

Architectural Review Committee Submission Form

Architectural Review Committee

Dockside Cove POA

Gainesville, GA

docksidecovearc@gmail.com

6083 Bluewater Blvd Gainesville GA 30506 for USPS Delivery



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ARC - Landscaping and Maintenance Guidelines

The Dockside Cove ARC has established these guidelines to preserve the aesthetic appeal, property values, and quality of life within the community. These rules are overseen by the Architecture Review Committee (ARC) and apply to all properties, including unimproved lots. Non-compliance may result in fines, corrective actions, or the POA arranging necessary maintenance at the owner's expense.

Property Maintenance

All homes must be kept in good repair, including roofs, siding, paint and exterior features. Fences and gates should be regularly inspected, repaired, painted, stained and/or cleaned as necessary. Owners should also power wash home exteriors and sidewalks periodically and ensure lawns are mowed, edged, and free of weeds.

Major landscaping installations or modifications such as permanent fixtures and hardscapes require prior approval from the ARC. Examples include, but are not limited to, sheds, arbors, large vegetable gardens (over 10x 10 ft), fire pits, retaining walls, tree removals, major plantings, or exterior modifications that deviate from the original approved plan. Submit requests using the ARC Submission Form, including plans and details.

Key considerations include:

- Ecological Impact: Use native plants to avoid invasive species if possible.
- Erosion Control: Implement measures to protect against soil erosion, particularly on lakeside properties.
- Preservation of Natural Beauty: Avoid excessive tree clearing or inappropriate landscaping that detracts from the community's charm.
- Sightline and Pathway: Landscaping should not block sightlines or public pathways.
- Long-Term Maintenance: Ensure that landscaping choices can be easily maintained over time.

Trash bins should be stored out of public view except on collection days. Leaves should be promptly removed during the fall. Recreational vehicles such as ATV's and other equipment must be stored out of sight when not in use. This does not include golf carts, which are intended to be driven on asphalt roads.

Outdoor Lighting

Permanent external lighting fixtures, not including low wattage or solar lights, should be submitted for approval to the ARC if they deviate from an original, approved landscape or construction plan. The

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use of downward-facing lights is recommended, along with energy-efficient, warm-colored bulbs with the intention of minimizing excessive glare and light trespass. The ARC recommends installation of motion sensors or timers when possible to minimize unnecessary lighting.

Seasonal or holiday lighting and decorations can be setup at a reasonable amount of time prior to the event (such as several weeks) but should be removed no later than 2-3 weeks after the holiday has ended.

Signage and Flags

Signage: No signage is permitted without prior written approval, except for one real estate or builder's sign (30 x 30 inches).

Flags: U.S., state, military, sports, and garden flags are allowed, provided they are respectful, non-political, and do not obstruct sightlines or pose a safety hazard.

Rainwater and Erosion Management

Owners should implement erosion control measures such as barriers, swales, retaining walls, or retention basins as needed to manage rainwater and prevent soil erosion. Regular maintenance of drainage systems and retention ponds is required to avoid waterlogging and protect neighboring properties.

Tree, Shrub, and Garden Bed Maintenance

Trees and shrubs should be trimmed and pruned as needed. Dead or diseased trees should be removed promptly. Plantings should not obstruct street signs or traffic visibility. Maintain flower beds and ground cover with mulch, pine straw, or rocks to prevent weed growth and retain moisture.

Pets

Owners must comply with the laws of the State of Georgia and Hall County and take full responsibility for their pets. Owners must clean up after pets, ensure they do not damage landscaping, and keep them leashed in common areas. Dangerous pets are not allowed on common property. Anyone caught in violation of these guidelines will be fined no less than \$100 per incident.

Parking

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Street parking should not obstruct corners, driveways, or fire hydrants. Use garages and driveways for parking whenever possible.

Trailers should not be parked in the front yard area or driveway except for short periods of time for basic maintenance or transition of vehicles or watercraft. Trailers should be kept out of sight or enclosed.

Unimproved Lots

Owners of unimproved lots must maintain them in a clean condition, performing annual clearing of 10-15 feet from the sidewalk or to the tree line. Regular maintenance of the front portion of the lot is also required inclusive of mowing, edging, blowing, grass seed, erosion control and pressure washing as needed. These services can be provided by vendors pre-approved by the POA with the costs equitably allocated to owners of unimproved lots.

Enforcement, Fines, and Penalties

The ARC and POA Board will enforce these guidelines. Violations may result in fines, fees, and legal action, including property liens for repeated offenses. Owners are responsible for adhering to all guidelines to preserve the community's aesthetic and property values. If an owner feels that an enforcement has been issued outside of the intent of these guidelines, the owner may appeal to the ARC or Board per the community's governing documents.

By following these policies, we can ensure Dockside Cove remains a visually appealing and desirable place to live. These guidelines are subject to periodic review and updates.