

Architectural Design Standards

Stockyard West
Homeowners
Association, Inc.

Approved 12/01/2025

FORWARD

The Covenants, Conditions and Restrictions (CC&Rs) governing Stockyard West Homeowners Association, Inc. provide that all properties including residential Lots shall be properly maintained, and that design of building construction and property improvements of any kind require the prior approval of the Architectural Review Committee. The CC&Rs grant authority to adopt rules and procedures to accomplish its objectives. Therefore, the Board of Directors and Architectural Review Committee hereby adopt the Architectural Policies and Procedures set forth herein.

The Architectural Policies and Procedures are established for the protection and enjoyment of all Association members and are strictly enforced.

These Architectural Policies and Procedures supersede and cancel any similar policies and/or guidelines adopted prior. The Policies and Procedures may be amended or repealed by the Board of Directors as they deem appropriate.

We welcome constructive comments on these Architectural Policies and Procedures and any comments regarding them should be forwarded in writing to the Management Company Office.

Stockyard West Homeowners Association, Inc.
Elite Coastal Management
Phone Number: 912-354-7987
www.ecoastalmgt.com
Contact Person: Heather Gallamore
heather@ecoastalmgt.com

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COMMITTEE PHILOSOPHY AND REVIEW CRITERIA

All properties within Stockyard West Homeowners Association, Inc. (Stockyard West), are subject to the recorded CC&Rs, as well as the restrictions of Bulloch County, Georgia as applicable. These restrictions provide that design of building construction or property improvements of any kind require the approval of the Architectural Review Committee, hereinafter referred to as the Committee. This is in accordance with Article V, “Architecture and Landscaping”, of the Declaration of Covenants, Conditions and Restrictions for Stockyard West Homeowners Association, Inc. recorded July 24, 2025, County of Bulloch in the GA Register of Deeds Book 2917, Page 302

Stockyard West is a community which incorporates single-family Homes. By following these Design Standards and obtaining approvals for Proposed Improvements from the Committee, Owners will be protecting their financial investment and will help to promote Proposed Improvements that are compatible with the other Homes and property within the Community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment which will benefit the Owners.

The Committee was established to enhance the quality and economic value of all properties within Stockyard West. The Committee strives to work in cooperation with the property Owners to make our community a desirable place to live, work and play. Article V of the CC&Rs gives the Committee the power to apply architectural policies.

The Committee does not seek to restrict taste or individual preferences. Their primary function is to review all plans to ensure that the design submitted is harmonious with other structures in the area. The Committee strives to be completely fair, objective, impartial and understanding of individual goals.

The Committee recognizes that occasionally its policies and the objectives of any individual Owner may appear to conflict. The policy has been designed so that Stockyard West will benefit by relating each project, its structures, improvements, and amenities to the Community.

The following criteria, which represent the general standards of the CC&Rs in more specific terms, are used to determine what designs are acceptable.

COMMITTEE REQUIREMENTS

COMMITTEE EXPECTATIONS.

Any proposed exterior improvements (except those constructed by the D.R. Horton, Inc, a Delaware corporation), hereinafter referred to as the “Declarant” must be submitted to the Committee for review and consideration using an Architectural Review Request form (see required submittal form in the Appendix). No Owner shall make any addition, alteration, or improvement to or on any Lot without the prior written consent of the Committee.

QUALIFYING IMPROVEMENTS FOR COMMITTEE REVIEW.

Proposed exterior improvements include, but are not limited to the following: porch additions and enclosures, outbuildings, utility screens, play sets, swimming pools, walls, hedges, yard art, statuary, propane tanks, planting or removal of landscaping, staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, roofing, exterior painting and/or staining, planting or removal of landscaping and trees (collectively, herein referred to as the “Improvements”) shall take place on such Owner’s Lot or Home unless and until the Committee has given its prior written approval for such activity.

PROHIBITED ITEMS IN STOCKYARD WEST.

Article III (“Use, Occupancy, and Transfer”) and Exhibit C (“Initial Rules and Regulations”) of the CC&Rs details the initial set of restrictions in the community. Applications to construct or place any of these in Stockyard West are automatically deemed to be denied without further requirement for communication of such.

These Rules and Regulations may at any time, from time to time, be added to, deleted from, repealed, amended, modified, re-enacted, or otherwise changed by Stockyard West Board of Directors in its discretion. Owner should always consult the most current version of the Association’s Rules and Regulations prior to submitting any Architectural Review Request. Owners may contact the Management Company for the latest version of this document.

CONFORMANCE WITH CC&Rs.

The Design Standards and procedures are supplementary to all the terms and provisions of the Declaration and shall remain in full force and effect. In the event of any actual or apparent conflict between these procedures and the Declaration, the Declaration shall prevail. Nothing in these Design Standards shall supersede or alter the provisions or requirements of the Declaration. All applications shall be reviewed to ensure that the project is in conformance with the CC&Rs.

ARCHITECTURAL REVIEW CRITERIA

REVIEW CONSIDERATIONS.

The Committee will meet as required to review plans submitted for approval. The Committee may require clarification, submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. **An incomplete application will be returned to the applicant.**

INFORMATION SUBMITTED BY AN OWNER.

Any Owner submitting plans for Committee approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations, and the location of key natural terrain features for the Site.

INTERPRETATION OF THE DESIGN STANDARDS.

The Committee shall interpret these Design Standards. The Committee reserves the right to waive or vary any of the procedures of Design Standards at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

Design Compatibility.

The proposed improvement shall be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity (but without repetition) in architectural style, quality of workmanship, use of materials, color, and construction details.

Location and Impact on Neighbors.

It is suggested that Owners advise neighbors prior to submitting forms for Proposed Improvements. A proposed alteration shall relate favorably to the landscape, existing structures, and the neighborhood. The primary concerns are privacy, access, view, sunlight, ventilation, and drainage. The Committee may request adjacent neighbor input.

Scale.

The proposed alterations shall relate in scale to adjacent structures and its surroundings.

Exterior Colors.

New colors affecting the exterior of a property shall be considered by the Committee on a case by case basis.

Materials.

In the case of additions or outbuildings, continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

COMMITTEE REVIEW TIMEFRAME.

Per Article V, Section 5.3.b ("Procedures") of the CC&Rs, the Committee shall make a determination on each application within sixty (60) days after receipt of a *completed application and all required information*, unless the time is extended by mutual agreement. The Committee shall use good faith efforts to decide on each application within sixty (60) days.

In the event that the Reviewer fails to respond within such sixty (60) day period, applicant shall be required to serve notice upon Reviewer that the final determination has not been issued. In such case, Reviewer shall have ten (10) days from Reviewer's receipt of such notice to notify applicant of a final determination regarding the application. In the event that the Reviewer fails to respond within such ten (10) day period, approval shall be deemed to be given, subject to Declarant's veto right. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Architectural Guidelines unless the Reviewer has granted a variance pursuant to Section 5.5.

All decisions of the Committee will be in writing. Oral representation of any decision will not be valid and will not represent the decision of the Committee. Property Owners will be notified by the Management Company if their plan/project was approved or denied. The Committee may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; (iii) request additional information; or (iv) disapprove the application.

In the case of disapproval, the Committee may, but shall not be obligated to, specify the reasons for any objections and/or offer suggestions for curing any objections. The burden of developing the design solution and modifications will lie with the Owner and the design professional.

COMMITTEE DECISIONS.

Approval with or without Conditions.

If the application is approved by the Committee, the Owner and Contractor will receive notification of the approval from the Committee. If the plans are approved with conditions, the Owner and Contractor will receive notification as to the conditions of approval. If approval with conditions is granted, and construction then begins, the commencement of construction shall be deemed approval by the Owner/Contractor of the conditions imposed.

Partial Approval.

If the application is partially approved, the Committee will note which items are approved and which items are disapproved. Disapproved items on the application must be corrected and resubmitted. Complete approval with or without conditions must be received from the Committee before any construction may commence.

Request for Additional Information.

A request for additional information by the Committee shall be deemed a determination that the information submitted was inadequate. Requested information must be received before the review process will continue.

Disapproval of Application.

Denied approval of submitted plans and specifications may be based upon any ground by the Declarant, including purely aesthetic judgment, which in the sole and uncontrolled discretion of the Declarant shall be sufficient. The right of approval reserved to the Declarant herein may be assigned to the Committee, in the sole discretion of the Declarant. If in the judgment of the Committee, the plans submitted do not conform to the intent and requirements of Stockyard West Design Standards, the plans will not be approved.

In the case of disapproval, the Committee may, but shall not be obligated to, specify the reasons for any objections and/or offer suggestions for curing any objections. The burden of developing the design solution will lie with the Owner and the design professional.

STARTING A PROJECT WITHOUT COMMITTEE APPROVAL.

When any kind of construction or changes that are governed by this document are done without prior Committee approval, a violation shall be issued, all work shall stop, and a Stop Work Notice may be issued. The Owner may be fined, lose Stockyard West membership privileges, and have legal action taken against them. Unapproved construction shall be removed and/or altered as required by the Committee after notice and a hearing.

IMPORTANT:

CONSTRUCTION OF ANY PROJECT IS NOT TO BEGIN UNTIL YOUR PLANS HAVE BEEN APPROVED IN WRITING BY THE COMMITTEE!

VARIANCES.

The Committee may grant variances from Stockyard West Design Standards when topography, natural obstructions, hardship, or aesthetic and environmental considerations require additional evaluation. Property Owners may request a variance but shall provide the Committee with the reason for their request.

Such variances may only be granted, however, when unique circumstances dictate. There shall be reasonable assurance in a variance request that the overall intent of Stockyard West Design Standards will be accomplished by the Owner's design as proposed. Owner may request a variance by submitting a written application to the Committee along with the required plans.

Following the variance review, the applicant shall be notified in writing of the Committee's decision by the Management Company.

DEVIATION OR CHANGES TO APPROVED PLANS.

Any deviation or changes to approved plans shall be subject to Committee approval prior to implementation. A second Architectural Review Request form, with a complete description of the changes or deviations, shall be filed with the Management Company.

RE-SUBMITTAL OF DENIED PLANS AND APPEAL.

Should the Committee deny any submission; any re-submission shall follow the same procedures as the rejected submittal. Any proposed exterior additions or changes that was not part of the original Architectural Review Request shall be submitted for Committee review and approval.

APPEAL TO THE BOARD OF DIRECTORS.

The Owner has the option to make an appeal to the Board of Directors regarding a denial of or condition placed on a proposed improvement to property, by giving written notice of appeal to the Association. The Board shall hear the appeal using the following guidelines:

- If a hearing is requested by the Owner, the Management Company shall send a written notice of the hearing to all parties involved at least fourteen (14) days prior to the hearing date.
- The appeal by the Owner may be in person or writing.
- The Owner may present its position to the Board either in person or in writing prior to the hearing.
- The Board shall decide whether the decision of the Committee be affirmed, overturned, or modified and the findings sent to the unit Owner within five (5) business days of the hearing.

OWNER REPRESENTATION.

The Owner shall advise all his representatives, including but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the CC&Rs and these Design Standards, and all such representatives shall abide by said documents.

NON-LIABILITY OF THE COMMITTEE.

Neither the Committee or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every Owner or other person who submits plans to the Committee for approval agrees, by said submission, that he will not bring action or suit against the Committee to recover damages or otherwise.

Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes and development regulations, and it shall be the responsibility of the Owner to comply therewith.

LOCAL GOVERNMENTAL AGENCY APPROVAL.

Any approval by the Committee shall not relieve the Owner from obtaining the prior consent and approval, when necessary, of the appropriate department or commission of Bulloch County. Additionally, any governmental approvals shall not be binding upon the Association as to whether or not any project shall be approved by the Committee.

Use of any property in the Community and any Existing Improvements must comply with applicable building codes and other governmental requirements and regulations. Approval and permits from Bulloch County should be obtained where required.

Approval by the Committee will not constitute assurance that Existing Improvements or Proposed Improvements comply with applicable governmental requirements and regulations, or that a permit or approvals are not also required from applicable governmental bodies. For information about these requirements, Owners should contact Bulloch County.

EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS.

Approval of plans by the Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the Owner to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and granted by the Committee and local jurisdictions, where applicable. The covenants, conditions and restrictions as established by the Declarant shall remain in force as the legal restrictions governing all construction.

INTERFERENCE WITH UTILITIES.

In planning and implementing the Proposed Improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any Proposed Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines. Underground utility lines and easements can be located by visiting the Georgia Utility Notification Center website at <https://georgia811.com> or by calling them directly at (770) 623-4332.

REVIEW OF WORK IN PROGRESS AND/OR COMPLETION OF WORK.

The Committee may review all work in progress and/or at completion of work to the extent required to ensure that the improvement(s) complies with all approved plans and/or construction procedures. In addition, the Owner's submission of an Architectural Review Request gives permission of a member/members of the Committee, Board of Directors and/or Management Company to walk the Owner's property to view/inspect the proposed project through completion

and final approval.

TIMELINES FOR COMPLETION OF APPROVED WORK.

Projects are subject to specific time periods for completion. Unfinished projects may be visually objectionable and pose actual hazards and may also be subject to disciplinary action and/or fines. Extension(s) may be granted by the Committee for justifiable reasons. After approval by the Committee, a Proposed Improvement should commence within six (6) months. If not, the approval shall be deemed withdrawn. Improvements should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions. All work must be completed, in any event, within one (1) year after approval by the Committee.

WORKMANSHIP.

Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor workmanship can be visually objectionable to others. Poor workmanship can also create safety hazards. The Association assumes no responsibility for the safety of new construction.

CONSTRUCTION REGULATIONS.

Construction Regulations are hereby established to preserve and maintain the quiet enjoyment of the Community, to maintain aesthetics and ensure safety for the Community and to provide reasonable access and controls for construction/contractor activity in order to reasonably minimize inconveniences associated with construction for all Owners and their guests. Owners are fully responsible for the actions of their contractors and any subcontractors, agents, or employees thereof.

Contractor – Exterior Work - Hours/Days

All exterior work is limited to the following:

Monday through Friday	7:00 a.m. to 7:00 p.m.
Saturday and Sunday	8:00 a.m. to 7:00 p.m.

Observed Holidays	Exterior Contractor Work is prohibited on New Year’s Day, Easter, Memorial Day, Independence Day, Thanksgiving Day, Christmas Eve, and Christmas Day.
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Materials/Equipment/Vehicles/Parking

Equipment and materials not in daily use shall not be stored on the site. No materials or equipment shall be left in the streets without proper safety precautions and marking with caution tape, cones and/or barricades. Construction and crew vehicles must obey all common courtesy traffic and safety rules, including not blocking driveways, mailboxes, fire hydrants or impeding traffic on streets or sidewalks. Care must be taken to ensure the streets and sidewalks are kept clean and debris free, streets and sidewalks must be swept upon completion of work.

Damage done by Contractors

Damage to any of the Common Elements or neighboring residences will be the responsibility of the Owner, who will be required to pay for any necessary repairs or replacements.

COMPLIANCE.

Any Owner or resident of the community who does not fully comply with this document will be subject to any fine structure and/or legal action which the association may deem appropriate.

OWNER COMPLAINTS.

All complaints should be submitted to the Association, in writing, and must be dated and signed by an Owner. The Association will take all reasonable action to preserve the anonymity of complaining Owners.

NO GUARANTEE OF CONTINUED VIEW.

As the community grows and develops, each Owner of Stockyard West has acquired his/her Lot subject with the possibility that the view from such Lot may be altered at any time by neighboring properties.

ENFORCEMENT OF THE DECLARATION AND DESIGN STANDARDS.

The Association shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Design Standards. The Association will investigate written complaints of Owners for violations of the architectural requirements of the Declaration or these Design Standards if such complaints are dated and signed by the Owner. The Association shall use all reasonable means to maintain the anonymity of complaining Owners.

The Association shall be allowed access to the property of the Owner filing the complaint for purposes of verification of the complaint. If a violation is found, the Association shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his property into compliance with the Declaration and Design Standards within the time specified by the notice, the Association will request that the violation be referred to the Board for enforcement action, which may include the Board fining the Owner for such non-compliance.

AMENDMENT.

These Design Standards may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the Committee in its discretion, with the advice of the Board.

OTHER CONSIDERATIONS

SETBACKS AND EASEMENTS.

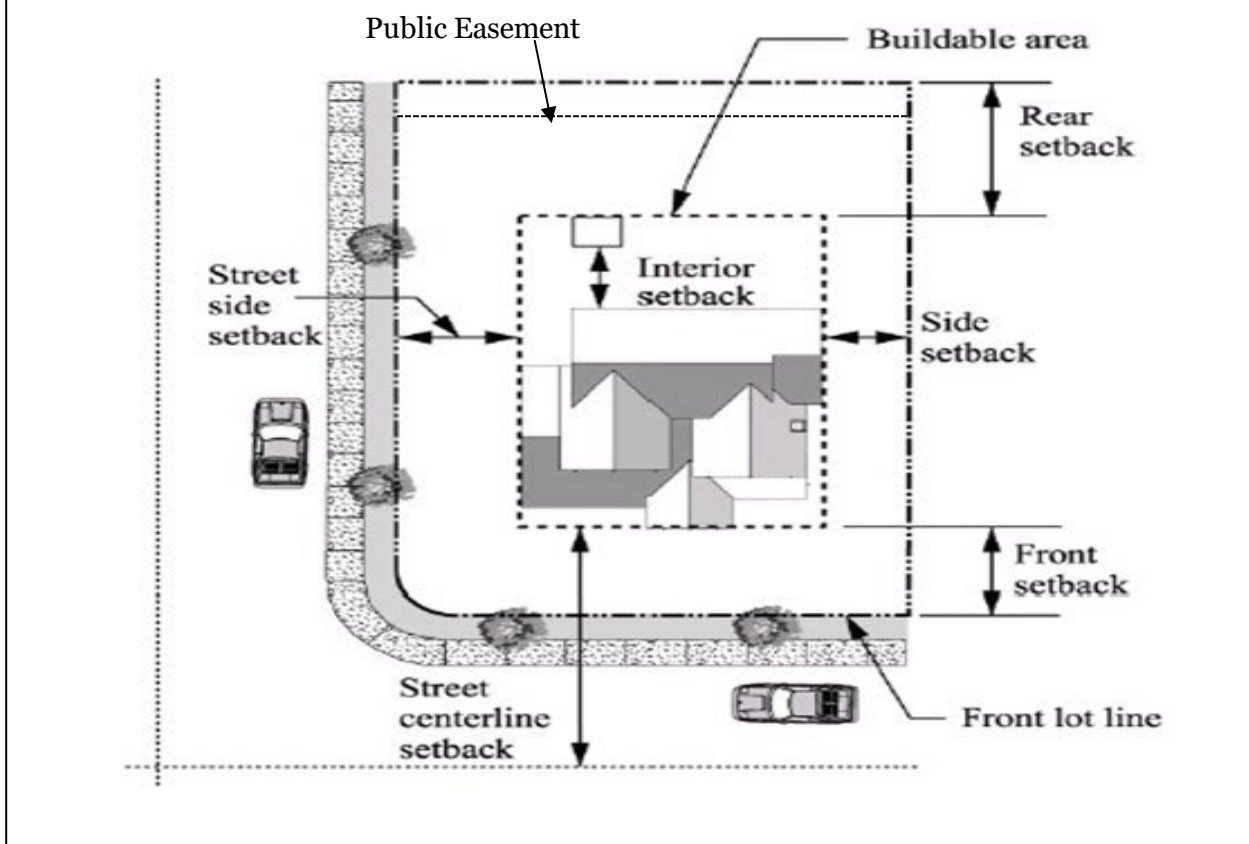
Minimum setbacks and public and private easements (if applicable) are defined for each Lot. No structural improvements shall be permitted within the minimum building setbacks or easements as designated by planning and zoning departments. The purpose and intent are to ensure that development within the individual Lots occur in a sensitive manner. No building, or any improvement thereof, shall be placed, erected, or maintained on any of said Lots within any public easement.

A variance to the setback guidelines or private easements may be considered and or required by the Committee, at its sole discretion, pending evaluation of the Home and site plan. The Committee, in its sole discretion may approve or deny the location of any setback or Private easement regarding aesthetic considerations, size, shape and location of the Unit. The location of all Proposed Improvements of the Home shall also conform to all Bulloch County Zoning and Code

requirements and all other applicable Building Codes which may be subject to error, omissions, variance, or change without notice.

EXAMPLE:

- Sample Lot showing Property Setbacks and a Public Easement on the property.



LANDSCAPING SUBMITTALS.

When preparing to landscape rear and side-yards or amending existing landscaping, an Owner must submit a complete landscape plan and schedule per the Design Process as described herein. Installation and maintenance of plant material and other landscape related improvements are an Owner's responsibility.

DRAINAGE.

No Owner shall interfere with or redirect the natural course or intended flow of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern as intended, except to the extent such alteration is approved in writing by the Committee, and any other public authorities having jurisdiction.

Special attention shall be given to proper site surface drainage so that surface waters shall not adversely affect neighboring properties or interfere with existing drainage flows. Surface drainage direction and velocity shall be controlled and slowed by proper placement of landscape elements, ditches, culverts, diverters, and other drainage devices. Drainage cannot be changed substantially without Committee approval.

SPECIFIC IMPROVEMENTS – A to Z

The following alphabetical list covers a wide variety of specific types of Proposed Improvements which Owners typically consider installing. Pertinent information is given as to specifications for each improvement. In some cases, where specifically stated, a type of Proposed Improvement is prohibited. Please note, however, this listing is not all encompassing for the Community. Any and all proposed improvements which are not listed in this document will still require Committee review and approval.

Unless otherwise specifically stated, drawings or plans for a Proposed Improvement shall be submitted to the Committee, and the written approval of the Committee must be obtained before the Proposed Improvement is made. Drawings or plans shall include dimensions, setbacks, types of materials to be used, both elevation and plan views of all proposed expansions or additions. Applications for paint change must be accompanied by small samples or chips of the colors to be approved, along with a written description or visual of the color schemes of adjacent Homes. The provisions and improvement items contained in these Design Guidelines may be added, removed, or adapted by the Board of Directors as necessary, resulting in a distributed, amended version of the Guidelines for the membership.

ADDITIONS AND EXPANSIONS.

Additions or expansions to the Home will require submission of detailed plans and specifications, including description of materials to be used, and plan and elevation drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the Home. All work is subject to obtaining required permits from Bulloch County. Additions must be of materials, colors, and styles that match as the existing Home. Detailed plan and elevation drawings are required for all additions. Paint samples, photos, or brochures of all new building materials must be submitted with the Architectural Review Request Form. The Association reserves the right to revoke Committee approval and have any incomplete improvements removed at the Homeowner's expense. Addition exterior must match the Home's materials and be sufficiently reworked to tie into the Home in order to blend the new addition with the existing structure. Roofing must be of a consistent color and type and slope which complement the existing roof line. Flat roofs on any addition is not allowed. No garage may be modified into a living space (i.e. living room) or in such a manner that prevents the number of automobiles which could have reasonably been parked in the garage as originally constructed.

AIR CONDITIONING EQUIPMENT.

Committee approval is required. Air conditioning equipment may not be installed in the front yard of a house. Window air conditioning equipment is not permitted.

Air Conditioners or heat pumps can be screened from the street right-of-way with Committee approved perennials or screening measures. Colors and materials must be included with the application. Care should be taken to ensure structures or plantings do not interfere with air flow or maintenance access. The Committee may determine the type and adequacy of the screening material or device. See examples below:



Air Conditioning units should be installed in such a way that any noise to adjacent Homes is minimized. Installation of air conditioning equipment on the roof of the Home will not be permitted.

ARBORS AND TRELLISES.

Committee approval is required prior to installation of any proposed arbor or trellis. The inside height of a proposed arbor or trellis must not exceed nine feet (9'). Arbors must be complementary to the residence. Professionally prepared plans for arbors and trellises are highly encouraged to expedite the approval process, otherwise a photograph or catalog picture must be provided.

ASTRO-TURF.

Neither Astro-turf nor any other floor covering shall be used on the front portion of the Home, visible from the street.

AWNINGS / SAILS.

The only approved specifications for awnings are as follows. No alternatives will be considered.

- Sunsetter Retractable Awning™. Website: <https://www.sunsetter.com>
- Width of awning must match the patio width.
- Woven, acrylic fabric only.
- Acceptable awning colors must be complimentary to the Home and gray in tones.
- Wind sensor must be installed and regularly maintained
- Maximum of ten-foot extension from the affixed wall is allowed
- Awnings are not permitted on the front or side portions of the house.
- Awnings may be allowed on the rear portion of a Home with Committee approval.
- A picture/design of the awning and sample of the material must be submitted with the Architectural Review Request Form for approval.
- No plastic, vinyl, or metal awnings will be allowed.



As a patio cover, Committee approval is required for sails.

- The sail canopy cannot exceed more than five (5) feet beyond the width of the patio.
- The sail can only be installed in the rear of the house. The view of the sail from the street must be minimized.
- The support poles must be anchored solidly in the ground with concrete.
- Support poles must be painted to match the base or trim of the Home.
- Sail color must be neutral or earth tones. The color should not draw attention to the back-patio area.

BARBECUES/OUTDOOR KITCHENS.

Portable barbecues do not require approval but must be stored out of view from the street or

Common Elements to the extent possible. Permanent barbecue structures must meet all structure setback requirements and may be referred for professional review as necessary. Owner must obtain building permit if applicable and provide a copy of the permit to the Association office prior to beginning work. Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines and in accordance with Bulloch County Fire Codes. An application is required for permanent grills/outdoor kitchen and must include the following:

- The dimensions of the permanent grill/outdoor kitchen and overall layout.
- Owner to ensure the layout of the kitchen will not negatively impact drainage on subject Lot or adjoining properties or Common Areas.
- A site plan showing the location of permanent grill and kitchen.
- A description of the materials and colors to be used.

BASKETBALL HOOPS – (PERMANENT AND PORTABLE).

Permanent basketball hoops are prohibited within the community.

Portable basketball backboards are permitted but must be stored inside garages or on driveways when not in active use.

Active use shall mean the immediate period of time during which there is play. Use of such items shall be limited to the hours of 8:00 am to 9:00 pm. The portable unit cannot be placed in such a manner that it blocks sidewalks and pedestrian walkways. Portable unit should not be placed in any public streets or roadway potentially obstructing traffic or parking patterns.

BIRD HOUSES AND FEEDERS.

Bird feeders may not be installed at a location where they could cause a nuisance to the adjoining neighbors. Poles must be anchored solidly in the ground with concrete. Bird Houses must be kept in good repair and must be placed in a grounds bed matching others in the rear yard no less than three feet (3') in diameter and no closer than ten feet (10') to the rear property line or any setback or easement line. Birdhouses shall be positioned to not interfere with the use commercial lawn care equipment.

BUG ZAPPERS.

Not Permitted.

CLOTHESLINES AND HANGERS.

Not permitted.

CORNER VISIBILITY.

Compliance with Bulloch County and/or the City of Statesboro intersection sight line distance criteria required.

DECKS, PATIOS AND TERRACES.

Committee approval is required. Decks must be constructed of wood or other material matching the material of the Home and, if painted, must match the color scheme of the Home, unless otherwise approved by the Committee. Decks must be installed as an integral part of the Home and patio area. Construction of decks over easement areas is not permitted. Dimensions and location must be submitted on drawings. The Committee will review Lot size as a factor in approval of decks and to also confirm and ensure the maximum surface area on the Lot is not exceeded. Decks, patios, and terraces shall be considered an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. Decks, patios, and terraces shall be placed on rear elevations only. The underside of decks must be enclosed with materials that are consistent with the house.

DOG RUNS, STAKE OUTS, DOG HOUSES AND DOG FENCES.

Dog houses, runs and stake outs (the tethering/tying up of a dog in yard) are not permitted. Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's site per the enclosed fencing standards.

DOORS.

Committee approval is not required for the addition or replacement of a storm door, as long as the door is full view or full view retractable. Security doors or security window bars require Committee approval. The replacement of the front door in same style and color does not require Committee approval. Changing the style or color of the existing door requires Committee approval. The approved existing colors will be white, black and the colors of the approved Home colors.

DRIVEWAYS, COATINGS AND DRIVEWAY EXTENSIONS

Modifications to the original driveway must be submitted for Committee review and approval. Any alteration must be aesthetically pleasing and in conformance with the overall look of the Community. Stamped, textured, paver, coated and/or asphalt driveways are not permitted. All driveways shall have a hard surface of brushed concrete with tooled edge, with no bordering required or concrete with detailed border.

Modifications, extensions, or additions to the driveway will be reviewed on a case-by-case basis. Widening the driveway for extra parking space is not permitted.

Vehicular parking must be on the driveway or in the garage only. Parking in the front, rear, or side yard is not permitted. fen

EXTERIOR DECORATIVE ITEMS / YARD ART.

While exterior decorative items/yard art does not require Committee approval, the following guidelines will be considered by the Committee upon reported complaints by neighbors.

Any exterior decorative items including, but not limited to: flags, banners, fountains, lawn art, statuary, bird baths, feeders, trellis, arbors, house numbers and ornaments, flower pots, outdoor furniture, catchers and other similar items may be displayed in harmony with the natural and surrounding setting. Wind chimes are not allowed.

Each piece of yard art must be located in landscaped areas only in front or side yards or where it is not visible from the street in the rear yard. Items must fit in a hypothetical thirty-six inch (36") cube and must blend in with landscaping. Colors are limited to colors that complement the Home and are consistent with the character of the neighborhood. The Committee will evaluate all proposed exterior decorative objects solely in terms of design, execution, and general appropriateness in order to prevent such objects from having a significant negative impact on adjoining Homes, the neighborhood setting, and the community at large.

While Committee approval is not required for removal of exterior decorative objects that are of a temporary nature or are displayed for a seasonal holiday duration or a special occasion, Homeowners should consider these following guidelines when choosing such objects. The Committee will not judge the individual aesthetic or artistic merits of any object, but rather will make its evaluation solely on the object's impact upon the community.

The Committee will consider the following items in its evaluation of decorative items:

Location.

The Committee will apply a set of standards to objects located in front yards or positioned where they can be fully viewed from the street fronting the applicant's property than to those objects

located in backyards, or within screened locations of lesser visibility and impact.

Color.

Objects must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. The color or colors of an object must compliment the overall appearance of the Home and not distract from it in a way that draws excessive attention to the object.

Design.

Items must be compatible in general style and in quality of materials and workmanship with the Architectural characteristics of the applicant’s Home, adjoining Homes, and the neighborhood setting.

Intrusiveness.

Objects must not substantially intrude by sight, sound, or smell upon adjoining Homes or the neighborhood setting.

Materials.

Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must be capable of maintaining an attractive appearance. An object may be allowed to become mossy, rusty, or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with the Home, adjoining Homes, and the neighborhood setting.

Relationship to the Environment.

Objects shall not create an adverse impact on the natural environment by their installation or location.

Safety.

Objects shall not create a hazard to public safety or become an “attractive nuisance.”

Size, Scale and Number.

Objects must be of an appropriate size and within an acceptable scale which is harmonious with the Home and its location. Items must not be so numerous so as to present a cluttered or overwhelming appearance.

Taste

Objects must avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.

EXTERIOR LIGHTING.

All outdoor lighting is subject to Committee review and approval. Owners should keep in mind the impact to neighbors when considering exterior lighting. In reviewing lighting requests, the Committee will consider the visibility, style, location, and quality of the lighting fixtures. Exterior lighting for security and/or other uses must be directed towards the ground whereby the light cone stays within the property boundaries and the light source does not cast a glare onto adjacent properties.

High wattage (>75 watts or greater) lighting, overly intrusive security lights and such lighting fixtures will likely be denied. Exterior lighting should be limited in purpose to providing light on walkways and, whenever possible, they should be set to turn off when not in use.

Lighting of parking areas or walkways to houses may be necessary. Lights must be functional and enhance the overall appearance of a residence, but not disturbing to neighbors or motorists. All

light sensitive motion detectors must be adjusted appropriately. Lights shall be omitted from any Lot which are unreasonably bright or cause unreasonable glare. Landscape lighting will be approved on a case-by-case basis.

When possible, provide the voltage and bulb wattage, along with all dimensions and a picture or drawing with your application. Low voltage, ground landscaping lights do not require Committee approval provided they are conservative in design and are directed towards the house, tree, or ground. The Committee can deny approval if such installation results in complaints from neighbors.

Replacement of exterior garage lights will be considered on a case by case basis. A picture, drawing, or sketch of the proposed light(s) must be provided to the Committee for approval prior to installation. Please also include the dimensions, the material, and the proposed color of the proposed fixture(s).

Motion Lighting

The lights shall not be pointed in the direction of any neighboring properties causing an unreasonable glare and must always be set on the sensor while on. These lights do not require Committee Approval.

Outdoor Edison / String and Icicle-Type Lighting

These lights are generally used to light rear patios and screen porches for decorative effect. Bulbs should be clear and replaced when blown or broken. These lights may be displayed year-round. These lights do not require Committee approval.

FENCES.

Fences are allowed within the community. The proposed fencing must be shown on the plot plan or survey of the property with the application. A brochure or visual of the proposed fencing type should be included from the fencing contractor showing fence style, height, and color.

Fences backing to ponds:

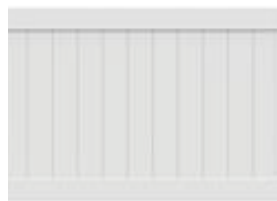
Six (6) foot white vinyl panels will be permitted on the side yards, with a transition fence panel going from six (6) foot to four (4) foot panel and connecting to a four (4) foot panel at the side rear corner. The rear yard portion which faces the pond will be a four (4) foot white vinyl picket.

Continued next page . . .

6 Foot in Height

6 Foot to 4 Foot in Height

4 Foot in Height



Rear Yard:
Freedom Fence- Durham Flat-Top
4 Foot in Height



Adjoin Rear Lots:

Two Lots which back to one another are permitted to install a six (6) foot privacy panel.

Lots that back to the woods:

Are permitted to install six (6) foot privacy panel or four (4) foot picket panel as noted above.

Fencing installed in a drainage easement is subject to removal and replacement at the Owner's expense should the HOA and/or the county require access to the drainage easement.

Not Permitted:

- Proposed fencing must respect the easements associated with the property. No fencing shall be installed within any UTILITY EASEMENTS or RIGHT OF WAYS, if it is located or applicable to the Owner's property as shown on recorded Plats, Plot Plan, House Survey or within the Declaration.
- No fences are permitted to be installed on the front of any property.
- No fences or walls will be allowed in the wetland's buffers.
- Please note double fencing between neighbors will not be allowed.
- Lattice -top fencing is not permitted.
- Chain link fencing or rough-cut lumber fencing is not permitted.

Other Fencing Considerations:

- All fences are required to be installed within or on the Owner's property line.
- If fencing already exists on other adjoining properties, the applicant/Owner should proactively

work with any adjoining property Owners to utilize their existing fencing. Any neighboring Lot shall be allowed to tie into an existing fence.

- At least one (1) gate must be installed on the side of the Home where the fencing meets the rear corner of the house. Two (2) gates are preferred. Double gates are not permitted
- Proposed fencing must tie into the rear façade of the Home and cannot extend past the rear corners of the Home towards the front/street of the Home.
- Owner is responsible for verifying any county and town requirements for fencing, including obtaining any necessary permits, if applicable.
- Proposed fencing cannot negatively impact or impede the community drainage plan. (Example: fence pickets cannot be buried into the ground, which would restrict the natural drainage flow of surface water across the properties).
- Owners must locate, have located, and arrange to have moved, any irrigation lines, heads, irrigation wiring, utility services lines or other items that are in conflict with the construction of fencing at their expense.
- Owner must maintain fencing in a good condition after installation, including any future re-painting or power washing if necessary, replacement of pickets, fence sections, when necessary or when requested by the HOA.

FIREPLACE / FIRE PIT.

Exterior fireplaces shall not exceed eight feet (8') in height and shall harmonize with the aesthetics of the Home. Installation of any fireplace or fire pit shall be five feet (5') from any structure. Owner must obtain Bulloch County building permit, if applicable, and provide a copy of the permit to the Management Company office prior to beginning work. A Fireplace/Fire Pit must only be installed in the back yards. On pond facing units, they must be located so as to not block pond views from immediate residents. A Fireplace/Fire Pit cannot create an unreasonable level of disturbance to adjacent property Owners. Care shall be taken to not burn during high wind events or during any Bulloch County declared no burn events.

FLAGS/FLAGPOLES.

Committee approval is not required for flying the U.S. or Georgia flag from brackets attached to houses or flagpoles. Allowable pre-approved flags may be no larger than 4' x 6' and consist of any of the following: United States flag or other official national flags, state flags, military service flags (Army Navy, Marine, Air Force, Coast Guard or National Guard), military unit designation flags, POW MIA flags, sports teams or religious denomination flags. All other flags are subject to review and approval by the Committee. All flags or banners must be kept in good repair. The U.S. Flag should be displayed and maintained per the most current U.S. Flag code.

Flag Poles shall be a single pole no less than 1 ½" or greater than three inches in diameter and no more than twenty feet in height above finish grade. Vertical poles may not be attached to the Home. Up to two (2) flag poles less than six feet (6') in length may be attached to the front facade of the house at the garage door or entry door locations. Poles must be constructed of aluminum, stainless steel, or other weather resistant non-corrosive metal. No wood, fiberglass, PVC, or similar materials are allowed. Poles must be vertically anchored solidly in the ground with concrete and must be placed in a mulch or grounds bed.

FLOWER POTS.

Flowerpots which are visible from the street:

- Flowerpots should be of neutral colors or the same colors included in the Home's color scheme.
- Should be within the landscaped area.
- Up to three (3) flowerpots can be placed outside of the landscaped area provided they are close to the house (not the road end of driveways). It is recommended that they do not exceed twenty inches (20") in diameter and twenty-four inches (24") in height.
- Up to five (5) flowerpots are allowed within the landscaped area.

FUEL STORAGE TANKS.

Propane and natural gas storage tanks must be buried.

- All utility lines serving structures located on Lots shall be placed underground.
- Kerosene, gasoline, and other fuel storage tanks are prohibited.

GARAGE SCREENS.

Committee approval is not required for garage screens providing,

- All garage screening shall be charcoal or bronze.
- Frame must be black, white or must match the trim or base color of the Home.



GARBAGE / TRASH CONTAINERS.

Garbage and recycling carts must be stored out of view behind the Home, in the garage, or in Committee approved garbage storage areas. Trash bin storage areas can be screened from the street right-of-way with Committee approved perennials or screening measures. Colors and materials must be included with the application. The Committee may determine the type and adequacy of the screening material or device. Non-contained garbage, trash, lumber, grass or shrub clippings, plant waste, compost, metal, bulk materials, scrap, or debris of any kind will not be allowed to be stored or to accumulate on any site. All trash carts must have a cover that is resistant to animals and be kept within an enclosed structure. The trash cart may be placed at the curb at such times as may be necessary to permit garbage and trash pickup. Trash carts may be placed at the curb the evening before collection (the earliest time allowed) and must be returned to the enclosed structure or inside the garage the day of collection

GAZEBOS.

Gazebos are not permitted.

GENERATORS.

Standby (permanent whole house) generators are required to have Committee approval and must be installed per the following:

- Standby generators are to be installed on the side of the Home within close proximity of the Electric meter and/or Electric Panel.
- Standby generators must be installed per all Federal, State, County, Local and Electric Utility guidelines and specifications with no deviations allowed.
- Standby generators shall be screened from street right-of-way either by approved fencing or by plantings tall enough to conceal the unit.
- Standby generators to be used specifically for emergency backup power with the exception of a weekly test run of the system.

Portable backup generators do not require Committee approval.

GUTTERS.

Gutter downspouts shall direct water towards the swale that leads to the required drainage facilities. No downspouts shall be piped directly to any pond. Owner assumes responsibility for maintenance of gutters.

- Gutters must be five-inch (5”) width, white, aluminum and must match trim color.
- Downspouts must be compatible with existing exterior color scheme and should be painted to match the body color of the Home.
- Outflows should be buried whenever possible and directed away from Homes to an acceptable area for dispersion of water splash guards must be installed where buried outflow is not possible. These must be green to blend with turf.
- Owners are not permitted to install guttering that will redirect outflow onto neighboring properties.

HOLIDAY DECORATIONS / DISPLAY.

Outside seasonal, festive or holiday decorations and lights shall be installed no more than forty-five (45) calendar days prior to the event date and shall be removed no later than fifteen (15) calendar days after the event date. Consideration of neighbors should be exercised when decorating for any occasion.

HOT TUBS / JACUZZIS.

Hot Tubs and Jacuzzis must be located in the rear yard, screened by landscaping or privacy fencing that affords both Homeowners’ adequate privacy, and must be designed as an integral part of the deck or patio area.

HOUSE NUMBERS.

House numbers are required to be visible and plainly seen from the street to ensure aid with emergency response and property identity. Approval is not required for replacement of like kind numbering. Committee reserves the right to disapprove of any style or size selection not in keeping with the community standard. Committee approval is required to relocate the existing address numbers to a position different from that originally installed by the builder. There shall be no more than two (2) sets of house address numbers on each residence.

HURRICANE SHUTTERS

Committee approval is required for the addition of hurricane shutters or other style (i.e. Bahama style shutters) to a Stockyard West Home. The material shall match existing colors of the Home. The proposed shutter colors must complement the existing Home colors.



HURRICANE STORM PROTECTION SYSTEMS.

Plywood is permitted as an alternate temporary solution in hurricane storm events. Alternate systems and system providers will be considered by the Committee/Board of Directors. A few recommended specifications and styles for Hurricane and Storm Protection systems are

displayed below as follows:



- Hurricane/Storm Shutters systems must be ***temporary*** only and allow for the protective screening to be removed and stored after a storm event has passed.
- Frames and hardware can be permanently attached to the exterior of the Home.
- Types of systems that are allowed are fabric with anchor straps or studs and caps, channel frames with rigid or corrugated panel inserts, Velcro attached panels, rigid systems with anchor straps or studs and caps.
- Any frames or hardware must match the existing building color scheme, window frame or trim colors and must visually blend in with the existing building so as to not be obvious from the street or adjoining Homes.
- Roll down systems with large overhead roll up boxes may be installed on porches or other areas where the system can be placed behind the header beam or trim and hidden from view.
- Frames and mounting systems may not be wider than three inches (3") in width and may not extend more than three inches (3") beyond the surface it is mounted to.
- Surfaced applied films and interior attachment systems are allowed if the system and colors visually blend in with the existing building, so as to not be obvious from the street or adjoining Homes.
- Systems must be removed within ***twenty-one (21) days*** of the end of a named storm event or when authorities allow residents to return to their Homes.
- The Board of Directors may extend this period at their discretion to ensure the safety and security of property.

LANDSCAPING.

All changes in landscaping shall be complimentary to the Home and are subject to Committee review and approval. In addition, landscaping shall follow all requirements of Bulloch County. The guidelines for installation of landscape and features are written to encourage Owners to consult with professionals in order to design harmonious modifications, choose complimentary materials and ensure proper installation. The Board of Directors encourages Owners to enjoy their property and plant as they see fit within these guidelines:

- Landscaping for the entire Lot, including easement areas, shall be maintained at all times. The Owner is fully responsible for maintaining all landscaping on the property. This includes, but is not limited to mowing, trimming, weed control and fertilization and edging the sidewalks and street curbing. Landscaping shall be maintained so as not to create a safety hazard or visual nuisance in the community.
- In addition, landscaping shall follow all requirements of Bulloch County.
- Gravel, rock, sod, plant materials and/or soil piles stored at the property during landscaping installation, shall be left no longer than a period of fifteen (15) days. Materials are not permitted on the street.
- Delivery and placement of landscape materials shall not damage any entry/median/Common Areas. Delivery trucks are not allowed to cross any of these areas (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the Common Elements results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's agent, guests, or tenants.

Landscape - Establishing Planting Beds.

- Invasive species, plants that do not typically thrive in the climate and soil conditions on the property, those that risk uncontrolled reproduction beyond your planting area and those that otherwise jeopardize the existing ecosystem are not permitted.
- Plants may be installed in planting beds without prior approval if the species are similar in nature to existing plants and are no more than thirty-six inches (36") tall.
- Use plant materials that produce unusual effects at different times of the year so that landscape will have interest during each season.

Landscape - Trees and Large Shrubs.

Architectural Review Request forms must describe types and sizes (height, width, thickness and/or diameter) of proposed trees and shrubs. Trees and shrubs shall be selected and placed in a manner which does not cause an unreasonable nuisance to adjacent properties. Trees and shrubs must not be placed in areas that block sidewalks, restrict drainage, or impede line of sight for vehicular traffic. Trees and shrubs that grow to a height that poses a threat to neighboring properties or have a root structure that interferes with utilities or could prove to be invasive to neighboring properties should be avoided. If the placement of trees or shrubs results in complaints from neighbors, the Committee may require the Homeowner to remedy the problems. Prior to planting, Owners should take care to consider the eventual mature size of the trees and shrubs and what impact they may have on nearby Homes, other landscape features, nearby sidewalks, pipes, other utilities, property lines, easements, etc. Owners may not plant trees and shrubs that are likely to cause increased maintenance responsibilities and/or increase the likelihood of damage to a neighboring property (i.e. Excessive leaf accumulation on rooftops and in gutters, increased risk of damage from falling limbs and increased risk of damage to driveways, foundation slabs or other areas of a Home).

- Trees, shrubs, and other landscaping materials shall be contained within the property boundaries to ensure growth does not overhang or infringe on another person's property, public streets or walkways and common areas.
- Trees, shrubs, and other landscape materials shall not be placed or allowed to grow to such a height or thickness as to substantially interfere with the view of neighboring properties.

Landscape - Tree Removal.

All tree removals require Committee approval and all stumps and their exposed root systems shall be removed. Dead trees shall be removed. Additionally, living tree removal shall include the killing of its root system. The removal of trees will be approved if the tree is dead, if there is danger to people or property, or if a detrimental condition exists.

Detrimental conditions include the physical intrusion by roots and branches on houses in a way that causes damage, excessive shade, or block views or sight lines.

Landscape – Curbing / Edging / Tree Rings.

- They are either earth tone colors (grey, muted red, brown, or similar) and constructed of commercially available landscaping block, stacked stone, field stone or scalloped concrete edging materials that are curved to form a radius.
- The top surface of the ring/edging is no more than ten inches (10") higher than the adjoining, undisturbed ground. Owner will ensure installation will not negatively impact drainage on Subject Lot or adjoining properties and/or Common Areas.

Landscape - Front and Side Yards.

Landscaping within the front yard must consist of a combination of turf lawn trees and shrub beds. Shrub beds must be coordinated between Lots, contained suitable ground cover, such as mulch or pine straw, to provide visual continuity. Side yards which front onto streets or public open spaces must also be landscaped by the Homeowner.

Landscape - Irrigation Systems.

In-ground irrigation systems (underground pipes or tubing) do not require Committee approval providing the entire system is subterranean. All landscape plantings will be maintained by a fully automated underground watering system. Drainage shall not be directed onto sidewalks, curbs, walkways, or driveways. Homeowners are advised backflow preventers are to be inspected annually.

Landscape – Maintenance.

All landscaping must be maintained in a neat, attractive, and healthy condition. The Owner, considering weather conditions affecting the planting of replacement landscaping, must replace dead or dying landscape materials as soon as possible and/or within fifteen (15) days of written notification from the Committee.

Landscape – Installation of Rocks.

- Landscaping rocks must be displayed in conjunction with landscape theme and must not be the focal point of the front yard.
- Size, type of stone, positioning and appropriateness will be criteria for approval of landscaping rocks.
- Landscaping rocks require Committee approval.

LATTICES / TRELLIS.

Latticework that can be seen from a street or the common area will only be approved in limited amounts and areas. All lattice and/or trellis' used for climbing plants and/or vines must be free standing, no higher than seven (7) feet and of a neutral color. Lattice or trellis' used to support climbing plants and/or vines shall not be attached or anchored to the vinyl fences in any way. Latticework shall be supported or framed securely to prevent warping or sagging. Wood latticework should generally be painted white, base color or trim of your Home. Latticework may not be used to enclose a patio cover or gazebo. Latticework may not be used on the side of a patio cover that is parallel to the house where the patio cover is attached.

MAILBOXES.

Individual mailboxes are not applicable in Stockyard West. Mailbox kiosks will be built in accordance with the approved community design guidelines by the Developer/Declarant per the requirements of the U.S. Postal Service and Bulloch County.

MAINTENANCE OF DRAINAGE.

All Owners of real property within the Community Area will be responsible for maintaining the established drainage pattern on such real property in accordance with the grading plan approved by the Developer/Declarant and Bulloch County.

MAINTENANCE OF ALL PROPERTY IMPROVEMENTS.

No property within the Community must be permitted to fail into disrepair and all property, including any improvements upon that property (i.e. landscaping, screens, fencing, etc.), must be kept and maintained in a clean, safe, and attractive condition.

NO HAZARDOUS ACTIVITIES.

No activity must be conducted on and no improvement must be constructed on any property that is or might be unsafe or hazardous to any person or property.

NO UNSIGHTLINESS.

All unsightly conditions, structures, facilities, equipment, and objects, including lawn and garden equipment and other maintenance equipment when not in actual use, must be enclosed within a structure or garage.

PAINTING/REPAINTING – EXTERIOR COLORS.

Committee approval is required for all exterior painting or repainting of the Home and accessory improvements. Committee approval is not required if color and color combinations are identical to the original color painted by builder. Any color and/or color combination changes require Committee approval.

- All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing.
- Whenever exterior painting is to be done, all changes must be approved by the Committee prior to commencement of such painting. Changes include any paint or color scheme other than the original brand paint, color number and scheme.
- Garage doors are to be the same color as the siding or trim of the Home, unless otherwise requested and approved by the Committee.
- Color selections should be submitted to the Committee in the form of manufacturer’s paint chips. Please indicate which color chips are for trim, siding, and accent color.

PATIO COVERS.

Plans must show the exterior views, Home elevation, designate materials, and colors, and include dimensions in relation to the Home. Impervious square footage must be calculated and provided on the application.

Patios covers must be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architecture design. Materials and colors shall be compatible and match with those of the main house structure. All patios and decks, screened porches, require proof of County permit and approval be obtained and submitted as part of the application.

- No flat roof lines will be approved. No metal, plastic or vinyl roof material will be permitted for patio covers.
- Paint or stain color samples must be included. Approval may be denied based on materials, location, and size of the patio or deck in relationship to the Lot and house.

PLAY AND RECREATION EQUIPMENT.

All play equipment and playhouses shall be subject to Committee approval. Play equipment shall be positioned in a way to minimize its impact on neighbors and on its appearance/sightlines to neighbors. Size of play yards will be considered on a case-by-case basis depending on the Lot size and its proposed proximity to neighbors. In some cases, written consent from adjacent neighbors may be requested. Proper screening, to include either fencing or vegetation (i.e. trees and/or shrubs) may be requested by the Committee to provide proper screening from adjoining neighbors and public view. Play equipment must be located in the rear yard and must be located within the required setback requirements. No playground equipment above twelve feet (12’) in height, as measured from the ground level can be erected without the prior approval of the Committee. Playhouses larger than thirty (30) square feet and higher than six feet (6’) will be reviewed on a case by case basis. Treehouses are not permitted. Additional landscape material may be required to screen any play and recreation equipment by the Committee.

Play Areas

Play areas may include sandboxes and large mulched areas around swing sets. Play areas must conform to the same side setbacks but may extend to no longer than ten feet (10’) of the rear property line. The areas may be edged with timbers or other suitable edging material. To avoid the use of sandboxes by animals, you are encouraged to cover these areas when not in use.

Swing Sets

Swing sets may be pre-fabricated, metal or constructed of wood and can be no taller than fifteen feet (15’) in height. Those structures with climbing towers may maintain an upper level tower.

Any cloth awnings or related components must be maintained in good condition and replaced when worn or faded. Wood sets may be left natural, stained, painted white or painted to match the exterior color of the house.

Trampolines

Trampolines are permitted with Committee approval. Trampolines should be located behind 6' privacy fencing and/or suitably screened by vegetation (i.e. trees and shrubs) and must be located at least fifteen feet (15') from adjacent Lots and may not exceed twelve feet (12') in height. If safety netting is used it must be black or charcoal. The color of the supporting poles should match the Home. Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen. Trampolines must be kept rust free with no torn canvas or missing springs.

PODS /TEMPORARY STORAGE UNITS/MOVING CONTAINERS.

A "PODS" type container (or similar offered storage service container) is permissible. The container must be placed in a driveway as long as sidewalks, pedestrians and/or vehicular traffic is not blocked. The maximum amount of time a storage unit may be employed is up to fifteen (15) days. The Management Company must be notified if more time is needed and the Board of Directors will need to be consulted for approval. Placement of the moving container in common area or the street is prohibited.

RECREATIONAL VEHICLES, TRAILERS, BOATS, WATERCRAFT.

Recreational vehicles of all types, to include recreational vehicles (RVs), trailers of all types (either with or without wheels), campers, camper trailers, house trailer, horse trailer, motor Home, boats and other watercraft (i.e. jet skis), all-terrain vehicles, or any similar vehicle shall not be stored on or at any Lot unless completely enclosed within a garage so as to be not visible from the streets or other Lots. These types of vehicles may be brought to the residence for loading and unloading, **may be parked/stored overnight in the driveway, not in the street, no more than once in a seven (7) day period.** The vehicle may not block the sidewalk while parked in the driveway. No vehicle, trailer of any kind may be parked on lawns or Common Areas.

ROOF / SHINGLE REPLACEMENT.

Replacement and repair of roof elements in single family Homes due to damage does not require approval unless materials and colors differ from the original construction or previously approved modification. New roofing of the same shape, color scheme and material as the originally installed roof can be installed without Committee approval. The approved color of roofing material is "*Weatherwood*" or an earth tone color that is equivalent. Any color or roofing material changes require approval. All roof penetrations such as attic and plumbing vents should be finished to blend with the roof color. Eaves troughs are to be maintained in good condition.

SCREENED-IN PORCHES.

Screened porches shall be placed on the rear elevations only. All screening shall be charcoal or bronze. The porch must contain materials and colors that are consistent with the materials and design of the house. Louver panels shall be considered on a case-by-case basis and shall be set in a frame.

SECURITY DEVICES.

Security devices including cameras, alarms, and the installation of window and door components shall be selected, located, and installed so as to be an integral part of the house and not distract from its architecture and appearance. Any sirens, speaker boxes, conduit and related exterior elements or equipment relating to the security system must be unobtrusive and inconspicuous.

SHUTTERS.

Shutters must be consistent with the architectural design and color scheme of the residence. Exterior shutters must be the same materials and painted to match the color scheme of the

exterior of the Home, unless otherwise approved by the Committee. A change in shutter color or design will require Committee approval. Single shutters on multiple windows are not permitted. Removal of existing shutters without replacements must be submitted for Committee review and approval. Broken or missing shutters must be repaired or replaced within thirty (30) days. See “Hurricane Shutters” section for Bahama-type shutter installation.

SIDING.

Replacement and repair of siding elements in single family Homes due to damage does not require approval unless materials and colors differ from the original construction or previously approved modification. Aluminum or steel siding is not permitted. Approval is not required to re-side your Home in the same materials and colors as the originally constructed or previously approved. Any color or material changes require approval. Siding shall be kept in a well-maintained condition. Exterior walls must be clean and free of mildew and algae.

SIGNS.

Political/Civic Signs.

Temporary political signs are allowed on private property subject to the current Bulloch County and City signage codes.

No rule shall regulate the content of political signs, but the type, quantity, size, length of time and manner of placement may be regulated by the Committee and/or Board providing:

- Political signs shall have a maximum size of nine (9) square feet, with a maximum height of five feet (5') from the top to the ground level.
- The Board encourages any political signs be placed no earlier than thirty (30) days before an election, run off, primary or referendum. All political signs must be removed from the property within seven (7) days of such event as mentioned above.
- Political flags and banners may be no larger than 4' x 6' and may only be flown or displayed during those dates called out in the County/Town signage code for the display of political and candidate signs. They are not permitted for display on the property outside of these stated dates/times.

Real Estate Signs.

- Each Owner may erect or post one “For Sale”, “For Lease” and “For Rent” sign at the property. The size shall not exceed eighteen inches (18”) by twenty-four inches (24”).
- Height of sign shall not exceed six feet from the top to the ground level.
- A sign of professional quality not exceeding fifteen inches (15”) by eighteen inches (18”) may be placed in a front window.
- Wording on the sign shall coincide with activity, i.e., for sale, open house, contractor identification, etc. All signs shall be removed at the close of escrow or occupancy.
- Open house signs shall be allowed only when sales personnel are in attendance. Temporary flags, banners, balloons, streamers, propellers, or other similar apparatus are allowed on the property only of the open house during the open house period and shall be removed at the end of each day.

SOLAR PANELS / SOLAR COLLECTION DEVICES.

Committee approval is required. Solar equipment must be designed as an integral part of the roof. The solar device may be installed on the roof if all the following criteria apply:

- Installation must conform to local, State, Federal and Electric Utility regulations.
- Solar equipment may not extend higher than or beyond the roof line, the device(s) must conform to the slope of the roof, and the top edge of the device(s) must be parallel to the roof line.
- Solar equipment color must blend in with roof and or Home colors as much as reasonably possible. The color of the frame, support bracket(s), and visible piping or wiring must be silver, bronze, or black tone commonly available in the marketplace or hidden from view.

- The location of the equipment must be installed on the rear facing portion of the roof (away from the street) that, in the opinion of the Committee, is the least objectionable location for the device. The Committee’s guiding principle is to balance between a location that enables the equipment to be effective and a location that is the least visible and least obtrusive. Be aware that some Insurance companies will not insure.

STATUES/ FOUNTAINS / WATER FEATURES.

Statues/fountains/water features of any kind will not be permitted in yards without prior approval of the Committee. The Committee will consider limited statues/fountains/water features if the proposed improvement is consistent with the overall Lot landscape theme and is consistent with house colors (both field and trim). Only one (1) statue per yard will be permitted.

If statue is in the front yard, must be located on porch steps or within a five-foot boundary from the front of the house. Must be harmonious with other Homes in the community. All statues visible from the street(s) must be integrated with approved landscape themes. No statues can be positioned as a main focal point of the yard. All statues should be neutral or earth tone in color. All statues must be made of ceramic, concrete, metal or wood and cannot exceed three-feet (3’) in height. Committee approval IS REQUIRED for all other configurations of statues.

STORAGE SHED.

Committee approval is required. Only one (1) Storage Shed per Lot will be permitted on a Lot. Location of the shed is limited to the rear yard only and generally should not be visible from any street or adjacent properties. Shed must be screened from view with a six-foot (6’) privacy fence.

The following requirements shall apply for Accessory Structures:

- a) The structure shall not exceed 150 square feet in size and twelve feet (12’) in height. The structure shall be architecturally consistent with the exterior, finish materials, color, and style of the residential unit. The minimum setback requirements shall be no less than ten (10’) feet from the side Lot boundary and no less than five (5’) feet from the rear Lot boundary.
- b) Exterior cladding should match the primary residence in both style and color. Exterior cladding may be wood, vinyl, or Hardee plank or other cement based siding. Prefabricated plastic, rubber, fiberglass, or all metal sheds are prohibited.
- c) Windows, if present, should match as closely as possible those on the primary structure in both style and color.
- d) Gable type roof style is required and shall conform to the residential unit related to roof pitch and roofing material.
- e) Structures should blend in naturally with complementing landscape and should be unobtrusive.
- f) Prefabricated, flat roof, mono-type (shed) or portable outbuildings or storage sheds are prohibited.
- G) Structure must be anchored to a concrete pad or concrete footers.

SWIMMING POOLS.

Above-Ground Swimming Pools

Above-Ground Pools are **NOT** permitted with the exception of small “kiddy” pools that have a volume capacity of one hundred and fifty (150) gallons or less.

In-Ground Swimming Pools

Committee approval is required. In-Ground Pools may be permitted in fenced yards. Request for in-ground swimming pools will be reviewed on a case-by-case basis with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties, size of pool enclosure, and pool materials.

In-Ground Swimming Pool Installation Protocol for Stockyard West Owners

All In-Ground pools must meet the HOA, local and DHEC (Department of Health and

Environmental Control) regulations and standards. The Owner will need to first check with Bulloch County to secure any necessary permits prior to applying for Committee review. In addition to the application requirements contained within these Guidelines, the Owner will be required to following these pool installation guidelines:

- The application for the pool installation is filed with the Management Company
- Access to the rear yard through other Owner’s property or the Association’s Common Area for the installation of any in-ground swimming pool will be the Owner’s responsibility to secure any agreement(s) and easements with other Owner(s) or the Association as needed.
 - Proof of neighbor(s) acceptance (including approval from the Board of Directors for the Common Area access) must be included with the application where any access or easements is needed to be accessed for the project.
- To ensure minimal disturbance, a refundable \$2,500 damage deposit in the form of a check will be required from the Owner at time of application and prior to beginning the pool project to ensure damage to the Association Common Area including the residential streets is not damaged by any of the pool contractors.
 - The damage deposit check will be made payable to Stockyard West Homeowners Association, Inc. and will be held by the Management Company (up to 90 days, a new check will need to issued if construction takes more than 90 days) until all final work is reviewed and verified by the Management Company, Committee and/or Board of Directors.
- All related permitting and approval from Bulloch County and DHEC (if applicable) must be provided in writing to the Management Company.
- It is the responsibility of the Owner to notify the Management Company of the **STARTING INSTALLATION DATE**, so an Association representative may evaluate the site before installation work has commenced.
 - Owner and contractors will ensure minimal disturbance and distress will be created on neighbors during pool install to property and the Common Areas as a whole. Contractor will ensure that swimming pool installation and pool backwash water shall not drain into adjacent properties or Common Areas.
- Damage caused to any Common Area, landscaping, sod, shrubs, plant material or irrigation during the Owner's pool installation by the installer(s) or deliveries will be the financial responsibility of the Owner to pay the Association for any said repairs or replacement(s).
- Should damages occur during the pool installation, the damages will be noted and reported immediately to the Owner and the Committee and Board of Directors by the Management Company.
 - During the project, if any damages done to Common Area exceed \$2,500, the Owner will be notified by the Management Company and required to issue another \$2,500 damage deposit check to the HOA before further installation can commence. Failure to supply another deposit check will result in a \$500 fine.
- Conversely, it will be the responsibility of the Owner to notify the Management Company of the **COMPLETION INSTALLATION DATE**, so an Association representative can evaluate the site to confirm all pool installation work is complete, no Common Area has been damaged from contractor(s) work and the damage deposit check(s) with any damage adjustments where noted, can be returned to the Owner.

VEHICLES.

Vehicles that are in disrepair, not operable or properly licensed, tagged, and registered are not allowed to park within the Community. Vehicles that are stored completely inside a garage with the garage door closed are allowed regardless of type.

Public emergency vehicles, such as police, EMT, fire cars, are permitted at all times in the Properties.

Buses, tractor trailers, trailer cabs, earthmoving vehicles or equipment are not permitted.

Vehicles parked in the driveway cannot extend past the edge of the driveway and may not block the sidewalk. This is a violation of Americans With Disabilities Act

Construction vehicles and trailers associated with the Declarant’s construction on the Property are also exempt from these regulations. The Board shall have the right to grant variances from the foregoing restrictions in cases of hardship which variance may be granted upon such terms and conditions deemed appropriate by the Board.

VEHICLES – LICENSURE AND REPAIRS.

No inoperable vehicle of any kind and no passenger vehicles or other vehicles not currently licensed shall be parked or stored on any driveway. No vehicle of any kind shall be repaired or rebuilt anywhere within a Lot other than within the garage, which screens the sight and sound of the activity. This includes maintenance (other than washing and polishing vehicles and oil changes), servicing, repair, dismantling, or repainting of any type vehicle, boat, trailer, machine, and similar types.

VEGETABLE GARDENS.

Vegetable garden must be located in either the rear yards and cannot exceed more than 100 square feet (typically 10’x10’). Garden must be screened from neighboring Homes, common open space areas, and adjacent streets.

WEATHER VANES.

Committee review and approval of type and placement is required.

WINDOWS.

Windows must be consistent with the architecture of the house. Proposed windows and/or doors must match the material, appearance, and finish of the original windows and/or doors. Replacement windows shall be substantially the same as those initially installed. Any proposed variance from the foregoing will be considered on a case-by-case basis. Bars and roll down security shutters are not permitted on the exterior of windows and/or doorways.

All broken windows and screens must be repaired at the earliest convenience not later than fourteen (14) days of being damaged.

Interior window coverings when visible from the street must be white in color.

WIRES AND CABLES.

Wires and cables, including those installed to convey radio or television signals, shall be hidden, painted, buried, or secured flush with the side of each house so as to minimize their visibility.

CONFLICTS

The Committee does not have the lawful authority to consent to any modification that violates the Declaration. Owners are cautioned to review all legal requirements carefully before submitting their applications. Any Owner whose modification violates any provision of the Declaration, whether or not it is inadvertently approved by the Committee, shall be required to remove the unlawful modification.

ENFORCEMENT

Stockyard West Homeowners Association, Inc. its Board of Directors, and Architectural Review Committee shall enforce the policies contained herein to the greatest reasonable and legal extent possible. Violations of these policies may be dealt with by one or more of the following:

FINES AND SUSPENSION

Fines and/or suspension of membership privileges may be imposed on property Owners by means of the citation process. A complete listing of possible penalties and citation procedures are published separately.

LEGAL PROCEEDINGS

Proceedings at law may be instituted against Property Owners. It should be noted that Stockyard West Property Owners Association, Inc. Declaration provide that the prevailing party in any such litigation shall be entitled to attorney fees from the other party.

RECORDATION

These design standards were initially adopted by Stockyard West Homeowners Association, Inc. Board of Directors on the ___1st___ day of ___December___, 2025. As provided in the Declaration and as provided in this document, these Design Standards are subject to amendment by the Committee with the advice and approval of the Board.

STOCKYARD WEST HOMEOWNERS ASSOCIATION, INC.,
a Georgia non-profit corporation

Irangely Gonzalez

Board President

DEFINITIONS

The following words, when used in these Design Guidelines, shall have the meaning as specified:

1. **Accessory Building** - A subordinate building or structure on the same Lot or building site, above or below grade, conforming to the same setbacks, color schemes and roof requirements (where applicable) as the main structure, the use of which is incidental to the main residence, and which is used exclusively by the occupants of the main residence.
2. **Approvals and Consents** - Approval, consent, authorization, or permission shall mean an approval, consent, authorization, or permission in writing.
3. **Architectural Review Committee (or ARC)** - The committee appointed by the Declarant or by the Association to review and approve or disapprove requests for architectural approval, as more fully provided in the Declaration.
4. **Association** - Stockyard West Homeowners Association, Inc. a Homeowners' association.
5. **Board** – The Board of Directors of Stockyard West Homeowners Association.
6. **Building Permit** - The permit to build, construct, alter, repair, or demolish a structure or structures. The building permit is issued by the Department of Building and Safety of Bulloch County.
7. **Common Elements** - Any real estate owned or leased by the Association other than a Home.
8. **Community** – Stockyard West, the real estate described on Exhibit A attached to the Declaration, as supplemented and amended from time to time, with respect to which a person, by virtue of such person's Ownership of a Lot, is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of other real estate described in this Declaration.
9. **Declarant** – D.R. Horton, Inc, and any other person or group of persons acting in concert, to whom the Declarant, by recorded document, expressly assigns one or more of the Declarant's rights under the Declaration (which shall be the extent of the Declarant's rights to which such assignee succeeds).
10. **Declaration** - Stockyard West Homeowners Association, Inc. Declaration

of Covenants, Conditions and Restrictions (CCRs) and any other recorded instruments, however denominated, that create this Community, including any supplements and amendments to those instruments and also including, but not limited to, plats and maps.

11. **Design Standards** - *These Design Standards may be amended from time to time by the Committee with the advice and approval of the Board.*
12. **Easements** - *The areas of any Lot or building site reserved by any Declaration of Protective Restrictions, reservation or conveyance to be used for roads, streets, bridle trails, parkways, park area, and for any public or quasi-public utility service or function beneath or above the surface of the ground. An interest in land owned by another that entitles its holder to a specific limited use or enjoyment. Put simply, an easement grants access to property that is not owned by the easement holder.*
13. **Existing Improvements** - *All existing exterior improvements, structures, and any appurtenances thereto or components thereof, of every type or kind, and all existing landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, screening walls, retaining walls, basketball hoops, stairs, decks, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment.*
14. **Hardscape** - *Artificial surfaces placed on a Lot such as concrete, asphalt-concrete brick or stone, driveways, walks, steps, sports courts, decks (wood or concrete), pool decks or any other coverage not classified as a structure.*
15. **Home** – *A residence that has been built, or is to be built, on property that is in the Community.*
16. **Owner** - *The Declarant, a builder, or other person who owns a Lot (Homeowner) but does not include a person having an interest in a Lot solely as security for an obligation. The Declarant is the Owner of each Lot provided for in the Declaration until that Lot is conveyed to another person who may or may not be a Declarant, the Homeowner.*
17. **Parcel** - *Any separate Lot, plot of land, or parcel of land, which is contained in the Community, and on which a Home is located or is planned to be constructed or located (or on which more than one Home may be located in the case of property which contains or is planned to contain condominiums, cooperatives or apartments).*
18. **Property line** – *Any recorded boundary of a Lot. Please review your Lot survey for actual property/Lot lines.*

19. **Proposed Improvements** - Any Improvement which has not yet been constructed, installed or erected, and includes demolition or removal of any building or other structure, and includes any change of the exterior appearance of a building or other Existing Improvement.
20. **Setback** – The distance by which a structure, parking area or other development feature must be separated from a Lot line, other structure or development feature, or street centerline (see Bulloch County). All setbacks within Stockyard West are outlined and controlled by the Declaration.
21. **Survey** - Documents showing the boundary lines of a parcel, all applicable easements and existing structures, which is certified by a licensed surveyor.
22. **Utility Lines or Utilities** - All water, sewer, and under-drain pipelines which lie beneath the surface of the ground and all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.