



THORNBROOK COMMUNITY  
ARCHITECTURAL CONTROL COMMITTEE  
DESIGN STANDARDS/GUIDELINES

The Declaration of Protective Covenants for Thornbrook Subdivision provides for a design review process through which an Architectural Control Committee (ACC) must approve property improvements. This provision applies to both new construction as well as any exterior modification of existing homes/properties, and was created for the sole purpose of achieving harmony, balance and a high standard of quality within the community.

These guidelines provide and explain the regulations (see our covenant Sections 6.5 through 6.26) for architectural control by the association. The controls are not established to stifle your individual creativity, but rather to assure that the integrity of the original community design is preserved. Common problems can arise over such issues as fences, external color of homes, additions, antennas and children's play equipment.

As members of the association, it is important that you are familiar with the standards that you agreed to work within when you purchased your home. Your home and community are an extremely valuable asset, which we all must work together to preserve and enhance.

As a final comment, please remember ***-REQUEST APPROVAL BEFORE BEGINNING ANY IMPROVEMENTS OR Modifications!***

Sincerely,

THORNBROOK HOMEOWNERS' ASSOCIATION / ACC  
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## **EXTERIOR BUILDING ALTERATIONS**

A request must be submitted for all exterior building alterations. These include, but are not limited to: Painting, roofing, storm doors, front doors, awnings, driveways, porches, patios, decks, hot tubs, and room additions. A paint color change requires a paint sample to be submitted and should be in keeping with the general color scheme (Earth Tones) established by the builder. Trim colors must be complementary to the materials of the house (brick, stucco, and siding). Upon approval, any of the above improvements should be completed within a 45-day period.

## **FENCES**

The finished side of the fence must face outward from the owner's lot and support side should face owner's lot. Fences must not exceed 6' and be natural in color. Chain link fences are prohibited. No backyard fences will be approved on Lake Lots (Christacy Way). Please submit all fence types for approval.

## **MAILBOXES**

Mailboxes shall be either the Janzer Model "Accent" (unlockable mailbox) or Heavybilt "Classic Hampton Estate" Mailbox with a locking insert. All mailboxes shall be glossy black with gold or gold-reflective address lettering (Baskerville Font – Numerals shall be 3" tall on a line above the Street name, which shall be all capitals and 1.5" tall) on each side of the mailbox. All posts shall be 4x4 painted gloss black pressure treated or cedar wood (which termites will eat within 5-10 years) with contemporary rounded support (available from the Thornbrook HOA); the approved Janzer black "Executive" aluminum post; or the approved Heavybilt black "Brentwood" aluminum post. Each shall be topped with a gloss black cap and ball finial. All mailbox flags and replacement flags (also available from the Thornbrook HOA) shall be the standard red flag available for each approved model. The bottom edge of the mailbox should be 42" above ground and not more than 48" above the road. The top of the post shall not be less than 60" or above 72" above ground level. All mailbox/mailbox post/mailbox-lettering replacements must be approved and inspected by the ACC.

Mailboxes and Posts sales and installation information may be obtained from:

B&B Handyman, (Original Supplier)  
Steelmailbox.com  
Amazon.com

## **SIGNS**

No signs of any type (other than security signs and real estate signs) may be installed without approval of the ACC. This includes political signs, real estate directional signs, and business signs.

## **SATELLITE DISHES / ANTENNAS**

Approval of location should be obtained by the ACC.

## **LANDSCAPING**

Lawns must be kept mowed and edged during the growing season. Make sure grass clippings are not left on driveways and streets. Maintain mulch in beds. Before planting trees, consider the mature size of the tree based upon your lot and the adjoining lot. Decorative embellishments, including landscape lighting, must be ACC approved. Any tools or items stored under a back deck or porch should also be screened from view, including woodpiles.

## **GARAGE SALES**

Individual yard or garage sales are prohibited (see Covenants)

## **BASKETBALL GOALS**

Portable basketball goals can be used in driveways; however, they must be placed out of sight when not in use.

## **PARKING**

No vehicles may be parked on streets or front lawns. Any work related vehicles may be parked temporarily in the lot by the pool and tennis courts. Recreational vehicles may also be parked temporarily in the pool parking lot. All parking in the pool parking area is subject to the approval of the Thornbrook Board of Directors.

## **GARBAGE CANS**

Garbage cans must be removed from driveways on the same day as pickup and stored out of sight so they are not visible from the street. American Disposal Services is our neighborhood provider and billed via the Thornbrook HOA. The service is mandatory. They provide a slightly lower fee through a neighborhood contract.

The benefits to the neighborhood:

- One company coming through on one day rather than trucks from 4 different carriers coming through 5 days a week.
- Pickup for the Homeowners Association garbage cans at the pool is free.