



HORSESHOE BEND COMMUNITY ASSOCIATION, INC.

11175 Cicero Drive, Suite 100

Alpharetta, GA 30022

Phone : (404)725-5281 • FAX : (404)393-0594

E-mail : HSBHome@aol.com

Web Site : hsbroswell.com

DESIGN GUIDELINES

(Approved v. 10-25-17)

1. **Paint colors** should be in neutral tones blending into the surroundings and they should be harmonious with the colors of other homes in the neighborhood or section. Homes should be kept clean (pressure washed) and paint/stain should not be faded nor peeling.
2. **Roofs.** All roof replacements and changes to existing roofing material must be approved by the ACC. Roofing material allowed in Village on the Green and The Fairways include wooden shakes or Architectural Dimensional Shingles within a specified color range (to be determined by the ACC). Further restriction requires that those homes with a common attached garage roof always have the same roofing material installed at all times on both homes and garages.

If the home is in an area where there is no consistency in the roof material, a high quality asphalt shingle or a high quality composite material (each within an approved color range) may be used. Other materials may be submitted for consideration.

3. **Fences** should be a maximum of five feet tall. Fence designs above five feet require HOA board variance approval. Fence designs must be open and must show light between pickets visible from any height (no divided fences) and at any angle; privacy fences are not allowed. Wood, wrought iron, aluminum and powder-coated aluminum are approved fence materials. All fence designs must be approved by the ACC.

The finished side must be on the outside facing the neighbors to comply with a city of Roswell ordinance. Fences should be linked to the back of the house; no fences are allowed in front yards. If the fence can be seen from the street, landscaping must be installed in front of the fence as a visual buffer unless the board grants a variance. When the fence is enclosing a pool, it must be five feet to comply with Fulton County ordinances.



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Golf course facing fences: All fences facing the HSBCC golf course will require special approval for esthetic conformity, in particular, may require to be composed of wrought iron, aluminum or powder coated aluminum. In addition, landscaping may be required as a visual buffer.

No chain link fences are allowed. Dog pens are not allowed. Pole and wire fences are only allowed if not visible from the street.

4. **Exterior structures & outbuildings.** Exterior structures that may be approved include gazebos, which should be open and neutral in appearance to blend with the surroundings. In addition, pool houses, outdoor kitchens, outdoor fireplaces, fire pits, patios, and other structures not attached to the house MAY be approved if their purpose is exclusively for recreation and determined by the ACC to be a improvement to the lot, open and neutral in appearance, complementary to the style of the home and landscaping, and in appropriate scale to the lot. Outbuildings intended for storage or any other temporary building, trailer, or garage will not be approved.
5. **Mailboxes.** The design and colors of any new or replacement mailbox should complement the style of the home and the section where it is located. It may be a monument style that matches the home, black iron or black aluminum, or aluminum on at least a 4"x4" wooden post. Mailboxes that meet these specifications are available within a broad price range from numerous online and retail sources. If you need to replace or update a monument-style mailbox, stone and brick masons will be able to provide recommendations and an estimate.
6. **Play equipment,** including trampolines, should be as unobtrusive as possible. It should be in colors such as brown and green to blend into the landscape or constructed of wood as much as possible. No metal play sets allowed.
7. **Trees** over 6" in diameter will be approved for removal if they are diseased, a danger to the house or a neighbor's house, or provide too much shade for growth of landscaping. In the latter case, some trees may be removed providing a number are left to keep the property from drastic change. Trimming limbs to provide light is preferred. Pine trees are preferable for removal while retaining any hardwood trees.



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8. **Basketball hoops** may not be installed on a house, garage or street. They may be installed at the side of the driveway. Backboards must be clear, so that they are less noticeable. If possible, depending on the lot, there should be landscaping between the post and the neighbor's lot.
9. **Docks** that extend into the lake are not allowed. The lakes belong to the Association, and only the community docks on Carriage and Willow Lakes are covered on insurance. The HSBCA will not assume liability for any individual dock.
10. **Front doors.** All replacement front doors must be consistent with the architectural style of the house and the surrounding neighborhood.
11. **Driveways.** All modifications to driveways must be approved by the ACC. Materials that may be approved for use include concrete, decorative concrete, brick, pavers, driveway borders, or gravel surfacing. Gravel or asphalt driveways will not be approved. Parking pad additions must also be constructed of these materials and must be approved by the ACC. Whenever possible, it is preferred that the original footprint of the driveway is not altered.
12. **Flagpoles** attached to the home are allowed. Flagpoles that are in ground, free standing are not allowed. Existing in-ground flagpoles are grandfathered and are not subject to removal.
13. **Solar Panels:** Please see detailed guidelines that follow.



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Solar Energy Systems Guidelines

Effective December 22, 2015, the Horseshoe Bend Community Association's board of directors adopts these guidelines to allow the use of solar energy systems for homes in the community and to ensure uniform installation and design of solar energy systems.

Solar and other alternative energy sources may offer environmental and economic benefits. Many homes in Horseshoe Bend may not be suitable for solar energy system installations, and homeowners may wish to seek other options to support and foster the growth of renewable energy. Homeowners are encouraged to evaluate the Green Energy programs offered by their utilities and to conduct a solar energy audit to evaluate the projected returns on their investment in solar panels. The utilities that serve our neighborhood offer programs that allow customers to purchase blocks of renewable energy resources for only a few extra dollars each month.

Suggested resources:

Georgia Power: <http://www.georgiapower.com/about-energy/energy-sources/solar/home.cshtml>

Sawnee Electric Membership Cooperative:

<http://www.solaratgreenpoweremc.com/content/about-cooperative-solar>

ROI Calculator: <http://pvwatts.nrel.gov>

Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar energy system. Solar energy systems may only be installed on property the applicant owns, may not encroach on neighboring property, are not allowed in the HSBCA common areas, and are not allowed if visible from HSBCA common areas or streets. Installed systems may not substantially



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interfere with the use and enjoyment of the land or amenities by causing unreasonable discomfort or annoyance to adjoining property owners.

1. As part of the placement considerations, please review:
 - Tree removals on the homeowner's property required to facilitate installation of a solar energy system will not be treated as tree removals for any other landscape or home expansion project. The existing tree canopy in Horseshoe Bend is a characteristic feature of the community, and tree removal for the sole purpose of improving access to sunlight will not be allowed.
 - All Landscaping changes to accommodate panels require prior Architectural Control Committee approval.
2. Unless otherwise provided for herein, the solar energy collector system should be rear-facing, roof-mounted arrays that cause minimum visual impact to the surrounding homes. Panels should be of the same size and shape and located together to avoid gaps between the panels; panels should also be installed at the same slope or pitch of the existing roof.
3. All components of the solar energy system should be integrated into the design of the home. The color of the components should generally conform to the existing color of the roof shingles to the extent practical. Since the solar energy system will in most cases be permanent or semi-permanent additions to the residence, roof replacement is often recommended or required and details of any roof replacement or modification must be included with the ACC application
4. In addition to compliance with any applicable city or county ordinance, the installation of all solar energy systems shall only be done by a licensed installer. Homeowners are urged to check with their insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their structure.
5. Applications submitted to the ACC should include the following:
 - a. A construction drawing(s), to scale, for the proposed installation created by the licensed contractor installing the system. The exact location and number of collectors, means of attachment to the roof structure and



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location of all exterior and auxiliary components must be shown in the drawings, as well as the Architectural Elevation showing the finished installation.

- b. Documentation that the system meets the required technical guidelines for Roswell, Fulton County and the State of Georgia. Only commercially or professionally made devices are allowed. "Home made" devices will not be permitted.
 - c. A site map, showing the orientation of the home and solar energy system in relation to other properties. This site map can be created from web-based applications such as Google maps.
 - d. Photos of the roof area where the array will be mounted with current roof material and color.
 - e. Verification of a minimum 10 year roof life. Roof replacement, recommended or required, requires submission of the shingle manufacturer, color and product name.
 - f. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system.
 - g. Where possible, provide photos of similar existing systems as examples.
 - h. Verification that all adjoining neighbors, and those who are impacted visually by the installation, have been notified and indicate their awareness of the proposed solar energy installation.
6. Piping and electrical connections must be located directly under and/or within the perimeter of the panels, when and to the maximum degree possible, and placed as inconspicuously as possible when viewed from all angles.
 7. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
 8. The size of the solar energy system should be appropriate in scale and subordinate to the house structure.
 9. All painted surfaces and system components must be kept in good repair and functionality must be at least 50% of installed capacity or the system must be



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removed or replaced. The homeowner must provide this documentation upon request by HSBCA showing regular use to this level.

10. All plans must be approved by the Architectural Control Committee (ACC) prior to the start of installation.

Following the submission of these materials, the ACC will either approve, request additional materials, recommend changes or deny the system design and location as proposed, or if feasible, determine an alternate location for the system. If the ACC fails to render a decision on the proposed system design and location within (30) days after the submission of all required and requested application materials, approval will be automatically granted.

An exception to certain sections of these guidelines may be granted at the discretion of the ACC or Board following the normal appeals process. For example, limited ground installations screened from view and below fence level MAY be allowed ONLY if the location of a home prevents the homeowner from complying with the usual guidelines for solar panels. All other requirements and guidelines for submitting an application for consideration apply.