

THREE BRIDGES HOMEOWNERS ASSOCIATION

APPLICATION FOR MODIFICATION

Date: _____

Name(s): _____

Address: _____

Phone: _____

Email: _____

Estimated Start Date: _____ Estimated Completion Date: _____

******PLEASE ALLOW UP TO 30 DAYS AFTER SUBMISSION FOR REVIEW AS OUTLINED IN THE DECLARATION OF COVENANTS SET FORTH FOR THE ASSOCIATION. YOU DO NOT HAVE PERMISSION TO START THE SUBMITTED PROJECT UNTIL YOU HAVE RECEIVED WRITTEN APPROVAL.** Please see below for exterior modification categories. Check the project you are requesting for review and all supporting documentation. If the application is submitted without all of the supporting documentation it could result in an automatic denial and will be returned as incomplete.

____ **Fences:** Please include survey showing property lines, a photograph of the fence requested, a drawing showing the location of the fence installation in relation to the home. The drawing and details should include the height of the fence, length and gate placement and the type and style of the fence to be installed. Fences will have to be stained as well so please go ahead and submit the plan to stain, color of stain (including the manufacturer, swatch number and color.

Please choose which of the following community standard fences you propose to install.

- ~ Total height 5' plus 1' (the 1' must be privacy double lattice at the top), posts spaced at 8', and wood type is Cedar with "pretty" side facing out.
- ~ Total height 5', posts spaced at 6', aluminum, smooth top and black in color.

All wooden fences must be stained within 6 months of installation with the following HOA approved stain, please check to confirm you will be using this stain.

- ~ Sherwin Williams, English Walnut, semi-solid stain (SW 3574 SS)

____ **Deck staining:** The HOA approved stain for decks visible from the street is Sherwin Williams, English Walnut, semi-solid stain (SW 3574 SS). Only single family homes with decks not visible from the street will be considered for alternative stains that are transparent or semi-solid and are cedar tone or neutral medium brown. Please check one of the following:

- ~ (Garden Homes, Townhomes & Single Family Homes) - I am seeking approval to stain my deck with Sherwin Williams, English Walnut, semi-solid stain (SW 3574 SS).
- ~ (Single Family Homes Only): My deck is not visible from the street and I am submitting for approval for an alternative color. Please include a photo of the deck.

____ **Landscape:** Please provide the name of all plant material, a drawing or photo showing the proposed location of installation.

____ **Exterior Sculpture/Water Features:** Please provide a description of item requested, photos, location showing item placement.

____ **Play/Recreational Equipment:** Please provide a photo of the requested equipment, manufacturer name, model number and style and a drawing or picture showing the location requested for installation in relation to the home. *Note: Basketball goals are not allowed.*

____ **Painting:** Please provide the paint manufacturer, type, color including number and swatch samples and location for paint in relation to the home. Examples: Body, trim, shutters, front/back door, garage doors, gutters etc.

____ **Roof:** Please provide the manufacturer type, color, style and state if this will be different then the style and color originally installed. Please provide a photo of the actual shingle or a web link for review.

____ **Structural Addition/Modification:** Please provide a detailed description of the addition/modification requested, survey of property, drawing/plans showing the dimensions of the request which also includes a before and after look of the project. ***Also, include all items listed under the fence, landscape, painting and roof categories if any of these items will be included in the requested project. **Homeowner will be solely responsible for obtaining and meeting all the requirements set forth by the City and/or County.**

____ **Tree Removal:** Please provide a photo showing the tree and its actual location and include whether there are plans to re-locate the tree or remove it permanently. **Homeowner will be solely responsible for meeting all of the requirements set forth by the City and/or County for tree removal whether they are or are not within the community Tree Save areas.**

____ **Other:** Please provide a detailed written description of project. Please also provide a survey, drawing, photos and any other helpful information to be reviewed with the request. Providing as much documentation in advance will help in preventing an automatic denial upon submission.

Additional Comments:

IMPORTANT NOTICE: For your protection, inquire with the City, County and/or other government agency applicable regarding required permits before starting any work on your property including new construction, alterations, or additions, etc.

APPROVAL OF ANY STRUCTURE OR ARCHITECTURAL CHANGE BY THE ACC IS IN NO WAY A CERTIFICATION THAT THE STRUCTURE OF ARCHITECTURAL CHANGE HAS BEEN BUILT IN ACCORDANCE WITH GOVERNMENTAL OR COUNTY RULES OR REGULATIONS OR THAT THE STRUCTURE COMPLIES WITH SOUND BUILDING PRACTICE OR DESIGN.

Signature of Property Owner: _____

PLEASE RETURN THE COMPLETED APPLICATION TO:

Georgia Community Management P.O. Box 2750 Loganville, GA 30052
Email: acc@gcmmgt.com
Fax: 877-701-0229
Questions: 770-554-1236 or acc@gcmmgt.com

TO BE COMPLETED BY THE BOARD OF DIRECTORS OR DESIGNATED COMMITTEE

Date Received:

Date Reviewed:

Signature: __

Board of Directors or Designated Committee Action:

☐ Approved as Submitted

☐ Conditionally Approved

☐ Denied

☐ Withdrawn

☐ Returned for Insufficient Information

Comments:
