

# **Mountain Crest HOA Design Guidelines Effective 3/25/25**

Below you will find the Design Guidelines for the Mountain Crest Homeowners Association, Inc. (“Association”). The Association’s governing documents require that any modifications to the exterior of your home be approved by the Association.

These Design Guidelines are provided to you to help establish what modifications would generally be approved. However, each modification is reviewed on a case-by-case basis and based on your specific Lot. These guidelines are not intended to provide any pre-approval and are subject to change.

All approvals are subject to the following conditions:

1. The change/improvement must not impede the flow of water in any drainage easement or swale.
2. For any portion of construction in any easement, owner/applicant must hold the Association harmless for any costs associated with repair/replacement or change/improvement should the association or local municipality or local utility need to enter such easement.

At the end of this document, you will find the Association’s Request for Modification Form (“Form”). This form should be completed for any modification and returned to your Association Manager with Fieldstone Association Management. The completed form can be sent to:

Fieldstone Association Management  
Christina Tomlinson  
[christinatomlinson@fieldstonerp.com](mailto:christinatomlinson@fieldstonerp.com)  
2675 Paces Ferry Road  
Suite #125  
Atlanta, Georgia 30339  
Phone: 404-920-8621 Fax: 678-819-5366

A completed Form must be submitted for all modifications. **ALL MODIFICATION APPROVALS MUST BE IN WRITING.**

When plans are required, they must be submitted with the Form. A Form is attached to these Standards. Additional Forms are available from Fieldstone Association Management.

## DESIGN GUIDELINE 1

### Fences

- Chain link fences or chain link dog runs are not permitted.
- The following types of fences may be approved for installation:
  1. Six-foot privacy fence: cap topped, or X braced. The wood should be cedar, cypress, or #2 or better pressure treated wood.
  2. Six-foot high-quality PVC/Vinyl approved by the Association.
  3. Maximum five-foot wrought iron or aluminum style fence with an approved tip style.
  4. All fencing approved must connect on all sides.
- The maximum span between posts shall be ten (10) feet. The minimum post size shall be 4 X 4 inches and must have two 2 X 6-inch rails or three 2 X 4-inch rails per section.
- Wrought iron or aluminum fences must be black.
- Wooden fences may be stained the following Sherwin Williams or equivalent colors:
  1. Clear
  2. Woodridge SW 3504
  3. Riverwood SW 3507
  4. Dark Clove SW 9183
- PVC/Vinyl fences should be Home Depot cypress color or equivalent. The finish should appear similar to a wood fence, to the extent practicable.
- Generally, fences shall not be located closer to any street than 10' in front of the rear edge of the home.
- On corner lots, the fence shall not be closer to any side street than the building line of the lot.
- Crossbeam structure shall not be visible from any street and must face inside toward the yard).
- All fence posts for all fences must be set in concrete.
- Generally, fence styles will need to match neighboring fences.
- All fences must be kept in good repair, or removed.
- **Fences installed by homeowners must have a minimum ground clearance. 1 1/2- 2 inches minimum. Must notate clearance on modification request.**
- Fence Examples:



Cap Top Privacy Fence



Straight Topped Wrought iron or Aluminum Fence



Spear Topped Wrought iron or aluminum fences.

## **DESIGN GUIDELINE 2**

### Exterior Decorative Objects, Lighting, etc.

- A Form must be submitted for all exterior decorative objects, both natural and manmade, including, but not limited to, landscaping borders, items such as bird baths, wagon wheels, sculptures/statuary, fountains, pools, antennas, free-standing poles of any type, flag poles, and items attached to approved structures.
- American flags and State flags attached to the house do not need approval and should be hung per U.S. flag protocol. One seasonal, sports and state flags may be displayed as long as the flag is no larger than 3 feet by 5 feet.
- Owners may place one sign on the Lot not larger than four (4) square feet and a maximum height of four (4) feet above ground level to offer a Lot for sale. The sign must be professionally lettered, aesthetically pleasing in color and design with appropriate wording. No “For Rent” or other leasing signs may be posted anywhere on a Lot.
- Owners may install one small professional security sign.
- All other signage requires the prior written consent of the Association. The Association will use the guidelines below to determine if approvals will be granted:
  - Garage sale signage is only permitted during an HOA sponsored Garage Sale.
  - Event or Personal Recognition Signage: Signage, including but not limited to, graduation announcements, sports recognition, birth announcements, scholastic or other personal achievement signs will be allowed. These signs may only be displayed for a period not to exceed two (2) consecutive weeks.
  - All other signage requires prior written consent from the Association.
- Landscape lighting should not exceed twelve (12) inches in height.
- The number of landscape lights should not exceed twelve (12)
- The total wattage of landscape lighting should not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
- Front doors and front entry area decorations must adhere to community guidelines and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy.
- Neatly maintained front porch flowerpots that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
- Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
- Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Holiday decorations and lighting may be in use until thirty (30) days after the Holiday.

## **DESIGN GUIDELINE 3**

### Garden Plots

- All garden plots should be located behind the rear of the house.
- The size of the plot is generally limited to 150 square feet.

- Garden plots for homes set on lots at angles and homes on corner lots will be considered on an individual basis.

#### **DESIGN GUIDELINE 4**

##### Play Equipment

- Play equipment should be installed within the extended right and left sides of the house in the rear yard.
- Play equipment should not exceed fifteen (15) feet in height and will have a minimum visual impact on adjacent properties.
- All play equipment, including, but not limited to, swing sets, slides, seesaws, jungle gyms, etc., exclusive of wearing surfaces (slide poles, climbing rungs, swing seats, etc.) will generally be required to blend into the surrounding environment through the use of earthen colors comparable to dark green or brown.
- Playhouses must be located where they will have a minimum visual impact on adjacent properties. In most cases, material used must match existing materials of the home, and the tree house/playhouse may not be larger than 100 square feet.

#### **DESIGN GUIDELINE 5**

##### Basketball Goals

- Basketball Goal backboards should be perpendicular to the primary street on which the house is located.
- The backboard should be white, beige, light gray, or clear.
- The backboard post should be painted black.
- Basketball goals may not be attached to the house.
- Portable goals may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.

#### **DESIGN GUIDELINE 6**

##### Private Pools

- Approval is not required to be submitted for children's portable wading pools (those that can be emptied after use) that do not exceed eighteen (18) inches in depth and whose surface area should not exceed thirty-six (36) square feet.
- Pools exceeding thirty-six (36) square feet located above the ground are not allowed.
- In-ground pools must have adequate fencing. Generally, the maximum allowable pool area is 1,000 square feet.
- Glaring light sources that have a visual impact on neighboring lots will not be permitted.
- Spas and hot tubs must be screened from adjacent properties and streets.

## **DESIGN GUIDELINE 7**

### Patios and Walkways

- A patio should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of the side property lines nor further than twenty (20) feet from the rear of the home.
- A patio should not exceed six (6) inches above the ground at any point.
- A walkway should not extend beyond the left and right sides of the house and should not extend to within ten (10) feet of side property lines.
- A walkway should not exceed four (4) inches above ground level in areas that may be mowed, to prevent damage to mowers.

## **DESIGN GUIDELINE 8**

### Exterior Landscaping

- Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
- All landscape beds must be covered with natural pine straw, chopped pine bark mulch, or wood shavings. Alternatively, natural brown or beige pebbles (no paint) are allowed. Pebbles can only be placed in landscaped areas surrounded by edging per this Design Guideline 8 so the pebbles will not spread to mowed areas.

#### Pine-straw



#### Mulch Brown or Black



In areas with owner supplied mulch, additional mulch may be added, after the initial application is approved.

Edging with stones as shown below will be allowed, but the style should be specified in the application.



- Building bricks are not to be used as landscaping borders.
- Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Any tools or items stored under a deck or porch must also be screened from view.

## **DESIGN GUIDELINE 9**

### Decks

- Generally, the deck may not extend beyond the right and left sides of the home.
- Materials must be cedar, cypress, or #2 or better pressure treated wood or artificial wood such as Trex or other brands.
- Color must be natural, clear stained only. The Association may consider reviewing deck stains to match home. Homeowner is to provide an exterior picture of the home with their deck stain to confirm color match.
- Vertical supports for wood decks must be a minimum of four by six (4" X 6") inch wood posts or painted metal poles, boxed in to give the appearance of wood columns.
- Owners are advised that a building permit may be required for deck construction.

## **DESIGN GUIDELINE 10**

### Exterior Building Alterations

- Repainting of the house or trim does not require a Form if the color(s) are not changed.
- The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
- A paint color change requires that the following information be submitted along with the Form:
  1. A paint sample or picture of the paint color to be used.
  2. Area of home to be re-painted.
  3. Photograph of your home and homes on either side (in most cases, adjacent homes cannot be painted the same color).
- Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house.
- Plastic or metal storage sheds or other structures are not allowed. Any other external structures will be considered on a case-by-case basis and require approval.
- Garbage cans may be stored on the side of the house if they are screened by an Association approved enclosure. Preferred enclosures include shrubs, and wooden lattice screens.

Lattice Screen Example:



**MOUNTAIN CREST - REQUEST FOR MODIFICATION REVIEW**

**PER ARTICLE 6.2, THIS APPROVAL MAY TAKE UP TO 45 DAYS FOR APPROVAL AFTER ALL REQUIRED INFORMATION IS RECEIVED**

Name \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_ E-Mail \_\_\_\_\_  
City/State/Zip \_\_\_\_\_ Office Phone \_\_\_\_\_  
Community \_\_\_\_\_ Lot/Block \_\_\_\_\_

Please provide the Architectural Control/Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Start Date \_\_\_\_\_ Estimated Completion Date \_\_\_\_\_

Acknowledgment of Adjacent Homeowners (**all homeowners sharing common boundary line**): This acknowledgement will be considered by the Covenants Committee but will not be binding upon the Covenants Committee. No application will be considered unless this section is completed, or the Applicant Homeowner has made a reasonable effort, in the sole discretion of the Association, to have this section completed.

Signature \_\_\_\_\_ Lot (\_\_\_\_) In Favor Of (\_\_\_\_) Not In Favor Of (\_\_\_\_)  
Signature \_\_\_\_\_ Lot (\_\_\_\_) In Favor Of (\_\_\_\_) Not In Favor Of (\_\_\_\_)  
Signature \_\_\_\_\_ Lot (\_\_\_\_) In Favor Of (\_\_\_\_) Not In Favor Of (\_\_\_\_)

**Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, etc.:**

- \_\_\_\_\_ **Patio or Walkway**
  - \_\_\_\_\_ Lot survey denoting location
  - \_\_\_\_\_ List of materials to be used
- \_\_\_\_\_ **Exterior Decorative Objects, Front Porch Flowerpots, Lighting, Etc.**
  - \_\_\_\_\_ Description of object \_\_\_\_\_
  - \_\_\_\_\_ Location and picture or sketch of object \_\_\_\_\_
- \_\_\_\_\_ **Garden Plot**
  - \_\_\_\_\_ Location and size of garden
  - \_\_\_\_\_ Type of plants to be grown
- \_\_\_\_\_ **Playhouses**
  - \_\_\_\_\_ Location (must have minimum visual impact on adjacent properties)
  - \_\_\_\_\_ Size and Sketch
  - \_\_\_\_\_ Materials (in most cases, material used **should** match existing materials of home)
- \_\_\_\_\_ **Private Pool**
  - \_\_\_\_\_ Picture or drawing of pool type.
  - \_\_\_\_\_ Dimensions (maximum size 1,000 square ft.)
  - \_\_\_\_\_ Color (must be blue or white).
  - \_\_\_\_\_ Site plan denoting location.
  - \_\_\_\_\_ Type of lighting source.
  - \_\_\_\_\_ Landscape plan
- \_\_\_\_\_ **Fencing**
  - \_\_\_\_\_ Picture or drawing of fence type.
  - \_\_\_\_\_ Dimensions (maximum height may not exceed 6 feet; maximum span between posts shall be ten feet).
  - \_\_\_\_\_ Color
  - \_\_\_\_\_ Site plan (Plat) denoting location
  - \_\_\_\_\_ Crossbeam structure must not be visible from any street (must face inside toward yard).

