

**RESOLUTION OF THE DEER VALLEY
BOARD OF DIRECTORS NO. 06-06
Architectural Restrictions**

WHEREAS, Article VIII, Section 1 of the Protective Covenants of the Deer Valley Subdivision empowers the Board of Directors (Board) to enforce the Rules and Regulations applicable to the Property, and

WHEREAS, Article VI, Section 2 of the Bylaws of the Association defines additional enforcement rights of the Board to enforce rules and regulations of the common property, and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish procedures to enforce the Protective Covenants, ByLaws and Rules and Regulations of the Association.

NOW, THEREFORE, THE BOARD RESOLVES THAT THE FOLLOWING ARCHITECTURAL RESTRICTIONS ARE HEREBY ADOPTED:

(a) Fences.

1. Material; Vinyl, Alluminum, Iron or Wood, intended for the purpose of fence construction will be used for rear yard fencing. No chain link fences are allowed. No front yards shall be fenced. No chain link fences shall be constructed on any lot.
2. Height; Fences shall not exceed 6 feet in height and shall be installed to have a uniform pattern of top line (i.e., dog-eared, scalloped or bordered lattice). Height of fence pertains differently to corner lots.
3. Boundaries; Fences should be installed within the boundaries of the lot to conform with any county regulations if any and shall not be forward more than the mid point of the side walls of the house. Boundary disputes are between homeowners and are not an association responsibility. Maintenance of the exterior face should be considered when determining the setback from the property lines.
4. Corner Lots; Corner lots are considered to have two front yards and must be given special consideration. 6 feet fencing should be no closer than the building set back line required by the development plans of the sub-division. Fencing closer to side street will be 4 feet decorative.
5. Color; No extreme color will be approved.

(b) Satellite Dishes; Satellite dishes no larger than one meter are to be placed in a non-intrusive location, and should not be visible from the street. Unless doing so would, (1) unreasonably delay or prevent installation, maintenance or use; (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal. The owner will obtain a written statement from the installer if one of the listed

exceptions is exercised and provide it to the Architectural Control Committee after installation.

(c) Sheds; All materials intended to be stored in the building must be stored in it, not on it or around it, under no circumstances will an outbuilding be used for habitation, or for business purposes, all protective covenants that apply to the house also apply to the outbuilding. Outbuilding may not have an overhead door.

1. Permits; Homeowners must have a building permit or a letter from the county stating that a permit is not necessary , prior to construction of a shed.
2. Size; Sheds shall not be any larger the 8 feet by 12 feet. Shed must be compatible with the size of the lot.
3. Placement; The outbuilding must be in a fenced yard or have an approved landscaping plan. It must be in the least visible location from the street and neighboring lots. Gwinnett County requires a 5-foot clearance from property lines. Landscaping and or fencing must be completed within one month of completion of the shed.
4. Material; Sheds must be constructed of like materials and colors as the house.

(e) Mailboxes; All residences in the community shall have standard mailboxes conforming to postal regulations, and shall remain of like style, color and appearance as originally installed by the builder.

(f) Arbors, Sunrooms or Additions; Shall be constructed of the same materials and colors as the home.

(g) Parking pads; Parking pads, extension of driveways are not permitted.

(h) Sports Equipment; When not in use, sports equipment is not to be kept/left as to obstruct the street, easement or sidewalks.

The effective date of this Resolution will be August 1, 2006

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Deer Valley Community Association, Inc., a Georgia corporation;

That the foregoing Board Resolution of said Association, as duly adopted by the Board of Directors of the Association on the day of July 11th, 2006.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of

said Association this day of July 11th, 2006.

DEER VALLEY COMMUNITY ASSOCIATION, INC.

A handwritten signature in black ink, appearing to be 'JASS' followed by a horizontal line and a small circle at the end.

Secretary

(SEAL]