



WARRENTON DESIGN STANDARDS

Rev. D (ACC & BOD Approved)

April 14, 2023

What Are Design Standards? (Covenants §5.05)

Warrenton's "Declaration of Covenants" gives guidance on how the Association should conduct business. It outlines what we can and cannot do to our property. However, it is not possible to have a governing document that can effectively account for all situations. Examples include rapid changes in laws, building trends and technology. The purpose of the Design Standards is to provide additional guidance and supplement the Covenants within the constraints therein.

Situations benefiting from the Design Standards include, but are not limited to: support of majority trends to maintain harmony or the Community-Wide Standard; clarification of existing policy; introduction of limited changes to encourage economic benefits; and adaptation to evolving technologies, environmental conditions, regulations and building standards.

The Design Standards (D/S) is a controlled document. The Board of Directors and Architectural Control Committee (ACC) must approve all changes to the controlled areas according to the revision process outlined in the Covenants.

The D/S is effective from the point when it's approved and made generally available to the Community. The latest revision applies to any Structural Change Requests (SCRs) submitted after publication. Noncompliant situations may develop consequent to a change in the D/S. However, enforcement of requirements in these specific situations will generally not occur until the next change is made to the subject area on the affected structure.* If the noncompliance exists against a change that was made without ACC approval, then corrections may be required at any time.

The third section of the D/S entitled "Miscellaneous (other)" does not apply to structures and shall be effective immediately after the document becomes generally available to the Community.

IMPORTANT: By submitting a Structural Change Request (SCR) form to the ACC for review, you are following a process that helps ensure your change(s) will be compliant to the Covenants and Design Standards in effect at that time.

* The term "**structure**" is clearly defined in the Covenants, Section 1.24. Summarized, a "structure" is any object, the placement of which upon any Lot may affect the appearance of such Lot. Additional examples and explanations are offered on page two of the SCR form. The explanation of this term is being provided to underscore the importance of following the ACC change review process. For your own protection, and to avoid possible fines, you must submit a Structural Change Request form to the ACC for review and approval prior to making most changes.

FREQUENTLY ASKED QUESTIONS (FAQs)

These FAQs cover Warrenton Design Standards and largely relate to making changes to the exterior of your home, landscape and most other structures on your property. This section isn't intended to be all encompassing. It is not a substitute for the complete coverage found in the Design Standards and Covenants. Even if you believe the FAQ answered your question, we urge you to review all the published information related to your issues. Decisions made by the Board of Directors and ACC will be based on the totality of Warrenton's Covenants and D/S. A table of contents with active links follows this section. Hint: Search all applicable references with key words to possibly help you locate more information on or related to your project or questions.

Many times, you are required to submit an SCR for what appears to be routine maintenance. This is for your protection in the event new or clarified requirements have been published and you are currently "grandfathered." Upon the replacement of, or any change to a non-conforming item (e.g., repainting an identical restricted color) you would then create an active violation and need to bring it into compliance.

What is a Structural Change Request (SCR) form and where can I get one?

An SCR is a simple but very important form that you must use to communicate your changes to the ACC (representing the Homeowners Association). You may download an SCR in editable PDF format from our website (WarrentonRA.com) under Documents & Forms. The back of the form has many examples to assist you with the approval process.

How do I submit a completed SCR?

Please complete and submit an SCR directly on our website at www.warrentonra.com. You also may upload or deliver samples or drawings to any ACC member. Refer to the last page of the Warrenton resident directory on the website for current contact information. Detailed information expedites a review!

I'm making an alteration to the exterior of my home and/or yard. Do I need approval?

Almost always... YES. If any doubt exists, seek approval or risk a possible fine. Alterations include, but are not limited to modifications or additions of: exterior doors, awnings, driveway repairs, garages, sidewalks, porches, mailboxes, pools, decks, patios, walls, exterior lighting, greenhouses, playground structures, basketball goals, fences, buildings of any nature and room additions. Changes also include removal of structures, or any alteration of the exterior appearance (e.g., colors) beyond routine maintenance. Unless addressed elsewhere in the Design Standards or Covenants, any exterior modification to the outside of your property constitutes a "structural change" and requires submission of an SCR.

I'm painting the exterior of my home the same color as it currently is, do I need approval?

YES, approval is required (see sections DSS1 and DSS9).

Our home is brick, are we able to paint the brick?

YES, provided that the specific guidelines discussed herein are followed (see section DSS9).

I'm modifying existing landscaping or adding new landscape, do I need approval?

Approval is needed for many changes to landscaping—typically not for new annuals, refreshing mulch and other periodic maintenance unless you are currently non-compliant. For landscape alterations such as changes to borders, grade, walls, bushes and trees, regardless if adding or removing; an SCR is required (see the Landscape/Yard topic).

I'm cutting down a tree (either dead or alive), do I need approval?

YES, approval is required. First, obtain approval from the City of Alpharetta, then send a copy with your SCR to the ACC (see section DSL1 for all details).

I'm adding or replacing a retaining wall, do I need approval?

YES. There are specific requirements for what is permitted (see section DSL3).

I'm replacing my roof with the exact same shingles. Do I still need approval?

YES. You may currently have a non-conforming shingle if not architectural-style. Three-tab shingles are not permitted. Installation of any unapproved roofing material (shingle style, color, etc.) may result in your having to replace all non-conforming roofing material at your cost (see section DSS2).

Can I add solar panels to my roof?

YES, in many, but not all circumstances (see section DSS7). Please submit a detailed SCR.

Will the ACC ask me to clean my sidewalk, driveway, siding, stonework and the like?

The ACC may request action if it notably affects curb appeal. Most homeowners realize that black algae, mildew, or mold can significantly affect appearance and simply power-wash for same-day removal. Aggressive washings can affect paint and concrete surfaces, so in some cases, a better alternative chemical treatment is Wet & Forget. This cost-effective product may be applied with a pump sprayer or garden hose. Results may take weeks, but the surface will stay clear for a long time.

I'm adding an exterior decorative object to my property, do I need approval?

YES, for all objects, natural or manmade, if they are visible from any street view. The ACC reserves its right to make fair judgement at any time for any questionable, unusual, or items otherwise unsuitable and not fitting with the Community-Wide Standard. The standard exists to limit the degradation of curb appeal. Your choice to live in an architecturally controlled community helps to protect your home's value.

I'm replacing my AC or heat pump unit, do I need approval?

NO, unless an additional system is being added to the exterior of the home or the current system (condenser) is being relocated.

I'm adding exterior lighting or lighting fixtures, do I need approval?

YES, whether hard-wired or solar, with specific requirements. When replacing bulbs, meet color temperature requirements (see section DSS6).

I need to temporarily use a dumpster or portable storage unit. Is this permitted?

YES, but you must follow the guidelines (see section DSM5).

When does the ACC do inspections?

The ACC, Board of Directors, and most of your neighbors encourage you to periodically review the appearance of your property and make the necessary corrections regardless of when inspections are planned. Postponing maintenance may result in higher costs. And of course, an above average appearance generally helps to raise the value of our homes. The ACC does general inspections at least three times annually, or upon receiving a complaint. Inspections generally occur in April/May, then July/August and finally in October. We usually recommend that you perform maintenance at a time best suited for the task and not the ACC's inspection schedule. Two examples are heavy pruning and the first pre-emergent for weeds, where both tasks are better done in late winter or early spring.

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STRUCTURAL (Home Exterior)

DSS1 Paint Color

(a) Only earth-tone colors are permitted. When trim color deviates from white, off-white or cream, the color schema, excluding siding and shutter color, cannot be monotone. If the same color palette is used for both trim and major surfaces (exclusive of siding and shutter color), including, but not limited to doors, fascia, window trim, brick molding and soffits, then sufficient differences in shading must exist.

(b) Mullions (in sidelights, Palladian windows, etc.), shall match frame colors, be removed or otherwise, not be in contrast or create visual conflict. Exceptions may be non-fixed windows where window treatment offsets any contrast.

(c) The ACC may request adequately sized and placed color swatches on site.

DSS2 Shingles and Roofing

(a) All roofing or section replacements require ACC review and approval. Only architectural, 5-5/8" tab exposure, high-definition type is permitted. No red (terracotta), green (forest), blue (azure) or very light (highly reflective) colors. Brand/style guidelines to ensure physical consistency shall be (or equivalent to): GAF Timberline High Definition (Charcoal, Weatheredwood, Slate or Pewter, Barkwood). Alternate approved sources are CertainTeed Landmark Pro Series in Max Definition (Burnt Sienna, Driftwood, Heather Blend, Colonial Slate, Weathered Wood, Georgetown Gray, Moire Black or Pewter) or Owens Corning TruDefinition Duration (Brownwood, Driftwood, Estate Gray, Quarry Gray, Onyx Black, Teak, Williamsburg Gray). The ACC reserves the right to review samples of replacement shingles on site prior to installation.

(b) Porches, additions, sunrooms and the like must use roofing materials that are visually identical to the main structure.

(c) When possible, avoid using the same color as your neighbor. Shingle color shall not be a close match to siding color.

(d) Metal roofing may be used in limited applications where shingles are typically not recommended. The metal should be maintained (e.g., no rust or faded paint) and either match or compliment the roofing color.

DSS3 Satellite Dish Antenna

(a) The ACC must approve the location of all permissible external antennae, including satellite dishes, prior to installation. The primary goal is to minimize street visibility.

(b) Concealment using permanent structures such as roof lines, decks, or chimneys is preferred. Technical limitations may preclude hidden placement. Under these conditions, the use of trees, tall evergreens, location next to existing structures and/or painting the dish to blend in with surrounds may be required. Site plans must include size and exact location with respect to your home.

DSS4 Metallic Structure Color

Structures or structural appointments made of metal or metallic looking materials, such as fences, wrought iron, gates, security grates, sign posts and backs, mailboxes, solar array frames and similar items shall be black. Utility equipment, electrical fixtures, air conditioners and the like, or other objects separate from the primary structure and purposely colored to blend in with surroundings are exempt.

DSS5 Shutters

During partial shutter replacement, new materials shall match in design and color so that no appreciable visual difference exists from street view. For total replacement, vinyl, composite or other PVC rot-free materials are highly recommended to avoid early failure and potentially eliminate painting. Composite solids are suitable for hinged installation. Pine wood is no longer acceptable due to its high failure rate and short life.

DSS6 Exterior Lighting

(a) Permanent electrical fixtures viewed as a set, such as group lighting (flood lights) or paired fixtures (front entry lights), shall be fitted with the same bulb type and wattage to maintain balance. Except for holidays, bulbs used in these locations shall be “soft white” or “warm white” in color to closely match traditional incandescent bulbs. Acceptable color temperatures are 2700K to 3000K. (The pool house pavilion and entrance may be used as a visual references.)

(b) In the locations cited above, and with the intentions of preserving consistent warmth and character of the neighborhood, bulbs emitting bluish tints (cool white) are not permitted. Simply stated, do not use light sources commonly described as bright white, daylight or natural as they emit bluish light.

(c) Flood lighting whether for security, or common landscape lighting, should be line-powered or low-voltage LED style for long-life and superior performance. Adhere to the color temperatures noted elsewhere in this section. Solar powered lights used for flood lighting may be convenient and inexpensive, but countless failed or unattractive installations throughout the community indicate a failed Community-Wide Standard which subjects you to removal requests.

DSS7 Solar Panels, Solar Shingles, or Skylights

The addition of solar panels including similar or related technology is a structural change that must be approved regardless of location and type. Solar panels must blend into shingled areas by being black or dark in color. Wiring must not be visible. Solar panels or shingles must be mounted in ways to minimize visibility from all curb views at all times. Approval will be based upon curb appeal and the Community Wide Standard. Both the ACC and Board of Directors must review this request.

DSS8 Storm Doors and Storm Windows

Storm doors are not permitted on the primary front entrance. A door on the front side, other than the primary front entrance, may have a full-view glass storm door. Storm windows are not permitted.

DSS9 Painting or Altering Brick

With one exception, brick structures shall not be painted or have the brick’s normal surface appearance altered. The ACC will consider a request to allow a brick home to be painted if the color of the roof, trim and other appointments are harmonious and consistent with contemporary color palettes. Adjacent brick structures such as retaining walls also must be considered. An accurate and detailed visual representation of the final appearance must be available prior to any review. Both the ACC and Board of Directors must review and approve this request.

DSS10 Flags and Flag Poles

One flag may be displayed if mounted near a garage door. It shall be located as far as possible from the main entrance. No political flags are allowed. Follow the U.S. Flag Code when flying the American flag. Flag poles are not permitted for flags or any other purpose. Flags must be maintained in good condition and replaced if torn or faded.

DSS11 Windows and Window Replacement

(a) The new standard will be the Low-E window which includes the minimum level of window tinting that is required on new construction as of 2018. Requests for additional tinting creating a darker appearance will be considered on a case-by-case basis. The darkest tinting is not allowed. Mullions may be excluded, but if included, they must be paintable or not be in contrast causing visual conflict.

(b) Screens are not permitted on street-facing sides.

(c) Window mullions from any street view must be consistent and straight in appearance.

DSS12 Stack, Cap and other Natural Stone

(a) Natural stone surfaces shall not be painted.

(b) Decorative concrete block or “faux stone” is only permitted if not visible from any street view.

LANDSCAPE (Yard)

DSL1 Plant or Tree Replacement or Maintenance

(a) Curative measures must be taken after trees, shrubs, bushes, groundcover and the like have suffered from disease, age, drought, weather damage, etc. Assuming there are no clear signs for recovery, corrective action is required when 33% or more of the outer outline of the plant is missing, permanently defoliated, or is otherwise severely compromised and determined to be clearly below average in appearance. Corrective action is not precisely defined due to the variety of situations that may exist.

(b) Removal of dead or damaged trees deemed to be a safety hazard does not require ACC approval and should be done promptly. Trees are an important part of our community. The ACC strongly recommends replacement of any dead or damaged tree. All replacements (or intentions not to replace) require approval, first by the City of Alpharetta (CoA), then by the ACC. Refer to the CoA link below for additional information, guidance and an application form.

(c) Additional guidelines relating to the preservation of trees per Covenants section 6.07: All trees are structures; therefore, all planting and removal must be reviewed and approved. Only submit your change request to the ACC after the City approves your application.

(d) The CoA has a strict policy regarding the removal and replacement of trees along with pruning guidelines. Learn more here:

<https://www.alpharetta.ga.us/government/departments/community-development/tree-removal/residential-tree-removal>

Obtain City approval prior to your SCR submission! A decision rendered by the City does not subsequently eliminate the need for ACC approval unless your application is rejected. Advice from the ACC, if requested, is totally independent of the CoA approval process.

(e) Due to inability to withstand cold and disease, Indian Hawthornes are not permitted.

(f) Ornamental pear cultivars may be used; however, locate them (and other fruit bearing trees) away from concrete surfaces due to heavy staining.

NOTES:

Heavy fines have been issued to Warrenton residents by the CoA. You are responsible for understanding the City guidelines and getting all necessary approvals prior to doing planned tree work.

Per Alpharetta code, all tree pruning needs to be done correctly, following best practices and industry standards and maintaining the natural form and structure of the tree. We highly recommend using a reputable tree care company for pruning.

DSL2 Mulch

(a) Landscape beds shall be consistently maintained with adequate mulch. The same type of mulch shall be used in all street-visible areas. Red mulch is discouraged. Pine straw, shredded wood, bark chips or other materials having similar appearance and commercially available for landscape use are acceptable. (Stone, gravel, marble chips, etc. are not approved mulch substitutions unless part of an approved hardscape design.)

(b) When beds are common to a neighbor, and not visually isolated with plant materials, walls or other means, it is important to maintain visual harmony and not use a different mulch to delineate a property boundary. The chosen mulch shall be the one with the greatest visual dominance from a head-on view, or that which serves to deliver the greatest curb appeal.

(c) Mulched beds shall not be allowed to migrate onto sidewalks, driveways and other concrete surfaces.

DSL3 Retaining and Landscape Border Walls

All walls and hard edging such as pressure-treated landscape timbers are considered to be structures and require approval prior to installation. Appearance should match or complement existing color schemes and the home’s appearance. If using pressure-treated wood and it’s visible from the street, colors should be coordinated with the home and plant materials used to soften its appearance. The current Community-Wide Standard is natural stone. The use of railroad ties is prohibited.

DSL4 Landscape Bed Definition

All beds shall have a well-defined border. Borders may be maintained by periodic mechanical trimming, hardscape materials, or any other approved means. Grass shall not be allowed to encroach upon a landscape bed (garden, mulched areas, bedding, etc.) so that the outline of the bed loses its definition. Where the dominant grass cannot be properly maintained to form a distinct border (e.g., due to lack of proper growing conditions), bedding should be restored, extended, or the lawn should be replaced with other approved materials.

DSL5 Landscape Bed Border Materials

(a) Preferred border materials are stone or stone-like materials as well as approved plant material. Unacceptable materials include, but are not limited to: poured cement blocks with an artificial appearance, plastic blocks, interlocking plastic materials, and wood materials. Non-compliant examples:



(b) Thin borders made of vinyl or metal are generally meant to be buried to encourage mulch retention and discourage grass migration. They are acceptable only when the majority of the surface is below ground level to minimize visual impact.

DSL6 Landscape River Rock Beds

All river rock beds shall consist of stone sizes ranging from 2” to 5” in common natural earth colors. Bed width shall generally be maintained at two feet unless special situations dictate otherwise.

DSL7 Backyards

Areas behind a home are usually visible in whole or in part from one or more neighboring lots. If a backyard is not reasonably maintained, poor appearance can affect the value of the property as well as that of nearby homes. Section 6.02 in the Covenants states the following: “Each Owner shall keep and maintain each Lot and Structure owned by him, as well as all landscaping located thereon, in good condition and repair...” The back (or side) yard is no exception.

The purpose of this section is to ensure that there are no implied exceptions for less visible areas of any lot. Enforcement expectations are as follows: The ACC will address back (or side) yard appearance or maintenance issues on a case-by-case basis regardless of how they are discovered, and not solely on the opinion of another property owner.

Note: Garbage/recycle can storage is allowed in a backyard. The use of fencing or natural screening is strongly encouraged if an unobstructed view to a neighbor exists.

DSL8 Fences (Requirements for Covenants §6.11)

The original design concept of Warrenton promotes a feeling of open and natural space; therefore, fencing is generally not encouraged unless it is a living fence, where many options exist. Using plant material as screens can be less costly. For living or physical fences, the SCR must include the following information:

(1) A picture or drawing of the fence type listing all materials.

(2) Dimensions, including height, span between posts, post size, crossbeam size, number of rails, and finishing plan (color).

(3) A site plan showing the location of the entire fence and its relation to existing structures including fences on adjacent properties.

To avoid the impact of future relocation, the BOD and ACC strongly recommend that Lot Owners have a Land Survey done to confirm boundary locations as well as flag underground utilities. It is the Lot Owner's sole responsibility to pay for any costs associated with surveying, relocation, damage to utilities, drainage, etc. Trees, along with tree and structure maintenance should be given advance consideration.

Fences can also have a direct impact on the market value of neighboring properties. The following guidelines must be followed:

(a) No wire, split-rail or plastic fencing is permitted. Cedar, cypress or redwood is suggested as pressure-treated pine deteriorates sooner. Imitation or composite wood may be acceptable.

(b) The maximum height must not exceed six (6') feet.

(c) Sufficient ground clearance to prevent premature wood rot is recommended.

(d) The maximum span between posts shall be ten (10') feet, the minimum wooden styled post size shall be four-by-four (3.5"x3.5") inches, the maximum shall not exceed six- by-six (5-1/2"x5-1/2") inches, and metal styled post size shall be two-by-two (2"x2") inches.

(e) The side having a more attractive appearance must face outward; or, erect a Good Neighbor Fence, where both sides of the fence are presentable.

(f) It is recommended that the preferred wooden fence materials are left in their natural state. If sealers or finishes are used, they must coordinate with adjacent structures. Both sides must be maintained. Metal fences must be black. If finishes are applied, solid are recommended as transparent and semi-transparent sealers generally do not age well.

(g) Fences shall not be installed directly on property lines; instead, they must be positioned such that outer-side maintenance can be performed without the need to stand on the adjacent property.

(h) Typically, the fence should join the home at one or both rear corners. Fences shall not be located forward from the rear corner of the home. That is, no closer to any street than the rear or side edge of the home.

(i) “Alleyways” (in relation to any structure) shall not be created which would inhibit the maintenance of the property between two structures or any other structures.

(j) Proposed fence should complement (style and finish) and harmonize with adjacent structures such as homes and other fences. Conjoining fences must be of equal height.

(k) Fences must not obstruct access to utility meters, easements or related equipment.

DSL9 Basketball Goals

(a) Basketball goals are not permitted to be affixed to the house in any way.

(b) Backboard must be a clear glass style, commercially manufactured and, along with its net, be maintained in a neat and presentable appearance at all times.

(c) Posts must be black, maintained and be rust-free.

MISCELLANEOUS (Other)

DSM1 Clarification of Vehicle Parking Restrictions

(a) Vehicles intended for commercial or non-commercial use which project an appearance that isn't commensurate to the Community-Wide Standard must be garaged if parked or stored long-term (greater than one week) on any Owner's lot. For example, commercial vehicles having large banners, logos, unusual patterns and colors, etc.

(b) Motorized or non-motorized vehicles not specifically addressed in the Covenants, for example, military or farming equipment, utility vehicles, etc. must be garaged.

References: Covenants §1.10, §6.15(b), §6.15(c) and §6.15(e)

DSM2 Clarification of Restricted Parking Areas

All vehicles as seen from any street view, except those being used for approved activities, such as construction, must be parked in approved and legal areas at all times. Unapproved areas, for example, may include, but are not limited to: curbs, lawns, sidewalks, drainage structures, easements and landscaped areas.

DSM3 Addendum to Covenants Section 6.15 (Garage Appearance)

If a garage bay is primarily used for bulk storage (i.e., primarily contains boxes, shelves, storage bins and/or otherwise stored materials) so that a common vehicle can no longer be housed, the garage door shall be kept closed to maintain a neat and orderly appearance.

DSM4 Motorized Recreational and Off-road Vehicles

All vehicles generally assigned to this category shall not be driven on common grounds; which includes sidewalks or walkways, playground, parking lot or tennis courts.

DSM5 Clarification to Covenants Sec. 6.15 (Dumpsters, Storage Containers, etc.)

Storage or waste containers (PODs, trailers for moving or storage, and dumpsters) are limited to two weeks and must not block sidewalks or be placed on the street unless no other location is determined to be acceptable. Locate to conceal as much as possible. Use beyond two weeks is acceptable as long as there is active construction requiring storage or waste containers. If these requirements cannot be met, contact the ACC or Board of Directors for further guidance.

References: Covenants §6.15(d) and §6.15(e)