

DEERLAKE

ACC Design & Maintenance Standards

January 2027

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1. Introduction

DeerLake is a unique development with beautiful, wooded lots, winding streets, and architecture. Like most developments of similar caliber, DeerLake has a Homeowners Association, a Management Company, Covenants, and an Architectural Control Committee (ACC) with a set of Design Standards. Resident volunteers staff all positions except for the Management Company.

There is a joke that Covenants are great as long as they only restrict the other guy. It is very true that some neighborhood associations go overboard. Other neighborhood associations are so lenient that anything goes and the resale value of the homes become less than it should be. The challenge is finding the balance that effectively protects the common interests of the neighborhood yet is not unduly restrictive.

1.1. Objectives of the Homeowners Association

The primary objectives of the Homeowners Association are to protect the property values of all our homes by ensuring that we all maintain our properties in compliance with the Covenants and the ACC Design Standards and to ensure that the Association is on sound financial footings at all times. The pool, tennis courts, ball fields, playground, clubhouse, and common ground landscaping -must be maintained in order to protect the property values in the neighborhood. Funds must be accrued to cover all the maintenance and operating costs. The Covenants and the ACC Design Standards legally bind us all.

1.2. Purpose of Covenants and Design Standards

All homeowners have access to copies of both the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for DeerLake ("Declaration") and the latest revision of DeerLake ACC Design Standards via the DeerLake website. These ACC Design Standards provide detailed information regarding allowable property improvements. The Declaration provides the authority for the creation of the ACC Design Standards and establishes the procedures to apply for architectural modifications.

1.3. Architectural Control Committee Design Standards

Paragraph 10 of the Declaration provides that the Board or the ACC may adopt Design Standards for determining a standard of approval for architectural modifications. The ACC Design Standards are created to enhance, augment, and clarify the Declaration and to provide additional guidance to homeowners as to the standards set in our community. If a conflict exists between the Design Standards and the Declaration, the Declaration will govern. Likewise, should a conflict exist between the Design Standards or Declaration and the Official Code of Georgia, the Official Code of Georgia shall prevail.

When a home is sold, the new homeowners are governed by the Declaration, Bylaws, and Design Standards of the DeerLake Homeowners Association. All occupants and tenants are also subject to these provisions. Therefore, the existing homeowner should make all reasonable efforts to make the new homeowner or tenant aware of the Declaration, Bylaws and ACC Design Standards. This effort should include but not be limited to leaving a copy of the Declaration, Bylaws, and ACC Design Standards in the house for the new occupants.

2. The Approval Process

2.1. General Information

ACC approval shall not, in any way, be construed as a statement as to the structure, integrity, quality or soundness of a proposed project. ACC approval shall not, in any way, be construed as ensuring compliance with building codes, zoning regulations or adherence to Forsyth County ordinances of any proposed project or modification. Please contact the Forsyth County Department of Planning and Development at (770) 781-2114 regarding any local or State building code, permit, or inspection issues.

Approval by the ACC is not to be construed as a guarantee that the approved project is in any way fit for its intended purpose, meets local and state codes or will meet safety standards. Approval or denial is based entirely on the documented request and anticipated aesthetic appearance of the project and/or potential impact on the Community. To preserve the architectural and aesthetic appearance of the Community, the ACC reserves the right to deny final approval when the specified project is completed if the completed project is not consistent with specifications submitted with the original request. Modifications made to any lot, dwelling, structure, or landscaping must be done in a professional manner with workmanship, materials, colors, and design consistent with the overall development known as DeerLake.

Any reference requiring that anything be of the same construction as the rest of the house shall mean of the same construction, materials, and colors on the front of the house. The ACC must approve of any exceptions.

2.2. Documentation & Project Review

A written Application for Modification is the starting point for the architectural review process.
The Application for Modification form is available online on the CMA portal or by calling CMA customer service. Complete this form as instructed and submit it with any required supporting materials. Required supporting materials for all ACC applications made pursuant to the Declaration include drawings, plans, specifications, sketches, pictures, paint samples, and other descriptive materials that a reasonable person would conclude would be necessary or helpful to the Committee in the review. Once an ACC application has been received, the ACC has forty-five (45) days in which to approve or disapprove a request. If the ACC disapproves a request (for any reason, including the failure to supply sufficient supporting materials), the ACC can request modifications to the Application and/or require additional supporting documentation and specifications so that the owner can submit a new Application with these modifications. If action by the ACC has not been taken within the forty-five (45) days period

The original request shall be deemed to be approved provided that the proposed improvements are generally in harmony with the scheme of the community as set forth in the ACC Design Standards and are not in violation of the Declaration, Bylaws, ACC Design Standards, the Association's Rules and Regulations or applicable zoning ordinances.

Notwithstanding the above, new homeowners and/or tenants shall have a grace period of forty-five (45) days after they occupy the house to submit an Application for Modification to seek approval for locations of swing sets, dog houses, and other household items that are temporarily placed or stored outside upon move in. However, such items shall be placed or stored temporarily only in the rear yard so as to minimize view by neighbors and from the street.

In the event that the ACC or its designated representative disapproves any Application or part thereof, an Owner shall have the right to submit a written appeal of the ACC's decision to the Board of Directors. The Board shall rule on the appeal within forty-five (45) days of receiving written notice requesting an appeal from the Owner. In ruling on the appeal, the Board shall consider all relevant materials presented to it by either the Owner or the ACC, the decision of the ACC, and the application of the Owner to the ACC. The Board of Directors shall have the final authority to approve, disapprove, or conditionally approve or disapprove the application of the Owner. If the Board does not receive written notice from the Owner by certified mail requesting an appeal within fourteen (14) days from the date of the ACC's notice to the Owner of its decision, the decision of the ACC shall become final and all rights of appeal shall terminate and thereafter be void. The appeal shall be deemed disapproved unless the Board takes action to approve the appeal and issue notification of such approval.

2.3. Implementation of the Approved Project

Approval is good for a twelve (12) month period. An application for a written extension to commence work must be resubmitted after twelve (12) months have passed (from the date of approval) if the project documented in the original improvement requested has not been substantially initiated. If no written extension by the ACC is granted and the project is not substantially initiated within twelve months from the date of approval, the approval shall be deemed revoked.

If the plans for an incomplete project are changed such that the final appearance will be different than that which was approved, then a new Application for Modification must be submitted to the ACC before work can continue. The ACC will take all reasonable steps to expedite review of plan modifications so as not to inconvenience the homeowner (but the same "submission" protocols/procedures as for an initial Application for Modification shall apply). As per the Declaration, all projects must be completed within ninety (90) days of commencement except with written ACC approval providing otherwise or if the delay is resulting from catastrophic damage resulting from fire, wind, rising water, shifting earth, or other natural disaster, critical materials shortages, or other intervening forces beyond the control of the owner.

The homeowner must take reasonable steps to ensure that a clean and uncluttered lot and street are maintained during the construction period. Construction equipment may not be parked overnight on any street or common area within the Community. Construction debris must be disposed of promptly and must be stored in the rear yard while awaiting disposal.

2.4. Grandfathered Projects

Once an approved project or modification is completed in accordance with the approved plans, it shall be "grandfathered" and future architectural policy changes may not be used to disapprove a grandfathered project. Subsequent modifications to a grandfathered project shall be governed by the ACC Design Standards, policies, and procedures in effect at that time. Grandfathered projects not adhering to current ACC Design Standards may be maintained, repaired, or rebuilt without ACC approval so long as the repairs or reconstruction restore the project to its original grandfathered state. If repairs or reconstruction will result in deviation from the grandfathered state in any way, ACC approval is required prior to the project start. If a project subject to ACC Design Standards is completed without ACC approval it will not be assigned grandfathered status and will remain a violation of ACC Design Standards even though completed. Such a project (and homeowner) shall be subject to any and all sanctions allowable under the Association's governing documents and Georgia Law, as determined by the ACC, Board of Directors, or Management Company.

2.5. Catastrophic Loss

In the event of catastrophic damage resulting from fire, wind, rising water, shifting earth, or other natural disaster, the homeowner shall take all reasonable steps to rebuild or clear the lot after the dangerous conditions causing the loss to have been abated. Exterior repairs and/or construction must commence within six (6) months of the loss or danger abatement, whichever comes later. Construction and repairs resulting from a catastrophic loss that deviate in any way from the original condition and appearance of the original home and/or Lot shall be subject to the same ACC Design Standards, policies, and procedures as any other project or modification.

3. Items That Do Not Require Approval

3.1. Vegetable Gardens

Gardens shall be located to avoid visibility from neighbors and the street. Vegetable gardens must be located in the backyard and may not exceed five (5) feet in height or sixty (60) square feet. All gardens must be maintained free from dead plants and weeds.

3.2. Interior Improvements

ACC approval is not required; however, some improvements may be subject to local building codes. Please contact the Forsyth County Department of Planning and Development at (770) 781-2114 with questions on building code, permit requirements, and inspections.

3.3. Landscaping, Minor

Flowers, shrubs and small trees (see Landscaping, Major on Page 8) may be planted as desired if the total area affected by the improvement covers less than 20% of the existing landscaping. Annual and perennial flowers may be planted within existing beds without ACC approval. Lawn treatments such as fertilization, core aerating, overspreading of sand, or de-thatching may be done without ACC approval. Existing beds may be mulched without ACC approval.

3.3.1. Bedding Type

Approved bedding type for flower beds and in areas around trees and shrubbery is one of the following: Pine Straw, Pine Mulch, Cypress Mulch or Hardwood Bark. Approved mulch colors shall be brown or black. Rock, Pebble, Lava Rock or Gravel bedding of any kind is not permitted.

3.4. Trash Cans

Placing trash cans on the street for collection must be done within the Forsyth County laws. The hours are after 6:00 PM the night before 11:00 PM, the night of collection. Although the placing of trash cans is not an architectural modification, there is a covenant within Paragraph 11(j) that allows the Board to establish regulations regarding the placement of trash cans for pickup.

Trash cans, garbage containers, recycling bins, and similar waste-storage containers shall be stored inside the garage or within an area behind the residence or otherwise screened from view from the street and neighboring properties.
Containers shall not be routinely stored in open view in front yards, beside the residence where visible from the street, or in other exposed areas of the property.

Where storage inside a garage or behind the residence is not practical because of the property's configuration or other physical limitations, the homeowner may request approval for an alternative storage location.
Any approved alternative location must be maintained in a neat and orderly manner and adequately screened from public view. Screening may include appropriate fencing, landscaping, or an enclosure, subject to any applicable ACC requirements.

3.5. In-Ground Sprinkler Systems & Drainage Lines

In-ground sprinkler systems may be installed without ACC approval, subject to utility location services. . However, any private connection, disruption, or alteration to community-owned drainage lines or pipes managed by the HOA is strictly prohibited without prior written ACC approval. Any damage caused by an owner to community drainage pipes, common property lines, or apparatus shall be that owner's sole responsibility to repair and/or replace. The homeowner should, however, call the “Call Before You Dig” utility service at (800) 282-7411 to have all underground utility services clearly marked before digging. Failure to do so may result in significant damage, personal injury, and homeowner liability. Any damage caused by an owner to any underground pipes, lines, ducts, wires or other apparatus which serve the Common Property and all resultant damage shall be that owner’s sole responsibility to repair and/or replace. The DeerLake Homeowners Association does not share in this liability in any way.

4. Items That Require Approval

4.1. Additional Structures, Permanent

Storage buildings may be approved by the ACC but they are generally prohibited. Specific plans, specifications and pictures must accompany Application for Modification for approval of any building (storage or otherwise) detailing the exact size and proposed location of any storage building application. Arbors, gazebos, hot tubs and other such amenities may be allowed with approval through the ACC Application for Modification. They must be placed in the rear yard to minimize the view by neighbors. Hot tubs in particular must be placed to prevent annoying neighbors during use and screened with either

hardscape or vegetation. Gazebos shall not be taller than twelve (12) feet at the highest point and have a diameter of not greater than twelve (12) feet if round, or a side of no more than ten (10) feet if square. They must be stained a natural wood color or painted in a color that complements the main dwelling (both subject to approval).

The foundation of any structure, which is above finish grade, shall be finished with veneer, stucco, siding, brick, stone or other approved material.

4.1.1. Free-Standing Buildings Tool Sheds and Storage Buildings

Free-standing storage buildings and tool sheds are generally not permitted due to the resultant clutter that these can create. All such structures require approval of the ACC. Plans for such buildings must be submitted to the ACC. Approval of such structures in DeerLake will be strictly at the sole discretion of the ACC (with input from the Board). Factors that will be considered include, but are not limited to, the following:

Homeowner's need for the structure.
The location of the structure on the property.
The degree of visibility of the structure from the street(s).
The degree of visibility of the structure from neighbor's property
Style of the building and materials of construction (material must be the same as the main material used for the front of the main house).
The size of the structure.
Quality of the landscaping plan (complete landscaping is required for a structure to be considered).

Applications for the installation of such buildings must include all of the following:

Detailed plans drawn to scale showing a front and side view denoting all major dimensions.
Details of the materials of construction (walls, roof, windows, doors)
Color plan
Scaled plot plan showing exact location of the structure on the property.
Full landscaping plan denoting location, type, and initial size of plant materials.

4.2. Additional Structures, Temporary

Homeowners may apply to the ACC for approval for temporary structures. Temporary variances to Section 4.1 above may be granted for the placement of temporary structures (including but not limited to tents) for social functions.

4.3. Animals, Doghouses and Pets

There are several covenants regarding pets with Paragraph 11(f) of the Declaration. Please familiarize yourself with the pet covenants. Doghouses are subject to ACC approval. No more than two doghouses per lot. The doghouse(s) must be placed in the backyard in an inconspicuous location. Forsyth County ordinances require that no doghouse may be placed within ten (10) feet of the property line. Kennels, stables, and poultry houses are not permitted.

4.4. Antennas and Satellite Dishes

Paragraph 11(m) of the Declaration includes the covenants pertaining to antennas and satellite dishes. As stated in the Declaration, no dish larger than one meter will be permitted. Satellite dishes and antennas shall be installed in a location that is the least visible from the street.

4.5. Basketball Goals

Installation of basketball goals requires ACC approval. Backboards shall be placed in such a manner for the least possible interference to the neighboring property. It may not be attached to the house, and it must be behind the front plane of the house. The backboard shall also be placed in a position to minimize its visibility from the street, i.e., perpendicular to the street is preferable and minimizing interference to neighboring property should take priority in determining position. Backboards must be mounted on a pole, which has a flat black finish. Basketball poles and backboards must receive adequate maintenance for eye appeal. Portable goals must be stored out of sight when not in use.

4.6. Driveways and Sidewalks

Alterations to driveways such as the addition of pads or turnarounds are subject to ACC approval. Concrete additions and modifications may be allowed but require ACC approval. Any driveway additions or modifications with material other than concrete must be approved by the ACC. Generally, paver brick may be permitted but blacktop / asphalt is prohibited. Any alterations to sidewalks must also be approved by the ACC and are typically prohibited.

4.7. Exterior Changes, Major

All major modifications to the exterior of the main dwelling require ACC approval. The list of modifications includes, but is not limited to, the following: awnings, canopies, patios, paint, room additions, roof replacement, and decks. Any change or additions to the structures on the lot must be consistent with the materials used in the main dwelling, including but not limited to, trim, siding, roofing materials, doors and color.

NOTE: ACC APPROVAL IS REQUIRED FOR ANY PAINT PROJECT REGARDLESS OF WHETHER YOU PLAN TO CHANGE THE COLOR OR KEEP THE SAME COLOR SCHEME.

4.8. Exterior Changes, Minor

All minor modifications to the exterior of the main dwelling must have ACC approval. The list of modifications includes, but is not limited to, the following: paint and trim colors, shutters, modifications in roofing color.

NOTE: ACC APPROVAL IS REQUIRED FOR ANY PAINT PROJECT REGARDLESS OF WHETHER YOU PLAN TO CHANGE THE COLOR OR KEEP THE SAME COLOR SCHEME.

4.9. Fences

The installation and placement of all fences (with the exception of underground "electric" fences) must be approved. The Approval request shall be accompanied by a copy of the proposal from the fence company (if the work is contracted) and a drawing of the lot or a copy of the plat. The location of the house and the proposed location and type of fence must be clearly marked. It is strongly suggested by the ACC that all fence installations be preceded by a survey of the property by a surveyor licensed by the State of Georgia to insure proper fence placement. Fences may only be installed such that they are not closer to the front of the house than the back edge of the driveway or back corner of the house. The fence may extend from the house toward the side property lines and then toward the rear property line. Corner lots create special fence placement concerns and these guidelines may not apply in all circumstances. Fences owned by neighboring property owners may be joined at a corner with mutual approval of the property owners or if the fence first installed is not set back at least three (3) inches from

the property line. Regardless of specific fence placement, homeowners are required to maintain landscaping within and outside of the fence on their property.

Fences may be between four (4) and five (5) feet in height. Fences may be from three (3) inches to twelve (12) inches from the property line.

All wooden fences must be left unfinished unless the ACC approves the finish. Generally, cedar colored stain is acceptable. Additional details regarding fencing are provided in Appendix A.

PERMITTED FENCE MATERIALS:

Iron or aluminum (flat black in color)

Cedar or treated wood picket

NOT PERMITTED FENCE MATERIALS:

Chain link

4.10. Landscaping, Major & Drainage Alterations

Major landscaping plans that call for a change of the grade of the lot or require heavy equipment require ACC approval. Changes in grade or landscaping must not adversely affect the community drainage line system, common areas, or neighboring lots. Unapproved blockage, rerouting, or connection to HOA drainage pipes constitutes a major covenant violation. Changes in grade must not adversely affect drainage or neighboring lots. Specific diagrams and details must accompany requests for major landscaping changes. Trees requiring heavy equipment to plant are subject to ACC approval. Healthy trees of a diameter of six inches (6") or greater at a point twelve inches (12") above the ground shall not be removed without ACC approval. Even though it is permissible to removed diseased, damaged, threatening or dead trees without approval, it would be advisable to discuss the removal of such trees with immediate neighbors to prevent misunderstandings. See Section 3.3, Landscaping, Minor.

Approved bedding type for flower beds and in areas around trees and shrubbery is one of the following: Pine Straw, Pine Mulch, Cypress Mulch or Hardwood Bark.

Note:

Approved mulch colors shall be brown or black.

Rock, Pebble, Lava Rock or Gravel bedding of any kind is not permitted.

Any change in landscaping on any part of the lot that encompasses more than twenty percent (20%) of the existing landscaping shall require approval by the ACC. For the purposes of this document, “change in landscaping” is defined as follows:

A change in landscaping is the alteration of vegetation, elevation, drainage, or general appearance on any portion of the lot.

Some examples of “change in landscaping” include, but are not limited, to the following:

Conversion of beds to grass.
Conversion of grass to beds.
Conversion of a natural area to one of cultivation.
Installation of concrete, paving stones, or other horizontal impervious surface.
Use of artificial materials to define the perimeter of a bed, grassy area, or natural area.
Change of turf type.
Burning of turf areas.
Allowing a turf or bed area to “return to natural state”.
Installation of water holding devices such as a waterfall, pond, fountain or birdbath.

Use of plants not native to Georgia or not commonly available locally.
Use of plants not already typical and common in the DeerLake community.
Removal of trees greater than 6 inches in diameter.
Painting any portion of a plant (alive or dead).
Installation of decorative rocks or boulders (including rock walls & fences).
Installation of any plant that may grow taller than four feet.
Installation of or conversion of an existing plant to topiary.
Installation of uncontained creeping ground cover such as ivy or kudzu.
Change of contour such that drainage is affected.
Installation of a sculpture, statue, bench, or other man-made object larger than 12 inches in length, height, width or diameter.
Installation or alteration of a fence, wall, or other artificial barrier of any size or type.

Some examples of changes NOT considered to be a "change in landscaping" include but are not limited to the following:

Changing plants from one variety to another.
Change of mulch type or color provided it conforms to one of the preferred bedding types which is pine straw, pine mulch, cypress mulch or hardwood bark. Accepted colors are brown or black.
Trimming or pruning of trees and shrubs.
Addition of soil to fill a low area unless drainage to an adjacent property is affected.
Aeration of turf areas.
Addition of sand or topsoil to turf areas.
Use of chemicals to control weeds or insects.
Planting of annual rye grass.
Installation of underground irrigation pipes and devices except where a public sidewalk is crossed.
Removal of fewer than 3 trees less than 6 inches in diameter.

4.11. Lot and Exterior Maintenance

The maintenance obligations of owners are set forth in covenants within Paragraph 14(b) of the Declaration. The exterior of the main dwelling, as well as all other accessory structures including mailboxes on the lot, as well as all portions of the lot, must be properly maintained by the owner of the lot. This includes peeling paint, mildew problems and building repairs that would otherwise detract from the aesthetics of the neighborhood. Lawn and landscaping must be maintained in an appropriate manner. This includes, but is not limited to, lawn mowing, mulching and the removal of dead shrubs and trees (including the removal of dead trees or deadfall in any portion of the lot) and proper pruning of shrubs and trees.

Approved bedding type for flower beds and in areas around trees and shrubbery is one of the following: Pine Straw, Pine Mulch, Cypress Mulch or Hardwood Bark.

Note:

Approved mulch colors shall be brown or black.
Rock, Pebble, Lava Rock or Gravel bedding of any kind is not permitted.

After due notification of failure to maintain a property in a manner consistent with the provisions of the Declaration, the Board of Directors has the authority to subcontract the work. In these cases, an outside contractor may be hired to perform the work at the expense of the homeowner.

4.12. Mailboxes

Mailboxes must be properly maintained and re-painted as needed. All mailboxes shall be of the same type and design as the original construction. Because the original mailboxes are of a design that is unique

to DeerLake, please contact the ACC if you wish to modify or replace your mailbox. (See Appendix D)

4.13. Playhouses

Playhouses must have their design, size, location and construction materials approved by the ACC. Playhouses shall be located in the backyard no closer than ten (10) feet from the property line. They must be free standing (not attached to trees or any building) and no taller than twelve (12) feet at the maximum point (including the tip of any roof or tent top). They may be either a commercially produced unit or they can be constructed of the same materials as used in the main dwelling including, but not limited to, siding and roofing materials or of a natural wood material. Wooden structures shall be stained a natural wood color or painted to match the existing main dwelling. Structures of other materials shall be painted to match the main dwelling.

4.14. Recreational and Playground Equipment

All recreational and playground equipment must have its design, size, location and construction materials approved by the ACC. The following is presented as a guideline as to what will normally be approved; but strict adherence to this guideline does not preclude the need for approval nor does it guarantee approval.

All recreational and playground equipment (other than excepted elsewhere in this document) shall be located in the rear yard and placed so that the view from the road is minimized. No equipment can be placed within ten (10) feet of any property line or within an easement.

Swing sets and play yards must be constructed of natural wood material and stained a natural wood color and canopies should be in earth tones. They must be free standing (not attached to trees or any building) and no taller than twelve (12) feet at the maximum point (including the tip of any roof or tent top).

4.15. Recreational Courts

ACC approval is required for construction of any permanent court including, but not limited to, tennis, volleyball and basketball.

4.16. Screen and Storm Doors

The addition of screen and storm doors on the front of the house must be approved. As a general rule, if the main dwelling has a white trim, a white door is required. The storm door must be full view and be consistent with the trim in the main dwelling or bronze.

4.17. Signs

Signs are governed by covenants with Paragraphs 11(i) of the Declaration. No signs may be placed on the Common Property without explicit Board approval. Any sign placed on the Common Property without Board approval will be removed by the Property Management Company. The ACC must approve all signs with the exception of the following:

- Signs required by legal proceedings;
- Professionally lettered for sale or for rent signs on the lot to which it pertains, not more than one per lot and no more than 2’ x 2’ square feet in size in area; Two security signs no more than 6” x 6” in size;
- Political signs: Not more than one per lot and not more than six (6) square feet in area. May not be installed more than fourteen (14) days prior to election and must be removed within twenty- four (24) hours after the election, and Congratulatory signs such as “Happy Birthday”, “Happy Graduation”, or

"Happy Anniversary",etc. will be allowed for not more than one (1) week and may not exceed six (6) square feet.

4.18. Swimming Pools

In-ground swimming pools must be approved. Application must be accompanied by specific plans for the pool and required fencing. Pool and equipment houses will be evaluated on an individual basis. If approved, this housing must be consistent in material and design with the main dwelling including, but not limited to, siding, trim, color and roofing. Pumps and pool equipment must be inside the required fencing. Homeowners are responsible for following all local codes and ordinances pertaining to the installation and maintenance of the pool. Above ground pools - except for small "kiddie" wading pools which do not require approval - will not be permitted on any lot.

4.19. Trampolines

Trampolines, like all recreational and playground equipment, shall be located in the rear yard to minimize the view from the street. The ACC must approve the location and size of all recreational and playground equipment. For more details, see Section 4.14, Recreational and Playground Equipment.

4.20. Yard Art

All "yard art" including, but not limited to, fountains, birdbaths, birdhouses, wagon wheels, water pumps, religious statues, windmills, animals and other wildlife structures are subject to approval by the ACC and will be examined on an individual basis. Exceptions include holiday decorations or new baby decorations, which may be displayed for, appropriate lengths of time and are appropriate in nature.

4.21. Lighting

Except as may otherwise be permitted by these Design Standards or specifically approved by the ACC, exterior lighting visible from the street shall not be permitted except for: (a) approved lighting as originally installed on a Lot; (b) one (1) decorative post light; (c) street lights in conformity with an established street lighting program for the Community; (d) temporary seasonal, holiday, religious, cultural, or other decorative lighting as provided herein; and (e) permanent programmable exterior lighting systems approved and operated in accordance with this Section. All exterior lighting modifications, except temporary decorative lighting permitted herein or like-for-like bulb replacements, must obtain prior ACC approval.

4.21.1. General Exterior Lighting Standards

Exterior floodlights and floodlighting shall not be permitted.

Exterior lighting shall be designed, located, shielded, and directed so that illumination is directed **toward the dwelling or downward onto the Owner's Lot**. Spotlights and architectural accent lighting may be permitted when directed toward the dwelling. Downlighting may be permitted for entryways, walkways, landscaping, architectural features, and other areas within the Owner's Lot.

No exterior lighting fixture shall be positioned or directed so as to project light outward from the dwelling or Lot toward any street, Common Property, neighboring Lot, or neighboring dwelling.

No exterior lighting shall create glare, light spill, or illumination upon a neighboring dwelling or Lot, including windows, yards, patios, decks, or other outdoor living areas. Exterior lighting shall not interfere with pedestrian or vehicular visibility or otherwise create a nuisance or safety hazard.

Front-house illumination, uplighting of trees, landscaping, or other architectural or landscape features shall not exceed **300 lumens per fixture**.

Except as otherwise specifically permitted in this Section for holiday or decorative lighting, all new or replacement exterior lighting shall have a **warm-white or soft-white color temperature between 2700K and 3000K**.

Exterior lighting previously approved or otherwise permitted under prior ACC Design Standards shall be governed by the grandfathering provisions of Section 2.4. Any subsequent modification or replacement shall comply with the Design Standards then in effect.

4.21.2. Temporary Holiday, Religious, Cultural and Seasonal Decorative Lighting

Temporary decorative lighting may be displayed in reasonable recognition or celebration of holidays and religious, cultural, or seasonal observances, including, but not limited to, **Christmas, Hanukkah, Diwali, Eid, Halloween, Thanksgiving, and other recognized holidays or observances**.

Temporary decorative lighting may be installed within a reasonable period preceding the applicable holiday or observance and shall be removed no later than fourteen (14) days following the conclusion thereof.

Temporary decorative lighting shall not create unreasonable glare, light spill, or illumination upon neighboring Lots or dwellings and shall not create a nuisance or safety hazard.

4.21.3. Permanent Programmable Exterior Lighting Systems

Permanent programmable exterior lighting systems, including **track-mounted, soffit-mounted, fascia-mounted, roofline-integrated, or similar programmable LED lighting systems**, may be permitted only with prior written ACC approval.

Such systems shall be permitted solely for **holiday or decorative lighting as provided in this Section and/or architectural accent lighting for the dwelling in accordance with the applicable ACC Design Standards outlined herein.**

Applications for such systems shall include sufficient information for the ACC to evaluate the proposed installation, including the system type, proposed location, appearance, mounting method, color of tracks and visible components, and any other information reasonably requested by the ACC.

Permanent programmable lighting systems shall:

(a) be installed within or immediately adjacent to the soffit, fascia, roofline, or another architectural location specifically approved by the ACC;

(b) have tracks, wiring, mounting hardware, and other components concealed or visually unobtrusive and compatible with the exterior color and architectural character of the dwelling when the system is not illuminated;

(c) be professionally installed or installed in a professional and workmanlike manner consistent with the appearance of the dwelling;

(d) be compatible with the architecture, materials, colors, and exterior appearance of the dwelling;

(e) be directed toward the dwelling or downward and shall not project illumination outward toward neighboring Lots, neighboring dwellings, streets, or Common Property;

(f) not create glare, light spill, or visible illumination upon a neighboring Lot or dwelling; and

(g) comply with all applicable lumen, color-temperature, nuisance, safety, and other lighting requirements contained in this Section.

Approval of the physical installation of a permanent programmable lighting system shall **not constitute approval for unrestricted use of such system**. The system shall at all times be operated in accordance with the permitted uses, colors, hours of operation, and other requirements of this Section.

4.21.4. Holiday and Decorative Use of Permanent Programmable Lighting

Permanent programmable lighting may display colors reasonably associated with a recognized holiday or religious, cultural, or seasonal observance during a reasonable period associated with such occasion.

Permitted holiday or decorative lighting shall not employ rapid flashing, strobing, chasing, scrolling, or other continuously moving or highly animated effects.

Lighting shall not display words, commercial advertising, political messages, logos, or other signage and shall not be synchronized with amplified exterior music or sound.

Permanent programmable lighting **shall not be used for sporting events, team colors, or other purposes not expressly permitted by this Section.**

Nothing in this Section shall permit lighting that creates glare, light spill, excessive brightness, illumination of a neighboring Lot or dwelling, or any other nuisance prohibited by these Design Standards or the Declaration.

4.21.5. Hours of Operation

Holiday, religious, cultural, seasonal, and other decorative lighting permitted under this Section shall be turned off no later than **11:00 PM Sunday through Thursday and 12:00 midnight Friday and Saturday**, unless otherwise specifically approved in writing by the ACC or Board.

4.21.6. Architectural Accent Lighting

When not being used for a permitted holiday, religious, cultural, or seasonal observance, permanent programmable exterior lighting systems may be used **only as architectural accent lighting for the dwelling and only in accordance with the ACC lighting standards outlined in this Section.**

Architectural accent lighting shall:

(a) be a steady **warm-white or soft-white color between 2700K and 3000K**;

(b) be directed toward the dwelling or downward;

(c) comply with all applicable lumen requirements, including the **300-lumen-per-fixture limitation** where applicable;

(d) not create glare, light spill, or illumination upon neighboring Lots or dwellings; and

(e) remain static and shall not flash, strobe, chase, scroll, pulse, change colors, or employ other animated effects.

Colored lighting shall not be permitted as routine architectural accent lighting.

4.21.7. Compliance, Violations and Enforcement

The ACC may determine that an exterior lighting installation or use is not in compliance with this Section and may require the adjustment, shielding, repositioning, dimming, modification, deactivation, removal, or discontinuation of such lighting as necessary to bring the Lot into compliance.

Without limiting the foregoing, a violation of this Section shall include, but shall not be limited to:

(a) installation or modification of a permanent exterior lighting system without required prior ACC approval;

(b) operation of permanent programmable lighting for a purpose not permitted by this Section;

(c) use of colors, lighting patterns, flashing, strobing, chasing, scrolling, animation, or other effects prohibited by this Section;

(d) operation of decorative lighting outside the permitted hours;

(e) exceeding applicable lumen or color-temperature requirements;

(f) directing or projecting illumination outward from the dwelling or Lot toward a street, Common Property, neighboring Lot, or neighboring dwelling;

(g) creating glare, light spill, or visible illumination upon a neighboring Lot or dwelling;

(h) creating a nuisance, pedestrian or vehicular visibility issue, or other safety hazard; or

(i) installation or operation of lighting in a manner inconsistent with the plans, specifications, or conditions approved by the ACC.

Violations of this Section shall be subject to the notice, hearing, enforcement, and fine procedures contained in **Section 6 and Appendix B, ACC Design Standards Fine Schedule**, as may be amended from time to time.

Subject to the notice and enforcement procedures contained therein, violations may be assessed at the currently applicable rate of **Twenty-Five Dollars ($25.00) per occurrence per day**, with a maximum of **Seven Hundred Fifty Dollars ($750.00) per thirty (30)-day fine period**, in accordance with Appendix B.

Each day that a violation continues or each day on which a prohibited lighting use recurs may constitute a separate occurrence for purposes of enforcement and assessment of fines.

Repeat violations shall be subject to the repeat-violation provisions of Appendix B and may be subject to immediate fine as permitted therein.

Nothing contained in this Section shall limit the authority of the Board of Directors to require correction or discontinuation of a violation or to exercise any additional enforcement remedy available under the Declaration, Bylaws, these Design Standards, or applicable law.

Where a lighting violation presents a **clear and imminent danger to life, person, or property**, including a condition that materially interferes with vehicular or pedestrian safety, the Association may pursue such immediate or injunctive relief as may be available under the governing documents and applicable law.

Approval of any lighting installation shall not be construed as authorization to operate such lighting in a manner inconsistent with these Design Standards, the Declaration, Bylaws, or other applicable Association rules and regulations.

4.22. Patios and Decks

All patios and decks require the approval of the ACC. Decks may be of treated wood or cedar. Decks may be stained a natural wood color (cedar) or painted to the same color as the house. Deck surfaces may be synthetic material provided that the ACC reviews and approves this material. Patios may be concrete, paving stone, paving brick, flagstone, or other masonry material. Generally, patios and decks may not extend beyond the outside edge of the house. Exceptions to this guideline include the extension of a patio to a walkout doorway on the side of the house.

4.23. Solar Panels

Solar Panels are generally permitted upon written approval from the ACC with the following limitations:

Panels must be mounted on the rear of the house and should not be visible from any street. If visibility from the street is minor and/or the street from which it is visible is not a main thoroughfare, approval or disapproval shall be at the ACC's discretion.

Panels will not be permitted on lake lots or on corner lots.

Letters of approval are required from each adjoining neighbor who will have visibility to the installation. Letters are not required from residents of adjoining neighborhoods.

A photograph of the proposed panels must be submitted with the ACC Application for Modification. This can be in the form of a manufacturer's brochure.

The proposed maximum size (in square feet) must be included with the ACC Application for Modification.

The ACC Application for Modification must specify if the panels will be mounted flush with the roof or mounted on a supporting structure that holds them at an angle to the roof. If mounted on a supporting structure, the proposed angle and direction must be specified.

5. Items Not Allowed

5.1. Clotheslines

Clotheslines shall not be permitted.

5.2. Motor Vehicles, Trailers, Boats, RVs, Campers and Commercial Vehicles

Parking of certain vehicles and other items is addressed within the covenants of Paragraph 11(g) of the Declaration. Although parking does not constitute an architectural modification, the covenants regarding parking are included here for your convenience. Disabled and stored vehicles are prohibited from being parked on the Property, except in garages. A vehicle shall be considered "disabled" if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered "stored" if it remains on the Property, other than in a garage, for fourteen (14) consecutive days or longer without prior written Board permission.

If any vehicle is parked on any portion of the Common Property in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed. The notice shall include the name and telephone number of a person to contact regarding the alleged violation. A notice also shall be conspicuously placed at the Common Property stating the name and telephone number of the person or

entity which will do the towing and/or booting hereunder. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed or booted in accordance with the notice, without further notice to the vehicle owner or user.

5.3. Noise

In general, exterior sound devices are not allowed with the exception of those required for security and fire alarms.

See Section 5.4, Nuisances, below.

5.4. Nuisances

It shall be the responsibility of each owner and occupant to prevent the development of any unclean, unhealthy, unsightly etc. condition on his or her property. This is a general good neighbor rule. In general, don't do anything like make too much noise; leave unsightly or smelly debris or rubbish on your lot or anything else that would, by consensus, be considered offensive by a neighbor.
Please remember to clean up after your pet (both in your yard and on other property). For more specifics regarding nuisances, noise and prohibited activities, see the covenants within Paragraph 11(d) of the Declaration.

5.5. Trade or Business

No trade or business shall be conducted in a residence that creates automobile or foot traffic to and from the residence. The use of a portion of a residence as an office by an owner or tenant shall not be considered a violation, if such use does not create regular traffic or otherwise create a nuisance. The restriction against trade and business is included within the covenants set forth in Paragraph 11(a) of the Declaration. All short-term rentals and any hotel-type use, stay or occupancy of any Lot, such as through sites like Airbnb and VRBO, shall constitute a business and business activity for the purposes of this Paragraph and shall be prohibited in their entirety.

5.6. Tree Houses

Tree houses shall not be permitted.

5.7. Above Ground Swimming Pools

Above ground swimming pools shall not be permitted.

6. Violations

6.1. Notice of a Violation

The primary purpose of the ACC is to approve or disapprove requests for architectural modifications. In the event of a violation, the Board of Directors has the sole authority of enforcement. If any provision of the Declaration or Bylaws or any Association rule is violated and a fine and/or suspension is being imposed, the Board shall send the violator written notice identifying the violation and fine(s) and/or

suspension(s) being imposed and advising the violator of the right to request a hearing before the Board to contest the violation of the fine(s) and/or suspension(s) or to request reconsideration of the fine(s) and/or suspensions. Fines and suspensions may be effective or commence upon the sending of such notice or such later date specified in such notice, notwithstanding the violator's right to request a hearing before the Board to challenge the fine(s) and/or suspension(s). In the event of a continuing violation, each day the violation continues or occurs again constitutes a separate offense, and fines may be imposed on a per diem basis without further notice to the violator.

If a written request for hearing is received from the violator within ten (10) days of the date of the violation notice provided above, then the Board shall schedule and hold in executive session a hearing affording the violator a reasonable opportunity to be heard. The hearing shall be set at a reasonable time, date and location by the Board, (which shall be not less than ten (10) days from the giving of notice). The Owner may produce any statement, evidence and witnesses in their support or defense at the hearing.

The minutes of the meeting shall contain a written statement of the results of the hearing. Proof of notice may also be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered into the minutes. The notice requirement shall be deemed satisfied if the violator appears at the meeting.

The Board may establish rules of conduct for such hearing, which may include limits on time and on the number of participants who may be present at one time. Failure to request a timely hearing as provided herein shall result in loss of the right to challenge and request reconsideration of the fines and suspensions.

6.2. Enforcement

Any construction, alteration or other work done in violation of this document, the Declaration, the Bylaws, the Design Standards or any applicable zoning regulations shall be deemed to be nonconforming. Upon written request from the Board, a violating Owner shall, at his or her own cost and expense, remove such nonconforming construction, alteration or other work and restore the property to substantially the same condition as existed prior to such construction, alteration or work. Should the Owner fail to do so, the Board or its designees shall have the right, in addition to all other available remedies, to enter the property, remove the violation and restore the property. All costs thereof, including reasonable attorney's fees, may be assessed against such Lot. The notice referenced above shall be given except in emergency situations or situations involving repeat violations for which notice hereunder already has been given, or as otherwise specified in the Declaration.

In addition to the above, the Board shall have the authority and standing, on behalf of the Association, to impose reasonable fines and to pursue all legal and equitable remedies available to enforce the provisions of this document and its decisions or those of the ACC. All costs of any such action, including reasonable attorney's fees, may be assessed against such Lot. Furthermore, the Board shall have the authority to record in the Forsyth County land records notices of violation.

If any Owner or Occupant makes any exterior change, alteration, or construction (including landscaping) upon the Common Property in violation of this Paragraph, he or she does so at his or her sole risk and expense. The Board may require that the change, alteration or construction remain on the Common Property without reimbursement to the Owner or Occupant for any expense he or she may have incurred in making the change, alteration or construction. The Board may assess costs of removing the modification and restoring the Common Property to its original state against the Owner making the change, alteration or construction upon the Common Property.

Any conflict or inconsistency between the provisions of this document and the Declaration or Bylaws shall be resolved in favor of the Declaration and Bylaws, in that order.

Appendix A

Fence Detail

Privacy Fences

Privacy fences shall not be permitted. Solid fences (fences without spacing between pickets) regardless of height are considered privacy fences. The photographs below are examples of common privacy fence designs. The fence on the left is a solid wood fence. The fence on the right is a "shadowbox" design – where pickets are attached to the front and back of the rail. These fence types are not permitted in DeerLake.

Privacy Fence – Not Permitted



Shadowbox Design – Not Permitted



Picket Fences

Standard picket fences are permitted in DeerLake. The photographs below are examples of permitted picket fence designs. Note that the minimum spacing between pickets in DeerLake is one and one half (1 1/2) inches. Picket fences may be cedar or treated lumber. Picket fences may be natural wood or stained with a cedar colored stain. No painted fences shall be permitted.



Metal Fences

The two (2) photographs below show fence types that are within the design guidelines for metal fences. Metal fences may be iron or aluminum. Color may only be black.





Split Rail Fences

The fences in the pictures below are NOT PREFERRED FENCING but are permitted by the design standards. The ACC Committee reserves the right to decline to approve installation of this type of fence on certain lots. For example, Split rail fences will not be approved for installation on corner lots. Split rail fences must be made of cedar and may have two (2) or three (3) rails. The fence must be four (4) feet in height if there are two rails and five (5) feet in height if there are three (3) rails. The finish must be natural (unfinished) or cedar stain. NOTE: SPLIT RAIL FENCES MAY NOT BE BACKED WITH ANY TYPE OF METAL, WIRE OR SYNTHETIC MESH.



Chain Link Fences

Chain link fences are not permitted in DeerLake.

Appendix B

ACC Design Standards Fine Schedule

The ACC Design Standards Fine Schedule can also be found on the DeerLake website.

DEERLAKE ACC VIOLATION FINE SCHEDULE

The ACC Violation enforcement process employs a 2 letter system to alert residents who are not in compliance with the ACC Design & Maintenance Standards.

Letter 1 – 1st Notice of Violation – 30 Days to correct violation. Notice of possible fine if violation is not corrected. Letter 2 – 2nd Notice and Intent to Fine and Hearing – Fines will be assessed unless violation is resolved in 10 days from date of notice being sent. See Bylaws for full procedure.

Examples of Violations*

Landscaping
- Uncut grass
- No mulch or pine straw
- Overgrown shrubbery
- Tree removal

Mailbox
- Damaged
- Unapproved parts/hardware

Yard Clutter
- Play equipment, swings, furniture, BBQ grills, and fire pits visible from the street
- Unapproved yard signs

Prohibited Parking
- RV's, trailers, boats
- Disabled motor vehicles
- Commercial vehicles

*****$25 Per Occurrence Per Day
Maximum per 30 Day Period: $750
The Board reserves the right to contract with a 3rd party to correct the violation and bill the homeowner.

The violations described herein are intended as a guide for common violations. This is not an exhaustive list of all possible violations or categories of violations. Depending on the circumstances and severity of a violation, the Board of Directors reserves the right to issue citations and fines for lesser or higher amounts than listed in this Fine Schedule at its sole discretion and to take other actions as chosen by the Board of Directors.

Upon receipt of Letter 2, 2nd Notice and Intent to Fine and Hearing, fines shall be imposed on a per occurrence per day basis (without further notice to the violator) until the fines accumulated reach the maximum of $750 per 30 day period (!$750 Maximum"). After the 30 Day Period has been reached, the fines shall pause for a period of 30 days during which the violator continues to have the opportunity to resolve the violation without fines being imposed (30 Day Grace Period). At the expiration of this 30 Day Grace Period, without further notice to the violator, fines shall resume pursuant to the Maximum per 30 Day Period up to the $750 Maximum so long as the violation remains outstanding at which time a 30 Day

Grace Period shall repeat and alternate with the Maximum per 30 Day Period up to the $750 Maximum until the violation is resolved or as otherwise directed by the Board of Directors. There shall be NO MAXIMUM total fine and all fines shall be cumulative in nature. Repeat of the same violation will be subject to immediate fine.

It is the responsibility of each violating Lot Owner and/or violator to immediately contact the Board of Directors after resolving a continuing violation. The violator shall schedule an inspection with the Board of Directors to confirm the violation has been resolved and to cease accruing daily fines.

ACC Application Violation**

An ACC Application must be submitted and approved before any architectural modifications – including but not limited to repainting, roof replacement, fence installation, deck replacement, etc. begins. Fines can be imposed from the day the work begins subsequent to appropriate notice and hearing. For this violation, only a single letter will be sent (in lieu of Letters 1 and 2) and the automatic fine and daily fines can be assessed from date of such letter being sent. See Bylaws for full procedure. As per the Bylaws, this letter will provide the homeowner with an opportunity for hearing.

**Projects that commence without ACC approval will be subject to a $250 Automatic Fine plus $25 per day until submission is approved.

Appendix C

Stormwater Management, Drainage Structure Maintenance, and Flow Protection Framework

Stormwater Management

- **1. Homeowner Maintenance Responsibility:** Every property owner is strictly responsible for maintaining all private structures, landscaping, grading, and drainage features on their lot to ensure that stormwater runoff flows unimpeded. No owner shall alter, block, divert, or impede the natural or engineered flow of storm water in a manner that causes pooling, erosion, or increased water accumulation on adjacent lots or community common elements.

- **2. Prohibited Obstructions and Alterations:** Homeowners must keep all on-site drainage components—including yard inlets, catch basins, trench drains, swales, culverts, downspout extensions, and channel drains—free and clear of any obstructions.

    - **Prohibited Items:** Yard waste (grass clippings, leaves, and pruned branches), landscape fabric, mulch piles, decorative rocks/stones improperly placed in flow paths, construction debris, soil/fill dirt, and discarded household items.

    - **Prohibited Alterations:** Installing fences, edging, retaining walls, or planting beds that block, redirect, or trap surface water flow into adjacent properties or public/common rights-of-way.

- **3. Notice of Violation and Cure Timelines are listed in:**

    DEERLAKE ACC VIOLATION FINE SCHEDULE in Appendix B

Typical Items Causing Storm Drain Obstructions

- **Yard Waste & Organic Debris:** Accumulated autumn leaves, pine needles, and—most commonly—blown grass clippings and yard trimmings dumped or washed into street gutters and yard drains (wet grass clippings mat together tightly like concrete, sealing off grates entirely).

- **Improperly Placed Landscaping:** Heavy application of shredded mulch, wood chips, or decorative gravel too close to yard drain basins, which washes directly into the grates during heavy rains.

- **Overgrown Ground Cover & Weeds:** Invasive vines, heavy ornamental grasses (e.g., Mondo grass, liriope), or dense weed growth allowed to engulf surface drain grates.

- **Construction & Silt Debris:** Leftover concrete washout, excess topsoil from DIY landscaping projects, sand, or brick dust washed into storm systems.

- **Foreign Objects & Trash:** Plastic bags, sports balls, children's toys, and litter swept by wind or runoff against curb inlets.

Standard Protocols for Maintaining Storm Drain Grates

- **Frequency of Inspection:** Grates should be inspected visually at least monthly, and immediately before and after heavy rainstorms or tropical weather systems.

- **Clearance Perimeter:** Maintain a clean, unobstructed perimeter of at least 12 to 18 inches completely clear of mulch, rocks, soil, and dense plantings around all drop inlets and catch basin grates.

Appendix D

Deerlake Mailbox Guidelines

All mailboxes are prone to damage at some point whether it's expected wear and tear, exposure to extreme weather, or vandalism. In an effort to achieve a clean and consistent appearance throughout the neighborhood, the DeerLake HOA requests each homeowner to review the condition of their mailboxes. It is the responsibility of the homeowner to repair or replace the mailbox and/or its components as needed. **ADDRESSES OF DISTINCTION** is the original company that installed our neighborhood street signs and mailbox systems. They continue to be the **ONLY approved vendor** for replacement mailboxes and components.

Homeowners shall contact **ADDRESSES OF DISTINCTION** (addressesofdistinction.com) or 770-436-6198 for mailbox replacement and installation services. Please note that our neighborhood has an older mailbox system and **ADDRESSES OF DISTINCTION** will work directly with homeowners to ensure that they receive the correct replacement components. Please visit https://addressesofdistinction.com/ deerlake-hoa/ to order a complete mailbox replacement.

DeerLake HOA Mailbox System
Order online via https://addressesofdistinction.com/deerlake-hoa/



Standard 2" Brass Numbers
(VINYL NUMBER STICKERS ARE NOT APPROVED)



"S" Scroll Bracket



DIY:
You may also choose to “do it yourself” but you must use the approved materials listed above to achieve a consistent look.

FOR REPAINTING ONLY: Use Rust-Oleum Satin Black # 7777 Can be purchased from either Lowes or Home Depot
NOTE - It is recommended that you use a wire brush to remove any rust build up areas before painting.