

Martins Farm Home Owners' Association
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Suwanee, GA 30024
MartinsFarm.HOA.BOD@Gmail.com

November 4, 2020

To all our wonderful Neighbors at Martins Farm and Martins Farm Estates:

The neighborhood Architectural Review Committee (ARC) has had an unusually high number of cases in the past few months in which neighbors are making architectural changes to their homes and property without seeking prior ARC approval. Some recent examples of homeowners completing work without prior ARC approval include residents taking down multiple trees, painting their homes new colors, installing fences, installing a pool, and other instances.

Per our covenants:

“6.2 Architectural Review Committee. No exterior construction, addition or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials and location shall have been submitted in writing to and approved by an Architectural Review Committee.”
(The covenants, which we all agreed to when we bought our homes, are always available on our neighborhood website under “resident information”: <http://martinsfarm.com/>)

The covenants and the ARC are in place to ensure that the neighborhood maintains its architectural continuity and to help protect our property values. Although individual homeowners may feel they are staying consistent with the rest of the neighborhood, it is up to the ARC to oversee and ensure this.

Because of these reasons, the following fines are effective immediately:

- Any change made to a home without prior written approval from our Architectural Review Committee, as described in our covenants, will incur an immediate and unconditional fine of \$250.
 - This fine applies to ALL unapproved changes, regardless of whether or not the change is eventually approved.
 - The ARC may also require the property be returned to its original condition or additional remedies **AT THE OWNERS' EXPENSE**, or they may grant approval after the fine is paid (as per section 6.7 of the covenants).
 - Other fines may be necessary if there are further issues in remedying the situation.
- The only exception to the above policy is that any tree removed without prior written approval (as described in the neighborhood covenants, section 7.11) will incur a fine of \$750 PER TREE, and the ARC may require additional remedies, such as new plantings, as needed to remediate the violation.

- The aesthetics and function of a tree in an area is often impossible to replace and therefore it is important to have prior consideration before removal.
- From our covenants:
7.11 Tree Removal. No trees that are more than four inches in diameter at a point 12 inches above the ground shall be removed without the prior written consent of the Architectural Review Committee. However, no ornamental or flowering trees, including, but not limited to, dogwood trees, cottonwood trees, cherry trees or apple trees, regardless of diameter, shall be removed without the prior written consent of the Architectural Review Committee. Owners shall also comply with any local ordinance applicable to tree removal. In the event of a conflict between the provisions of this Section and any local ordinance, the more restrictive provision shall govern. This provision shall not apply to the Declarant.

How to get ARC approval for a project?

Email them at: MartinsFarm.HOA.ARC@Gmail.com

Please remember the ARC has 30 days to respond and therefore homeowners should plan ahead to allow the ARC to review the request and make a decision. You are also able to appeal any ARC decision to the Board of Directors (BOD).

If you are not sure if you need approval for a project, **ASK**. Our ARC and BOD are here to help. We will do our best to answer questions as quickly as possible. We are all volunteers with the same goal – to maintain the integrity of our neighborhood, help our property values, and create a community we can all be proud of.

Best regards,

Your 2021 Board of Directors

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