

## **ARCHITECTURAL REVIEW PROCESS KEDRON HILLS HOMEOWNERS ASSOCIATION**

The Kedron Hills Architectural Review Board (ARB) is committed to the quality of life in our community. As volunteers and homeowners, we strive to maintain and enhance the quality and value of our community through our architectural guidelines and protective covenants.

The ARB requires the review and approval of ALL proposed exterior improvements BEFORE the work begins. Examples of projects requiring approval include:

- Garage and home additions, exterior renovations and improvements,
- Changes to exterior materials and paint colors,
- Solar collectors and panels, satellite dishes and antennas,
- Accessory buildings, storage sheds and garage structures,
- Replacement mailboxes and posts,
- Basketball hoops, trampolines and similar sports equipment,
- Swing/Play sets, playhouses and other play structures,
- Swimming pools and hot tubs,
- Gazebos, arbors, sunshades, privacy walls and similar screening,
- Dog runs, animal pens and fences of any kind,
- Clearing of underbrush and tree removal,
- Fountains, fish ponds and similar landscaping elements,
- Comprehensive landscape plans for large areas of the property,
- Driveways, walkways, decorative accent walls and retaining walls,
- Flags, pennants and signs,
- Other exterior home and property improvements and alterations as required.

Details of these requirements can be found in the "ARB Guidelines" document on the KedronHills.org site under the [General > Documents](#) link. Homeowners anticipating making such improvements should contact one of the Architectural Review Board members for answers to questions regarding the permit requirements and architectural review procedures. These improvements must be submitted to and be approved by the Architectural Review Board prior to the start of any construction and prior to implementation on any home or portion of the property.

**The proposed improvements may also require review and approval by the Peachtree City Building Department. Please contact their offices at (770) 487-8901 for more information and permit requirements. You are responsible for submitting all necessary documentation to the PTC Building Department and securing all necessary permits (the ARB *does not* submit them for you).**

**Please deliver the request form and all attachments (drawings, paint samples, etc.) to the mailbox of ARB Chair David Walker at 303 Loring Lane.**

**KEDRON HILLS - ARCHITECTURAL REVIEW BOARD (ARB)  
MODIFICATION REQUEST/APPROVAL FORM**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Instructions**

1. Please check all boxes that apply in the form below. Please submit appropriate documentation as noted. Missing information may result in delays of approval.
2. The Architectural Review Board will provide an initial response within 10 working days.
3. NOTE: Your proposed improvements may also require the review and approval by the Peachtree City Building Department (770) 487-8901. You must submit plans separately to them (ARB does not submit them for you).
4. Submit this form and all attachments (drawings, paint chips, etc.) to the mailbox of David Walker, ARB Chair, 303 Loring Lane or Scott Beamer, KHCA President, 376 Loring Lane.

**Summary of proposed modifications**

- A. Fences (specify materials, style, color)
- B. Landscaping (species, plans or sketch on and sketch on plat)
- C. Pool and spas (plans – 2 sets)
- D. Recreational equipment (picture or diagram; plat with location)
- E. Repainting (paint manufacturer and samples)
- F. Roof (manufacturer, type and color)
- G. Screening (specify material, style)
- H. Structure addition (plans – 2 sets; include elevations and sketch)
- I. Structure modifications (plans – 2 sets)
- J. Tree removal (sketch on plat, and justification)
- K. Other: \_\_\_\_\_

Neighbor’s initials: For information only, does not signify approval or disapproval by neighbor.

Neighbor: \_\_\_\_\_

Project time frame: \_\_\_\_\_

Contractor/Vendor (if applicable): \_\_\_\_\_

---

**ARB USE ONLY**

Date received: \_\_\_\_\_  In person  By mail  By fax

Date reviewed: \_\_\_\_\_ Date responded: \_\_\_\_\_

Approved by: [ ] \_\_\_\_\_ [ ] \_\_\_\_\_ [ ] \_\_\_\_\_ [ ] \_\_\_\_\_ [ ] \_\_\_\_\_  
(initial) (date)

ARB members, please make comments on reverse as needed.