



Dear Homeowner:

Welcome to the fastest growing and a beautiful subdivision, the Lakes at Cedar Grove. Other communities in metro Atlanta have become stagnant with empty lots and unsold homes. We are doing well. One of the reasons we are still selling homes is because of the pride many of the homeowners have for their homes and lawns.

In 2011, the Board of Directors and the Property Management Company developed a clear architectural standard for the subdivision. To ensure continued value of our homes, a reminder is sent to all homeowners. If the standard is not followed, violations letters will be sent to you to correct them **within 30 days** to prevent being fined \$25 per day or billed a minimum of \$50 for us to bring your property in compliance with the covenants. After sending the violation letter, an inspection will be conducted for every property during the next 30 days.

ARCHITECTURAL STANDARD

Tree Maintenance—Trees should be trimmed regularly to allow a 5 ft clearance from the ground to the first branches from the bottom up. Remove weeds growing in the tree bed and on the trunks. **Trees** in front of your homes should be trimmed accordingly and watered weekly or they will die and you will have to replace them.

Pine Straw Maintenance—Pine straw should be replaced at least twice a year including around trees located between the sidewalk and the curb.

Lawn Maintenance—Lawns should be mowed at least every 10 days between April and October. Remove weeds wherever they exist and apply pre-emergent. Either hire a company to do so or go to a nursery and obtain advice for doing it yourself. Several homeowners in our subdivision own landscape business. The Grass Professional 404-386-3060 is one of them. You should shop for best prices and service.

Flower Bed Maintenance—Remove and replace dead or dying plants regularly. Shrubs should be regularly trimmed to keep from looking overgrown and for safety and security reasons. Artificial flowers are not permitted.

Mailbox Maintenance—Mailboxes should be in good working order. Damaged mailboxes, doors, flags, and missing numbers should be replaced immediately and should be as close to the original mailbox as possible. Shop for replacement items at Lowes or Home Depot or you may check this link for replacement numbers. <http://m.wayfair.com/products/SLT1391>.

Driveway Maintenance—Clean driveway by removing oil stains and trash from your curb. A home products store can make recommendations for removing stains. Trash cans cannot be regularly stored in front or on the side of your house.

Window Maintenance—The covenant requires **white** coverings at front windows, doors and sidelights. Sheets or blankets can't be used for window covering. Damaged window coverings are not allowed.

One of the reasons the Lakes at Cedar Grove has keep its overall beauty is because of strict enforcement of the covenants. According to the covenants **before adding or making changes (fences, house paint colors, room additions, landscaping, lighting (including solar light), play equipment, front doors including storm doors or any other doors, etc.) request prior approval. Windows are not allowed in garage doors.** Check with **Association Management for approval** (678-813-2505; pumberlander@associationmgtpros.com). If you have not contacted them please do.

Thank you for keeping our community beautiful and for maintaining our high standards.

**The Board of Directors
The Lakes at Cedar Grove**