



THE
PROVIDENCE
CLUB

June 1, 2018

Dear Property Owners of The Providence Club,

According to Section 9.3 (a) of the covenants "the Architectural Review Board (ARB shall adopt such Design Guidelines at its initial organization meeting and thereafter shall have sole and full authority to amend them. There shall be no limitation on the scope of amendments to the Design Guidelines; the ARB is expressly authorized to amend the Design Guidelines to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive."

Pursuant to our mandate as it is specifically outlined in the covenants, over the last few weeks we've undertaken a full review of our Design Guidelines. In this updated revision you will notice we've removed a few requirements previously imposed that we believe are no longer relevant, clarified several areas of the guidelines that seemed ambiguous and subjective, as well as added steeper penalties to blatant violations.

Please note nothing in the covenants has been changed. It is simply our hope that revising these Guidelines will help you look at your property and help maintain the community standards we all value.

Thank you for maintaining the beauty of The Providence Club.

Sincerely,

Architectural Review Board

Amended 10/26/04
Revised 05/15/18

The Architectural Review Board (ARB) shall consider the following factors upon the review of each application for an exterior change, addition or improvements:

1. Size and Dimension;
2. Color and harmony with existing structures and improvements;
3. Quality of construction materials;
4. Location;
5. Community wide standards as defined by 1.11 of the Covenants;
6. Existing structures on both the applicant's property as well as surrounding properties;
7. The consequences on property value and appearance to surrounding properties and the subdivision at large;
8. The consequences of a physical change upon a property if applied universally throughout the subdivision;
and
9. The long-term benefit, consequence, or harm to the subdivision at large.

The following Design Guidelines may be amended by the ARB for a specific property at any time. All modifications and requests must be submitted in writing and approved.

Modifications, Miscellaneous Structures & General Covenants

All new construction, modifications, additions, or remodels including landscape must be first approved in accordance with the Design Guidelines established in the TPC bylaws. Please fill out and submit the necessary Design Change Request form (available on the community website) and send any supporting documents to ARBatTPC@gmail.com or via USPS mail P. O. Box 1410, Monroe, GA 30655. All Design Change Requests must include: property address, homeowner's name and contact information, a description of the project, as well as any and all supporting documents. Forms must be submitted by the resident and voted on by the ARB. Approved request must be made by a majority of the current ARB members.

If work is commenced by the resident before written approval from the ARB, the HOA Board will assess an automatic initial fine of \$150.00, will have the right to assess a daily fine in an amount deemed appropriate by the Board, and will have the right to exercise all rights and remedies available to it under the Governing Documents, at law, and in equity in order to gain compliance by the resident.

General Covenant Violations such as leaving your garbage can at the street for more than 24 hours from its pickup, intentionally leaving your garbage can in plain view from the street, having a trailer parked in the driveway overnight, unapproved yard signs, parking on the street overnight and/or in the grass, parking a commercial vehicle at the home overnight, or having a RV or camper in the driveway for more than 48 hours will result in an immediate citation of \$10 per incident when cited.

Roofs

- When roofs are replaced or repaired, new roofs must match those that are removed both in material and color.
- If the repair/replacement involves a color or material change, such changes require ARB approval.

Decks

- Decks must be to the rear of and behind the house unless specifically approved otherwise by the ARB.
- Deck flooring materials must be cedar, redwood, composite or pressure treated pine, stained a natural color.
- Deck supports shall be a minimum of 6x6 posts.
- Deck rails, spindles/balusters, and posts & supports must be painted to match the trim of the home.
- Variances in materials such as iron railings & spindles may be approved on a case by case basis.
- Decks on homes built before 10/26/2004, that have been stained or painted may remain that color for as long as the deck meets the community standard for maintenance and appearance, and for as long as the deck is not modified, expanded or materially changed in terms of size, color or appearance.

Decks that are modified or materially changed in any way will be required to conform to the most current ARB guidelines, i.e., all non-decking surfaces (rails, spindles, balustrades, posts) must be finished to match the color of the house trim. If the home trim color is modified, all non-decking surfaces (rails, spindles, posts, etc.) must be finished to match the color of the house trim.

- Variations to decks may be allowed with specific approval of ARB, such as use of improved materials not readily available prior to construction of initial home in community.

Mailboxes

- Mailboxes shall conform to the neighborhood standard and when possible shall be placed on the left-hand side of the driveway, but in no case closer to the property line than 6 feet.
- All mailbox structures must be repainted and/or replaced with the same color, style and material as the original installation. Street address numbers are the only item allowed on mailboxes. For updated or repair of mailboxes and proper numbering you may visit Alcovy Signs in Monroe for necessary material. As of this date they have our community standards list for mailboxes.

Fences

- Fences shall be specifically submitted for ARB approval for both design and location in writing prior to installation. Slight variations to fences may be allowed with specific approval of ARB, such as use of improved materials not readily available prior to construction of initial home(s) in community.
- Property line fences shall be 4-foot high post and (3) split rail natural cedar or pressure treated pine. Metal fencing may be allowed with prior ARB approval if consistent with home design.
- Fence locations are generally approved to be to the rear of the house and to the property lines or directly behind the house. Exceptions to this guideline may be considered to avoid meters, air conditioning equipment, trees, and severe slopes and to enclose basement doors; these exceptions may be made at the sole discretion of the ARB.
- Corner lot fences in the street side yard shall be no closer to the street than the building line and may be required to be located directly behind the house to extend no more than 30 feet from the rear side of the house.
- Fences are not allowed in buffers or landscape easements.
- Picket fences are not allowed; however, white picket fences erected before April, 2018 will be allowed to remain that color for as long as the fence meets the community standard for maintenance and appearance, and for as long as the fence is not modified, expanded or materially changed in terms of size, color or appearance.

Attached Structures

- Attached structures and additions must be designed and constructed to be compatible with the existing house and must be approved by the ARB prior to construction.

Storage and Garden Sheds

- Storage and Garden Sheds are discouraged, but may be considered if consistent with the house design and approved by the ARB. To be considered consistent, a shed must be built with like materials, colors and design.

Gazebos

- Gazebos are allowed but must be specifically approved by the ARB and must be placed in the backyard within the building lines.

Detached Structures

- Detached enclosed structures are discouraged, but may be considered and must be approved by the ARB before any work begins. *See 'Animals & Pets' below regarding doghouses.*

Patio Covers, Trellises, Pergolas

- Patio covers, pergolas, and trellises should be constructed of cedar, redwood, composite board or pressure treated pine and should be finished to match the trim of the house and shall be detailed to be compatible with the design of the house. ARB approval required prior to construction.

Pools, Hot Tubs, and Landscaping Ponds

- Hot tubs and landscaping ponds must be approved by the ARB prior to installation and shall be located directly behind the house with the edge of the water no closer than 20 feet from the property lines and will be considered on a case by case basis. Once approved and constructed they must be properly maintained. They must not create unpleasant odors or unsightly algae growth.
- All pools and pool equipment must be within the fence, a minimum of 10 feet off the property lines, located and screened so it will not be visible or a nuisance. Above ground pools and inflatable bubbles are prohibited.
- Hot tubs must be screened so as not be visible from the street, golf course, or common areas.

Play Equipment

- Play equipment must be approved by the ARB prior to installation and, when possible, shall be located directly behind the house. If this is not possible, the equipment must be at least 10 feet off all property lines and screened from view from the street. Equipment will not be approved for the front or side yards.
- The main portion of the equipment shall be made of natural wood or dark colored metal. The preferred colors for play equipment is black, dark green, dark brown or natural colors. Variances may be allowed; however, bright colors are discouraged. Trampolines are permissible; they must be neutral colored, with the one exception of blue trim on the protective netting.

Basketball Goals

- ARB approval is required prior to the installation of basketball goals. Basketball goals must be mounted on a clear backboard with black trim and attached to a black pole. The pole may be installed in ground or mounted on a portable base. If portable, the base must also be black or gray. Normally, locations will be approved only if behind the front corners of the house.

Tennis Courts

- Tennis courts must be approved by the ARB prior to installation and may be permitted on lots where they will naturally fit into the topography and within all building setbacks and easements and situated so as to not be visible from the street, golf course, or common areas. Court lighting is prohibited.

Exterior Lighting

- Exterior lighting requires ARB approval prior to installation and is generally acceptable as follows:
 - a) Utility/security lighting will normally be approved if installed in the soffit and to the rear of the front corners of the house and directed away from the street and adjoining properties.
 - b) Carriage type pole lights may be approved within the building setback lines.
 - c) Minimal "moon-lighting" and landscape lighting may be approved by the ARB.
 - d) Seasonal decorative lights during the usual and common season (Thanksgiving through New Years). ARB reserves the right to limit size and scope of displays.
 - e) All exterior lighting should be a low-level, non-glare type and located to cause minimum visual impact to adjacent properties and streets

Satellite Dishes

- Satellite dishes require ARB approval prior to installation and shall be approved to be no larger than 1 meter in diameter and located for the least visual impact. Dishes shall not be mounted on fencing. ARB may require that equipment be painted to minimize visual impact.

Sculptures and Flagpoles

- The ARB must approve exterior sculptures, flagpoles, or any other similar exterior items. Decorative lawn ornaments are not recommended for the front yard, side street yard, back yard that backs up to the golf course or public amenity, but may be approved by the ARB if a request is filed. The ARB may allow one (1) lawn ornament for the front yard, and one (1) for the side yard (if it is on a corner lot). In some limited cases approval may be given, but it must meet the following requirements:
 - α) The lawn ornament cannot be over 2 feet in height must be made of concrete or metal and colors allowed can only be earth tone, white, gray black or green.
 - β) All other lawn ornaments for side street yards and yards that back up to the golf course or public amenity such as wagons wheels, sculptures, large rocks, decorative fencing, etc., will allowed if located in an appropriate place.
 - χ) Items not meeting the above criteria must be submitted for approval prior to installation.
 - δ) Freestanding flagpoles installed in the ground must be approved by the ARB. Flagpoles mounted to the house are allowed. Seasonal flags that commemorate a recognized holiday are allowed during appropriate seasons. American Flag can be flown at all times, Sports or University Flags may be flown on game weekend only. All flags must be maintained in good condition at all times. Failure to comply may result in a \$10 citation.

Fountains, Birdbaths, Birdhouses & Bird Feeders

- Birdbaths and fountains are NOT allowed in the front yard or side yard if visible from the street. All birdbaths and fountains must be approved, by the ARB prior to installation.
- Birdhouses may be permitted subject to approval of the ARB. A birdhouse and/or bird feeder shall not be placed in the front yard.

Benches/Swings

- Benches and swings visible from any street or amenity must be approved by the ARB prior to installation.

Clotheslines

- Clotheslines of any type are prohibited.

Air Conditioning Units

- Window air conditioning units are prohibited.

Woodpiles

- Woodpiles must be screened from view from all adjacent properties and streets.

Garbage Cans & Solid Waste

- Air conditioning units & garbage cans must be screened from view from all adjacent properties and streets.
- All rubbish, trash and garbage shall be regularly removed and shall not be allowed to accumulate. There shall be no dumping of grass clippings, leaves or other debris; rubbish, trash or garbage; petroleum product fertilizers or other potentially hazardous or toxic substances in any drainage ditch, creek, storm sewers or stream or any portion of the lot within the properties.
- Garbage cans may be placed on the curb the day before scheduled service pickup and must be removed from the street within 24 hours of pickup service. Failure to comply may result in a \$10 citation.

Signage

- Signage required by legal proceedings is permitted. Not more than one (1) professional security sign and/or one (1) professional "for sale" sign of reasonable size may be permitted by the ARB. An additional "for sale" sign may be allowed for homes abutting the golf course. "For Lease" or "For Rent" signs are not permitted.
- The ARB reserves the right to prohibit signs and to restrict the size, content, lettering, design, colors and placement of any approved signs. All other signage must be approved by the ARB. Vendor signs, individual garage/yard sale signs, and political signs, etc., are prohibited. Failure to comply may result in a \$10 citation.

Maintenance

- Home sites must be kept clean, mowed, weeded, mulched and free of debris. Home owners shall also maintain the driveway and mailbox serving his or her Unit and all landscaping located in the right-of-way immediately adjacent to the home site, except for such portion as may be maintained by the Association.
- Home sites must be maintained as to paint, roof, windows, trim, etc. Any variation from the original/current paint colors for house, trim, doors, windows, etc., must be submitted to the ARB for approval. The color of exterior walls, trim, doors, windows, shutters, etc., must be consistent on all sides of the home.
- ARB approval is not required if home owner is repainting siding, trim, windows, doors, etc., to match the current paint colors; however, the home owner should notify the ARB before such action is taken.

Parking, Commercial & Recreational Vehicles, & Trailers:

- Homeowner parking must be in the garage or driveway only.
- The following vehicles are strictly prohibited from being parked, stored, or allowed to remain on the streets of the subdivision or outside of any home: abandoned vehicles, disabled vehicles, stored vehicles.
- Except for emergencies, no repairs to vehicles may be made outside any home or any other portions of the subdivision or street.
- No tractors, vehicles having in excess of six wheels, vehicles primarily used for commercial purposes over three-quarter tons in weight, trailers, containers primarily used for commercial purposes, or vehicles with commercial writing on their exteriors shall be stored, allowed to remain, or continuously parked in the subdivision.

- No mobile home, camper, recreational vehicles (RV), boat, or trailer shall be parked at any home nor shall any of the same be utilized as a residence on any portion of the lot at any time either temporarily or permanently without the written consent of the ARB.
- Failure to comply may result in a \$10 fine per citation. Citation fines may incrementally be increased by the HOA for continued violation.

Animals and Pets

- No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Unit, with the exception of dogs, cats, or other usual and common household pets in reasonable numbers, as determined by the ARB.
- Pets may not be tied outside without constant supervision.
- Pet Refuse: When walking pets, owners are responsible for cleaning up pet refuse. Owners are responsible for keeping pet refuse cleaned up on their own property so as not to create a visual or odor nuisance.
- Usual and common household pets include birds and fish, but do not include wild, exotic, or bizarre animals such as, but not limited to, pigs, poisonous snakes, reptiles, rodents and so forth. No animals shall be kept, bred or maintained for commercial purposes without prior written ARB approval.
- The owners of the pet shall be responsible for all of the pet's actions. Pets shall not be permitted on any golf course, in any lake or river, or within any Common Area.
- Doghouse exterior colors and materials must relate to the exterior of the house and must be approved by the ARB prior to installation/construction. The structure should be screened from any view from surrounding roads and be discreetly located to not cause a nuisance to neighbors.
- Clothesline and/or fenced "dog runs" are not allowed.

Landscaping

- With the exception of natural or undisturbed areas, the front yards must be sodded with Bermuda. Corner lots require Bermuda sod on all road frontages. Side and rear yards must be seeded, pine strawed, or sodded.
- All beds shall be mulched with pine straw. A four (4) inch deep trench to contain pine straw mulch in an island is preferred and no approval is necessary. All edging material MUST be approved by the ARB.
- Foundation plantings along street facing elevations are to be a minimum 3-gallon size plants for lower growing varieties, and a minimum 7-gallon size for higher growing varieties. Corner plants should be a minimum of 5 feet tall. All additional landscaping to the front or side yards must have written approval from the ARB.
- Artificial vegetation of any type is prohibited.
- No slopes shall exceed 1:3 and must be stabilized with permanent landscaping.

Trees, Shrubs, Evergreens, Natural Ground-covers

- No healthy living trees having a diameter of four (4) inches or more measured from a point two (2) feet above the ground, flowering tree, shrub, evergreen, or natural ground cover shall be removed by a home owner unless such removal is approved by the ARB.
- Dead and dying trees, shrubs, evergreens, and ground-covers need to be removed promptly to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition and may be removed and replaced without ARB consent; however, the home owner should notify the ARB before such action is taken.