

Covenants at a Glance

Below is a list of some of the Covenants and Restrictions for your community. Please refer to your set of Covenants and Restrictions for a full description.

Architectural Controls

Section 10 a

No owner, occupant or any other person may make any encroachment onto the Common Property, or make any exterior change, alteration, or construction (including painting and landscaping), nor erect, place, or post any object, sign, clothesline, playground equipment, light, storm door or window, artificial vegetation, exterior sculpture, fountains, flags or other thing on the exterior of the buildings, in any windows (including the interior of windows which are visible from the exterior), or on the Common Property, without first obtaining the written approval of the Architectural Control Committee. ***Please allow up to 45 days for review and response.***

MAIL REQUEST TO:

St. Andrews at Rockport
Attention ARC
P.O. Box 1677
Stockbridge, GA 30281

OR

FAX REQUEST TO:

770-620-0069

ARC Guidelines

Patios, Walkways and Drive

A form must be submitted for patio covers, trellises, permanent seating, railing and other items not enumerated above.

1. Submission of a form for a patio is not required if:
 - the patio does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines
 - the patio does not exceed 6 inches above ground level at any point
2. Submission of a form for a walkway is not required if the walkway is located in the rear yard and:
 - the walkway does not extend beyond the sidelines of the house and does not extend to within 10 feet of side property lines
 - the walkway does not exceed 4 inches above ground level at any point
3. Patio, walkway and/or drive must be constructed of concrete

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.

1. A form must be submitted for all exterior decorative objects, both natural and man-made. Exterior decorative objects include items such as bird baths, wagon wheels, sculptures, fountains, pools, antennas, flower pots, free-standing poles of all types, flag poles, and items attached to approved structures.
2. A form must be submitted for all exterior lights or lighting fixtures not included as a part of the original structures. A form is not required if lights meet the following criteria:
 - lighting does not exceed 12" in height
 - the number of lights does not exceed 10
 - all lights must not exceed 100 watts, are white or clear, non-glare type and located to cause minimal visual impact on adjacent properties and streets.
3. A form is not required to be submitted for a single flag pole staff attached to the front portion of the house.
4. Front doors and entry area decorations must be tasteful and in keeping with the style and colors of the house.
5. Plants and flowers in pots (maximum 4) must always be neat and healthy.
6. Objects will be evaluated on criteria such as siting, proportion, color and appropriateness to surrounding environment.

Garden Plots

1. All garden plots must be located behind the rear line of the house with the exception of cluster houses, houses set on lots at angles and houses on corner Lots. These will be considered on an individual basis when a form is submitted.
2. A form must be submitted for garden plots unless all of the following conditions are met:
 - The plot is located behind the rear line of the house
 - The size of the plot is limited to 150 square feet
 - The maximum height of plants is less than 4 feet

Play Equipment, Play Houses, Tree Houses and Trampolines

1. Except for Lots adjacent to a lake, a form is not required to be submitted for play equipment if the play equipment is located:
 - Within the extended sidelines of the house
 - In the rear yard
 - Within the screened fenced area of the rear of the house, if yard is fenced
 - Installed/erected in a such a way that it will have a minimum visual impact on adjacent properties
2. Metal play equipment, exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to be painted to blend into the surrounding environment (earth tone colors comparable to dark green or brown).
3. A baseball backstop or similar item is not play equipment and must comply with the fence guidelines.

Play Houses

1. A form must be submitted for all play houses and tree houses.
2. Play houses and tree houses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the home and the tree house/play house may not be larger than 100 square feet.

Basketball Goals

1. No permanent basketball goals are permitted.
2. A portable basketball is permitted but must remain on the back 1/3 of the driveway and remain in good condition.

Private Pools

1. A form is not required to be submitted for children's portable wading pools (those that can be emptied at night) that do not exceed 18 inches in depth and whose surface area does not exceed 36 square feet.
2. Above-ground pools are prohibited.
3. A form must be submitted for all in-ground pools.
 - Appearance, height, and detailing of all retaining walls must be consistent with the architectural character of the house. Some terracing may be acceptable.
 - Preferred privacy fencing for lots with pools or spas consists of a cedar shadow box design and maximum 6 feet height.
 - Maximum pool area – 1,000 sq. feet.
 - Glaring light sources which can be seen from neighboring lots may not be used.
 - Landscaping enhancement of the pool area and screening with landscaping is required.
4. A form must be submitted for exterior hot tubs and must be screened from adjacent properties and streets.

Fences

1. A form must be submitted for all fencing
2. Black vinyl chain link fences will not be approved after April 1, 2006. All existing vinyl chain link fencing shall remain in good repair. If replacement is needed, all vinyl chain link must be replaced with a wooden privacy fence.
3. All forms must include the following information:
 - Picture or drawing of fence type. Fence type should generally be privacy or split rail design.
 - Dimensions – the maximum may not exceed 6 feet. The maximum span between posts shall be 10 feet. The minimum post size shall be 4 X 4 inches and must have 2 X 8 inch rails or three 2 X 6 inch rails per section.
 - Color – the fence must be natural or stained a natural color that does not detract from the overall color scheme of the house. Other colors must be submitted to and approved by the ARC.
 - Site Plan – A site plan denoting the location of the fence must accompany the form. Fences shall not be located closer to any street than the rear edge of the home. However, on corner Lots, the fence shall not be closer to any side street than the building line of the Lot.
 - Crossbeam – Crossbeam structure shall not be visible from any street
- 4.. Dog pens are not permitted.

Exterior Landscaping and Maintenance

1. A form is not required to be submitted for ornamental trees and shrubbery. However, a form must be submitted for screen planting and property line plantings.
2. Each owner is responsible from removal of debris, clippings, etc. from the property line to the center of the street. All planting areas should be properly maintained at all times and after the first frost, all affected material should be removed. At the end of the growing season, all dead plants should be removed. It is suggested that the bare earth be covered with straw, mulch or similar cover to prevent soil erosion.
3. Forms must include a description of the types and sizes of trees and shrubs to be planted and a site plan showing the relationship of plantings to the house and adjacent dwellings.
4. Landscaping should relate to the existing terrain and natural features of the Lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding community.
5. All mulched landscape beds must be covered with natural pine straw, chopped pine bark mulch or wood shavings.
6. The preferred landscape bed edging is a neat 4"-6" deep trench. Other edging, if used must be flush with the ground and be of uniform type.
7. Each owner shall keep his lot and all improvement thereon in good order and repair including, but not limited to, seeding, watering, mowing, the pruning and cutting of all trees and shrubbery and the painting or other appropriate external care of all buildings and improvements. This should be done in a manner and with such frequency as is consistent with good property management and the precedent set in the surrounding community.
8. Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a back deck or porch must also be screened from view.

Firewood

1. Firewood piles are to be maintained in good order and must generally be located within the sidelines of the house and in the rear yard in order to preserve the open space vistas.
2. Woodpile coverings are allowed only if the cover is an earth tone color and the woodpile is screened from the view of the street. For example, a tarp-covered woodpile may be located under a deck with shrubs planted around it.

Decks

1. A form must be submitted for all decks.
- The form must include:
 - A site plan denoting location, dimensions, materials and color
 - In most cases, the deck may not extend past the sides of the home

- Materials must be cedar, cypress or No. 2 grade or better pressure treated pine
 - Color must be natural or painted to match exterior color of home
2. Vertical supports for wood decks must be a minimum 6 X 6 inch wood posts or painted metal poles, preferably boxed in as to appear to be 6 X 6 inch wood posts.
 3. The following, without limitation, will be reviewed; location, size, conformity with design of the house, relationship to neighboring dwellings, and proposed use.
 4. Owners are advised that a building permit may be required for a deck.

Exterior Building Alterations and Shed installation

1. A form must be submitted for all exterior building alterations. Building alterations include, but are not limited to, storm doors and windows, construction of driveways, garages, carports, porches and room additions to the home. Repainting requires prior written approval only if the color is changed.
2. The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is a traditional, contemporary, etc. no change may alter that character.
3. A paint color change requires the following information:
 - Paint sample or picture of paint color used in or approved for another home in this community. The address of the home where the color has been approved must be identified.
 - Area of home to be repainted
 - Photograph of your home and homes on either side (in most cases; adjacent homes cannot be painted the same color)
4. Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors. The form must contain the following information:
 - Picture or drawing of all windows/doors on which storm windows/doors will be installed
 - Picture depicting style of storm window/door to be installed; and color
5. If county authorities make any change to the plans as approved by the ARC, the owner must submit such changes for approval prior to commencing construction.
6. Detached buildings and/or Sheds must comply with the following items:
 - Detached buildings and /or Sheds must be located within the extended sidelines of the home
 - Detached buildings and/or Sheds may not be used for workshops, garages, or any other purpose that may be deemed by the ARC to cause disorderly, unsightly, or unkempt conditions
 - Detached buildings and/or Sheds exterior materials must match the exterior materials used on the home
7. Owners are advised that a building permit will be required for certain exterior building alterations.
8. A form must be submitted for all dog houses. All dog houses must be located in the back yard behind a privacy fence.
9. Window AC units or fans are not permitted.

Mailboxes

1. All mailboxes are required to clearly display the street number of the home.

Satellite Dishes

1. Satellite dishes must be no larger than 18 inches.
2. If ground mounted, must be screened from view by natural landscaping-no lattice.
3. Any cables must be buried.
4. No front yard mounting.
5. If mounted on home, must be mounted on rear of home, and within the sidelines of home so as not to be visible from street.
6. Color of satellite dish will be reviewed.

Other Covenant Restrictions

Owner's Responsibility

Section 14 b

All maintenance, repair, replacement and improvement of the Lot shall be the responsibility of the Owner thereof. In addition, the Owner shall maintain all pipes, lines, ducts, conduits or other apparatus which serve only the Lot, whether located within or without a Lot's boundaries (including all gas, electricity, water, sewer and air conditioning pipes, lines, ducts, conduits and other apparatus serving only the Lot).

Such maintenance shall be performed consistent with the Declaration and the Community-Wide Standard. Any maintenance which involves an exterior alteration shall require prior approval of the Board or its designee.

Prohibition of damage, Nuisance and Noise

Section 11 d

- Without prior written Board consent, nothing shall be done or kept on the Property or any part thereof which would increase the rate of insurance on the property or any Lot or part thereof, which would be in violation of any statute, rule, ordinance, regulation permit or other validly imposed requirements of any governmental body, or which would increase the Common Expenses.
- Noxious, destructive or offensive activity shall not be carried on upon the Property. Each Owner shall refrain from any act or use of his or her Lot which could reasonably cause embarrassment, discomfort, nuisance or annoyance to other Owners or Occupants.
- No Owner or Occupant of a Lot may use or allow the use of the Lot or any portion of the property in any way or for any purpose which may endanger the health or unreasonably annoy or disturb other Owners or Occupants of a portion of the property, or in such a way as to constitute, in the Board's sole opinion, a nuisance.
- No Owner or Occupant of a Lot may use or allow the use of the Lot or the Common Property in any manner which creates disturbing noises between certain hours as may be established by the Board of Directors by rule or regulation, that will, in the Board's sole discretion, unreasonably interfere with the rights, comfort or convenience of the other Owner's or Occupants.

Pets

Section 11 f

- No Owner or Occupant may keep any pets other than a reasonable number of generally recognized household pets on any portion of the Property, as determined in the Board's discretion.
- No Owner or Occupant may keep, breed, or maintain any pet for any commercial purpose. Pets may not be left unattended outdoors.
- All pets must be kept on a leash and be under the physical control of a responsible person at all times while outdoors in unfenced areas.
- No structure for the care, housing, or confinement of any pet shall be constructed or maintained on any part of the Property without prior written approval from the ARC and any such structure must be located within a fenced portion of the owner's Lot.
- Feces left by pets upon the Common Property, on any Lot or in dwelling, including the pet owner's Lot or dwelling, must be removed promptly by the owner of the pet or the person responsible for the pet.
- No potbellied pigs may be brought onto or kept at the property at any time. Any pet which endangers the health of any Owner or Occupant of any Lot or which creates a nuisance or unreasonable disturbance, as may be determined in the Board's sole discretion, must be permanently removed from the Property upon seven days written notice by the Board.

Parking

Section 11 g

- No Owner or Occupant may keep or bring onto the Property more than a reasonable number of vehicles per Lot at any time, as determined by the Board; provided however the Board may adopt reasonable rules limiting the number of vehicles which may be parked at the Property.
- Vehicles only may be parked in garages, designated parking spaces or other areas authorized in writing by the Board. . (Temporary parking (4 hours or less) is allowed if not a nuisance to neighbors or impediment to traffic flow. Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways and traffic)
- Disabled and stored vehicles are prohibited from being parked on the property, except in garages.

- Boats trailers, trucks with a load capacity of one (1) ton or more, full-size vans (excluding mini-vans or utility vehicles used as passenger vehicles), recreational vehicles (RV's and motor homes), vehicles used primarily for commercial purposes and containing visible evidence of commercial use (such as tool boxes or tool racks), and vehicles with commercial writings on their exteriors are also prohibited from being parked on the Property, except in garages or other areas designated or allowed by the Board as parking areas for particular types of vehicles.
- *If any vehicle is improperly parked a notice will be placed on the vehicle specifying the nature of the violation and stating that after 24 hours the vehicle may be towed. If the 24 hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within 6 months of such notice, the vehicle may be towed or booted in accordance with the notice, without further notice to the vehicle owner or user.*

Signs

Section 11 i

- No signs, advertising posters or billboards of any kind shall be erected, placed or permitted to remain on the property without the prior written consent or its designee, except:
 1. 2 professional security signs not to exceed six (6) inches by six (6) inches each in size may be displayed from within a dwelling on a Lot
 2. 1 professionally lettered "For Rent or "For Sale" sign not to exceed two (2) feet by two (2) feet in size may be displayed from within a dwelling on a Lot being offered for sale or for lease.

Rubbish, Trash and Garbage

Section 11 j

- All rubbish, trash, and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate therein.
- Rubbish, trash, and garbage shall be disposed of in appropriate sealed bags and placed in proper receptacles for collection.
- Garbage can shall not be located on the front of the house except on trash collection day.

Unsightly or Unkempt Conditions

Section 11 l

- The pursuit of hobbies or other activities, including, but not limited to the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken items shall not be placed or stored outside the dwelling.
- Only appropriate outdoor items, such as neatly stacked firewood, patio furniture, grills and bicycles may be kept on the patio or deck serving the Lot.

Window Treatments

Section 11 m

- All windows on a dwelling which are intended to be operable shall have window treatments.

Garages

Section 11 n

- Garages may be attached or detached, but must be large enough to accommodate at least two automobiles and garage interiors must be sheetrocked and painted.
- Garage doors shall remain closed at all times, except for necessary use, ingress and egress.

Clotheslines

Section 11 q

- No outside clotheslines may be placed on any Lot.

Recreational Equipment

Section 11 r

- Recreational and playground equipment placed or installed on any Lot shall be located only behind the residence if such residence fronts on a street in accordance with the rules and regulations established by the Board of Directors.

Leasing

Section 12

- In order to protect the equity of the individual Lot Owners at St. Andrews at Rockport, to carry out the purpose for which the property was formed by preserving the character of the property as a homogenous residential community of predominantly owner-occupied homes and by preventing the property from assuming the character of a renter-occupied apartment complex, and to comply with the eligibility requirements for financing in the secondary mortgage market insofar as such criteria provide that the project be substantially owner-occupied, leasing of Lots shall be governed by the restrictions imposed by this paragraph. Except as provided herein, the leasing of Lots shall be prohibited.
- Each Lot at St. Andrews at Rockport which is being leased on the date of this Declaration is recorded in the Henry County, Georgia records shall have open leasing status until the Lot is sold at which time the Lot shall automatically be converted to Restricted Leasing Status.
 1. No Owner of a Lot in Restricted Leasing Status may lease his or her Lot if eight (8%) percent or more of the Lots in the property are in Open Leasing Status, except for cases of undue hardship.
 2. All leases shall be in writing in a form approved by the Board prior to the effective date of the lease.
 3. All leases must be for an initial term of at least twelve (12) months, except with written Board approval.
 4. Within ten (10) days after entering into the lease of a Lot, the Owner shall provide the Board of Directors with the name and phone number of the Lessee and the names of all other people occupying the Lot, the Owner's address other than at the property, and such other information as the Board may reasonably require.

Subdivision Services Enforcement Process

- A violation can be reported by homeowners or observed by Subdivision Services during a drive through.
- Once a violation is identified, Subdivision Services will go through the following process:

Friendly Letter will be mailed: This letter is sent by first class mail to the homeowner to make them aware of the Covenant and/or Rule violation their home/property is in. The homeowner is given seven (7) days for correction or to contact Subdivision Services with their intentions.

Certified Letter will be mailed: The letter is sent both first class and certified mail to the homeowner if the violation was not corrected within seven days from the first letter. It again states the violation and advises the homeowner that if the violation is not corrected within thirty (30) days, the Board has the right to enter the property and make all necessary corrections and/or impose a fine which will accrue until the violation is corrected. The letter also states that the homeowner has the right to request a hearing held before the Board of Directors to discuss the violation. The homeowner has ten (10) days from the date of the letter to request the hearing in writing to the Board of Directors.

*** Please refer to your set of Covenants and Restrictions for full description.**

*** If you need a copy of the Covenants and Restrictions please contact Grace Management 770-389-6528.**