

# The Preserve at Crooked Creek

---

## PRE-SUBMITTAL CHECKLIST FOR ARCHITECTURAL REQUIREMENTS

---

This Checklist is intended to be a summary of the "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PRESERVE AT CROOKED CREEK", including any adopted

Amendments that have been included as part of the above Covenants and Restrictions.

Please refer to the complete Declaration of Covenants and Amendments for clarification of all restrictions

The Index on the left margin corresponds with the paragraph as referenced in the Covenants

Submittals are to be addressed to:

The Preserve at Crooked Creek  
Architectural Review Board  
PO Box 631  
Young Harris, GA 30582

Or Via Email to:

thepreservepoa@yahoo.com

---

### A. LAND USE

---

- A1 One residence erected per Lot, or multiple Lots per setback stipulations.
- A1 Garage, Guest House, Detached Outbuildings are permitted per requirements.
- A2 No Lot, Dwelling or Structure shall be used for commercial purposes.
- A3 Lot cannot be sub-divided
- A4 Only site built homes will be allowed on any Lot.
- A4 Modular homes may be allowed, upon Board approval. (Defined by O.C.G.A. 8-2-160)
- A12 Temporary signs are allowed (Max. 3'x3' / professionally lettered)
- A14 No wire/ vinyl / steel post fencing
- A14 Wood fencing must meet requirement
- A16 No more than 50% of trees 5" dia. to be removed
- A19 Underground electric only (No overhead connections)

---

### B. ARCHITECTURE & CONSTRUCTION

---

- B1 Submit proposed Building Plans with specifications for approval.
- B1 Submit proposed Site Plan for approval.
- B1 Submit proposed Landscape Plan for approval.
- B1 Exterior design should be kept in harmony with existing structures
- B4-a Minimize excessive disruption of land and waterways
- B4-b Keep configuration of structure visually harmonious with existing homes
- B4-c Keep exterior material and colors visually harmonious with existing homes
- B4-d Design landscape plantings to blend with surroundings

- B4-e Keep improvements compliant with the natural landscape
- B4-f Implement construction in keeping with beneficial techniques
- B9 Heated Square Feet is Minimum 1,800 SF for 1-Story Homes
- B9 Heated SF is Minimum 1,200 SF for Main Level for 2-Story Homes
- B10 Primary roofing material shall be architectural shingles, cedar shakes, painted metal or slate.
- B10 Roof colors to be dark charcoal, gray, black or brown tones.
- B10 All Roof Pitches to be Minimum 8/12 (Excluding Porches/Dormers)
- B11 Primary siding material - brick, Hardie Plank, stone, stucco, advanced composite siding
- B11 No ~~Log Construction~~, log siding, wood siding
- B11 Log construction (per Amendment No. 2) is allowed.
- B11 No vinyl siding, shakes or shingles shall be used as siding
- B12 Siding, windows, roof and trim colors to be earth tones
- B12 Bright or loud colors are not allowed
- B12 All concrete or masonry walls to be covered (brick, stucco, stone or other approved material).
- B13 Minimum 2-car garage (attached or detached)
- B13 Any attached or detached structures to be compatible with the main structure
- B14 Structures must be located within the Lot Setback Lines
- B15 Paved areas should be designed to allow surface water flow
- B16 The permanent drive shall be hard surface (concrete, asphalt or pavers)
- B21 Design the placement of external apparatus to have minimum visual impact

[B2] Approved plans shall not be effective for construction to be commenced more than twelve (12) months after such approval. Allow thirty (30) days from receipt, for review of submitted documentation.