



Design Standards

Architectural Control Committee For the Strathmore Homeowners Association, Inc.

The Strathmore Homeowners Association has in place 25 protective covenants to protect the common interests and lifestyle expectations of its homeowners. A major expectation is that the neighborhood maintains certain standards in exterior appearance. The purpose of the Architectural Control Committee (ACC) is to assist the homeowner to comply with the architectural and landscaping mandates of the community. To that end, the following Design Standards are in place to assist the homeowner in preparing a project for review by the Architectural Control Committee.

Article VIII, Architectural Control, Section 1: Construction: Review and Approval

...No exterior construction, addition, erection, or alteration shall be made unless and until the plans and specifications showing the nature, kind, shape, height, materials, and location shall have been submitted in writing to be approved by the Architectural Control Committee (ACC).



Materials

All materials used for additions to a main residence must be of identical construction and color. This includes siding, brick, stucco, and window configuration.

Roof Lines

All additions should follow the same pitch as the original roof. Shingles must be of identical color and material.

Color

All additions must be painted the same color scheme as the main residence. A homeowner repainting his house the same color does not require approval of the ACC. All changes in a house color scheme must be approved by the ACC.

Decks & Patios

Decks must be constructed of pressure treated or rot resistant wood. Decks may be ground level or elevated. Ground level patios may be of concrete, stone, or brick.

Walkways

Permanent walkways in side or back yards may be constructed of concrete, brick, or stone set in concrete. Footpaths of stepping stones or cast block placed in side or back yards do not need the approval of the ACC. Poured concrete walkways need to be approved by the ACC.

Fences

All fencing visible from the street side of the main residence must be of wood or vinyl. Fencing between properties may be a dark color vinyl chain link. Wood fencing may be required along side yards and back yards depending on the location of the individual lot. Fencing may not extend into the front set back of the property. All wooden fences must be maintained in an attractive and structural fashion.

Retaining Walls

Retaining walls may be constructed of brick, stacked stone, pre-cast block, or landscaping timbers. Cinder block walls are prohibited unless faced in stone or rock veneer. All retaining walls must be maintained in an attractive and structural fashion.

Detached Garage

Free standing or detached garages must conform to the architectural style of the main residence with regard to materials and roofline. All materials used in the construction of the garage must be identical to those of the main residence. Detached garages must be located to the rear of the main residence. Front entry is permitted, but side entry is preferred. All detached garages must be able to contain at least two cars (i.e. a "double" garage). All buildings must conform to county code requirements.



Storage Sheds

Storage sheds may be constructed of wood and faced with wood sheathing, vinyl siding, or stucco. Any structure of 300 square feet or greater must be constructed to conform to the architectural style of the main residence with regard to exterior materials, roofline, and color. All sheds constructed of wood must be painted the same color scheme as the main residence. Rooflines should strive to reflect the same pitch as the main house. Roof shingles must be of the same type and color used on the main house. Sheds should be located in the back yard and preferably not visible from the main road.

Miscellaneous Exterior Structures/Additions

Any permanent exterior structure requires ACC approval. This includes playground equipment, basketball goals, gazebos, greenhouses, and dog pens.

It is the responsibility of the homeowner to be in compliance of the building codes and requirements of Coweta County.

The ACC reserves the right to refuse any request based on the aesthetic qualities and choice of materials.