

Sentinel Lake

Design Standards

The ACC Goal

The goal of the Architectural Control Committee (ACC) is to protect the best interests of all homeowners in Sentinel Lake (SL) by ensuring that our community remains well maintained, and that changes and improvements are made in a consistent fashion. Neighborhoods that are aesthetically harmonious and well-tended are seen as exclusive and more desirable to live in, and property values benefit. In order to preserve visual cohesion and quality, the ACC was established to maintain a high architectural standard for SL. The ACC periodically updates a set of Design Standards that further define our neighborhood's [Covenants, Conditions, and Restrictions \(CCRs\)](#), specifically in reference to exterior lot and structure maintenance. As SL now has been in existence for over 30 years, it is in our best interest to keep the community well groomed, beautiful, and timeless. These Design Standards were adopted in February 2015 by the ACC and approved by the Property Owners' Association (POA) Board of Directors. Updates occurred in April 2017, October 2020, April 2022 and most recently October 2024, November 2024, September 2025, CCR references cited below are general. We encourage you to review the CCRs themselves for other information.

Violations of Design Standards

In the event of a violation of any Design Standard, the ACC will provide written notice by email to the homeowner, setting forth in reasonable detail the nature of the violation and the specific actions needed to remedy the violation. The homeowner will have 30 days to remedy the issue. After 30 days, another email will be sent providing 10 additional days and an invitation to meet with the ACC with questions (ACC contacts are included on the last page). If the homeowner has not corrected the violation after the second ACC notice, they will be turned over to the POA Board for further action in line with the provisions set forth in the CCRs.

Topic and CCR Reference	Description
Basic Maintenance and Landscape	
1. Repairs Painting Lawn care Pruning/Trimming CCR 6.02	All homeowners are to maintain their landscape and home in good condition and repair, including, but not limited to <ul style="list-style-type: none"> • The repair and painting (or other appropriate external care) of all structures. • The seeding, watering, and mowing of all lawns. • The pruning and trimming of all trees, hedges, and shrubbery so as not to obstruct the view or movement of motorists or pedestrians including

Topic and CCR Reference	Description
	<p>shrubs that extend into the pedestrian walkway.</p> <p>Each lot <i>in its entirety</i> are be kept in good condition and well maintained, whether it is a wooded area or a landscaped area with grass.</p>
<p>2. Grass cutting</p> <p>CCR 6.02</p>	<ul style="list-style-type: none"> • Grassed areas are be kept in excellent shape. • Cutting is to be done on a regular basis to keep a neat and uniform appearance. <ul style="list-style-type: none"> ◦ Shade and larger grass types (fescue, Kentucky blue grass, rye) are recommended to be cut 2 ¼"-4 ½" high. ◦ Direct sun and low grasses are recommended to be cut 1 ½" to 2" high. • Street-facing and front yards are to be sodded and re-sodded as needed so as to maintain a healthy, thick stand of grass. • Piles of grass clippings or leaves cannot remain on a lot and be allowed to decay.
<p>3. Islands Pinestraw and mulch Flower beds Ivy/vines Groundcover Weeds Trellises</p> <p>CCR 6.02 CCR 8.02</p>	<ul style="list-style-type: none"> • Landscaped islands are be edged and maintained. • Decorative garden walls of masonry, brick, etc., that are used around islands or plantings are be maintained free of cracks or peeling paint. • Islands and flower beds are be filled in with pine straw or mulch so that no bare dirt or roots are showing. Pine straw or mulch are be placed around trees and shrubs on the island or garden. • Flower beds and islands are be kept free of weeds and grass. • Plastic or artificial flowers are not permitted in the front yard visible from the street. • Mulch is to be a natural brown color or black to maintain the visual harmony of our neighborhood. Colors that stand out or clash with neighboring yards, such as orange is not permitted. • Ivy and groundcover plants are be kept in control and trimmed. • Adequate maintenance of ground cover to prevent erosion is required. • Vines are be kept from growing onto the house structure unless they are supported by a trellis and are part of the landscape plan. • Trellises are be kept in good order.
<p>4. Curbs Sidewalks Driveways Creeping plants Tree trimming Shrubs Wooded areas</p> <p>CCR 6.02</p>	<ul style="list-style-type: none"> • All curbs, sidewalks, and driveways are be edged and maintained. Curb bumpers are not permitted at the end of driveways by the street. • Sidewalks and driveways are to be pressure washed or cleaned periodically to prevent mold build-up and to maintain an attractive appearance. • Ivy, creeping plants, or bushes are not to grow onto curbs or sidewalks. • All trees and shrubs are be pruned and trimmed regularly and be trimmed clear of sidewalks. • Trees and shrubs are not allowed to hang over or into the street, impede

Topic and CCR Reference	Description
CCR 8.02	<p>cars or service trucks, or create a nuisance for people who use the sidewalks.</p> <ul style="list-style-type: none"> • Roots from older trees are not to be visible in yards facing streets. If in an island, roots are to be covered with mulch; if in a yard, they are to be covered with new dirt and sod. • If shrubs die, they are to be removed and replaced as soon as possible, normally within 30 days. • Overgrown shrubs are to be replaced or cut back. The recommended height for shrubs in front of home windows is at or below the sill. • It is the homeowner's responsibility to ensure that trees are removed if they are dead, diseased, or leaning so that a neighboring lot or home is not in danger. This is required of all homeowners. An ACC Request Form must be submitted for all tree removal over 6 inches in diameter. • Wooded areas and lawns are to be kept cleared of debris, overgrowth, fallen trees, and limbs. Notably, this also includes areas between homes/property lines that are often overlooked. Shrubs are not to be extended into the sidewalk as the homeowner is responsible for trimming the shrubs to the edge of the sidewalk closest to the homeowner's property and that debris, shrubs are not in the street. Many yards do not have sidewalks however their shrubs, ivy, bushes, leaves, pinestraw, etc. are not to be extended onto the curb or street.
5. Side/back yards CCR 5.05	Side and back yards are to be kept in good shape and appear uncluttered as viewed from neighboring houses.
6. Landscaping plans CCR 6.06	All new landscaping plans must be approved. Our neighborhood is over 30 years old, and any re-landscaping requires that plans be submitted for approval by the ACC. Information about approvals is on the final page.
Exterior Updates, Structures, and Additions	
7. Lot subdivision CCR 6.03	No lot may be subdivided, or more than one house erected on any one lot.
8. Sentinel Lake Style Paint colors Roof color and material Window replacement Front door	<ul style="list-style-type: none"> • Colors and style of homes in SL were designed to be "European" and "Traditional," and the ACC strives to uphold these standards. Before any work can begin, the ACC must approve all exterior colors, updates, additions, etc., to include, but not limited to, the following: <ul style="list-style-type: none"> ◦ Paint colors, even if painting the same or similar color. ◦ New roofing materials and colors, even if re-roofing with the same or similar color and material.

<p style="text-align: center;">Topic and CCR Reference</p>	<p style="text-align: center;">Description</p>
<p style="text-align: center;">replacement CCR 6.03</p>	<ul style="list-style-type: none"> ○ Window and door alterations or replacements. • Roofs are be kept in good condition and replaced when needed. • Window and door frames should be cleaned regularly to remove mildew and peeling paint. Trim color must be approved by the ACC.
<p>9. Shutters Gutters CCR 6.02</p>	<p>Shutters, gutters, soffits, fascia and all appurtenances attached shall be maintained so that they are structurally sound and in good repair with proper anchorage and attachment (per Cobb County Code).</p>
<p>10. Storage sheds Non-permanent structures</p>	<p>No temporary house, shack, landscape or storage shed, free-standing greenhouse, tent, or trailer may be erected or occupy any lot, per CCR 6.08, CCR 6.15 unless approved by the ACC.</p>
<p>11. Room Additions CCR 5.06</p>	<p>Rooms that are attached to the home and that are built seamlessly with the same materials and colors as the home’s shingles and wall surfaces must be ACC-approved. This includes submittal of a plan and specifications detailing materials and location before work can begin.</p>
<p>12. Exterior Rebuilds Porches Decks Walls Surfaces/Finishes Pathways Driveways CCR 5.05, CCR 5.06 CCR 5.11, CCR 6.12</p>	<ul style="list-style-type: none"> • Before work can begin, the ACC must approve any exterior additions or rebuilds such as porches, decks, walls, fences, patios and changes to exterior surfaces or finishes. • Any path or driveway changes must be approved by the ACC before work can begin. • Bright outdoor flood lights or exterior lights cannot shine into surrounding homes or windows at night, specifically at night. The ACC must approve any bright lights or flood lights that are left on continually after dark to confirm the light does not affect neighboring homes. Florescent lights and lights with Halogen Bulbs are not permitted on outside light fixtures.
<p>13. Pool houses Gazebos Arbors Garden plots Fire pits Patios Bridges Yard decor Inflatables Clutter Removal of structures and</p>	<ul style="list-style-type: none"> • Pool houses, gazebos, arbors, garden plots, fire pits, patios, bridges or any ornamentation in view of neighboring houses must be ACC approved prior to construction or placement. • Excess clutter in yards and around houses causes visual pollution for our neighborhood AND detracts from your home, so consider keeping the color, materials, and number of outdoor ornaments, statuary, urns, and other decor tasteful and in line with the esthetics of the entire neighborhood. The ACC will advise the homeowner within 10 days from the ACC notice to remove or be subject to a written violation. • The number of plant pots or containers in the front yard or within view of neighbors should be limited so as not to create a cluttered appearance; when empty, pots/containers should be stored out of view of the street.


Topic and CCR Reference	Description
decor CCR 5.06 CCR 6.06	<ul style="list-style-type: none"> • Inflatables and decorations are limited to seasonal events. For everyone to enjoy the celebratory nature of the holidays, we require that holiday yard decor be displayed for only 45 days starting from the date you decorate your property. • If any added structure or ornamentation is in poor condition, unused, or is unsightly when viewed from a neighboring house or the street, the ACC may ask that it be removed. Also, only a reasonable amount of signs are permitted on a property at one time as determined by the ACC.
14. Exterior structure maintenance CCR 6.02	<ul style="list-style-type: none"> • Homes/structures are to be maintained, including painted surfaces, siding, stucco/Dryvit, windows, doors, shutters, and house trim. • Damaged or aging surfaces are to be replaced or repaired. • Chimneys are to be kept in good condition and free of rust and stain. • Decorative garden walls of masonry, brick, etc., around islands or plantings should be free of cracks, peeling paint/surfaces, or deterioration.
15. Fences Fence and wall alterations CCR 6.11	<ul style="list-style-type: none"> • No fence or wall of any kind shall be erected or altered on any lot without prior ACC approval of plans and specifications. • When requesting repairing, replacing or adding a fence you must include all renderings, design, material, color/stain and location of the fence. Posts, finials and fence sections shall be one neutral color. A two sided fence is requested however if one sided then the good side of the fence is to be faced toward your neighbor, surrounding properties, and the street. Wiring, if included in the design must be installed on the interior side of the fence. Chain link fences are not permitted. Also, your neighbor next to your property is to be notified on the installation of the fence as well. • The ACC determines the type of fence acceptable in each situation as to type, design, materials, and placement. • Existing fences cannot be altered or removed without ACC permission.
16. Fence and wall maintenance CCR 6.11	<ul style="list-style-type: none"> • The front brick wall at the entrance of SL and the playground area fence are the responsibilities of the POA for repair and maintenance. All other fences are the responsibility of the homeowners and must be maintained in good repair at all times. • Lake lots that back up to SL are not permitted to have fences that block neighbors' views. Split rail or metal (not wire) fences that do not obstruct view will be allowed with prior approval from the ACC.
17. Swimming pools CCR 5.06 CCR 6.11	<ul style="list-style-type: none"> • Swimming pools will not be visible from the street and will be sited and landscaped with considerations of the view of neighbors. Pools must meet county ordinances. • Pool houses, fences, design, material, etc. must be ACC-approved.

<p style="text-align: center;">Topic and CCR Reference</p>	<p style="text-align: center;">Description</p>
<p>18. Basketball goals</p> <p>CCR 6.16 CCR 6.21</p>	<ul style="list-style-type: none"> • Basketball goals should be well kept and located in the driveway area furthest from the street—not at the curb closest to the back of the property. • Consider proximity so that the noise of the ball does not impose on your neighbors privacy as the noise may be disturbing to them. • Basketball goals are located in the SL common areas, away from homes, for our residents to enjoy during reasonable hours.
<p>19. Play structures</p> <p>CCR 6.16 CCR 6.21</p>	<ul style="list-style-type: none"> • Playgrounds, trampolines, and other recreational backyard structures, as well as their placement, must be approved by the ACC in order to ensure that they are not visually displeasing to neighboring houses and yards. Colors for playground equipment are to be green or neutrals or earthtone and must be approved by the ACC. • Consider proximity and noise so that any activity does not impose on your neighbors or look undesirable from their yard.
<p>20. Storage of:</p> <p>Garbage cans Recycling bins Woodpiles Equipment Toys Construction debris Dumpster Use</p> <p>CCR 6.14 CCR 6.15 CCR 6.20</p>	<ul style="list-style-type: none"> • Garbage cans and recycling bins are to be kept <i>in the garage or screened by adequate plantings or approved fencing</i> so as to conceal them entirely from view of the road or neighboring houses. • The same standard applies for woodpiles and all equipment (for lawn, toys, etc.). • Garbage and recycling bins may be placed outside on Sundays beginning at 6:00pm and brought in as soon as emptied on Mondays, or by Monday evenings at the latest. They are to be stored out of view (see above). • Construction debris (wood, fixtures, carpet, etc.) must be stored in the garage or concealed from the street AND neighboring houses as described above. • Dumpsters may be placed temporarily with ACC approval.
<p>21. Tarps</p> <p>CCR 6.14 CCR 6.15</p>	<ul style="list-style-type: none"> • Use of tarps is permitted only as a <i>temporary cover</i> for materials being used for current, approved construction projects or for unexpected structural damage to property. • Tarps are not permitted for use as temporary structures for vehicles, storage, or recreation. • Tarps should be brown in color for FIREWOOD and placed in the back of the homeowners property. Blue tarps are to be used for ROOFS for a maximum of 30 days for repairs unless an extension has been approved by the ACC. • Bright or bold colors (green, yellow, or other) are not allowed. • SAILS are not permitted by homeowners in Sentinel Lake.
<p>22. Air conditioners</p>	<ul style="list-style-type: none"> • All front opening garages shall have automatic openers and are required

<p style="text-align: center;">Topic and CCR Reference</p>	<p style="text-align: center;">Description</p>
<p>Garage doors Mailboxes Antennas Concrete block Clothes lines</p> <p>CCR 5.05 CCR 6.13 CCR 6.14</p>	<p>to be in working order. Upon notice to the homeowner, they will have 30 days to repair.</p> <ul style="list-style-type: none"> • No window air conditioner units are to be visible from any street or within view of neighbors. • No air conditioning units are to be visible from the street. • Only approved SL “Signature” mailboxes are allowed; two mailbox sizes are available in our style. • The placement of any antenna must be approved. • No concrete block should be visible from the street. • Clothes lines are not permitted. • SOLAR PANELS are not permitted in Sentinel Lake. • SATELLITE DISHES are permitted in Sentinel Lake but must be in a location that is not visible from any location from the street unless this is the only place on the lot where and owner can receive a signal or the farthest away from the neighbor’s property. An ACC Request must be submitted for review and approval to installation. • FLAG POLES, in ground flag poles/stand alone poles are not permitted in Sentinel Lake. Flags may be mounted on the house near the front door or garage unless otherwise approved. Oversized flags are not permitted, and the number of flags and period of display may be limited.
<p>Driveways and Vehicles</p>	
<p>23. Vehicle parking</p> <p>CCR 6.15</p>	<ul style="list-style-type: none"> • Cars are not be left parked on the curb longer than a week unless approved by the ACC, as they block the view of pedestrians and drivers passing through our streets including emergency vehicles. Homeowners will be in violation curb parking during any period of the day if the ACC determines that it hinders the use of emergency vehicles, firetrucks, police, postal delivery or delivery trucks. • Cars parked consistently on driveways must be in running condition and should be parked at the end of the driveway, away from the road. • There will be no parking of boats, trailers, campers, or utility vehicles where they are visible from the street, or where they may be visually offensive to a neighbor. Also, boats, trailers, campers or utility vehicles are not permitted on the street for any period of time. • Parking spaces in front of our clubhouse are for clubhouse events and meetings only. They are needed for deliveries and for people attending events and meetings needing closer parking. • Parking overnight in front of the clubhouse or at the larger tennis/pool/clubhouse lot must be approved by the ACC.
<p>24. Driveways</p>	<ul style="list-style-type: none"> • All driveways and turnarounds will be constructed of hard finished

Topic and CCR Reference	Description
Turnarounds CCR 6.12	material consistent with the original architectural style. • Any path or driveway changes must be ACC-approved.
Animals	
25. Leash law Animal waste Barking dogs CCR 6.19 CCR 6.21	<ul style="list-style-type: none"> • Leash law for Cobb County states that animals are required to be on a leash when outside unless contained by a fence. • Pet owners are responsible for collecting animal waste and disposing of it in the designated doggie bin hanging on the inside fence by the tennis trash receptacles (in the tennis/clubhouse parking lot area). • Dogs should not be allowed to pee on the grass in either neighbors' yards or common areas; instead, direct dogs to mulched areas or islands only. Dogs are not permitted to roam in the yard late at night or during the early morning if there is loud barking that may wake or disturb neighbors. Be considerate of neighbors and the hours they go to bed and wake up.
Erosion Control and Prevention	
26. Erosion control CCR 6.05 CCR 6.06	<ul style="list-style-type: none"> • Homeowner projects that include walls, drains, pipes, or landscaping changes that may create erosion or siltation problems will require specific plans and ACC approvals for preventing and controlling these issues, especially in instances where the work affects neighboring lots or the natural flow of rain runoff. • The ACC may, as a condition of approval, require the use of certain means of preventing and controlling erosion or siltation, such as physical devices for control of runoff and drainage, special precautions in grading/ changing the natural landscape, and specific landscaping. • Adequate maintenance of ground cover to prevent erosion is a requirement for all homeowners.
27. Storm drains Homeowner responsibilities CCR 6.20 CCR 7.01	<ul style="list-style-type: none"> • Approximately 85 storm drains run into SL, and surrounding roads flow into the SL retention pond. Our lake eventually flows into Sope Creek. Some of these storm drains even flow into the back yards of SL homeowners before reaching the retaining pond and lake. • Homeowners, lawn services, and contractors should be aware that it is critical that no grass clippings, leaves, pinecones, debris, dirt/sand from construction projects, etc., be allowed to enter SL storm drains or the retention pond/lake. • The POA is responsible for the upkeep and working condition of our dam, so it is important to all homeowners to keep our water runoff flowing properly through our lake and out of our neighborhood. • Each homeowner with storm drains at his/her lot line is responsible for

Topic and CCR Reference	Description
	any debris, leaves, or grass entering or accumulating at these storm drains. They should clean these out weekly and report any landscape service, contractor, or individual blowing or putting debris into these drains.
Tree Removal	
28. Tree removal CCR 6.05 CCR 6.07	<ul style="list-style-type: none"> • No living tree with a diameter of 6 inches or more (as measured 2 feet above ground) should be removed from any lot without advance ACC approval, as preservation of trees, wildlife, and other natural resources is an important consideration for our community. • We continue to find that tree companies take down more trees than the ACC has approved, which results in a violation for the homeowner. • Removal of too many trees affects erosion in neighbors' and homeowners' lots and can be visually unappealing for both. It is critical to consider your neighbors and <i>their</i> view –or change of view. • Alterations to landscaping or tree removal (beyond taking down dead or diseased trees or replacing overgrown shrubbery) should be submitted and approved by the ACC to help ensure that the change will not create erosion issues. • Trees on a homeowner's lot that have fallen or are dead must be removed. • Trees that fall into the lake must be removed by the lot owners.
29. Tree and debris disposal Woodpiles CCR 6.20	<ul style="list-style-type: none"> • Any tree that is taken down must be cut up and disposed of in a timely manner. If the wood is stored on the property to be used for firewood, it must be stacked and screened by adequate plantings or approved fencing so as to conceal it from view by neighboring residences and streets. • Not more than one woodpile is permitted per lot. It should not exceed 5 feet high or 10 feet long. • Wood from cut down trees, piles of grass clippings or leaves cannot remain on a lot and be allowed to decay. Rotten debris is unsightly and can lead to termites, snakes, spiders and rodents.
Yard Signs	
30. Yard signs CCR 6.09	<ul style="list-style-type: none"> • <i>Real Estate Signs</i>: must be professionally lettered and in regulation with the State of Georgia Real Estate Association. All agents are required to adhere to strict signage laws or face fines. No sign shall exceed 24" x 24", including For Sale by Owner signs. Only one sign is allowed per yard. For Sale Signs are not permitted in the front entrance to Sentinel Lake or by the clubhouse however, if there is an open house then the seller/agent/owner may put a sign in front of Sentinel Lake in the

Topic and CCR Reference	Description
	<p>morning of the open house and must remove the sign at the close of the open house or it will be removed by the ACC.</p> <ul style="list-style-type: none"> • <i>Contractor Signs</i>: must be professionally lettered and within CCR guidelines. Only one sign is allowed per yard while the work is in progress. • <i>Occasional signs</i>: in recognition of special events—birthdays, graduations, births, etc., do not need to be regulated or have ACC approval for one. Additionally, signs that promote causes, support, children, schools/activities, dog signs, mosquito signs, etc should be tasteful and will be reviewed by the ACC for compliance. • <i>Political Signs</i>: professionally lettered signs may be placed 30 days prior to a County, State, or Federal primary or general election and removed within a week after the election. Only one sign is allowed per yard.
Annual Homeowner Property Evaluation and Our Appreciation	
31.	<ul style="list-style-type: none"> • The ACC encourages every homeowner to take the time annually to evaluate their property in terms of maintenance, landscaping, and upkeep. • Use these Standards as a guideline, especially for often-overlooked areas. No homeowner is permitted to change any type of material property in Sentinel Lake whether it's our rules, locks to HOA property, use of our facilities other than for it's exclusive use for any reason, i.e. using the tennis courts for any other reason than for tennis, changing the locks at the clubhouse or any other HOA property. • We appreciate the pride you display and the fantastic job so many of you do in keeping your homes above and beyond even the ACC's high standards! That is what makes Sentinel Lake one the most desirable neighborhoods in East Cobb. Keep it up!
Other Restrictions	
32. Cobb County Restrictions	For other restrictions, see Cobb County Deed Book Restrictions, Book 4487, pp. 134-167.
ACC Architectural Request Form and Application Process	
33. 	<ul style="list-style-type: none"> • To request ACC approval as specified in this document, homeowners are required to submit an Architectural Approval Request Form. • The request should be submitted to the ACC either via the neighborhood mailbox located at the SL clubhouse, the address on the form, or via ACC email. Please submit only one request per form. • The form can be found on SL website or scan the QR Code on the left. • A 2-week minimum should be allowed for the ACC to review your request.

Topic and CCR Reference	Description						
Contacts and Assistance							
34. Report Hazards or Infractions	Please call or email any of the current ACC committee members.						
35. Courtesy Contact	As a matter of courtesy, the ACC requests that you let your neighbors know about upcoming construction on your property that may affect them or temporarily increase the noise levels or activity in your area.						
36. Disclaimer CCR 5.14	ACC approval is in no way a guarantee of properly designed improvements, nor certification that the request meets safety or other standards. The SL POA, Board, officers, and ACC are not liable for any defects or damages to anyone submitting requests for approval. Other provisions of CCR 5.14 (“Disclaimer as to ACC Approval”) apply.						
37. ACC Assistance and Support	<p>The ACC is available to assist you to determine if your proposed project requires approval or not. The ACC is also glad to provide support when you need to submit a request.</p> <p>2026 ACC members are:</p> <table data-bbox="602 1014 1305 1121" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 40px;">Ed Kanner - Board Liaison</td> <td>Verdita Monk</td> </tr> <tr> <td style="padding-right: 40px;">Katharine van Heesewijk</td> <td>Ruth Morgan</td> </tr> <tr> <td style="padding-right: 40px;">Tish Lanquist</td> <td>Lea Thompson</td> </tr> </table>	Ed Kanner - Board Liaison	Verdita Monk	Katharine van Heesewijk	Ruth Morgan	Tish Lanquist	Lea Thompson
Ed Kanner - Board Liaison	Verdita Monk						
Katharine van Heesewijk	Ruth Morgan						
Tish Lanquist	Lea Thompson						