDE them. All are based on the specific rules established by the appropriate governing documents. These Design Standards may be amended by addition, deletion or alteration at any time the Design Review Committee, or as the Board of Directors deems appropriate. The Design Review Committee will follow the guidelines, instructions, and rules described in Article V of the DCRE.

The purpose of the DRC is to centralize design control of the neighborhood to enhance, ensure, and protect the attractiveness, beauty, and desirability of the area as a whole while at the same time allowing compatible distinctiveness of individual developments in the area. The DRC shall ensure that all applications for changes, alternations, additions, or deletions to property in the community are in compliance with both 1. the Restrictions in Use contained in the Declarations of Covenants, Restrictions and Easements (DCRE) for the neighborhood and 2. these Design Standards established for the neighborhood. The DRC will consist of a minimum of three members appointed by the Board. The DRC (otherwise known as the Architectural Control Committee defined by the DCRE) is a standing committee of Board appointed community volunteers described by Article V of this charter.

2 Approval Philosophy

The approval process is intended to minimize hardships or undue delays, while preventing additions or modifications to property that would be costly to correct if done improperly or in violation of the DCRE or Design Standards. The DRC’s goal in the review process is not to tell the owner that changes cannot be made to the property, but rather to assist in making changes in a way that conforms to the character of the neighborhood.

Wills Commons Community Design Standards

The Design Standards are not intended as an inflexible set of rules but rather as a reference tool which will provide you with the information you need to understand the design review procedure, and to make the system work for you and for all your neighbors in the community. Ultimately, the goal of the Design Standards and procedures is to preserve the unique traditional quality of Wills Commons and to maintain the high aesthetic standards that make it a desirable place to live and ultimately to preserve and enhances property values in the community.

The DRC will review submitted plans for exterior modifications and make periodic and inspections of the work in progress to ensure timely completion and conformity with approved plans and the DCRE. The DRC shall meet to review applications with plans for alterations. Plans shall be approved or rejected, subject to the governing documents and guidelines. (DCRE 5.7)

3 Need for Approval

All exterior modifications to a home or lot in Wills Commons, including landscaping, must first be reviewed and approved in writing by DRC unless otherwise stated in these Design Standards. Owners shall not commence construction of any exterior modification without first making an application to the DRC and obtaining approval of such exterior modification from the DRC. Any exterior modifications without first obtaining approval or exterior modifications, which are DIFFERENT than that approved are subject to fines. Please refer to the Architectural Fines Section later in these Design Standards for details.

4 Submittal and Approval Process

(DCRE 5.5)

1. Obtain Application Form
 - a. See attached exhibit A.
 - b. You may also pick up an application form by contacting the DRC.
2. Read this document Wills Commons Design Standards.
3. Develop your plan. (Consider the impact on your neighbors.)
4. Please ask the Design Review Committee any questions you may have for assistance.
5. Submit two (2) copies of the completed application including all required plans and neighbor signatures, as clearly and thoroughly as possible. Have your next-door neighbors and any additional neighbors who share your lot boundaries sign the application verifying they have seen your plans.
6. A member of the committee will review your application to determine if the information provided is sufficient for the Design Review Committee to be able to review. If not, you will be asked to provide additional information and may be asked to re-submit the application and the signatures of your neighbors to ensure they have also seen the additional information.
 - a. Incomplete or illegible submittals will be returned to the applicant.
7. The DRC will meet and review your application.

- a. The DRC will provide you with their written response (approval or disapproval) included in one (1) copy of the application that was submitted within thirty (30) days after the full and complete application, plans, specifications and fees have been submitted.
- b. Homeowners who wish to meet with the Design Review Committee regarding their submittal should contact the DRC on the agenda for the next scheduled meeting

Modifications must be commenced within six (6) months of the receipt of written approval from the Design Review Committee and then must be completed within six (6) months of the date of commencement of construction. Projects lasting more than 6 months require an approved application for extended construction.

- c. After the project is completed you must notify the Design Review Committee can review the work against the plans for final approval. Failure to obtain final approval can result in fines and/or having to change the work to conform to the plans that were approved.

(DCRE 5.6, 6.10)

5 Important Reminders

City and County Approvals

Many exterior projects require a review and permit from either the City of Alpharetta or Fulton County in addition to DRC approval, and the property owner is responsible for all such City and County approvals. Alpharetta and Fulton County authorities should be contacted before commencement of work to be sure that any and all required permits have been obtained. City or County approval does not preclude the need for DRC approval, nor does DRC approval relieve the applicant of the responsibility to obtain City or County permits. In some cases, the City of Alpharetta or Fulton County may require written confirmation of the DRC before issuing a permit. When considering making a modification, do not rely on a modification your neighbors may have done to their property. It may not have been approved or, if approved, it may have had different reasons for being approved than your application. Each application is processed individually, and you are responsible for getting DRC and City or County approval for your modifications.

Design Review Committee approval in no way deals with, guarantees, or warrants that the improvements comply with building codes, governmental regulations, or sound engineering practices; all of the aforementioned being outside the scope of the Design Review Committee.

6 Modifications by Prior Owners

Purchasers of a resale property could be notified that they are in violation of the covenants because of an existing unapproved architectural modification on their property. Current owners are responsible for any existing violations. Should owners find themselves in this situation, they should remove the unapproved modification themselves or, alternatively, if the previous owners

did not seek approval, the new owners should submit an application explaining the matter and requesting approval. In such event, the Design Review Committee shall have the right to deny approval of the existing unapproved architectural modification and to require the current owners to remove the unapproved modification within a reasonable period of time determined by the Design Review Committee. The buyer of a resale home is urged to protect him or herself from this occurrence by obtaining a resale certificate from the Wills Commons Community Association, Inc. prior to settlement which will state whether any fees are due or whether any covenant violations exist on the property so that these may be immediately resolved by the sellers. Purchasers must be aware that certain architecture, which may have been appropriate for one lot in Wills Commons, may not necessarily be appropriate for another lot.

7 Appeals

When a set of plans is rejected by the Design Review Committee, the applicant will be informed of the reason(s), any changes that could be made to facilitate approval of the plan, and their right to appeal the DRC's decision. An applicant may appeal a decision of the DRC by submitting a written request for appeal within ten (10) days of receipt of the notice. The appeal should include specific and detailed information that clarifies why the submittal should be reconsidered. When an appeal is made the DRC may a) uphold the rejection of the plans, b) approve the plans, or c) return the plans to the DRC with questions and or comments for consideration. In all cases, the DRC holds final authority for architectural control.

(DCRE 5.4.2)

8 Changes to Guidelines

While the DRC will make every reasonable attempt to be fair and equitable, the Committee and the Board will not necessarily be bound by past decisions of Peachtree Homes Development, prior Design Review Committees (Architectural Control Committees), or prior Board of Directors. The Committee reserves the right to disapprove applications for improvement that require a variance from the established Covenants if it believes that such changes are not in the best interest of the future of the Community, even if a precedent was set by a decision of Peachtree Development, prior Design Review Committees, or prior Boards. In spite of their best efforts, the Committee and/or the Board will from time to time make a decision that, in retrospect, is not in the best interests of the community. The Design Review Committee and the Board reserve the right to recognize such a situation, document it in the minutes of a meeting, and no longer permit its use as a precedent. The same right applies if the Committee and/or the Board make an inadvertent error in allowing a change or addition.

9 Violations and Penalties

(DCRE 5.10)

Fines

Exterior Modifications Prior to Design Review Committee Approval

Any Resident who is found to have made exterior modifications to a home or lot in Wills Commons that needs prior approval in writing from the DRC without this required approval will

be subject to a fine(s) according to the below schedule:

First Offense: \$25.00

Additional Offenses: Double the Prior Fine (e.g. 2nd Offense = \$50.00, 3rd Offense = 100.00, etc.) These fines will be enforced whether the modifications are approved or not approved at a later date and are in addition to any other assessments and/or fines that may be charged to the property.

10 Exterior Modifications Which Differ From That Approved

Any Resident who receives approval for an exterior modification from the DRC and makes modifications which are substantially different from the approved modifications, without getting approval for these changes, will also be subject to a \$50.00 fine, even if the differences are approved after the modification was made at a later date.

These fines will be enforced whether the modifications are approved or not approved and are in addition to any other assessments and/or fines that may be charged to the property. Any modifications made without necessary approval and any modifications, which are substantially different from the approved modification, which is not approved after the modification has been made, will be subject to the fines.

11 Non-Compliance

(DCRE 5.10)

Any resident that receives a violation letter that does not abate the violation within the time provided, will be sent a Cease and Desist letter. If the violation has not been abated within 30 days, or in the case of repeated instances of the same violation within thirty days of the Cease and Desist letter then a \$50 fine will be added to the homeowner's assessment. If the violation has not been abated within 60 days after the Cease and Desist letter is issued, the Homeowner will be fined \$25 a day.

12 Emergency and Disaster Reaction

Disasters such as fire and weather may cause significant construction and repair activity to take place. Temporary repairs or structures (those that are present for no longer than six months during reconstruction) will be acceptable under such a condition. Reconstruction in the form that existed before the disaster will be acceptable without approval by the Committee. Approval for changes to the former structure will be made with all haste possible so as to have no adverse impact on the owner. The Board and the Committee will take whatever action is reasonable to expedite its responsibilities. The intent will be to re-establish the neighborhood to its former quality as quickly as possible. It is recognized that an owner has the right to take temporary protective action in the event of certain weather conditions, such as hurricane warnings. No prior approval for such temporary action is required. However, all such installations must be completely removed, and the property restored to its original condition within seven days of the passing of the emergency. This rule specifically applies to, but is not limited to, the boarding of

windows and doors during a hurricane threat.

13 Easement Encroachments

It is not the responsibility of either the Committee or the Board to police encroachment into utility easement areas. If possible, the Committee will advise the owner of a possible encroachment and recommend that the owner seek approval or waiver from the appropriate utility. However, the Committee will not be liable for any expense incurred by an owner as a result of action by a utility if such encroachment occurs, even if the Committee approved the change or addition without comment.

14 Architectural and Landscaping Guidelines

Please refer to the document titled Declarations of Covenants, Restrictions and Easements (DCRE) for Wills Commons for further reference. Landscape guidelines are described in Appendix A Wills Commons Outdoor Regulations.

15 Additions and Structural Changes to House

All external additions and structural changes to houses shall have DRC approval before construction begins. This includes, but is not limited to, new rooms, porches, garages, carports, window changes, front exterior doors, chimneys, and other attached structures.

Normal maintenance to preserve the structure in its original state does not require Design Review Committee approval. See “61 Maintenance” below.

No addition shall encroach upon the setbacks for the lot listed in the Covenants. Additions should match the house color and style as much as possible

Information required in application submittal:

1. Site plan showing location of structure and distance from any lot lines.
2. Elevations showing the planned appearance of the structure.
3. Description of materials to be used including siding, paint colors, and shingle samples, if applicable.

16 Construction Materials

Certain building materials are considered unacceptable for exterior use in Wills Commons. Other materials may be used for specific applications only. General guidelines are as follows:

Brick is generally acceptable. Brick should match the existing brick on the residence as closely as possible.

Aluminum is acceptable for rain gutters and window framing. Aluminum siding (that simulates wood) may be used to replace original wood or composition siding if the color is acceptable. All aluminum items, regardless of their application, must be painted a color compatible with the home on which it is installed.

Fiberglass is generally unacceptable for all applications.

Roofing Material must be the same as the home for any structure that has three or more enclosed sides, regardless of the purpose or use of the structure, with the exception of greenhouses.

Glass and Plexiglas is generally acceptable for most applications, including tops of greenhouses. Plexiglas is a suitable substitute for glass.

Plastic Siding may be used to replace original wood or composition siding so long as it is made to look like wood siding (texture, form and color will be the DRC acceptance criteria). Most other uses of plastic are unacceptable.

Fiber Cement Siding was originally placed on all homes in Wills commons and is acceptable.

17 Awnings

Window awnings are not allowed in the community. Deck Awnings: See “22 Decks”

18 Antenna and Satellite Dishes

(DCRE 6.15)

All need DRC Approval as follows:

Local TV Antennas

Antennas for local television reception that do not exceed twelve feet in height may be installed without prior approval of the DRC. These antennas shall preferentially be located within the attic. If an external antenna is required to obtain an acceptable signal, it must be located behind the roof ridge so as not to be seen from fronting streets.

Small TV/Satellite Dishes

Satellite gear must be approved by DRC prior to installation. Location and size is evaluated. Dish antenna of one meter or less are acceptable. These dishes shall preferentially be located so as not to be seen from fronting streets and, if possible, be located in the rear of the residence and below the fence line.

Large TV/Satellite Dishes are not permitted.

Other Antennas

Antennas, other than those described above, are not permitted if they are visible from any street, common area or adjacent property.

19 Basketball Goals and Hoops

Permanently Mounted Goals are not permitted.

Portable Goals are not permitted in front of a home.

Portable Goals are permitted on driveways that enter the side of a home.

Prior approval is not required for portable backboards. When not in use, portable goals must be located only on the driveway of the residence.

Goals must be maintained in good condition, painted when necessary, and nets must be replaced when frayed or missing.

Posts, backboards, bases, weights, nets and hoops will be of an appearance, size, shape and color that are not offensive to the decor and landscaping of the neighborhood.

Bright fluorescent colors are not acceptable.

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Due to the noise associated with basketball hoops, play is limited to the hours 9:00 a.m. to sunset. Please note that the City of Alpharetta and/or Fulton County noise ordinances must be obeyed at all times.

Backboards will not be permitted to be attached to the house.

Basketball goals are not allowed along the street right of way or common are.

The DRC will have final approval or denial authority over all backboards.

20 Birdhouses

Birdhouses are considered acceptable if the total height of the complete birdhouse structure (house and pole or other structure) does not exceed eight feet above the ground.

One is limited to four birdhouses on each property.

The feeding of birds not using a birdhouse such as ground-feeding is prohibited.

Birdhouses must be located a least 20 feet from any common/city sidewalk located on the property.

Birdhouses must be a recognized bird feeding structure.

Birdhouses must not be located in a utility easement

Birdhouses may be attached to a perimeter fence if the owner of the effected neighboring property agrees in writing.

DRC approval is not necessary for “acceptable” birdhouses listed above.

21 Clotheslines

No outside clotheslines placed on any Lot shall be visible from any adjacent Lot, Common Property or street.

(DCRE 6.24)

22 Decks

Decks will only be allowed on the rear of homes and never on the side or in the front. Decks should not extend any further than sixteen feet (16’) from the furthest projection of the rear of the house. Decks should not extend beyond the owners’ building restriction line. New decks or modifications to existing decks must provide continuity in detailing, such as materials, color, post locations, railing design and trim. Owners must consult the City of Alpharetta building requirements and code before constructing a deck,

Decks must be constructed with pressure treated, cedar, rot-resistant, or synthetic wood and, in many cases, may be left to weather naturally. Painting or stained wood decks should be in a neutral color which blends well with the brick and trim color of the house. Column supports for above ground decks must be finished with the same level of quality and detail as the deck itself. Information required in application submittal are as follows:

1. Site plan showing proportionally correct location of structure with house and lot lines.
2. Elevations showing the planned appearance of the structure.
3. Description of materials to be used.

Lattice may be used to screen the underside of all sides of the deck, between the deck and the ground. The DRC may require some additional landscaping around the deck in instances where the deck is visible from the neighbors, the road or recreational areas. If the area under the deck is to be used for storage, it must be properly screened to block the view from adjacent properties or roads. Any deck appurtenances such as arbors, pergolas, lattice and trellises must be submitted as part of a complete deck application package.

Deck Awnings. Retractable awnings designed for use over decks and patios will be considered on a case-by-case basis. In order to be approved, retractable awnings must be compatible in color and appearance with the house, as determined by the DRC. The awning material shall be only fabric. Awning shall be mechanical and retractable. Any wood structure shall be the same color as the house or deck. Upon deterioration, the awning shall be repaired or replaced within a reasonable time, but within 15 days after notification by the management company. Awning shall be attached to the house, not free standing. The Awning may be no larger than the deck or patio it is designed to shelter. Information required in application submittal:

1. Diagram showing area covered by awning
2. Size of awning.
3. Description of materials to be used. Including a picture or sample of fabric

23 Patios

Patios are encouraged to be stone, brick, or exposed aggregate concrete. Concrete may be used but must remain neutral in color. Painting concrete is not permitted. Staining concrete is permitted, but must be in a color that compliments the house and surrounding structures. Edges must be neatly finished and cannot exceed eight inches (8”) in height. Patios built on ground that is not level that need a buildup must submit elevation drawings and edging materials. Please submit a site plan showing the location of the deck or patio relative to the house and the property lines, construction elevation plans, and paint or stain color samples where applicable. Changes in grade or drainage resulting from the addition must not adversely affect adjacent property, and should be shown on the site plan. Information required in application submittal:

1. Site plan showing location of structure and distance from house and any lot lines. Include water drainage alterations and lighting additions if included.

Description of materials to be used.

24 Detached Structures

No fuel tanks are permitted. Arbors must be a minimum 7ft in height and 6ft in length not exceeding 9 ft n height. Gazebos are prohibited

25 Storage Sheds, Tool Sheds, Outbuildings and Similar Structures are prohibited.

(DCRE 6.9)

26 Shade Structures

Shade structures may be constructed only of appropriate rot resistant wood, trellis, or shingles. If

shingles are the preferred choice of roofing material they will be of the same color, texture and weight as the shingles utilized on the residence. Wood surfaces may be left natural (if rot resistant or pre-treated), stained or painted to match the residence.

27 Driveways, Parking Pads, Walkways

Driveways and vehicles parking pads shall be concrete only. Aggregate base, thickness, reinforcement, etc. shall comply with City of Alpharetta guidelines and good construction practices. Close attention shall be paid to structure placement. Construction on setbacks and encroachment onto buffer areas, common property, and neighboring lots is strictly prohibited. Changing color of concrete is prohibited. The impact of an enlarged or modified driveway on neighboring properties will be carefully considered. New or revised walkway plans must also be submitted to the DRC for review and approval. Enlarging or modifying a driveway and/or walkway may be done only where it and its use will not adversely affect adjacent property, natural areas or drainage, and where it will not negatively impact the appearance of the streetscape. Enlarging driveways, and adding parking pads or walkways must be done with the same material as the existing driveway or walkway. Should the driveway and/or walkway cause disturbance of any existing vegetation, the owner will be required to re-plant landscaping and may be requested to plant additional landscaping if needed to soften the impact and view of the driveway and/or walkway from neighboring properties. New walkways will only be allowed to add in the side or back of residence. Walkways may be constructed of stone, brick, keystone or concrete. Walkways must be neutral in color. Painting or coloring existing concrete is not permitted.

Information required in application submittal:

1. Site plan showing location of structure and distance from house and any lot lines. Include water drainage alterations and lighting additions if included.
2. Description of materials to be used.

28 Erosion Control During Construction

(DCRE 6.26)

29 Exterior Lighting

In general, the addition of exterior lighting is both acceptable and desirable. This includes ground level lighting, stand-alone lamp posts and lighting mounted on a house or approved structure. Such lighting fixtures must be compatible with the general tone and design of the neighborhood. High intensity lighting is inappropriate for residential neighborhoods. In all cases, stand-alone lighting fixtures not exceed eight feet in height. Flood and area lighting shall be positioned or shielded so as to not affect neighboring properties. Generally, only white or yellow lighting shall be approved.

Excess overflow illumination shall be held to a minimum. An exception to this may be made when owners of neighboring properties deem the lighting to be beneficial to their property and

agree in writing to its installation. Every effort should be made not to disturb or adversely affect neighbors with the installation of such lights.

30 Fences

(DCRE 6.3)

All new fences require DRC approval prior to beginning construction. Chain-link, split rail, other wire fencing, and natural unstained or treated wood fences are prohibited. Thin vinyl wire fencing used in conjunction with a three (3) rail or similar fencing for the purpose of enclosing pets is permitted if installed on the installing lot owner's side of the fence and if prior written approval is obtained from the DRC.

1. Materials

- a. Fence shall be constructed of only one material.
- b. Wood shall be cedar, pressure treated pine lumber or rot-resistant wood.
- c. No metal fences are allowed except black wrought iron or black anodized aluminum crafted to look like wrought iron.

2. Color

- a. Wooden fences shall be either natural or natural stain, not painted. Staining and/or preserving fences must be done in a neutral color which blends well with the brick and trim color of the house.
- b. Wrought iron/anodized aluminum fences shall be black.

3. Height

- a. Fence may range in height from 4 to 6 feet.
- b. Fencing that crosses over culverts or drainage channels may be maintained at the same elevation as the adjacent fencing instead of following the exact contour of the ground.

4. Location

- a. Shall enclose all or part of backyard.
- b. Fences are prohibited in the front yard of house.
- c. Fence location extended further from the back of house will be considered on a case by case basis and may not be allowed due to the relation to neighboring lot and home structures. The DRC will endeavor to create uniform fence lines between homes.
- d. May not be built in environmental buffer or easement areas.
- e. Building a fence in the right of way of streets may result in destruction or removal of fence. This is at the expense and risk of the property owner.

5. Construction Details

All hardware shall be rust resistant.

- a. The finished side of the fence and gate, if applicable, must face out from the property lines so that all horizontal and vertical support posts and crossbeams are screened from neighboring lots.

6. Maintenance of the fence and property surrounding the fence is the responsibility of the

property owner.

7. All work shall be completed within 30 days of starting the fence construction

The foregoing restriction shall not be applicable to fencing installed in conformance with applicable law and/or regulations for purposes of enclosing a swimming pool.

31 Natural Fencing

Fences constructed of landscaping (e.g., shrubs or trees) will be considered on a case-by-case basis and only in the rear yard. Only landscaping which will not infringe on neighboring properties, either through the root system or through its foliage or branches, will be considered. Fences may not be installed upon any lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may unreasonably change, obstruct or retard the direction or flow of any drainage channels.

Information required in application submittal:

1. Site plan showing location of fencing and distance from house and any lot lines.
2. Hedge and screen plantings which form a barrier between properties should have the following:
 - a. A written agreement for maintenance access.
 - b. Setbacks to allow for plant growth.

32 Community Perimeter Fence

Perimeter fences are a community property, owned by Association. In general, the Association owns several feet of property inside the perimeter fence, and residents must respect this easement. Individual homeowners whose property adjoins the perimeter fence must ensure that the fence is not exposed to damage by adjacent plantings or land use, as they will be held responsible for any such damage occurring on or caused by their property. Plants that attach themselves to the perimeter fence are prohibited. Bushes and trees must be trimmed to prevent contact with the perimeter fence. Flower boxes, planters, composting boxes and any other raised beds must not be in contact with the perimeter fence. No structure of any kind may be attached to the perimeter fence.

33 Flags and Flag Poles

A flagstaff may be mounted on the house, garage, tree or other improvement structure. The length of the staff does not exceed six feet and the top-most part of the staff does not extend to a point higher than the highest point of the specific structure (tree, house, porch, garage, etc.) on which it is mounted. A limit of two flagstaffs per home is permitted. Freestanding flagstaffs are not permitted.

34 Garages

(See DCRE 6.6)

35 Garbage and Refuse Disposal

(DCRE 6.17)

Trash enclosures and trash receptacles not located in a garage must be screened by adequate plantings or fencing so they are concealed from view of neighboring lots, streets, parks, and public areas. The construction of a fence or like structure in the front yard to screen trash enclosures is prohibited. Such a structure must be located in the side or back of a residence and adjacent to the home.

36 Holiday Decorations

Holiday decorations are both permitted and encouraged and will not require approval by the DRC. However, such decorations (signs) may be installed no sooner than 30 days prior to the holiday and must be removed within 30 days after the holiday for which they are intended. Furthermore, the DRC does reserve the right to require the removal of decorations that either generates complaints or are deemed offensive. This right will be used sparingly.

37 Landscaping

In general, the addition or movement of shrubs and other live items of landscaping is DRC are acceptable without a formal review by the DRC. Most landscaping, such as planting flowers, installing shrubs do not require DRC approval. However, the DRC recommends strongly that members request approval for landscaping if there is any question regarding its compliance with the Guidelines. The Board reserves the right to require a member to remove or modify unapproved landscaping if neighboring members complain, and if upon inspection, the DRC considers the item unsightly or a nuisance.

These guidelines apply both to items that create a non-acceptable condition upon installation and items that grow to become non-acceptable.

1. Landscaping that change the contour of the land requires DRC approval
2. Hedges and Screen Plantings. See “Natural Fencing”
3. No changes or modification may be made to common property, without prior written approval of Board.
4. Planting shrubs, bushes, trees, or flowers in the area between the sidewalk and the street is prohibited with the exception of the area immediately surrounding the mailbox.
5. Lawn mowers, weed eaters, wheelbarrows, gardening carts, trailers, etc. may not be kept in the front or side yards. These items shall be stored in either the garage or rear of the house and not visible from any street.
6. Modular hose reels or caddies are allowed if they are stored not more than 2 feet away from the house. Hose reels or caddies attached to the house are permitted.
7. Bedding borders and retaining walls shall be constructed with common landscaping materials and shall not exceed 12” in height at the top of grade. Keep water drainage control and direction a priority. Applications must submit a plan view of proposed borders and walls indicating the dimensions, materials and style

Exceptions include landscaping that is, or will act as, a non-compliant fence, items that obstruct access to a vital community service (such as a fire hydrant), items that obstruct visibility causing a hazard to vehicular or pedestrian traffic, items that create a hazardous condition, or any item that generates a complaint from a resident of the community. These guidelines apply both to items that create a non-acceptable condition upon installation and items that grow to become non-acceptable.

38 Trees

Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged, or poses a hazard. Please comply with the City of Alpharetta's guidelines and regulations for proper tree removal. Owners are asked to carefully plan modifications so as to eliminate or minimize the need to remove any trees. In most cases, the owner will be asked to offset any tree loss, whether associated with another modification or not, with new plantings. The replacement trees are to be a minimum of 2" caliper for shade trees and 6 foot or taller for decorative trees. All new trees must be set back from adjoining property lines $\frac{1}{2}$ the diameter of the canopy of the tree or shrub when it will be mature.

39 Lawn Ornaments, Fixtures, and Furniture

Ornaments include, but are not limited to, such items as planters, decorations, statues, bird baths, lawn ornaments and other decorative items. Furniture includes chairs, benches, lounges, tables, etc. Fixtures include swings, lighting fixtures not described elsewhere in this document, barbecues, cookers, smokers, etc. Such items are encouraged to promote individuality. However, the following guidelines apply:

1. Lawn statues, birdbaths, garden statues, etc. less than 3 feet tall and placed within 3 feet of the resident's house do not require DRC approval. Such items placed in the rear of the house shall be within the envelope of the house unless they are located behind a fence. On such items that do not require DRC approval, the Board reserves the right to require a member remove the item if surrounding members complain, and if upon inspection, the DRC considers the item unsightly or a nuisance.
2. All lawn ornaments, installed outside of a fenced portion of the property, whether temporary or permanent, will conform to the general restrictions of the DRC. This includes a six foot height limit, the prohibition of certain materials (such as plastic), and the limits to reasonably subdued earth-tone colors compatible with the neighborhood. All such items must be kept in the same quality of repair as is required of the home and land. Any and all items kept for prolonged periods anywhere outside of the house are covered by the DRC guidelines. It does not matter whether they are permanently installed by being cemented or otherwise fixed, into the ground or just maintained on top of the ground or on porches.
- 3.

40 Items on Front Porches

Items kept on porches such as furniture and planters must meet the general restrictions but will not require written permission unless a specific complaint is received. For purposes of Design Standards, an owner may keep for prolonged periods items of furniture, ornaments or planters on the front porch of his or her home without the written permission or consent of the DRC. The review committee or Board will only make a judgment if a specific complaint is received.

41 Items in the Front and Side Yard

Those items kept permanently, or for prolonged periods, outside of the fenced area of the property will receive the greatest attention, the greatest visibility and will require written approval. For purposes of consistency, the term "prolonged periods" will be 48 hours. All of the following paragraphs, unless otherwise specified, refer to items outside the fenced area and not to those on porches or within the fenced areas.

Material Composition - The same general guidelines apply to these items as apply to other structures. Certain materials are generally unacceptable. Such materials include plastic, fiberglass, unpainted aluminum or steel, etc. Acceptable materials are wood (either unpainted or painted to blend into the natural background), brick, stone or cement/concrete, pottery, clay, tile and wrought iron. Exceptions can be made at the discretion of the DRC or the Board.

Appearance - In order for an improvement or change to qualify for acceptance it must blend with the composition and tone of the surrounding area. The DRC and the Board will exercise their best judgment to determine this compatibility.

Specific Acceptable Items

The following items are generally acceptable for being maintained in the unfenced portion of Wills Common properties:

1. Most lighting fixtures that do not exceed eight feet in height.
2. Park benches and gliders made of any combination of natural wood, wrought iron, brick, stone or concrete.
3. Planters made of any combination of natural wood, wrought iron, brick, stone, clay, pottery or concrete
4. Ornaments, such as statues, sculptures, bird baths, fountains, etc. that are of a size proportional to the surrounding landscape and are composed of natural wood, wrought iron, brick, stone, clay, pottery or concrete. The test for permissibility for this class of items will be the extent to which it blends into the overall landscape of the surrounding properties. As a general rule, the number of front yard ornaments should not exceed six, no more than one of which is over one foot tall.
5. Lantern poles exceeding 8ft in height, and fishponds require DRC approval.

42 Items in Enclosed Yards and Backyard Structures

The intent of the committee is to permit the greatest possible flexibility for use of improvements in enclosed yards. It is recognized that such approved improvements as pools and children's play areas require some items that would not fall under the approval criteria. Such items include pool

furniture, children's play equipment, tables and chairs, etc. This type of item is seldom installed or kept on a permanent basis. In general, items of six feet or less in height, of a temporary (48 hours) or mobile nature and kept within the confines of the fenced yard area will not require written approval. It will not matter whether the item(s) is visible from the street or an adjoining property as in the case of items behind wrought iron fences. Such items may be composed of any material and be of any color.

Up to three backyard structures, including no more than two each of any of the following, will be permitted: Shade structures, play structures/ large play equipment. All of these permanent structures require approval by the DRC.

43 Mailboxes

All replacements or repairs of deteriorating boxes shall be identical to the original design and color, as much as possible. Mailboxes shall be black and maintained with a clean and neat appearance. Seasonal flags or covers are permitted without approval. Mailboxes and posts shall be well maintained and repaired or replaced as necessary, or within 15 days after notification by the DRC. Plant material is allowed to surround mailboxes and grow on the post. Plant material must be attractive, and must be maintained. The house numbers on mailbox must be maintained to be legible and uncovered at all times.

44 Painting of Exterior of House

Approval Requirements

The intent of these guidelines is for a homeowner to be able to select and apply paint colors that replicate the original homebuilder/ developer paint application. DRC approval is not necessary for replication (same colors). If a homeowner wants to select and apply a different color to the exterior of the home, DRC approval must be sought and all paint guidelines shall apply.

General Color Selection

Colors selected from the original color schemes of the neighborhood are most likely to meet approval. Generally, muted earth tones (grays and browns) are considered appropriate.

White is always Acceptable. Primary, bright or pastel colors will not be approved. Specifically, black, reds, yellows, oranges, purples, blues, and greens will not be approved. Exceptions to this rule for shutters and front doors are defined below in "Specific Application of Colors". Within the parameters of the palette of Acceptable colors specified herein, if the homeowner so desires, the DRC shall approve a trim color which contrasts with the siding and brick color.

Specific Application of Colors

First, the basic coloring of the brick must be established. If the brick blends best with grays, then white or a shade of the gray color family should be selected for the siding color. If the brick blends best with brown tones, then white or a shade of the brown color family should be selected for the siding. Once the siding color is selected, use the following tests below to complete the color scheme for the home:

Siding

Select from the following:

White

Color from approved color palate (grays and browns) that blends best with the brick color

Note: Siding and trim color must follow the selection criteria for paint.

Stucco or Plaster Board

Select from the following:

White

Color from approved color palate (grays and browns) that blends best with the brick color

Match brick color

Trim

All painted surfaces other than siding, doors, garage doors, soffit, brick guard, and shutters.

Select from the following:

White

The same color as the siding.

A color from within the same color family as the siding.

Shutters

Select from the following:

Black

The siding color

The trim color

These limited contrasting colors may be used when the siding and trim are the same color: color from approved color palate (grays and browns).

Gutters

Gutters may be the same color as the fascia, painted in the same color as a dark contrasting trim, or painted black.

Only the downspouts may be painted to match the adjacent surface if desired to hide them against the brick or siding. Downspouts may also be painted in a dark contrasting trim or black to match the gutter color. The trough part of the gutter must match the fascia even if the downspouts are painted to match the brick or siding.

Doors

Doors must be painted a single color.

Select from the following:

Any of the natural wood tones (stained and varnished)

The shutter color

The trim color

The siding color

These limited contrasting colors may be used when the siding and trim are the same color: black, dark greens, dark blues, reds.

Match brick - Only in cases where the resulting color does not violate rules against primary and pastel colors. Specifically, reds, browns, and grays will be approved.

Garage Doors

Garage doors must be painted a single color.

Select from the following:

Any of the natural wood tones (stained and varnished)

The trim color

The siding color

Metal Roofs

Metal roofs must be painted in a color that is used elsewhere on the house or in a color that blends with the rest of the house. Appropriate paint for metal roofs must be used. Only copper roofs will be allowed to look aged and weathered.

Wrought Iron

All wrought iron, or simulated wrought iron fencing must be painted black. Wrought iron railings may be permitted on the front porch of a house as approved by the DRC and must be painted black.

Masonry

Outdoor brick, stucco and masonry may be painted as approved by DRC and within approved color palate. If painted, brick and siding must be the same color. Driveways, curbs, or sidewalks must not be painted unless existing. Stucco application to existing brick is prohibited. Stucco may be used as a decorative medium only and should not be the predominate facade. The prohibition against painting curbs does not exclude or regulate the use of curb painted house numbers.

Fencing

Wood fences may be painted with prior approval of the DRC.

Roof Vents and Flashing

Sewer vents, heater vents, attic vents, dryer exhaust, and any other vents that penetrate the roof should be painted in a manner that blends with the color of the roof. Roof valley flashing may be painted in a manner that blends with the color of the roof. Any roof flashing that form a seal against chimneys, brick, or siding should be painted to blend with its respective adjoining surface.

Brick guard and Soffit

Select from the following:

The color of the trim

The color of the siding

General Color Definitions

The following colors require more judgment by the DRC to determine if they are Acceptable. These definitions are provided to assist the homeowner in applying these colors more successfully:

Cream or Off-White: These colors are considered to be a part of the brown color family and should not be applied when the dominate brick color is gray. Homeowners should compare the color sample directly to the brick in the sunlight. Creams and off-whites tend to look yellow depending on the brick color. This condition should be avoided.

Blue-Grays: This end of the gray color spectrum always requires close assessment. Blue and blue-grays are not permitted by the DRC Guidelines. The DRC will review color samples

provided in the sunlight. A sample must appear to be substantially more gray than blue to be acceptable.

Dark Green (shutters and doors only): Muted, deep/dark greens are acceptable for contrasting color on shutters and doors, bright greens are not.

Red and Dark Red (front doors only): The color of muted reds selected must match the brick of the home and tend to be "deep and dark" verses "bright". Oranges, pastels, and other primary brick colors are not eligible for matching. If brick is painted within the approved color palate a red door is acceptable as approved by the DRC.

The Brown Color Family: Most shades of tans and browns are acceptable. Light browns that have a significant amount of yellow or gold in them and darker browns that contain a substantial amount of red should be avoided.

DRC Applications must include a complete description all the colors used on the exterior of the residence. Additionally, the application must be accompanied by paint color samples for the new paint colors proposed on the application. Paint applications will not be approved until paint color samples are provided.

45 Parking

Please refer to Wills Commons DCRE for more detail.

46 Pets, Pet Houses, and Pens

Animal Control/ Pets

1. No animals, livestock or poultry may be raised, bred or kept on any lot except for common household pets such as dogs or cats (not to exceed two in each category).
2. No animals may be kept that are obnoxious to other residents in the vicinity or allowed to roam the subdivision.

Please refer to DCRE 6.11 for more detail.

47 Play Structures, Swing Sets, Playhouses, Jungle Gyms, Recreational Equipment (DCRE 6.25)

Play structures and equipment are limited to eight feet in height and 100 square feet in area and must be located within the fenced area of the yard or to the rear of the main residential structure. Any shading or roofing of these structures must conform to the "roofing" section. Permanently affixed canvas or plastic covers are allowed with prior DRC approval. Play structures must be properly installed, maintained, painted/stained, and kept in a clean non deteriorated condition.

48 Trampolines

Trampolines must be securely fastened to the ground and must be enclosed by a fence for safety reasons. Owners must take appropriate precautions for the threat of high winds.

49 Ponds and Water Features

Small landscaping ponds of 5,000 gallons and under, with height restricted to six feet (6') may

be permitted in the rear yard only, and will be considered on a case by case basis. Once approved and constructed they must be maintained and kept operable in accordance with the rules and regulations of the Department of Health. They must not create unpleasant odors or unsightly algae growth. A water feature, its equipment, and its drainage shall be contained within the home-owners lot. Appropriate noise mitigation factors shall be utilized to address noise generated by water features. If abandoned or if a water feature becomes a nuisance, the owner shall remove the water feature, and restore the land to a condition approximating that which existed prior to the construction of the water feature. The owner shall be responsible for properly landscaping and maintaining the restored area.

50 Roofing

All additions of attached structures generally should have asphalt or composition roofing the same as the home for any structure that has three or more enclosed sides, regardless of the purpose or use of the structure, with the exception of green houses and smaller additions that have acceptable metal roof such as copper, tin, and aluminum (see below).

Copper

Decorative copper roofing may be used on widow's peaks, dormers, and bay windows. The DRC recommends that these roofs be allowed to age to its natural green color. However, if the homeowner desires to paint this roof type, the paint guidelines in the "Painting" Section must be followed.

Tin or Aluminum Sheet

Corrugated tin or aluminum roofs are not permitted in large application, as they do not blend with the architectural style of the community. Tin or aluminum "ranch house" style roofing may be used on porch roofs, widow's peaks, dormers, and bay windows if painted (See Painting).

Inappropriate materials include Crushed Marble, Slag, Pea Gravel, Spanish Tile (Clay) Concrete Slate, or Aluminum/Steel Shake. Generally, these do not match the architectural style of the community and are not permitted.

Detached structures including outbuildings and shade structures (e.g. shade arbors) may use either asphalt, cedar, or plastic. Any other type roofing material shall be permitted only at the sole discretion of the DRC upon written request

51 Signs

Signs required for legal proceedings are acceptable and do not require DRC approval. The following types of signs are generally acceptable with the exception of Community Activity signs, none of these require approval of the DRC or the Board.

For Sale Signs

One sign for each lot of not more than 18 inches by 24 inches advertising the property for sale or rent. Signs may not be located on the association property (this includes the entrance to Willshire Glen). Exceptions will be made for "Open House" signs these signs must be erected no earlier than Thursday and Removed no later than Sunday.

Builder's Signs

One sign for each lot of not more than six square feet advertising the builder of repairs or

improvements to the property. Sign may be displayed for the duration of the construction project only.

Political Signs

This refers to political signs advocating the election of one or more political candidates the sponsorship of a political party, issue or proposal. Signs cannot be erected more than 30 days in advance of the election to which they pertain. Signs must be removed within five days after such election. Signs may not be erected on Association property.

Graduation, School Spirit Signs

Signs that relate to one or more children residing at the residence and the school they attend shall be permitted so long as the sign is not more than six square feet. There shall be no more than one sign for each child. Sign must be removed after 30 days.

Security Signs

One sign for each lot not more than twelve inches by twelve inches advertising the commercial security or alarm company which is providing service to the dwelling.

Garage Sale Signs

Signs may be posted for the duration of the event. Signs shall be posted no earlier than Thursday morning. Signs shall be removed no later than Sunday evening. Note that recurring garage sales are considered a home business and are prohibited.

Community Activities Signs

Signs promoting community activities may be posted in the Common Areas with prior approval from the Board. Some examples might include birth announcement signs, welcome home signs, and others.

1. Sign must not exceed 6 feet in length
2. Sign must be removed after 30 days.

52 Skylights and Attic fans

The addition of a skylight or attic fan shall be located on the section of the roof facing the back of the lot. Attic fans may not extend higher than the roof peak and no more than 12” above the roof surface.

53 Solar Collectors

Solar collectors shall be installed to be inconspicuous as possible. Whenever possible, collectors should be placed on the rear of the roof of the house or on the side roof that has the least public exposure. Collectors shall be attached on the roof only; no free-standing or ground mounted collectors are allowed. Every effort shall be taken to camouflage the plumbing and supports for the collectors. This camouflaging may require completely encasing the collectors. All metal parts should be painted to match roof coloring. There shall be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that lies flat on the roof. No topping or removal of trees on Association common areas will be allowed.

54 Storm Doors

Security and storm doors will be allowed on the exterior of a home provided that they meet one

of the following options:

1. Storm doors of a solid clear or brown-tinted glass pane within a simple metal frame.
2. Security or storm door combination of a solid glass pane with a simple non-obtrusive wrought iron structure.

55 Swimming Pools

All pools require DRC approval prior to construction. All city of Alpharetta “Pool Building and Permitting Procedures” must be precisely followed. These guidelines can be obtained through the City of Alpharetta’s website under the residential building resources or at City Hall. It is the homeowner’s responsibility to follow any local (city, county, state) ordinances in ADDITION to the community guidelines. A licensed insured profession pool installer must be used to install the pool.

Note: As with all property improvements, the homeowner is solely responsible for easements, property encroachments, spoils disposal, drainage issues and utility (electric, gas, etc.) issues. Considerations for safety, noise, and inconvenience to the adjoining properties should be considered.

Required Fence

Wills Commons and Alpharetta requires that a minimum 5 ft fenced enclosure be placed around any permanently constructed pool or hot tub with water deeper than 24 inches. This fence must be self closing and self latching. This fencing is for security and safety and must be constructed within the guidelines prior to the pools filling with water. All gates must be equipped with self-closing and positive self-latching mechanisms. See “Fences” above for more details.

In-Ground or Built-In Pools

This refers to a structure, often a fiberglass or concrete-lined excavation of rectangular or oval shape that is filled with water and used for swimming. Pumps and other mechanical equipment must be screened from view to adjacent properties and shielded in some manner to prevent excessive noise.

Maintenance: Pools must be kept in a clean and sanitary condition. A pool must be properly and safely covered if not at full water capacity. If the pool needs to be repaired or is unused for winter months a cover is required.

Application

The following information is necessary for submission in order for construction of an in-ground pool to be considered by the DRC and Board of Directors:

1. A site plan showing location and dimensions of the pool and related equipment in relation to the application's house, property lines and adjacent lots/dwellings.
2. Detailed drawings and plans for the pool, deck area, lighting, walkways, fences, etc.
3. Pertinent information concerning water supply systems, drainage and water disposal systems.

4. Landscaping plan for pool area.
5. Copy of city permit.

Above Ground Pools

Above ground pools are strictly prohibited. These pools are usually larger than 14 feet in diameter and greater than 36 inches deep.

Temporary Pools

Any commodity pool purchased with the intent of the owner setting up and filling with water. These pools usually are no larger than 10 feet in diameter and have a depth of less than 24 inches. These pools will not require permitting, or prior DRC approval but must be placed no closer than six (6) feet from the rear of the property line and six (6) feet from the side property, and no closer than ten (10) feet from the residence and be oriented in a way that permits viewing of the pool and surrounding area from the residence (safety). No specific fencing requirements apply however a cover or some security method is encouraged to protect children.

Considerations for noise and inconvenience to the adjoining properties should be considered out of respect. Front Yard: A temporary pool may not be placed in the front of the owner's property for more than 24 hrs.

Hot Tubs

A suitable properly working cover is required on the hot tub when not in use. A fence is required for safety. Alpharetta code required the same fencing regulations as swimming pools for hot tubs. See "Required Fence" above. Noise reduction must be considered when placing the Hot Tub.

56 Vegetable Garden Plots

Vegetable gardens shall be located in the rear of the house and:

1. The height of the plants should not exceed six (6) feet.
2. Plants may not encroach on common areas or neighbors' property.
3. Maintenance of the garden is required.
4. Excess debris shall be removed at the end of the gardening season and the lot returned to its natural state. This includes stakes and any other structural additions required for harvesting the garden.
5. No compost piles are allowed on any portion of property located within the association.
6. No fencing is allowed for the garden plot other than that which has been approved and complies with the rules in this document regarding fences.
7. Vegetable gardens shall be maintained only within the rear yard of any lot, and not visible from the street, common or play area and shall be maintained in a neat and attractive manner.

57 Walls

(DCRE 6.3)

The exposed part of retaining walls and foundations must be made of brick, natural stone, landscaping timbers, railroad ties, painted concrete, Dryvit, or veneered with brick or natural stone.

58 Windows and Window Treatments

Glass Block Windows

Glass block windows are allowed on the main residential dwelling but they must be located on the sides or rear of the house.

Security/Storm Shutters

Security and Storm shutters are generally not allowed on the exterior of the house. An exception to this is shutters that can be fully withdrawn into an inconspicuous receptacle when not in use. Such receptacle shall be required to be painted so as to blend with the coloring of the home and the design of the community.

Window Awnings

Awnings are not in keeping with the design of the community and are not allowed.

Window Air Conditioners

Please refer to DCRE 6.14.

Window Boxes

1. Window boxes are allowed in the community.
2. There is a great variance in the size and materials available for window boxes.
3. Each request for window boxes will be addressed on a case by case basis.
4. The color of the boxes must be harmonious with the color of the house.
5. The window boxes must run the full width of the window and be placed so that the top of the box is just below the bottom of the window frame.
6. Window boxes must be maintained with live plants during the growing season and be properly maintained at all times.
7. The planters must contain foliage with color or evergreen year round.
8. Foliage may not extend in excess of 12 inches above or below the planters.

59 Weather Vanes

Weather vanes are not permitted.

60 Woodpiles

Stacked/stored firewood must be stored neatly behind the fence or house and not visible from any street.

61 Maintenance

General Maintenance

All improvements on a lot must be maintained in a state of good repair and shall not be allowed to deteriorate. Repairs shall include, but are not limited to, the following:

1. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced and any damaged brickwork repaired.

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3. Gutters must be kept in good repair and are not allowed to have missing pieces, large dents, sags, rust, or hanging parts.
4. Roofs must be maintained in good repair with no missing or curling shingles.
5. All glass surfaces must be whole.
6. Fences and gates must be kept in good repair. This includes, but is not limited to, rotten wood, broken boards, obvious lean of the fence structure, or peeling sealant if a wood preserving sealant has been applied.
7. Garage doors must be undamaged and in good repair.
8. Sidewalks, driveways and curbs must be clean and undamaged. Seams must be kept free of weeds.
9. There must be no storage of toys, equipment, clutter and/or debris in public view.

62 Repairs

From time to time, homeowners will be required to make repairs to portions of their property that may be damaged or deteriorated. This includes such items as curbs, sidewalks, porches, fences, balconies, roofs, etc. Repairs are required to be of equal or better quality than original construction and of the same type. While there is no specific requirement for the owner to apply to the DRC for such a one-for-one repair, the quality of such work may come under the scope of the Committee's responsibilities if the repair is done in such a way as, in the DRC's opinion, to detract from the appearance of the neighborhood.

63 Yard Maintenance

See HOA published guidelines titled "Outdoor Regulations for Wills Commons" in Appendix A.

64 Miscellaneous Items

Please refer to the DCRE for the following items.

Storage of Vehicles/Boats

(DCRE 6.16)

Changing Elevations

(DCRE 6.18)

Lot Maintenance

10.(DCRE 6.22)

Appendix A. Wills Commons Outdoor Regulations

Wills Commons as a Georgia Homeowners Association is responsible for creating appearance rules for the community. The location of Wills Commons has created strong property values for our close-knit neighborhood and maintaining a beautiful appearance will ensure we maintain this value and provide quality living for all residents.

We expect every resident to undertake the following landscape maintenance:

- 11.Lawns should be cut every 1-2 weeks.
- 12.Lawns should be regularly fertilized to maintain a green appearance.
- 13.No weeds should be visible from the road.
- 14.No weeds or grass should be seen in the driveway paver bricks.
- 15.Grass should be kept out of flower beds and tree beds.
- 16.Hedges should be trimmed periodically to maintain shape.
- 17.Any grass at the base of the mailbox should be trimmed to height of the lawn.
- 18.Flower beds and power box beds should have clearly defined edges.
- 19.Flowers, plants, and grasses should be maintained and not withered.
- 20.Any mulch areas should be free of weeds and small plants that are not part of the landscape.
- 21.Beds should have natural mulch or pine straw which is replenished regularly.
- 22.No water hoses should be visible after use.
- 23.Grass should be edged around all sidewalks and driveways.
- 24.Mailboxes should be painted every 1-2 years. We recommend a gloss black finish like Rustoleum which will be more durable to the elements.
- 25.Driveways and sidewalks should be pressure-washed every two years.
- 26.Front porches and exterior wood trim should be maintained to keep proper paint color.

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