

ARCHITECTURAL REVIEW COMMITTEE

House Construction

Application and Guidelines

Version effective **January 9, 2026** until updated.
All Requirements from previous versions grandfathered forward.

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Document Version Control

Version	Date	Author	Rationale
1.0	02/17/2021	2021 Owen Glen POA Board	Board drafted. 2021 Board Approved (DJ, PC, CJ, AS, TV – 5 of 5 yes)
2.0	12/16/2021	2021 Owen Glen ARB	ARB updates to clarify key details. 2021 Board Approved (DJ, PC, CJ, AS, TV – 5 of 5 yes)
2.1	01/20/2022	2022 Owen Glen POA Board	ARB updates to 2022 fees and fines. 2022 Board Approved (DJ, CJ, TV, AF, EO, BM – 6 of 6 yes)
3.0	08/15/2022	2022 Owen Glen ARB	ARB updates to merge app with requirements, add preferred builder list, etc. 2022 Board Approved (DJ, CJ, TV, EO, AF – 5 of 5 yes)
4.0	11/01/2022	2022 Owen Glen ARB	ARB updates finalized. 2022 Board Approved (DJ, CJ, TV, EO, BM, AF – 6 of 6 yes)
5.0	1/19/2023	2023 Owen Glen ARB	2023 Jan.- unanimous Board Approval, details in minutes
6.0	5/3/2025	2025 Owen Glen ARB	2025 May- unanimous Board Approval to REVERT sides set backs to original 15FT
6.1	1/9/2026	2026 Owen Glen ARC	Reverted back to ARC and reverted back to guidelines from previous ARB and requirements and reverting back to 12 months for build time from 18 months

Previous Construction Grandfather Clause

All structures constructed prior to these current version guidelines , were approved structures following the guidelines defined at the time of their construction. These are hereby properly “grandfathered in” and complied of the original Covenants, Conditions & Restrictions, rules, regulations, and/or guidelines and specifically exempted from the current guidelines documented here.

Section I

Architectural Review Committee Process

A. Introduction

The Architectural Review Committee (ARC) is responsible for effectively communicating and implementing the design parameters set forth within these Guidelines. The ARC will consist of no less than three (3) individuals, which allow for objective and comprehensive critique of each design submission, as the ARC is concerned with all aesthetic aspects of the design. The ARC is neither responsible nor obligated to provide comments regarding techniques of construction, engineering systems, accuracy of the construction documents, and compliance with building code guidelines.

B. ARC Disapprovals

Submissions may be disapproved solely for aesthetic reasons deemed contrary to the goals and objectives of these Architectural Guidelines. The ARC, in its review process, shall review all plans and details fully to facilitate and ensure a cohesive character within Owen Glen.

Submissions may be disapproved based on past observed builder and subcontractor performance. Builders no longer approved to build in Owen Glen, may come back on a one-time trial basis but will require a \$50,000 Performance Security Bond in advance of approval.

Submissions may be disapproved based on unpaid assessments, fees, and fines. The ARC will check with the Owen Glen Board to ensure all assessments, fees, and fines are paid current.

C. ARC Review Meetings

Based on the volume of construction occurring in the Owen Glen community, the ARC will conduct Review Meeting on an “as needed basis”. Each home design will be required to go through a minimum of a two-review process: Preliminary Review and Final Review. Depending on the complexity of the design more review meetings may be required.

The review process is explained more in Section III. Absolutely no construction of any type or any land disturbance is permitted to start on any lot with the Owen Glen community until the final review process is complete and approved.

D. ARC Review Process

The ARC Review Process is the decisive juncture to ensure that the standards established within these guidelines are adhered to and the overall design integrity of the Community is apparent in each Single-Family Residence. It is the desire of the ARC to institute a positive approach and establish an amicable relationship with the homeowner and the homeowner’s builder, throughout the Review Process. The term "Owner" shall be applicable to the Homeowner or representative, typically the builder.

E. Application Guidelines

All proposed home construction requires submission of a completed Application for House Construction and guidelines, which is found on the Owen Glen website at: www.owenglenpoa.com. Plans will not be reviewed without the completed Application form and delivery of the applicable submission impact fee and deposit noted below.

Section II

Impact Fee, Deposits and Fines

A. Impact Fee Deposits

Initial Home Construction Fee/Deposit (Requires ARC review/approval prior to Construction)		
Fee: New House Construction Application (Impact Fee) <ul style="list-style-type: none"> • \$5,000 goes toward Amenities (\$1,500) and Road Impact Fees (\$3,500) • All construction must be fully complete within 12 months including driveways, walkways, patios, pools, storage units, sport courts, landscape, and hardscapes. 	Not Refundable	\$5,000
Fee: New House Construction Application (Refundable Finish Fee) <ul style="list-style-type: none"> • \$2,500 is refundable upon fully completed construction within 12 months, including drives, walks, patios, pools, landscape, and hardscapes. • * Not refundable after the 12 months. 	Refundable Within 12 Months	\$2,500
Fee: Plan or site Re-inspection for changes <ul style="list-style-type: none"> • Requested by builder or homeowner (each occurrence) 	Not Refundable	\$100

B. Fines for Noncompliance

Initial Home Construction Fines (Identified by the ARC and Applied by the Board Treasurer)
<p>Property Owner is responsible to ensure Builder and their subcontractors address any construction issues raised the ARC and POA Board.</p> <p>Non-compliance Issue:</p> <ul style="list-style-type: none"> • First Occurrence: An ARC member will call the Builder and Homeowner of an issue that needs to be address a indicate future occurrences may result in the Homeowner being fined by the POA Board Treasurer. • Second Occurrence: The Chairperson of the ARC will call the Homeowner to make them aware of a repeated issue, w send an email notification of the second occurrence, and notify the POA Board. • Third and each occurrence there after: The Chairperson of the ARC will notify the Homeowner of the recurring issues an email notification and copy the POA Board Treasurer that a fine is due. The Treasurer will send an invoice to t Homeowner for the fine. If not paid within 30 days of the notice loss of access to amenities will occur and a lien again the property may be implemented.

Fine: Trash and Construction Debris at Build Site <ul style="list-style-type: none"> Third and each occurrence there after. See notification steps above. All issues must be resolved within three (3) business days. 	Not Refundable	\$200
Fine: Large dirt clumps or gravel in road <ul style="list-style-type: none"> Third and each occurrence there after. See notification steps above. All issues must be resolved within three (3) business days. 	Not Refundable	\$200
Fine: Pavement Damage to Road (gouges, holes, broken edges, concrete spills, fluid spills damaging road surface, damage to verge / median, signs, speed bumps and speed humps. <ul style="list-style-type: none"> All damage is to be repaired at the Homeowner/Builder/Subcontractor expense. 	Not Refundable	All repair costs

Dues, special assessments, fees and fines may be subject to liens and or foreclosures. <ul style="list-style-type: none"> Any dues, special assessments, fees, or fines not paid by the due date will result in property being Liened for the accumulated amounts plus legal fees. Once outstanding amounts accumulate to \$5,000, the property will be subject to foreclosure. 	Not Refundable	All legal costs
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Initial Home Construction Fines (Identified by the ARC and Applied by the Board Treasurer)		
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Lien Fee & Lien Removal Fee	Not Refundable	\$125
Returned Check Fee	Not Refundable	\$35
Collection Agency Fee	Not Refundable	\$25
Legal Counsel Fees (Rate as billed by attorney)	Not Refundable	As Billed
Interest on unpaid balances	Not Refundable	10%
The Treasurer of the POA Board of Directors may remove funds from the refundable portion of the construction deposit until consumed then the remaining balance of fines will be invoiced.		

The impact fee and construction deposit for an initial build includes construction of the house and any detached garage, pool, sport court and storage building in one project to be completed within 12 months of breaking

ground.

A variance may be requested on construction timelines (to extend beyond those specified in the CCR or ARC Guidelines) during Homeowner health and emergency needs, national emergency, pandemics, localized civil unrest, national declared war, national supply chain issues.

Improvement projects after completion of the initial build require ARC approval, such as, detached garages, pools, sport courts and storage buildings, are subject to fees and fines as described in the application for property improvements document.

Section III

Stages of Design Review

A. Preliminary Design Review

The Review Process will consist of two stages, a Preliminary Design Review, and a Final Design Review. The Preliminary Review is intended to ensure that the proposed conceptual design possesses the potential for an aesthetically pleasing residence and appear to be commensurate with the Guidelines.

This intermediate procedure shall serve as a safeguard measure to identify any issues that may delay the granting of "Owen Glen ARC Final Approval" and the subsequent assurance of not beginning of any construction prior to final approval. Preliminary approvals are valid for one hundred eighty (180) days from issuance by the ARC.

In the case the Final Design Review does not occur within one-hundred eighty (180) days of the Preliminary Approval, the Preliminary Approval will expire and 50% of the initial impact fee is forfeited, but the refundable deposit will be returned. Another review process may be requested by the property owner, however, a consequential impact fee and deposit will be required.

B. Final Design Review

This review is based on the premise that the design has been submitted for Preliminary Review and constructive comments were issued by the ARC. In the Final Review, the ARC shall revisit comments from the Preliminary Review and verify that all open issues were rectified in accordance with the ARC's expectation.

Depending upon the nature and magnitude of new comments resulting from the Final Review, a revised set of Design Documents may be requested for further review prior to the commencement of the Lot Stake-out.

The final approval to proceed will be granted either fully or with conditions for twelve months (12) from the date of issuance by the ARC. An extension if needed, is possible, provided there has been written communication with the ARC prior to the original twelve (12) month issuance date.

The following items are necessary for submission for the Final Design Review to take place:

- The completed Application for Home construction,
- The payment of the applicable construction Impact Fees and Deposits, and
- The required Design Documents (see following Submission Guidelines).

All comments resulting from the Preliminary and Final Reviews will be issued in writing (via letter or email) within five (5) business days of the review date. To resolve any potentially contentious issues in an amicable manner, the ARC will initiate a follow-up meeting at the earliest convenience of both the Owner and a member(s) of the ARC.

A. Design Review Submission Guidelines

The submission of a comprehensive and professionally presented set of the Design Documents is essential to provide a systematic and uniform review of proposed home construction. For both the Preliminary and Final Reviews a bond set of Design Documents at a sheet size of 24" x 36" or 30" x 42" or an electronic PDF file will be required. The drawings should include front, sides, and rear elevations of the house, detached garage and/or storage building, roof design, foundation layout, floor plan, location of the house, garage, driveway, storage building and sidewalks on the property.

A landscape plan will be required within 10 days after installation of exterior siding. A table of the planned exterior materials are required defining styles, materials, and colors of the doors, windows, roof, porch railings, posts and decks, foundation trim, and chimneys. Incomplete drawings which do not include these items will not be reviewed until all required items of information are submitted.

B. Lot Stake-out Review

After all conditions following the Final Design Review have been met and before any site disturbance can commence, the Homeowner or Builder representative must lay-out a series of stakes connected by ribbon demarcating all proposed construction including Building Foundation, Porches, Patios, Decks, Terraces, Driveways, walkways, and if applicable, Pools, Detached Garage, Sports Courts, and other structures.

All trees proposed to be removed by the property owner or builder are also to be flagged by red ribbon. In no case shall any tree removal or site clearing commence without "Owen Glen ARC Final Approval" authorization.

C. Lot Clearing

No existing treed lot may be clear cut. It is Owen Glen's desire to leave as many natural trees as possible for aesthetics within the community. Therefore, we provide the following guidelines.

- All trees over 6 inches in diameter that are greater than fifty feet from the driveway, building foundation, or detached garage foundation shall be saved unless removal has been approved by the ARC.
- Tree limbs overhanging the driveway perimeter may be cut back if the tree drip line hangs over the driveway.
- Stored construction material, dirt, and debris shall be located no closer than ten feet (10') from any protected tree.
- Loose limbs and branches damaged by construction shall be cleared and removed from the site.
- Dead, diseased or ant infested trees may be removed with approval by ARC in advance. Should the ARC disagree with the property owner based on visible observation, the property owner (at their expense) may bring in a professionally certified arborist to inspect the tree.
- The ARC nor POA Board of Directors shall not be held liable for any damages related to any tree removal before, during, or after construction.

D. Final ARC Approval

"Owen Glen ARC Final Approval" shall be granted by the ARC in writing (by letter or email) once the Final Design Review conditions have been met, the Lot Stake-out Review has taken place and all fees and deposits have been made. Once this approval is granted, provided that all local ordinances and governmental permits have been addressed and issued, site disturbance can commence.

E. Construction Progress-Inspections

The ARC shall have the right, but not be obligated, to monitor the construction progress to ensure that ongoing construction is compliant with the approved set of Design Documents. Any visible deficiencies or deviations in construction from the approved plans which are out of compliance with Owen Glen's guidelines will be reported to the Homeowner as outlined earlier in this document.

Onsite port-a-lets are to be located away from the asphalt road but near the gravel access road to allow for maintenance of the facility while minimizing disturbance of muddy and rutted areas.

The contractor may post a commercial sign onsite to assist locating the construction site for sub-contractors, but the sub-contractors may not post advertising signs on the site.

Trash or construction debris blowing or found from construction site and on other properties, will be subject to notification for resolution and possible fine as outlined earlier.

Road damage around the building site must be repaired at the Homeowner/Builder/Subcontractor expense and the Homeowner Is responsible for ensuring repairs will be completed.

Damage to neighboring properties, repairs are the responsibility of builder/lot owner/homeowner to return neighboring property to its original condition prior to construction occurring. Fines. Outlines previously will be assessed by the Treasurer of the Board of Directors

Fines as outlined earlier, will be invoiced by the Treasurer of the Board of Directors.

Request for Inspection/Clarification

Should an unusual situation or question occur during the construction process a request for Inspection / Clarification of any type can be arranged by contacting the ARC.

F. Limiting Conditions of the Guidelines

These Guidelines establish the design standards for a Single-Family Residences at Owen Glen (OG) and apply to all projects within the development. They do not supersede (except where more restrictive) the OG-Declaration of Covenants, OG-Conditions and Restrictions (the "Declaration"). All adherences to municipals counties, states, or federal codes / regulations, or other legally binding agreements involving the construction of stated house is the sole responsibility of the Homeowner and/or Builder.

G. Disclaimer of Liability

In accordance with Section 9.12 of the Declaration, neither the ARC, the Developer, nor any of their representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval, or to any Homeowner, Builder, Contractor, Visitor or Occupant of any reason arising out of or in connection with the approval or disapproval of any plans or the failure to approve any plans.

No ARC approval as provided herein shall be deemed to represent or imply that the proposed improvements, if constructed in accordance with the approved plans and specifications, will result in a properly designed and constructed improvement or that it will meet all applicable building codes, governmental or agency requirements.

The issuance of Owen Glen ARC Final Approval does not take the place of any other governmental approvals and permits. All such approvals and permits are the responsibility of each Homeowner.

I. Variances and Appeals

In the event a construction request is denied by the Architectural Review Committee (ARC) by reason of the Owen Glen Architectural Guidelines, the applicant has the right to appeal by requesting a variance. When a variance is requested to the ARC, the ARC chair will present the variance request to the Owen Glen Board (board@OwenGlenPOA.com) in Executive Session of their regularly scheduled monthly meeting for the specific requirement(s) in question.

Potential decisions by the OG POA board:

Variance Approved; Variance Approved with Conditions; Variance Denied

The ARC chair will respond to the variance requester with the Owen Glen POA Board's decision. All denied requests will have an opportunity to make adjustments that will align with the Architectural Guidelines .

To obtain construction approvals with conditions, the homeowner/builder must first demonstrate to the ARC how and when the condition(s) will be met, prior to obtaining any final construction approval.

Section IV

Application Signatures

This Application for Home Construction must be completed in its entirety, and a check included for the construction fees paid to "Owen Glen POA" and submitted to Owen Glen's Architectural Review Committee (ARC).

A complete set of home construction plans, and information listed at bottom must be provided electronically, including details on all exterior finish material, exterior paint/stain colors, location of all landscaping beds, drives, and walks. A full landscape plan will be required within 10 days after installation of exterior siding.

The application must be signed by **both the Property Owner and the Builder** whom both have reviewed and agree to all criteria outlined in this document including the Process, Fees/Fines, and Construction Guidelines. Subsequently the application must be approved by the ARC prior to any land disturbance and construction.

The ARC will review all included documents provided in a timely manner and communicate any changes required or issues. The ARC will issue a written **Final Approval** when all guidelines are met.

Property Owner: _____

Contact Phone Number(s) (____) _____ - _____ (____) _____ - _____

Contact Email(s) _____

Lot (s) #: _____

Estimated Groundbreaking Date: _____ / _____ / _____

Estimated Finish Date: _____ / _____ / _____ (Within 12 months of Groundbreaking)

General Contractor (GC): _____

GC Contact Phone Number(s) (____) _____ - _____ (____) _____ - _____

GC Contact Email(s) _____

Total Square Footage: _____

Heated Square Footage: _____ Unfinished Square Footage: _____

Please provide the following information:

- Site Plan with sufficient detail identifying the location of the house, drive, septic tank, drain field and connections to the street.
- Floor plan and elevations (all sides) with sufficient detail to interior room dimensions, roof pitch, exterior materials, square footage of conditioned and non-conditioned space, foundation type/finish.
- Color Chart for siding, roofing, beams, posts, doors, windows, brick, or stone.
- Landscape Plan to include placement and names / descriptions of all plant and hardscape materials. (Required within 10 days after installation of exterior siding.)

Special Request(s): _____

CERTIFICATION:

I (we) **Property Owners do certify** that we have reviewed in its entirety the Owen Glen Architectural Review Committee- Construction Application and Guidelines and will comply with this document fully.

Finally, I (we) as **Property Owners do certify** that it is our sole responsibility to ensure that our builder/contractor and any of his sub-contractors comply with these guidelines. Any violation of construction guidelines must be corrected within the specified timeframes given in Section II.B..

I (we) as **Property Owners** have read the Covenants, Conditions and Restrictions for Owen Glen and the Owen Glen Rules and Regulations and intent to comply.

Property Owner Signature _____ Date: _____

Property Owner Signature _____ Date: _____

I (we) **General Contractor(s) do certify** that we have reviewed in its entirety the Owen Glen Architectural Review Committee– Construction Application and Guidelines. I (we) have read, and will comply with all provided guidelines. This includes builder, developer, contractor, subcontractor, and suppliers will be held to all guidelines outlined in this document, and recognize that fees/fines will be directly assessed to the General Contractor.

Note to **General Contractor**. Review of all requirements is necessary on each new build, as ARC guidelines may change without notice.

General Contractor Signature _____ **Date:** _____

General Contractor Signature _____ **Date:** _____

Please submit a complete set of final construction plans along with this application, electronically by email to the **Owen Glen ARC** ARB@OwenGlenPOA.com; or printed copy by USPS mail to the care of **ARC Chairman, 1559 Owen Glen Drive, Blairsville, Georgia 30512.**

In addition, mail to address above a check for the following New Home Construction Application Fees made out to **Owen Glen POA.**

For questions or concerns, please contact **ARC Chairman at** ARB@OwenGlenPOA.com.

Section V

Architectural Design Requirements

A. Conceptual Approach

The Architectural Design Guidelines have been composed with the principal objective of establishing an exemplary community in which the homeowner is pleased with the aesthetic quality of the residences and the community is recognized as an exceptionally attractive place in which to live.

B. Owen Glen Accepted Materials List

All acceptable building materials are covered in the following sections of this document. If you have any questions or need clarification, contact the ARC.

C. Site & Building Design Parameters

1. *Building Setback Requirements*

Setback distance is measured from a property line to a vertical line set by the edge of the roof including gutters if present.

Front Setback on all lots from edge of lot line	25 feet
Rear Setback on off-golf course lots	35 feet
Rear Setback on golf course lots	50 feet
Side Setbacks on ALL lots	15 feet

Front elevation of the house must face the road that has the driveway access. Corner lots may have the front elevation of the house located diagonally to the corner depending on sight lines of adjacent homes. Cul de sac lots require the front elevation of the house to face the middle of the cul de sac unless topographic, drainage, easement, or utility issues prohibit such orientation.

2. *Dwelling Size*

The square footage requirements set forth herein apply to conditioned floor areas and are exclusive of portions of any of the following:

- Finished, unfinished, conditioned, or unconditioned basements,
- Finished, unfinished, conditioned, or unconditioned attic spaces,
- Any unfinished /unconditioned space,
- Vaulted ceilings or vaulted ceilings with catwalks or balconies,
- Open, covered, screened, or enclosed porches, decks, and patios,
- Porte-cocheres, or
- Garages.

Heated square footage requirements are measured by interior floor space, not exterior dimensions. Architectural plans submitted for review are required to have interior floor dimensions for all heated

rooms, hallways, closets, open stairways, and foyers, and provide the total interior heated space. Further clarity is that the heated interior floor space excludes framing, wall board, siding, sheeting etc. typically used that creates exterior dimensions.

- Minimum heated square footage overall must be 1700 square feet.
- Single (1) story residence, the minimum heated square footage first floor must be at least 1700 square feet.
- Two (2) or two one-half (2 ½) story residence, the minimum heated square footage first floor must be at least 1500 square feet, with minimum 500 heated square feet on the second (2) story.

3. *Maximum Height Limitation*

The maximum number of stories permitted above grade level at the front of the residence is two (2), and two and one-half (2-1/2) at rear.

- The maximum height limitation from the Main Level finished floor elevation to the top of the cornice (as it relates to the roof over the main body of the residence) is twenty-six feet (26). The ARC may grant a height variance if needed.

4. *Finished Floor Elevation*

The ARC requires a prominent elevated appearance of the residence as it relates to the site. Consequently, it shall be required that there be no less than two feet (2') of cultured stone, natural stone, or brick veneered foundation from finished grade to the Main Level finished floor elevation.

5. *Minimum Roof Pitch*

Primary roof areas shall have a minimum slope of seven feet (7') vertical to twelve feet (12') horizontal or 7:12.

- Secondary roof masses over porches, loggias, bays, etc. are permitted to be less than 7:12 (but not less than 3:12) if aesthetically suitable proportions have been preserved.

6. *Garage Orientation*

Each residence shall have a garage with provision for enclosed parking for no less than two (2) vehicles.

- All garage doors shall be detailed and finished in a style consistent with the style of the residence.
- Garage doors **do not face** the front view of the residence. Garages should be side entry or angled on a 45-to-90-degree orientation, so doors are not facing the road. This may also apply to detached garages as well depending on overall aesthetics.
- Variances may be obtained for lots that have topographic, easement, utility, or setback constraints.

7. *Pools, Spas and Recreational Equipment*

All pools, spas, recreational equipment, and play structures are to be located between the residence and the Rear Building Setback Line (50 feet from property line for golf course lots, 35 feet for all other lots) and not within view from the front street. On corner or road wrapping lots, structures shall be behind the residence between rear corners and the back setback lines. Pools are to be constructed in-ground except for kiddie pools less than 6 feet in diameter.

- Pool equipment enclosures must be located within the Building Envelope and no closer than twenty-five feet (25') to the nearest Side Property Line. They shall be architecturally consistent with the residence and treated with similar massing, materials, and details.
- Retaining walls to support pools or pool deck areas are required to extend no higher than five feet (5') above the natural grade line unless topography of the lot requires a greater height.
- All walls shall be veneered with cultured stone, natural stone, or brick if facing street. Stucco is permitted on non-street facing walls. All walls must be veneered.
- Heavily landscaped to improve the aesthetic appeal is also desired.
- One (1) outdoor play structure is permitted per residence, and it must be located within the Rear Building Setback Line and not visible from the street. In the case of on-golf lots, such play structures must be screened from view from the golf course and located within the Building Setback Line. Screening may consist of one or a combination of the following:

- Shrubbery of 15 gallon or larger spaced for full screening with minimum 6-foot growth height at maturity, or
- Fencing shall follow Owen Glen Residential Fence Requirement outlined in a separate document provided on OwenGlenPOA.com.

8. *Fences and Walls*

Fences and walls shall be aesthetically consistent with the architectural design and utilized to transition the massing of the residence to the natural topography of the site. Location and any setback from all property lines must be approved by the ARC. (See Owen Glen Residential Fence Guidelines on OwenGlenPOA.com)

- Chain link, chicken wire, welded wire, and vinyl fencing are strictly prohibited.
- Privacy fencing and prefab fence panels are strictly prohibited.
- All fence and wall designs are required to be submitted with the Landscape Drawings for Final Design Review and must be approved by the ARC.
- Retaining walls shall follow county, state, and federal requirements for construction and railing dimensions.
 - All masonry (poured concrete or cement block) retaining walls (attached or detached to the residence) shall be clad in cultured stone, natural stone, or brick if facing any road. If not facing a road may be clad in stucco.
 - Landscape, paver block, cultured stone, or natural stone retaining walls are permitted, and must follow county, state, and federal construction requirements.
- Retainer wall railings where required must follow county, state, and federal construction requirements. These may match porch railing in size, style (includes posts and pickets), or follow Owen Glen Residential Fence Guidelines on OwenGlenPOA.com.

D. Quality of Design Standards

1. General Approach

These Design Requirements attempt to accomplish the goals to:

1. Guide the construction of residences to create a stronger sense of community
2. Preserve the small-scale home community surrounded by rural open space
3. Provide high quality housing maintaining and growing current values
4. Encourage greater variety in design types and site planning to provide more diversity and visual interest
5. Encourage a harmonious development pattern that respects and responds to the character of the surrounding residences and natural environments

2. Anti-monotony Requirements

A monotonous housing development creates a lack of character, impedes design diversity, impacts home values, and ruins overall aesthetics of our premier community. A string of houses nor the overuse of the same-model elevations are not permitted in Owen Glen.

- Requirement:
 - No house of the same front elevation or facade design shall be constructed or located within:
 - Five (5) adjacent lots to either side of the subject lot
 - same side of street or across the same road facing the subject lot.
 - The follow drawing demonstrates the requirement.
 - Where “**Maybe**” is indicated, the house must face Owen Glen Drive to qualify. Where “**Yes**” is indicated, it assumes no other house of same elevation is within the requirement area to that subject lot.
 - No single front elevation design may be applied to more than five percent (5%) of the front elevations within any single phase of a development. Owen Glen has three (3) phases, and 201 lots overall.
 - Phase 1: 50 Lots x 5% = 2.5 or 3 (Three) houses.
 - Phase 2: 51 Lots x 5% = 2.6 or 3 (Three) houses.
 - All houses built to the front setback should have their locations varied to avoid a canyon-like streetscape pattern. Variations to front setbacks between adjacent lots need to be at least eight (8) feet to be effective.
- Construction Standard:
 - Changes to approved front elevation or facade designs may include changes in garage façade which include the following:
 - Courtyard: left or right facing, not front entry
 - Angled (45 degree): left or right facing, not front entry
 - Front Entry: Not an approved Owen Glen design feature without a variance due to a specific lot issue.

- Change of roof lines including gables, gable roof styles, hip roof
- Elevation changes depending on site conditions, while not limited to, may include as follows:
 - Change of windows, doors, dormers, bay windows, soffit overhangs, skylights, and cupolas
 - Change of color, siding or roofing materials and colors, facade facing of any style or material
 -

3. *Architectural Style Guidelines*

The residence shall be located sensitivity on the lot so that the natural topography, vegetation, and unique site features are minimally disrupted. All aspects of design including site planning, architecture and landscape improvements shall be consistent in quality and aesthetic presence.

The architectural style of the residence shall be well developed and sensitively detailed and in keeping with traditional Owen Glen Home architectural elements. Architectural styles are subject to approval by ARC.

Permitted architectural styles in Owen Glen are as follows:

- **Cape Cod** - Cape Cod houses have a steep roof, shingled exterior, symmetrical façade, and large chimney in the middle. While Cape Cod houses can have multiple floors, most residences are single-storied.Nowadays, Cape Cod house style falls into one of three categories: a full Cape, three-quarter Cape, and half Cape.
- **Colonial** - Colonial-style houses usually have **two stories, fireplaces, and brick or wood facades**. The classic Colonial-style house floor plan has the kitchen and family room on the first floor and the bedrooms on the second floor.
- **Cottage** – Cottage-style house living room or hearth room is typically the center of the house with a fireplace as the main feature. This style prioritizes function in a limited living space while also providing comfort and a rustic look that reflects a mixture of multiple styles, such as, Craftsman, Farmhouse, and Shingle.
- **Craftsman** - The common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, heavy, tapered columns, patterned windowpanes, and a covered front porch. Craftsman house exteriors emphasize harmony with surrounding nature.
- **Farmhouse** - The modern farmhouse style is the perfect blend of the traditional country look characterized by large open living spaces, front porches, exposed wood, and an emphasis on functionality above everything else. Modern farmhouses retain a fresh look, and yet embraces natural elements and celebrates the beauty of imperfections throughout.
- **Ranch** - Traditional ranch style houses are single-story houses commonly built with an open-concept layout and a devoted patio space. Ranch house designs often feature long, low-pitch rooflines and large windows along the front of the house.
- **Shingle** – Shingle style houses are distinguished by their wood cladding, asymmetrical façades, gambrel roofs, and welcoming verandas.
- **Traditional** - A traditional-style house is the most popular style of house in the U.S. today. The style is a mix of classic elements pulled from houses past with modern elements of house design. Common elements of this style include symmetrically placed windows, simple rooflines, and modest details.

Architectural styles not permitted in Owen Glen are as follows:

- Art Deco
- Bungalow
- Contemporary
- Italianate
- Log
- Mediterranean
- Modern
- Neoclassical
- Prairie
- Provincial
- Revival
- Spanish

- Transitional
- Tudor
- Victorian

4. *Exterior Finishes*

Wood or cement siding in the form of clapboard, board & batten, shake shingles, Hardi brand (cement

board) finishes, are acceptable as a finish material. Cultured stone, natural stone, or brick veneered accents are encouraged.

- Siding material strictly prohibited include:

- Aluminum Siding
- Strand board
- Stucco

- T1-11 board
- Vinyl siding

- All four (4) side brick, stone (cultured or natural), or stucco houses are also prohibited.

The application of exterior wall materials shall be continuous around corners and be proportionately represented in all elevations of the residence.

- Changes in material shall occur at logical locations typically at interior corners where one building mass meets another.
- To avoid the appearance of a false facade, a change of materials on external corners is strictly prohibited.

Exterior colors shall be selected in accordance with traditional, farmhouse, or nature palettes, the range of which is to be used with restraint while consistent with other residents in Owen Glen. Exterior colors are subject to approval by ARC.

- To preserve a unique presence of each residence, color selections shall be distinctive but cohesive with the neighborhood and community.

5. *Roof Treatment*

Roof materials, shapes and pitches shall be commensurate with the architectural style of the residence. Roof configurations shall be planned thoughtfully to avoid awkward shapes and unusual intersections. Ancillary roof elements such as dormers, shed-roofs, awnings, and cupolas shall be detailed consistent to the remainder of the residence.

- Acceptable roof materials are:
 - Fireproof wood shake shingles,
 - Natural or synthetic slate,
 - Dimensional shingles (minimum 30-year and 280 lbs.), and
 - Copper or factory painted seamed aluminum.

Standards for other roof elements include:

- Solar panels that are located on the front side of the house facing the road must be made of material that has the same appearance as the other roof shingles.
 - Traditional solar panels are permitted on the backside roof if not seen from the road.
 - Free-standing Solar panels are not permitted for ground level installation.
- Attic vents and plumbing vents shall be constructed as unobtrusively as possible, located on the rear roof plane, and treated or painted to blend with the roof color.
- Roof eaves and rakes shall be accented with multiple fascia boards, cove and crown moldings, and frieze boards and trim.
- Gutters and downspouts shall be utilized at all roof eaves except for small ancillary elements such as dormers and cupolas. All gutters and downspouts shall be factory-finished aluminum.

6. *Window and Door Treatment*

The Main Entry shall be sheltered, and the front door(s) shall be either double doors or a single door sized at a minimum three feet wide with sidelights on both sides of the door. Transom windows are permissible.

- All elevations shall be articulated with a consistency of detailing. Varying window and door types are to be used with restraint. All openings are to be accented with projected lintel and sill details.
- Shutters shall be sensitively shaped and sized in accordance with its respective window.
- All bay windows shall be either continuous to grade or visually supported by properly scaled corbels or brackets.
 - Bays that are located on the Front Elevation and at the Main Level are preferred to be continuous to the grade line and supported by a foundation.
 - In the case of two (2) story bays, expanses of all areas between glazed sections shall be articulated with detailing to prevent ill proportioned vertically on the elevation of the house.

7. *Chimney Assemblies*

Acceptable chimney cladding for residence fireplace, wood stove, or furnace (see criteria for attached porch/deck chimneys) is brick, cultured stone, or natural stone. All forms of siding material or stucco shall not be permitted.

- Acceptable chimney cladding for porch/deck chimneys should match the residence side up to the roof fascia. Above fascia shall be brick, cultured stone, or natural stone. All forms of siding material or stucco shall not be permitted above fascia.
- Cantilevered chimneys are prohibited. Chimneys located on exterior walls must be continuous to the grade line or substantial structure i.e., deck, structured planter, porch, or patio slab.
- Chimney shrouds shall be required where there is a prefabricated metal flue,
- Direct vent fireplaces shall be permitted if vents are located on the rear of the residence or are screened with landscaping.

8. *Elevated Decks and Handrails*

Support columns, piers or posts are to be constructed of brick, cultured or natural stone, or wood.

- A minimum 10"x10" square post is required in front of the house.
- A minimum 8"x8" square post is required behind the house.
- No vinyl, steel, aluminum posts are permitted.

All wood deck assemblies including posts, floorboards, handrails, stair stringers and treads shall be painted or stained.

9. *Foundations*

In the case where there is not a full height Basement underneath the conditioned living space, a crawl space or raised slab at a minimum height of two feet (2') shall be required.

- Slab-on-grade foundations will not be permitted.
- All road (front or side) facing foundation walls exposed above the finished grade line are to be clad with cultured stone, natural stone, or brick to at least the Main Level floor line.
- Rear non-road facing foundation walls may be covered in stucco. Cultured stone, natural stone or brick are optional.

10. *Utility Connections*

All exterior utility connections shall be located inconspicuously and away from public view.

- Use landscape plantings (5-gallon pot size) and/or built partition screening to obstruct view.
- Exposed electrical equipment: vents, stub outs, drain lines, pipes, etc. must be painted to match the backdrop color of the residence.
- Propane tanks are to be installed below ground.
- All whole house generators should be located on the side or back of house and screened. No generators between the road and front or side of house.

11. Satellite Dishes and Antennas

Satellite dishes attached to the residence shall be permissible if sized no greater than twenty-four inches (24") in diameter.

- All freestanding satellite dishes shall be screened preferably by landscaping so that visibility from the street, from other residences, and from the golf course is completely obstructed.

All other antennas and associated towers attached or detached shall not be visible from any road in front, at side, or behind the house. This includes their location, height, etc.

- Antennas shall not interfere with neighboring resident communications or other technologies, nor shall pose a health hazard.
- No lot shall have any antenna leased to a corporation or individual.

12. Swales and Drainage

All swales visible from the road are to be soil and sodded or planted with grass seed where channel slope is slight to moderate. Moderate is defined as 8 to 15 degrees (1 foot vertical to 12 feet horizontal to 1 foot vertical to 6.5 feet horizontal), and slight slopes are defined less than 8 degrees. Slope compliance will be observed with adjustments and use of materials approved by ARC. To reduce drainage flow in swales, if necessary, owners may use:

- Decorative stones, rock, or rip rap piles placed at 15 feet intervals may be used to slow flow (not restrict).
- If channel slope is greater than moderate, a full decorative stone or rock may be required, or use of geofabrics and grass sod, or use of 12-inch diameter or greater corrugated pipe may be installed with soil and grass if downstream flow does not adversely affect adjacent property owners.
- The size (no greater than 4 to 5 inches) and color of all decorative stone or rock used in swales must be approved prior to installation and must blend in as much as possible with the environment.
- All disturbed areas from construction shall be finished to provide smooth and even grades such that drainage of the lot conforms to all county and state requirements.
- There shall be no interference with the established drainage pattern over any property except as approved by the ARC.

Section VI

Landscape Design Guidelines

A. Introduction

All residences shall be designed in sensitive response to the beauty of the site, the landscape design will play a significant role toward unifying the residence with the terrain.

The preservation of existing vegetation shall be a priority.

Installation of a variety of layered plantings strategically designed in harmony with the architectural backdrop shall soften the transition of site to structure and result in an unobtrusive addition to the natural environment.

The specific objective of the Landscape Design Standards is to establish minimum requirements for the design and installation of site improvements to ensure that the quality level is commensurate with that of the architecture.

B. Landscape Plan and New Resident Construction Deposit

All initial build landscape designs must be provided within 10 days of installation of the exterior siding but may be submitted with the Application for Construction and house plans.

The ARC reserves the right to withhold a portion or the entirety of the Construction Deposit for any of the following reasons:

- The reparation of damaged roadways or common areas caused by the Homeowner or representatives thereof.
- The restoration or replacement of existing vegetation, grades or other natural features that have not been specifically approved for removal or alteration by the ARC during the Review Process.
- The cleaning of dirt, debris or building materials left by the Homeowner or representative thereof.
- The completion of landscape improvements, which vary from the design submission, granted with a Final Approval.
- Incomplete landscape installations three (3) months after the completion of home construction.
- Additional fines will be applied as found earlier in this document.

If any of the above mentioned conditions occur, the ARC shall notify the Homeowner/builder to rectify the matter in a specified timeframe. If this timeframe expires and the matter has not been resolved, the ARC may withhold the refundable deposit.

C. Landscape Design and Review Process

The ARC is responsible for conducting the Landscape Design Review, which will take place during the Final Reviews of the architectural design, unless a conditional final approval is requested. The ARC requires an 8.5 x 11 inch or larger landscape plan drawing indicating location of all proposed planting areas, plant materials, and other proposed and existing improvements such as patios, decks retaining walls, walkways, fences, shade structures, sheds, irrigation systems and drainage plans. Submitting plans in electronic format, such as pdf, is preferred.

Addition of new landscape beds or planned plantings associated with storage units, play structures, pools, and detached garages require review by the ARC using a Property Improvement Application and landscape plan. The application form is found at: www.owenglenpoa.com

It is important that the aesthetics of the landscape improvements be critiqued along with the architecture to ensure there is overall cohesiveness of design.

Landscaping design should cover front view and two side views. Lots that back up to another resident without any tree buffers are required to add a rear view to the landscaping design.

D. Planting Guidelines

All residences shall be adequately enhanced by landscape improvements that complement the architecture. The ARC shall reserve the right to require plantings in addition to what is submitted by the Homeowner in the case such allocations are deemed inadequate for the scale, location, view obstructions or any other aesthetically oriented reason.

E. Quality of Design Requirements

The following are key design requirements.

- The height of plant material immediately surrounding the periphery of the residence shall be proportionate with the vertical scale of its respective wall and roof planes.
- A sensitive layering of not less than two layers (three or more if there is adequate bed space) of various plant materials shall be required for the residence to achieve a visually gradual transition into the site. The rear row plantings (closest to the house foundation) require shrubs that are a minimum height of 24 inches, and a maximum spacing of 5 feet on center (minimum three-gallon pot size or larger).
- Foundation plantings require a minimum of 50 percent evergreen (year-round foliage).
- Mulching is required to help newly planted landscape materials retain moisture, establish healthy root systems, and reduce weeds.
- Acceptable alternatives to mulch are decorative stone pine straw, or pine bark nuggets.
- Natural stone boulders as accents or focal points in the landscape are acceptable.
- All landscaping and other site improvements shall be designed and installed in harmony with the existing vegetative growth.

- All landscaping intended to be installed for view obstruction of unsightly manmade elements (such as power boxes and generators) shall be of evergreen species and a minimum five (5) gallon initial planting size and allow for utility access and maintenance.
- Landscaping requirements specific to play structures at the rear of residence are highlighted in the section “Pools, Spas and Recreational” above.
- All unsightly elements such as air conditioning compressors, generators, utility meters, exhaust vents, plumbing hookups, pool equipment, satellite dishes, antennas, refuse containers, etc., shall be screened from view if visible from the road, golf course, and neighboring lots.
- Pertaining to mountain-view or golf-view lots, all mature plant material designed to be located at the far extents of rear yards shall be located to avoid the obstruction of view corridors from neighboring

residences.

- Landscape hedges shall not be permitted outside of the Building Setback Line to avoid the obstruction of view corridors from neighboring residences.
- Landscape for rear or side portions of the house that are on the rear or side setback of the golf course.
- The location of driveways shall be a minimum of five feet (5') from the Side Property Lines. In the case existing vegetation does not adequately buffer the driveway from the adjacent lot; landscape improvements additional to the minimum planting requirements shall be required.
- Driveways to the rear of the resident must be located within the parameters of the Rear Building Setback Line.
- All driveways are required to be concrete. No blacktop, gravel, stone, crush-and-run, or chip-and-seal etc. are permitted. Driveways may be decoratively stamped, natural stone clad, or concrete pavers within the first 15 feet of the road.
- To provide a healthy and consistent appearance frequent watering of resident landscape is the responsibility of the Homeowner. Automatic Irrigation systems are recommended.
- All exterior site lighting shall be sensitively designed to highlight specific landscape and architectural features in a tasteful manner. Exterior lighting that shines directly on neighboring residences shall be strictly prohibited.
- Flagpoles shall be permitted in appropriate scale to the residence and sensitively located on the lot.

F. Tree Protection and Preservation Guidelines

During the construction process it shall be important to protect all existing trees from harmful construction practices.

- All trees over 6 inches in diameter that are greater than fifty feet from the planned driveway and building site shall be saved unless removal has been approved by the ARC.
 - The building site is defined for tree preservation as the foundation of the residence and detached garage.
 - Tree limbs overhanging the planned driveway perimeter may be cut back if the tree drip line hangs over the driveway.
 - Maintaining healthy, mature trees within fifty feet of the building site and driveway is encouraged if they do not pose a hazard.
- Prior to the construction process, cutting down trees greater than 6 inches outside the parameters listed above must be approved by the ARC.
- Stored construction material, dirt, and debris shall be located no closer than ten feet (10') from any protected tree.
- Loose limbs and branches damaged by construction shall be cleared and removed from the site.
- Dead, diseased or ant infested trees may be removed with approval by ARC in advance. Should the ARC disagree with the Homeowner based on the visible observation, the Homeowner (at their expense) may bring in a professional certified arborist to inspect the tree.

Lots that lack trees (pasture lots) shall plant a minimum of three trees with a minimum of a 1.5-inch diameter base or be 6 feet in height.

Turf Requirements

The Owen Glen Covenants, Conditions and Restrictions, Section 8.33, requires the grassy area of the front yard of each lot to be covered with sodded grass specified or approved by the ARC promptly following construction of the dwelling unit. Corner lots require sodded grass on the side portion of the lot facing the road and golf course lots require sodded grass on portions of the lot facing the golf course. The ARC will consider variances and extensions in writing to the type and timing of the grass installation. The guidelines below provide guidance on what the ARC considers when reviewing landscaping plans.

If lots are approved for seeding instead of sod, lots must be first cleared of any existing vegetation, except 6-inch diameter trees and where pasture or native grass is already established. Cleared areas require topsoil installed prior to seeding, due to the heavy clay and poor pH of soils found in Owen Glen. After the topsoil is graded, a fescue blend as a best choice to be spread at a minimum of 5 pounds per 1,000 square feet along

with a starter fertilizer. A light covering of straw hay may be used and adequate watering is required to establish the grass.

If lots are intended to be sodded, the preparation of the turf area is the same as above. Bermuda or zoysia turf does better in full sun and are best planted in the summer months (June, July and August). Fescue sod may be installed as an alternative and may be laid any time of the year, though the months with extreme heat or cold are not recommended.

The completion of construction, weather conditions and topographic and soil characteristics affect turf installation and may create scheduling problems for the contractor and Homeowner. The ARC will work with the owner to establish acceptable timelines to complete the installation.

Lots that are heavily wooded may be landscaped in such way that turf is not needed, or is used as accent, and the ARC will work with the owner on an appealing landscape plan for these types of lots.

G. Installation Requirements and Field Verification Meeting

All site improvements including landscape planting shall be completed within three (3) months of the completion of home construction. In the case of extreme seasonal conditions, it may be necessary to delay the installation of specific plant materials, and the ARC shall reserve the right, but not be obligated, to grant an extension to this timeframe.

Following the completion of all site improvements, the Homeowner's representative shall contact the ARC to schedule a Field Verification Meeting.

The final installation shall be evaluated for strict compliance with the approved design depicted in either the Final Design Review drawings or supplemental revision drawing presented and approved by the ARC described earlier.

In the case the Field Verification Meeting is not requested by the Homeowner's representative and does not take place within three (3) months of the completion of the residence, the ARC shall mandate a meeting with the Homeowner's representative. There could be possible fines that may be inquired if not appropriately communicated with ARC. Section VII

Construction Rules and Guidelines

A. Introduction

First and foremost, no construction activity including site clearing shall be permitted until the "Owen Glen ARC Final Approval" has been granted.

These Rules and Regulations are not intended to restrict, penalize, or impede construction activity, rather, they shall be enforced fairly to achieve the objectives below and to facilitate orderly and controlled construction activity.

B. Construction Schedule

A Certificate of Occupancy shall be required within twelve (12) months of the commencement of groundbreaking for construction.

C. Resident Move In

A Certificate of Occupancy shall be required as specified by the county.

D. Hours of Construction

All deliveries and construction access shall follow the hours below:

7:30 am to 7:30 pm Monday through Saturday. There is no construction allowed on Sunday.

The Homeowner's representative must request exceptions to this timeframe no later than twenty-four (24) hours in advance of such activity.

No deliveries or construction activities shall be permitted to take place during the following holidays:

- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day

- Christmas Day
- New Year's Day

E. Maintenance of Construction, Surrounding Properties, and Roads

All home construction sites are required to be provided with a dumpster, which must be placed prior to starting any framing.

It is the responsibility of the contractor to clean the site daily so that no debris becomes airborne and blows through the community. Dumpsters should be emptied when full.

An enclosed portable chemical toilet to be serviced at least weekly shall be provided for each home construction site. All toilets shall be in an inconspicuous location near the gravel access road and no closer than ten feet (10') from any storm drain structure. It shall be sensitively positioned **at least five feet (5')** away from the asphalt road with the door opening away from the street and existing residences.

No burning or burial of construction debris or vegetation shall be permitted.

All construction materials or equipment shall be stored within the confines of the respective lot parameters and away from adjacent lots, sidewalks, and streets.

Construction office trailers shall not be permitted at the construction site.

The only signage permitted to be displayed on the construction site is the Owen Glen Building Permit and/or any required County/State Permits. Construction business signage for the purpose of identifying lot/site for delivery and inspection reasons must be approved by ARC. All signage must be removed at the completion of construction.

Silt fences or other sedimentation control devices shall be installed where necessary in accordance with

F. Union County, EPA/DNR, and NPDES standards.

During construction hours, vehicles and construction equipment shall be parked to avoid obstruction of normal traffic flow and damage to existing vegetation. Vehicles and construction equipment shall not be

parked or drive on adjacent home lot. Vehicles shall not be permitted to be left in the community overnight. The washing or maintenance of vehicles shall be prohibited.

Construction equipment such as graders, track hoes, bobcats, towable mixers, and trailers may be permitted on lot overnight through their use period. Concrete mixers, dump trucks, and other street licensed heavy equipment are not permitted overnight.

The maximum speed limited permitted within Owen Glen is twenty-five miles per hour (25 mph) or as otherwise posted which all homeowners; guests and construction personnel shall follow.

Loud music shall not be permitted within the community.

All amenity areas shall be off limits to home construction personnel.

Any utility equipment or lines damaged by construction activity shall be reported to the appropriate utility company immediately.

Section VIII

County Building Permits

Please note that Application to the Owen Glen POA does not grant, supersede, nor guarantee a county building permit which is a separate application, requirement, and process.

Structures must also follow Union County Georgia Building Development Permit Office requirements. At the time of this writing, any structure over 150 Square Feet will require a building permit and must follow all stream buffer and other county requirements. Additionally, if you are under 150 square feet, but adding electric, this will also require a building permit.

You should contact the Union County Building Development Permit Office for clarity on county requirements. They can be reached for confirmation at (706) 439-6039. Some information can be found at <https://www.unioncountyga.gov/building-development/building-permits/>.

Section IX

Closing Statement, Associated Documents, and Contacts

A. Conclusion

The future success of Owen Glen as one of North Georgia's finest home communities is entirely reliant upon respectful and serious adherence of these Architectural Design & Construction Guidelines by all individuals associated with the ongoing development of this community including: Homeowners, Builders, House Designers, and Construction Teams.

All entities engaged in the construction or allied activity shall be in total compliance of these expectations. Violations shall result in assessments levied against the Homeowner.

The Owen Glen POA Board of Directors and the ARC shall allow for improvement of the content and/or method of facilitating the expectations established herein. The Owen Glen POA and the ARC reserves the right to make amendments however and whenever it deems appropriate.

The Owen Glen Covenants and Restrictions afford the ARC full authority. This includes but is not limited to the following:

- Modify these requirements, policies, fees, or fines as necessary due to issues or evolving technologies.
- Approve or disprove construction or changes as measured against any aspect of the requirements and policies herein.
- Provide reasonable variances which may be warranted due to topography, access, utility, and set back constraints on specific building lots.

Under full authority of the Owen Glen Covenants and Restrictions, the ARC's Architecture Guidelines and Standards herein may clarify, expand, enhance, or modify any Restrictions outlined in the Owen Glen Covenants and Restrictions at any time.

B. Associated Documents

The following documents align with the Architectural Guidelines and Policies outlined here in. Several support the overall process. Others are intended to provide greater clarity, definition, and detail to their specific topic areas to simplify resident planning and any approvals required by the Owen Glen Board or ARB. Please refer to these guidelines at: www.owenglenpoa.com

- Owen Glen ARC House Construction Application and Guidelines
- Owen Glen ARC House Construction Application Final Approval Letter
- Owen Glen ARC House Construction Application Initial Review Process
- Owen Glen ARC Application for Property Improvements
- Owen Glen ARC Guidelines Addendum for Detached Garages & Carports
- Owen Glen ARC Guidelines Addendum for Residence Fences
- Owen Glen ARC Guidelines Addendum for Sheds & Storage Buildings
- Owen Glen ARC Guidelines Addendum for Swimming Pools
- Owen Glen ARC Guidelines Addendum for Vegetable Garden & Green Houses

C. Contacts

For the ARC Committee, please contact the ARC chairperson contact information located at the following web address: <https://www.owenglenpoa.com/p/Board-Member-Contacts> .

For payment of fees and fines, please contact the Treasurer via email: <https://www.owenglenpoa.com/p/Board-Member-Contacts> .