

# *Architectural Control Committee*

## *Guidelines*

The Protective Covenants contain architectural review authority and specific objectives of the community association to protect the property values and the integrity of the subdivision. The goal of the Architectural Control Committee is to preserve the established aesthetic qualities of the community and the quality of living in the community. The purpose of the guidelines:

- To assist the homeowners in determining what architectural changes are allowed and how to apply for approval
- To provide criteria for consistent decisions by the current and future Architectural Control Committee
- To maintain the entire development in harmony with the original developer and home builder's design plan, while still allowing opportunities for individual expression and general community improvement. Compliance with these guidelines will also protect, preserve, and enhance property values.

## *Responsibilities:*

1. Be aware of the overall Architectural Control as directed by the Protective Covenants and guidelines
2. Monitor member compliance and provide enforcement procedures and recommendations to the Board of Directors
3. Be alert to Architectural problems and violations reported by members and seek a resolution to these problems
4. The ACC will meet on an as-needed basis.
5. Decisions by the ACC can be appealed to the Board of Directors

## *Exterior Changes:*

1. Any permanent or temporary change to the exterior appearance of a lot or dwelling requires advance submission of ACC application (minimum of 30 days) before implementation. Every application is subject to review and approval by the ACC. All homeowners must receive approval from the ACC before proceeding with any exterior improvement or alteration.
2. All applications should be submitted in writing using the ACC application form which can be found on the website at [www.crimsoncreekcommunity.org](http://www.crimsoncreekcommunity.org). The application should be mailed to :  
Crimson Creek HOA  
P.O Box 1242  
Snellville, GA 30078
3. No structure shall be commenced, erected, placed, moved onto or permitted to remain on

- any lot, nor any existing structure altered without approval in writing by the ACC.
4. The ACC has the right to approve or disapprove any plans submitted

### ***Responsibilities of the Homeowner:***

1. The ACC will not knowingly approve a project that is in violation of any building or zoning codes. The responsibility of compliance rests solely with the homeowner, who will be held accountable for any building violations and the penalties they incur. Approval of any project by the ACC does not waive the necessity of obtaining the required county building or work permits.
2. Projects should be completed as quickly as possible in a manner that does not create a nuisance to the neighborhood. It is the homeowner's responsibility to keep the work area safe and clean.
3. All homeowners shall be held responsible for the acts of anyone working for them.

### ***Compliance with Guidelines:***

The Architectural Control guidelines and standards are an accepted part of the covenants. The Board of Directors and the ACC have the right to enforce compliance.

Compliance with these guidelines and standards also includes proper maintenance of one's property. For example unkempt lawns in both front and back of the property, cracks in windows or doors, and chipped paint will not be considered acceptable. In general, the property should exhibit a neat, well kept appearance.

*These guidelines are not absolute and irreversible. However, the closer these guidelines are adhered to, the more harmonious and aesthetically pleasing the community will be. The ACC is opened to any ideas and suggestions.*