

**Amended Abridged Design Covenants
Burnt Hickory Lakes Homeowners Association**

Additions/Renovations:

All work must be approved in writing from the Architectural Control Committee (ACC) prior to starting.

Animals:

No agricultural animals are to be kept on the property. Prior, written approval from the ACC is required before erecting any animal pen or structure. Animals are to be kept on a leash when outside and should always be accompanied by their owner. Animals should never be allowed to run free. When walking your pet, bring along a "pooper-scooper" or plastic grocery bag to pick up after your pet. Do not tether your pet outside to a stake. Pets are never allowed in the pool area.

Clotheslines, Garbage Cans, Woodpiles, etc.:

All clotheslines, garbage cans, woodpiles, and other similar items are only to be kept in the rear yards and must be screened and concealed from your neighbors' view and street view. In addition, woodpiles kept in the rear yards shall be properly maintained in that they do not become a hazard area or garbage area that may infringe upon or be considered unattractive to surrounding neighbors. Garbage cans are to be kept inside the garage except on the evening before pick up or on the morning of pick up unless they are screened from view in an outside location.

Driveways:

Installation of additional driveways on any lot is not allowed. Driveways requiring modifications such as those being repaired with concrete are allowed with prior, written approval from the ACC.

Exterior Maintenance:

Each lot and home must be kept in good repair, which includes exterior painting and/or pressure washing as needed. Yards are to be properly sodded, seeded, mowed and watered. Trees, hedges, and bushes are to be trimmed and pruned on a regular basis. Any additions or alterations to existing landscaping must first be approved by the ACC. This includes the addition of all "hardscape" items such as fences, benches, walls, rocks, and so forth.

Exterior Sculpture and Similar Items:

Exterior sculpture, fountains, and similar items must be approved by the ACC before installation.

Fencing:

All fencing must have prior, written approval from the ACC. All fencing, including the mesh used within a post-rail fence must maintain strict adherence to all county or state laws regarding installation requirements of such, including fencing used for pools. The finished side of all fencing must face the street and neighboring properties on all sides. All wood fencing materials shall be weather and insect resistant and must remain of natural color. Mesh to be installed on any fence must be installed on the inside of the fence, and must not exceed the height of the top horizontal rail of the fence, such as the top rail of a wood post-rail fence. Screening methods such as planting of shrubbery and/or trees must be implemented on the outside of all fencing, and must be shown on all request forms.

Decorative black wrought iron fencing is allowed upon prior, written approval from the ACC.

Flags:

Flags, either patriotic or seasonal are allowed. Flagpoles on either the front or side yards must be attached to the house, and may be no more than 5-1/2 feet in length. Free-standing flagpoles are only allowed in back yards, as long as they are not visible from the street(s) bordering the house.

Lighting:

Except for seasonal decorative lights, all exterior lighting must be approved by the ACC before installation.

Pools and Spa Equipment:

Above-ground pools shall not be erected, constructed, or installed on any lot. All plans for proposed swimming pools and hot tubs must be submitted for approval before beginning construction.

Prefabricated Structures:

Prefabricated or factory-built structures (sheds) shall not be permitted within the community.

Recreational Equipment:

All **permanent** playground equipment such as swing sets, trampolines, etc., may be placed on any lot so long as such equipment is not visible from the street(s) bordering the house. However, homes such as those located on corner lots or whose backyard lots are not conducive for the equipment, may be given an “exception” whereby prior, written approval from the ACC must be obtained. In addition, those lots requiring “exceptions” for such equipment must incorporate screening with trees or shrubbery planting, to be shown on the request form. All other recreational equipment (such as soccer goals, bikes, strollers, skateboards and ramps, etc.) must be stored when not actively in use.

Only one (1) basketball goal per lot is allowed. Portable basketball goals are allowed; however, permanent goals are recommended.

All permanent recreational equipment such as basketball goal backboards, poles, etc., shall be maintained and repaired/painted as required.

Satellite Dishes & Antennas:

No exterior antennas, satellite dishes or multi-channel multi-port distribution service larger than one (1) meter in length or diameter shall be placed, allowed, or maintained upon any portion of a Lot. All above referenced devices measuring one (1) meter or less shall be installed in accordance with FCC rules and regulations, and shall not be placed in plain view from the street, unless it is the only positioning that allows for reasonable reception of a signal.

Signs:

Signs are not to be installed, altered or maintained on any lot without prior, written permission from the ACC except one (1) “for sale” sign having a maximum face area of four square feet installed in the front yard. The number of temporary signs (i.e., garage/lawn sales, etc.) must be kept to a minimum and must be removed promptly after sale.

Standard Mailboxes:

All mailboxes within the community shall be a black standard U.S. Postal Office mailbox, size 1-1/2. All mailbox posts will be standard. Mailboxes that lock with a key are also allowed, but must remain black and be of standard size.

Trees:

No tree having a diameter of three (3) inches or more (measured from a point two (2) feet above ground level) shall be removed from any lot without the prior written approval of the ACC. All dead trees removed should be replaced.

Vehicles:

All vehicles must be parked within garages, driveways, or other paved parking areas. Parking in yards is prohibited. All garage doors should be kept closed at all times except when entering or leaving the garage. Any towed vehicle, boat, recreational vehicle, motor home, mobile home, commercial vehicle, or like equipment may not be stored in the community, except in a garage for periods no longer than forty-eight (48) hours.

When submitting your request to the ACC, please be as specific as possible as to the nature of your request. Included in this package is a modification approval form that must be submitted with each request. Please send all requests to the following address:

All-In-One Community Management, Inc.

Attention: Ms. Denise Hindes

5200 Dallas Hwy.

Suite 200/#266

Powder Springs, Georgia 30127

Phone: 770-222-9286

Fax: 770-222-9289

Email: allinonemgmt.com