



**ARCHITECTURAL AND ENVIRONMENTAL  
CONTROL STANDARDS  
OF  
BIG CANOE**

May 1, 2024

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## ARTICLE I

### **Purpose of Big Canoe Property Owners Association Architectural and Environmental Standards**

- A. The Purpose of Architectural and Environmental Control Standards for Big Canoe POA (BCPOA) is to assist Property Owner(s) in developing and improving their property within the restrictions and controls established by the Amended and Restated General Declaration of Covenants and Restrictions of Big Canoe Property Owner(s) Association and Big Canoe Company, dated March 26, 1988, as amended (hereinafter referred to as Covenants), and to ensure the Architectural and Environmental Control Standards of Big Canoe (hereinafter referred to as Standards) are properly applied. These Standards for design, construction, and maintenance of property are in addition to and supplemental to the Covenants.
1. Big Canoe is an architecturally and environmentally controlled community. The power for this control is vested in BCPOA Board of Directors (BOD).
  2. Architectural and Environmental Control Department (AECD), with BOD approval, may establish criteria and enforcement policies that exceed existing County, State, and/or Federal requirements; however, rules laws, ordinances, and regulations of Dawson or Pickens County, the State of Georgia, and the Federal Government have precedence over these Standards.
  3. If Property Owner(s) does not receive a copy of the Standards when the property is purchased, a copy can be downloaded from [www.bigcanoepoa.org](http://www.bigcanoepoa.org).
  4. Property Owner(s) is responsible for providing their Residential Contractor(s) and Contractors and Landscapers with a copy of these Standards.
- B. All who are allowed to work in Big Canoe must meet specific minimum requirements.
1. Residential Contractor(s) must be a currently Georgia Licensed Residential Contractor(s) as defined in OCGA § 43-41-2 (9), possess General Liability and Workers' Compensation Insurance as defined in **Appendix A – Residential Licensed Contractor's Insurance Requirements**.
  2. Sub-Contractors (electrical, plumbing, landscape, general, utility and others) must have current General Liability insurance, current Workers' Compensation insurance and appropriate Georgia business license(s) for the county in which they are providing services. It is the responsibility of the Property Owner(s) to ensure contractors have the appropriate credentials and insurance.
  3. Circumstances which result in the loss of privilege to work in Big Canoe, include, but are not limited to, the following:
    - a. Residential Contractor(s) has no building activity in Big Canoe for a consecutive three-year period.

- b. Residential Contractor(s)'s Compliance Deposit or General Liability Insurance is allowed to lapse.
  - c. BCPOA has claimed the Surety Deposit to secure the satisfactory completion of a house being constructed.
  - d. There is a third violation of these Standards within a twelve (12) month period.
  - e. The business entity under which Residential Contractor(s) operates is dissolved or restructured.
  - f. A home is not completed in accordance with the approved submittal.
- C. Environmental concerns are multi-leveled: local, county, state, and federal. Property Owner(s) must know of and abide by the environmental requirements of Big Canoe, county, state, and federal entities.
- D. In the event of an emergency requiring remedial activity (such as fallen trees or roof failure) covered by these Standards and in instances where there is danger to property or persons, immediate steps must be undertaken to prevent further damage or loss. An after-the-fact submittal appropriate to the circumstances is required to be filed with AECD as soon as possible.

## ARTICLE II

### **Architectural and Environmental Control Department (AECD)**

- A. The mission of AECD is to establish and protect the character and aesthetics of the community as well as property values.
- B. AECD is the BCPOA department charged with review of submissions for design, construction, and maintenance. This authority derives from the BCPOA Bylaws and BCPOA BOD.
- C. AECD conveys acceptance or rejection of construction and landscape submission as well as ensures compliance during construction, including site inspections.
- D. Notwithstanding these site inspections, the Property Owner(s) is responsible for complete compliance of Covenants, Standards, and BCPOA Rules and Regulations.
- E. In addition to Standards applying to new construction, they also govern any exterior change or modification to present structures or landscape.
- F. AECD is responsible for violation notices and fines in accordance with BCPOA Rules and Regulations.
- G. AECD is responsible for the implementation and enforcement of these Standards as outlined in the Table of Contents, as well as other documents as assigned.

## ARTICLE III

### Architectural and Environmental Control Committee (AECC)

A. AECC is composed of the following:

1. Five (5) Property Owners who are in good standing with BCPOA and who have voice and vote.
  - a. Members serve terms of three years which are staggered when possible.
  - b. Members may serve consecutive terms but not more than two consecutive terms. After a minimum of one-year absence from AECC, the Property Owners is eligible to re-apply for membership.
  - c. From these five, one person is chosen as Chair for a 1-year term, and one person is chosen as Recording Secretary for a 1-year term, both terms commencing on January 1. Officer terms may also be consecutive.
  - d. Applicants for vacancies on AECC must complete form in **Appendix C - AECC Membership Application** and forward to AECD Manager who will deliver completed applications to AECC. This form is the basis for evaluation, though applicants will also have the opportunity to appear before AECC. The top two (2) names for each vacancy as voted on by the five (5) voting members are forwarded to the General Manager for final appointment.
2. AECD Manager attends but has voice but no vote.
3. A Residential Contractor representative also has voice but no vote. Any active Residential Contractor, in good standing, may apply for this position that carries a term of three years subject to an AECC vote and approval of the General Manager.
4. BCPOA BOD appoints a liaison to attend AECC meetings. This appointee has no vote.
5. The General Manager or staff members may attend meetings when pertinent. They have voice, but no vote.

B. Property Owner(s) requests for variance and appeal from these Standards are heard by AECC, and decisions are made by the voting members.

1. Requests for variance, appeal, or new products must be received by AECD no later than fourteen (14) days prior to the next scheduled AECC meeting. This time requirement may be waived in cases of extenuating circumstances as determined by AECD with the dispensation noted in the next AECC Minutes.
2. The initial step in the process requires Property Owner(s) or Residential Contractor(s) to fully complete form in **Appendix D- Cover Page, Requests for Appeals, Variances, and New Products**. Additional material, including photographs and other pertinent information to be considered by AECC, must be

included with the completed form. Incomplete forms will be returned to Property Owner(s) or Residential Licensed Contractor(s), a step which may result in postponement of AECC decision.

3. Appeals of a decision/fine made by AECD regarding the Property Owner(s) or Residential Contractor(s) action(s) that did not comply with the BCPOA Rules and Regulations and/or Architectural Control Standards can be presented to AECC for review. Members of AECC may visit the property to gather information as well as take photographs.
4. Property Owner(s), Residential Contractor(s), or Sub-Contractor(s) may attend the meeting at which the appeal of decision/fine or request for a variance is scheduled for consideration by the AECC. Appeals to AECC are limited to a total 20-minute presentation by the party/party's representative seeking consideration of the appeal or request.
5. A request for variance may be granted if the following conditions are met: is unique to the property in question and is not found ordinarily elsewhere in BC; is not created by the action(s) of the applicant(s); does not adversely affect the rights of the neighboring Property Owner(s) or the public health, safety, and general welfare of the community; does not oppose the intent of the Standards or other BCPOA documents.
6. Variances/Appeals will not be granted which do not comply with Covenants, codes, ordinances, rules or regulations of any Big Canoe, County, State or National governing authority.
7. Should an appeal result in the reduction of a fine, this fine is considered a settlement. If the Property Owner or Residential Contractor chooses to appeal to the POA Board of Directors, the fine will revert to its original amount.

- C. AECC also serves as a resource to AECD Manager regarding questions or issues relating to the Standards which are reviewed and revised as needed. The Standards are then forwarded for approval to the BCPOA BOD.
- D. AECC holds regularly scheduled meetings at 2:00 p.m. on the first Tuesday of each month. Other meetings may be called by AECD Manager or AECC Chair. These meetings are conducted according to *Robert's Rules of Order, Newly Revised*.

## ARTICLE IV

### **Surety and Compliance Deposits, Construction Site Management, and Associated Fines, Penalties, and Sanctions**

A. Property Owner(s) or Residential Contractor(s) must submit a Surety Deposit (SD) set forth in **Appendix E – Content of Surety Deposit Letter of Credit**. This is to ensure all construction projects, including painting, driveways, and landscaping are completed in accordance with the approved plans. Damage to roads or adjacent properties, erosion issues, and all clean up must be completed within one (1) year. The Surety Deposit provides financial support for Article II, Section 1, Paragraph (f) of the Covenants which gives BCPOA the right to do or have done, at the Property Owner(s)' expense, any and all of the above-mentioned work which has not been completed in the prescribed one (1) year time frame.

1. For new homes, the SD will be 10% of the reasonable construction cost minus the cost of the lot or \$30,000, whichever is greater. The SD may be cash, certified check, or irrevocable Letter of Credit deposited with BCPOA.

2. For additions requiring a roof, the SD will be \$1,000 plus \$5.00 a square foot.

3. For additions not requiring a roof, the SD will be \$500 plus \$5.00 a square foot.

4. Fees will be calculated on the total square footage involved, including garages, carports, decks, and all floors whether living space or not.

5. The SD will be released by AECD upon timely and satisfactory completion of the construction outlined in **Appendix F – Construction Completion Requirements**, as evidenced by final inspection from AECD Manager or another BOD designee and by the Surety Deposit Release Form. Occupancy before this final BCPOA inspection and occupancy approval will result in a fine of \$3,000.

6. Under certain conditions, a partial release of the Surety Deposit may be granted with sufficient funds held to cover completion of unfinished work.

B. Prior to the beginning of any exterior site activity or construction, each Residential Contractor(s) must place on deposit with the BCPOA the sum of \$3,000 in cash or in the form of a "Letter of Credit" for the Residential Contractor(s)'s Compliance Deposit (CD) as set forth in **Appendix G – Content of Residential Contractor(s)'s Compliance Deposit Letter of Credit** for the purpose of guaranteeing compliance with these Standards.

1. Fines for violation will be debited from the CD account if the Residential Contractor(s) has not otherwise paid such fines within thirty (30) days after notification of the fine assessment.

2. Any Residential Contractor(s) whose CD account has been debited for a fine cannot begin a subsequent project until the account balance has been restored to \$3,000 and there are no outstanding unpaid fines.



3. The CD, less any damage costs or fines assessed, will be returned to the Residential Contractor(s) when the Residential Contractor(s) is no longer engaged in active construction activity within Big Canoe and submits a written request to BCPOA to terminate the Residential Contractor(s)'s Deposit.
  4. BCPOA may deposit these monies into an interest bearing account with the interest being paid to the Association.
- C. The BCPOA BOD has the authority to establish penalties, fines, and sanctions for non-compliance or damages on or off site, including neighboring lots, roadways, road musters, rights-of-way, utilities, common landscape elements, and amenities. AECD Manager will notify Residential Contractor(s) of non-compliance or damages.
1. Damage incidents affecting public safety must be reported immediately to BCPOA Public Safety Department (PSD), 706-268-3376.
  2. Damage incidents affecting the utilities serving Big Canoe (including electrical, water, sewer, telephone, natural gas, CATV) must be reported to the appropriate utility company as soon as damage is detected.
  3. Other damage must be reported to AECD by the end of the next work day.
  4. In addition to the cost of repairs, failure to report damage incidents constitutes a violation which is also subject to a fine. After 24 hours, if a violation has not been satisfactorily corrected, BCPOA will take appropriate action against the Residential Contractor(s), including, but not limited to, the following:
    - a. A charge for corrective action taken by BCPOA,
    - b. A cessation of work at the construction site,
    - c. A denial of drive into Big Canoe,
    - d. A denial of AECD approval,
    - e. A fine of \$500 for first offense; \$1,000 for second offense; \$1,500 or suspension of building privileges for third offense within a 12 month period,
    - f. A fine of \$50 per day for trash on site.
- D. Each job site must be kept as neat and clean as practicable. All construction materials must be stacked neatly and kept within the property lines.
- E. The following apply to trash and debris management on the construction site.
1. All trash, litter, building debris, and pallets must be in an on-site dumpster at the end of each workday. The Residential Contractor(s) must ensure that no trash, litter, or building debris adversely impacts neighboring property or roadways.
  2. All debris or other material stockpiled for removal must be neatly stacked in the driveway/parkway area. Such debris or material visible from adjacent homes or roadways must be removed by the end of each work week and by the last work day before a designated holiday.
  3. Burying or burning of trash and unused building materials is prohibited.

4. There must be at least one portable bear-proof waste container on site.
  5. Dumpsters must be exchanged when full and are to be exchanged only on the job lot.
- F. Every new construction job site must display a Job Site Sign, protected from the elements, identifying the Residential Contractor(s) and Property Owner(s) and displaying County building permits. The 911 address must be posted visibly 24/7. AECD approved lot identification signs and drop boxes are the only authorized signage permitted to be posted at the job site. Trees may not be used for posting.
- G. Any construction activity that produces sufficient noise so as to unreasonably disturb neighbors during the hours defined in Big Canoe Rules and Regulations for allowable construction activities is prohibited unless specifically authorized by AECD. This requirement is not intended to prohibit work, but rather to limit noise.
1. Loud talking, above the typical noise level of construction activity, is occasionally required to support the activity. This must be the exception and not the rule.
  2. Profanities and obscenities that can be heard beyond the property line are never permitted under any circumstances.
- H. All construction sites must have a portable toilet facility on site. It must be located off of the road with the door facing away from the street.
- I. Should any of the above be violated, AECD reserves the right to assess a fine or have the violation remedied at the expense of the Property Owner(s) or Residential Contractor(s). All fines and losses of privileges may be appealed to the General Manager or her/his designee within thirty (30) days of the notice of such fines or losses of privileges.

## ARTICLE V

### Information for Preconstruction of New Homes, for Exterior Modifications of Existing Homes, Associated Fines, and Demolition

- A. Plans, specifications, drawings, surveys, and other required information must be submitted to and receive approval from AECD before any alteration of the property begins, including clearing, tree removal, grading, and the like. Covenants, Article VIII states: “No Family Dwelling Unit, Public and Commercial Unit, garage, carport, playhouse, fence, wall, swimming pool, or other structure must be commenced, erected, or maintained upon the Properties, nor must any exterior addition to any existing structure or change or alteration therein, nor must any landscaping or site work be done until complete final plans and specifications therefor showing the nature, kind, shape, height, materials, basic exterior finishes and colors, location and floor plan therefor, and showing front, side and rear elevations thereof, respectfully, in the name of the Residential Contractor(s) and/or landscaper have been submitted to and approved by the Company, its agents, successor or assigns as to harmony of exterior design and general quality with the standards of the Neighborhood Area and Big Canoe generally as to location in relation to surrounding structure and topography....”
1. Residential homes within Big Canoe have unique neighborhood guidelines. The respective neighborhoods are defined by Lot Number in **Appendix H – Big Canoe Neighborhoods**.
    - a. Unique neighborhood requirements are stipulated in **Appendix I – Neighborhood Guidelines**.
    - b. Specific exterior color choices are set forth in **Appendix J – Big Canoe Approved Exterior Colors**.
    - c. Additional information regarding cluster homes is contained in **Appendix K – Cluster Home Neighborhoods**.
  2. If submittal is approved in writing without limitation, construction may begin.
  3. If submittal is not approved, the area(s) noted for correction must be re-submitted for approval before any construction of the property begins.
  4. Structural soundness, durability, quality of construction, safety, functionality, as well as conformity to county and state building codes and regulations beyond the Covenants and these Standards are not the responsibility of the BCPOA, its employees, or agents.
  5. Fees associated with building a residence in Big Canoe are contained in **Appendix L – Fee Schedule**.
- B. Each submittal is reviewed on a case-by-case basis. Acceptance of one submittal does not create a precedent for other applications. AECD may deny any construction plan if the size, location, and/or aesthetics is/are not compatible with adjacent homes or the neighborhood. In addition, a house or addition must be placed, insofar as is possible, to

respect the privacy and view corridors of neighbors.

- C. Three sets of the Architectural Floor Plan with proposed elevations of front, sides, and rear must be submitted to scale, showing overall house dimensions, all exterior materials, windows, doors, decks, porches, and other structures.
1. The Title Block must note total square footage, Lot number, name of Property Owner(s), Residential Licensed Contractor(s), date of submittal, and scale of drawing.
  2. Floor Plan must show all levels with accurate room dimensions and functional names.
  3. Elevations of all sides of the house, showing floor-to-floor heights, roof pitches, building height, existing and proposed finished grades, and exterior finish materials must be identified.
  4. Details of all exterior architectural elements as intended to be built must be indicated.
- D. There must be no disturbance to the lot other than flagging and staking until the Property Owner or Residential Contractor(s) receives AECD approval of Site Plan and architectural drawings.
1. Three (3) sets of the Site Plan, developed by a State of Georgia registered architect, civil engineer, or land surveyor, must be submitted to AECD for approval before any alteration of the property begins. AECD Manager may forego this licensure requirement on a case-by-case basis, taking into consideration the scope of the project and the experience and credentials of the individual(s) preparing the drawings for submission. All plans will be reviewed with strict adherence to these Standards.
  2. The site plan must include the following:
    - a. Site Plan at 1" = 20' or 30' scale,
    - b. Topographical Elevations and Design Detail,
    - c. All property boundaries and required setbacks from those boundaries,
    - d. All state and county buffers identified,
    - e. Topographical survey (minimum two foot intervals),
    - f. House and garage location and orientation which, to the greatest possible extent, parallel contours of the land with minimal site disturbance as well as indicate finished floor elevations,
    - g. Garage and carport minimum thirty feet (30') setback from the edge of road pavement; house minimum forty feet (40') setback from the edge of road pavement,
    - h. Ten feet (10') side line buffer on all lots (excluding cluster home areas) which must remain undisturbed,
    - i. Driveways, walkways, and retaining wall locations,
    - j. Proposed grading and draining,
    - k. All erosion control measures,
    - l. Location of all special or irreplaceable natural features,
    - m. Clearing limits of construction activity, being a maximum of ten feet (10') beyond the footprint of a building, three feet (3') beyond the edge of approved driveway paving, and one foot (1') beyond the edge of walkways,
    - n. Identified septic tank and drain fields; Dawson or Pickens County approval of septic installations prior to start of construction (corresponding permits to be submitted to the AECD with the initial paperwork); county Health Department

inspection prior to back filling of tanks and drain fields; plan for field lines to be installed between trees to the greatest extent possible; indication of not more than ten feet (10') allowable for installation of chamber system. Secondary back up fields are to remain undisturbed until approved by the POA in the event of a primary system failure.

E. Architectural plan building elevations must accurately reflect the approved topographical elevation.

1. Lot corners must be accurately staked and property lines flagged. Footprints of structures (including limits of clearing), edges of driveways, parking pads, septic fields and walkways must be staked and outlined with ribbon in accordance with the location shown on the site plan.
2. Residential Contractor(s) must ensure grading and construction accurately place the residence on the site, barring unforeseen impediments, within six inches (6") of the agreed upon elevation.
3. Property Owner(s) or Residential Contractor(s) is responsible for contacting AECD to request a site location inspection once the grading is completed and the house/garage and septic field location is re-flagged.

F. Property Owner(s) or Residential Contractor(s) must ensure that all articles relating to plan submittals are given to AECD for review and approval including any variance requests. The variance request requires the completed submittal of the form found in **Appendix D- Cover Page, Requests for appeals, Variances, and New Products** and will subsequently be reviewed by AECC.

G. Enforcement of these Standards issued by the BCPOA BOD will be managed by AECD. When violations occur, Property Owner(s) or Residential Contractor(s) will be notified by AECD. If corrective actions are appropriate, AECD will provide a maximum of 10 days for correction. If satisfactory correction is not achieved, AECD will assess fines as stated in section **V.H. 1.-2.**

1. During construction of a New home, Residential Contractor(s) or Property Owner(s) is responsible for informing AECD if, at any step in the process, his/her plan deviates in any way from the approved plans. In all cases, Residential Contractor(s) will be held accountable by AECD for the actions of the sub-contractors regarding construction of the residence.
2. During renovations of an existing home, Property Owner(s) is responsible for informing the AECD if, at any step in the process, his/her plan deviates in any way from the approved plans. In all cases, the Property Owner(s) will be held accountable by the AECD for the actions of the sub-contractors regarding the renovation.
3. There must be no occupancy of a new residence until an Occupancy Permit has been issued by AECD.
4. All Property Owner(s) and Residential Contractor(s) must comply with the "Architectural and Environmental Control Standards of Big Canoe."

H. Notice of an appeal of Class A or B violations must be made in writing to AECC via

AECD within ten (10) days of receipt of the written notice of the violation in accordance with Architectural and Environmental Control Standards. Further appeal of Class A or B fines may be made to the BCPOA BOD as set forth in BCPOA Rules and Regulations Section A. Rules and Regulations Pertaining to Property Owner(s), Tenants and Guests, Fining and Suspension Procedures (A.1.2).

1. Class “A” fines for Violations of G.1, G.2, G.3, or G.4 must be assessed on a per Property Owner(s) or Residential Contractor(s) basis as follows:
  - a. First violation fine will be \$1,500.
  - b. Second violation or repeat of first violation, the fine will be \$3,000.
  - c. Third violation will result in suspension of building privileges for Active Residential Contractor(s).
  - d. For purposes of determining second and subsequent violations, a period of twelve (12) consecutive months dating from payment of the last fine assessed under the provisions of this rule will clear the record for any Property Owner(s) or Residential Contractor(s). Following such twelve-month period, the next violation will be classified as a “first” violation.
  - e. Continuing violations that are not cured within the 10 days will be assessed a daily fine of \$50 per calendar day beginning on the 11th day and continuing until the violation is corrected to the satisfaction of AECD. This daily fine will be in addition to any one time fine assessed. In the event of a continuing violation, each day the violation occurs or occurs again constitutes a separate offense and fines may be imposed on a per diem basis without further notice to the violator.
  - f. For violations of G.3 (moving in prior to approval of occupancy) Property Owner(s) will be fined \$3,000 for the first day of such unapproved occupancy, and \$5,000 on the first day of each successive month of such unapproved occupancy.
  - g. Notification of the fine assessment will be in writing from AECD to the Property Owner(s) or Residential Contractor(s).
2. Class “B” fines for Violation of G.4 must be in accordance with BCPOA Rules and Regulations Section A. Rules and Regulations Pertaining to Property Owner(s), Tenants and Guests.

I. Site Preservation and Protection is as follows:

1. Prior to any physical disturbance of a site, special and/or irreplaceable natural features, for example large stands of mountain laurel and large specimen trees, must be identified, marked, and provisions for their protection clearly established.
2. All appropriate and proper erosion control measures must be in place prior to any major disturbance of the forest floor. Silt fences must be installed prior to grading and properly maintained throughout construction until the forest floor has stabilized. Once stabilized, fences must be removed.
3. Damming or altering the course and/or flow of streams is prohibited.
4. All extra dirt must be removed or carefully stockpiled if needed for back filling. Excess dirt that cannot be safely handled on the site must be removed and, if necessary, hauled back when needed. All dirt being stored on the property must be securely covered to prevent erosion problems. Dirt or other materials must not be mounded around trees or

- shrubs that are to be saved.
5. Once initial grading is complete, all exposed soil must be covered with straw in accordance with proper Georgia Soil and Water Conservation Commission Best Management Practices.
  6. All parts of trees, including the main rooting areas, may not be damaged during construction without prior written approval from AECD. Soil levels over rooting areas must be maintained; water flow patterns must not be changed; and there must be no soil compacting, crushed roots, or mechanical damage to trees. Vehicles may not park in tree areas, including on root spaces. Construction site equipment access and material storage must be minimal and as far as possible away from trees. There should be no chemical or cement rinsing on the property.
  7. No tree damage/removal will be permitted prior to construction or without approval during construction. Do not nail barriers to trees.
  8. Prior to clearing of the site, the clearing limit must be identified by marking trees with a visible ribbon/tape per the approved site plan. Specimen trees and shrubs must be identified and protected.
  9. Clearing-limit flagging will be verified during the site location inspection.
  10. Clearing-limit markings must be maintained until removal is approved by AECD.
  11. No trees will be initially felled into the area beyond the clearing limits. Any work outside of the designated clearing limit must be approved by AECD.
- J. Design Standards for New Single-Family Residences include the following.
1. Residential designs must respect and complement the natural Big Canoe aesthetic, the surroundings and climate of the North Georgia Piedmont, as well as address resource conservation are encouraged.
  2. Standards for residential construction and detailing are contained in **Appendix M – Residential Design, Construction, and Detailing**.
- K. Driveways and parking areas must comply with the following.
1. Promptly after grading is completed, the driveway must be graveled with a minimum of six inches (6") of #3 or #4 stone, and cross drains and culverts must be installed. Geotextile matting must be used under gravel on the driveway entries for a distance of twenty feet (20') extended from roadway toward the house.
  2. Driveways and parking pads may be only asphalt or Belgard Cambridge Cobble style pavers in Chattahoochee Blend color. Asphalt or paving millings and similar materials are not allowed.
  3. For previously approved black concrete driveways, the property owner(s) is solely responsible to maintain the color. To maintain the black color, concrete requires frequent staining.
  4. Asphalt and concrete driveway color will be considered allowable if it falls within the Nix Color Sensor photometer range of 3.0-13.0 as measured by the AECD.
  5. All driveways on a single property must be of the same material and color.
  6. Driveway materials must be continuous from start to finish without the insertion of other accent materials unless specified in **Appendix I- Neighborhood Guidelines**.
  7. Driveways requiring more than one curb cut are allowed in certain areas outlined in **Appendix I- Neighborhood Guidelines** but are discouraged due to their

impact on the natural environment and drainage patterns.

8. Driveways interrupting drainage must use a minimum of twenty feet (20') of pipe in accordance with the approved Site Plan and documentation from AECD.
  9. Driveway grade must not exceed 25%.
  10. Maximum driveway width is twelve feet (12'), and the maximum driveway flair at the street is twenty feet (20').
  11. Reflectors may be used at an entryway of the driveway. There can be a maximum of one on each side of the driveway entrance, and the only approved color is red.
- L. At some point in the life of a structure, Property Owner(s) may elect to demolish a residence and rebuild or sell the property. Partial or total residential demolition within Big Canoe must follow Standards for new construction as well as following the Standards for partial residential demolition which are as follows:
1. A written request for partial demolition must be submitted to AECD for approval, along with a Commencement Date and a Completion Date, proposed drawings clearly showing the area(s) that will be demolished.
  2. AECD approval and a Pickens or Dawson County Permit are required prior to commencement of work. These permits must be posted on site in a weatherproof receptacle, clearly visible from the roadway.
  3. No trees or natural growth shall be removed without written approval by AECD. Protective fencing must be erected around trees, natural growth, and other locations as directed by AECD.
  4. Contractors are to minimize air-borne dust by means of wetting down the area.
  5. All debris must be disposed of in appropriate receptacles on a daily basis and removed as required by these Standards.
  6. In the case of a total demolition, the property must be restored by means of grading and landscaping. No bare earth areas may remain. Grading must not adversely affect neighboring properties, and proper drainage must be established and maintained.
  7. All clean-up must be completed within fifteen (15) days after the completion of demolition.
- M. Exterior Modifications to Existing Homes require the following submittals for review and approval for additions:
1. Two (2) sets of the Architectural Floor Plan with preliminary elevations of front, sides, and rear in scale must be submitted, showing all exterior architectural elements as proposed.
  2. Two (2) sets of the Site Plan showing the proposed project must be submitted. The existing Site Plan on file may be used for this purpose if the site plan is accurate.
  3. Property lines must be flagged. Footprints of the proposed structures must be staked and outlined with ribbon in accordance with the location shown on the site plan.
  4. The Property Owner(s) must ensure that all articles relating to plan submittals are given to AECD for review and approval, including any variance requests. The



variance request requires the completed form found in **Appendix D- Cover Page, Requests for appeals, Variances, and New Products** and will subsequently be reviewed by AECC.

**ARTICLE VI**  
**Exterior Residential Materials, Equipment, Fixtures, and**  
**Appurtenances**

- A. Utility hookups must be inspected by the appropriate inspectors. Electric power is provided within Big Canoe by Amicalola Electric Membership Corporation (AEMC). Water is provided by Utilities, Inc. of Georgia. Utility deposits, fees, and service are the sole responsibility of the Property Owner(s). The location of utilities is controlled by the respective utility purveyor. All connections from trunk lines to individual structures must be underground at a depth meeting Georgia or local codes or the respective utility standards, whichever is deeper. Exposed plumbing and electrical lines are not allowed. Materials and installation must conform to the applicable Electrical or Plumbing Codes. All excavation for site utility hookups must be restored to the natural condition.
- B. Residential Contractor(s) is responsible for trenching all service lines from the appropriate pedestal to the home. All such drops must be installed according to the standards of the utility companies.
1. Property Owner(s) or Residential Contractor(s) must call AECD for a location inspection to determine where the trench is to be dug. Only two sweep turns are allowed in the conduit.
  2. The ditch must be a minimum of twenty-four inches (24") deep and the conduit to be installed must be two and one-half inches (2 ½") diameter schedule 40 electrical conduit and covered with dirt.
  3. After this work is completed, AECD must be contacted for final inspection. If inspection is approved, AECD will call AEMC to schedule a permanent hook-up.
- C. HVAC/Generator equipment must comply as follows:
1. Units must be ground mounted and meet all applicable codes.
  2. Units visible from adjacent properties or exposed to community view must be screened by approved fencing or planting of a density and height to effectively hide the unit.
- D. All Liquid Propane (LP) tanks and installation must follow all regulations established by the National Fire Protection Association.
1. All above ground tanks must be screened by approved fencing or planting of a density and height to effectively hide the unit.
  2. Property Owner(s) must provide propane tank location directly to Big Canoe Public Safety (706-268-3376).
- E. Foundation walls must be poured concrete with stucco finish painted the approved siding color, concrete block with stucco finish painted the approved siding color, or poured concrete or concrete block with stone/brick veneer as specified by particular Neighborhood Standards.

- F. Material and color for retaining walls include the following:
1. Concrete or concrete block with stucco finish painted Cabot's Spanish Moss or another color approved by AECD prior to painting;
  2. Concrete block with stone/brick veneer;
  3. Pressure treated 6 X 6 or 8 X 8 landscape timbers stained or painted Cabot's Spanish Moss or another color approved by AECD prior to painting;
  4. Interlocking block in an approved color;
  5. Welded wire blocks; or
  6. Natural stone.
  7. Pillars or columns on the sides of driveways or on properties have a maximum height restriction of three (3) feet.
- G. Exterior siding material, except as specified in **Appendix I- Neighborhood Guidelines**, must be either cedar shakes or shingles; horizontal or vertical wood; reverse board and batten plywood or equal material; logs or log siding; stone; or cement fiber siding (Hardie Plank or equal material).
- H. Approved stonework is Tennessee Fieldstone, Arkansas Fieldstone, or River Rock. Some neighborhoods approve artificial stone or other veneers. Stonework must be laid with gray or tan mortar to closely match the stone.
- I. Roofing materials, whether primary or secondary, include the following:
1. Hand split wood shakes;
  2. Wood shingles;
  3. Brava Synthetic Cedar Shakes in Natural color
  4. Asphalt fiberglass architectural shingles in Weathered Wood Color: GAF "Timberline," Georgia-Pacific "Summit," Tamko "Heritage II," IKO "Armourshake Weathered Stone," Celotex "Dimensional IV Shake Shingles," Owens Corning-Driftwood color, Atlas Storm Master Shake, Certainteed "Landmark";
  5. 3-tab style roofing unauthorized;
  6. Metal approved for primary roof volumes (Gerard Metal-- Granite Ridge Shingle in Timberwood or Canyon Shake in Country Blend;
  7. Metal approved for secondary roof Copper (anodized); pre-finished metal (bronze anodized or charcoal color). All flashing must be the color of the metal roofing.

**Appendix K- Cluster Home Neighborhoods** outlines individual neighborhood requirements.

- J. Exterior color approval is based not only on the color itself, but also on design, location, and visibility. Due to the variation of stain and paint colors on different building materials, samples of all stain and paint must be applied on 6" by 6" samples of materials to be used.
1. All siding paint must be either a flat or satin finish; trim paint may be flat, satin, or semi-gloss finish.
  2. Cornice and fascia boards must match the siding or trim color.
  3. Front porch columns and adjoining beams can be painted to match the siding or trim or be stained an approved stain color.

4. Deck posts and supporting columns must match the siding or trim color.
  5. Deck floors must match siding or trim color or left natural wood with an approved stain/sealer. Approved synthetic decking materials are approved in a natural wood color.
  6. Approved colors are listed in **Appendix J—Big Canoe Approved Exterior Colors**.
- K. Deck posts, hand rails, and pickets for all installations, including decks, porches, and retaining walls, must meet applicable state codes and be submitted to and approved by AECD prior to installation. Posts, railings, and pickets (both horizontal and vertical) that are visible in the same plane must match in design, material, and color.
1. All posts and railings must match the siding or trim color of the house or be bronze or black metal.
  2. On the rear and sides of the home, stainless steel cables or black mesh panels are also acceptable, and all frame work must match the siding or trim color, except as identified in **Appendix I- Neighborhood Guidelines**.
  3. For rear or side installations, glass panels may be used to enhance views with prior approval from AECD. The installation of the glass panels must take into consideration sunlight reflection viewable to other Property Owner(s) in Big Canoe and be limited in scope or expanse so as to not overwhelm the property.
- L. All exterior lighting must be approved by AECD prior to any installation. All lighting proposals must show restraint and concern for the impact on the Big Canoe flora and fauna environment as well as neighboring properties. Lighting of adjacent or common property is prohibited. Entry, garage, deck, and terrace areas may be illuminated under the following conditions.
1. Exterior lighting must be fully shielded or directed shielding. “Fully shielded” means outdoor light fixtures shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane. “Directed shielding” means shielding by design or external application that directs light downward and limits direct line of sight of a fixtures lamp. This does not include carriage style fixtures.
  2. Fixtures are lit by bulbs not greater than 525 lumens each as recommended by the Illuminating Engineering Society of North America (IESNA) and the International Dark-Sky Association (IDA).
    - a. Post lighting fixtures must be a maximum of 250 lumens each.
    - b. All outdoor lighting must be “white light,” defined as a color temperature between 2700-3100K (Kelvins) and all fixtures must have matching light color.
    - c. No colored bulbs are allowed.
  3. Neither Up Lighting nor Moon Lighting is permitted
  4. Classic residential “corner floodlights” are not acceptable except for emergency lighting. Emergency lighting may exceed the lumen maximums provided the lighting extinguishes within 30 minutes of activation or secession of an emergency condition.
  5. Driveway/pathway/landscape/entry light fixtures must be only brass, copper, brown, black, or gray powder coated aluminum.
  6. At any time, the POA may evaluate unduly bright lights that create a nuisance to adjacent owners or lighting complaints received. Safety considerations will be balanced against aesthetics/nuisance considerations in applying these Standards.

- M. Windows and doors must be approved by AECD and be compliant with the Neighborhood Guidelines.
1. Acceptable materials for exterior doors and windows are wood, paintable metal, vinyl clad and metal clad. All colors must be approved by AECD.
  2. Screens must be dark bronze anodized or charcoal color.
  3. Window and door trim must be a minimum width of three and one-half inches (3 ½").
  4. Stained glass must be approved by AECD.
- N. Gutters, gutter guards, and downspouts must match the siding or trim color. Chain style downspouts are approved. It is the responsibility of Property Owner(s) to maintain the gutters, gutter guards, and downspouts on the structure including, but not limited to, painting, repair, and replacement.
- O. Garages/Carports must be attached to the house or attached via a breezeway if either of the structures is more than one story, per the Covenants and Restrictions.
1. Garage doors exposed to the community view must remain closed when the garage is not in use. Garage doors must be the color of the siding/trim or a natural wood color/stain.
  2. Carports are not authorized in all neighborhoods (**Appendix I- Neighborhood Guidelines**).
  3. Breezeways may not be more than 20 feet long, unless the topography warrants and prior AECD approval has been given.
- P. Accessory buildings are permitted only with AECD approval including, but not limited to, the following conditions:
1. They must be built of the same materials as the house and painted the same color.
  2. They must not over-crowd the lot.
  3. They must be a single story unless connected to the house per the Covenants and Restrictions. In addition, they may not contain kitchen facilities.
- Q. For Alternate Energy Devices, detailed plans showing installation, placement, and materials must be submitted to AECD for review and receive written acceptance from AECD prior to installation. AECD will reject any collector of size, shape, or color that is unacceptably designed or located.
1. These Standards apply to all alternate energy devices including, but not limited to, solar panels and their associated components, solar tubes, solar skylights or other solar energy devices (collectively referred to as “devices” or “systems” or “equipment”) which due to installation and use may become visible from neighboring property or Big Canoe roads.
  2. Solar collectors must be aesthetically integrated into the design when exposed to view or they must be hidden from view. Solar collector panels must be carefully designed to relate to the architectural mass to which they are attached. Panels must be racked at the same pitch as the roof and detailed to be as unobtrusive as possible.
  3. Only commercially or professionally made devices, systems, or equipment is allowed.

R. Satellite dishes may not exceed a diameter of forty inches (40").

1. All equipment must be flat gray or black or commercially manufactured color and positioned with low visibility as practicable and be maintained in good condition.
2. No more than two (2) dishes are allowed per home site.
3. Wiring must be painted the same color as adjacent siding or trim.

S. To maintain the mountain aesthetic of Big Canoe, outdoor accessories, accoutrements, and decoration are restricted. The AEC Standards protect the type, material, color, quantity, and maintenance of these items, all of which must comply with the following:

1. No more than three (3) decorative accessories (in a plane) may be visible from the road.
2. Statuary/Sculptures must be in keeping with the mountain aesthetic and must not exceed thirty-six inches (36") in height.
3. Bird feeders/Butterfly houses must be metal or natural wood or painted with an approved color. Bird feeders are to be used only during winter months to avoid attracting bears. They must be removed from March 1 to November 30.
4. Bird/butterfly baths must blend into the surrounding area. Fountains and ponds must be submitted to the AECD prior to installation for acceptance of color, style, size, and location.
5. Flower pots must be the approved siding or trim color or gray, brown, terra cotta, black, dark green, or natural wood or stone. In addition, if in the same plane, they should be stylistically similar. Planter boxes affixed to the house must match in color to the background color to which they are affixed or be a natural fiber. Dead plants must be replaced or planters removed. Hanging baskets and flower boxes affixed to the home are not included in the maximum number of accessories.
6. The only flag allowed to be continuously displayed is the United States flag with a maximum size of 4x6 feet. In addition to the United States flag, one military service flag, one seasonal banner, or one college flag/pennant is permissible, with a maximum size of 3x5 feet. Free standing flag poles and displays, including but not limited to "feather flags," are prohibited.
7. Winter Holiday (Christmas, Hanukah, and others) decorations must consist of live natural materials or artificial materials with a natural appearance. Decorative accessories and trimmings (including holiday and seasonal decorations) intended for the enjoyment of Property Owner(s) must be positioned so as not to offend the community or the immediate neighbors. All outdoor decorations are allowed for the applicable holiday period and must be removed within two weeks after the holiday.
8. Outdoor lighting approved for the winter holiday season is limited to miniature clear/white bulbs displayed at the front door entry, foundation shrubs which extend up to fifteen feet (15') on either side of the front door and adjacent small trees less than six inches (6") in circumference and less than ten feet (10') tall.

- a. Flashing, flickering or running lights are not allowed. Icicle-like and other mimetic shaped lights are not allowed.
- b. There may be no lighting that delineates fences, handrails, decks, eaves, posts, columns, beams, windows, doors, or driveways except the front entry door. Holiday garlands with lights are permissible on the front entry door only.

T. Other outdoor items must comply as follows:

1. All outdoor furniture, if visible to the community or adjacent properties, must blend with the natural environment and be gray, brown, black, dark green, or approved red to match the adjacent door.
2. Play Equipment, Toys, and Yard Tools must adhere to the following:
  - a. Play equipment (swings, trampolines, and the like) must blend with the natural environment. The location, design and colors must be submitted to AECD for approval prior to installation.
  - b. Toys (bicycles, tricycles, basketball goals, etc.) must be stored so that they are not visible to the street or adjacent neighbors.
  - c. Yard tools must be stored so that they are not visible to the street or adjacent neighbors.
3. Outside clotheslines are not permitted.
4. Water/Rain Barrels must blend into the environment and be gray, brown, black, dark green or siding color.
5. Outdoor trash containers must meet the minimum construction described in **Appendix O – Residential Exterior Trash Can Enclosures**. The location, color, and design of the outdoor structure must be submitted for approval by AECD.
6. Tarps and covers intended for firewood storage and other uses, including vehicle, grill, and hot tub covers, must be either dark green, brown, black, or dark gray. This is not applicable to tarps used for large home repairs such as covering roof damage.
7. Outdoor Fire Devices (other than cooking grills) are not permitted in Big Canoe. This includes devices/appliances such as fire pits, chimenaes, fire rings, and all other devices/appliances whether they are fueled by wood, charcoal, or bio ethanol.
  - a. There are two exceptions: a device/appliance fueled by propane designed to be used on the deck or patio; and an outdoor fireplace approved by AECD, constructed of brick/masonry materials or UL approved with a chimney cap and spark arrestor and full protective wire mesh screening to effectively eliminate the possibility of live sparks/ashes/cinders/embers from escaping the permanent outdoor fireplace internal structure,
  - b. Permanent outdoor fireplaces may not be used whenever a burn ban is placed in effect by the State or County governments, or Big Canoe Public Safety.
8. Only AECD approved permanent address identification signs are permitted.
  - a. This sign must be positioned at the main driveway entrance. If the house is served by multiple driveways or curbs, the post must be located at the entrance

closest to the beginning of the assigned number structure.

b. They must be vertical wood posts with a dimension of 4" X 4" or 6" X 6" with a horizontal cross arm dimensioned 2" X 6" X 29" painted either Cabot Spanish Moss or to match the house or trim unless there is an approved Neighborhood requirement.

c. E911 numbers are required by both Dawson and Pickens Counties to be displayed with reflective numerals 3" to 4" high and 2" to 3" wide. The numbers are to be arranged horizontally on the cross arm or sign face and visible from both directions of travel. The E911 number with the street name is the physical address of the property (for example, 1234 Wilderness Parkway).

d. Identification signs may additionally contain a descriptive moniker chosen by Property Owner(s), such as "My Almost Forever Home," provided that the wording is in good taste and not offensive to the community as a whole. A maximum of two hanging shingles is permitted. Dimensions are not to exceed 5.5"X 16".

e. Any object added to the address post counts as a decorative accessory and shall not exceed 6" X 12"X 4" and must be appropriate to the natural environment of Big Canoe.

f. No advertising signage is permitted on residential property.

U. The location, style, and material for fencing must be submitted to AECD for approval prior to installation.

1. The delineation of side and/or rear property lines is not permitted. No fences or barriers are permitted across a driveway.
2. The maximum square footage allowed for enclosed areas using split rail fencing such as dog runs is 800 square feet. Maximum height is 4 feet.
3. All fencing must be designed to blend into the natural environment. All designs require AECD written approval.
4. Deer fencing may encompass up to 45% of the lot not including the footprint of the house or driveway. See **Appendix N – Fencing and Deer Deterrent** for more information.



## ARTICLE VII

### Tree Preservation, Protection, and Cutting Restrictions

- A. AECD is charged with the responsibility for administering, and enforcing these tree and shrub provisions. Property Owner(s) is responsible for the location of all property lines prior to the pruning, removal, or destruction of trees or shrubs.
1. "No trees measuring six (6") or more inches in diameter (nineteen inches circumference) at a point two feet (2') above ground level, any flowering trees or shrubs, or any evergreens may be removed without the written approval of the POA, unless located within ten feet of a building, within ten feet of the approved site for such building, or within the rights of way of driveways and walkways." The rights of way are defined as three feet (3') from edge of approved driveway or one foot (1') from edge of walkways or septic fields." To prevent the possibility of incurring a fine, call AECD office for clarification.
  2. "Flowering trees" referenced above are defined as Mountain Laurel, Dogwoods, Native Rhododendron, or Native Azaleas. "Evergreens" referenced above are defined as those listed in the Approved Plant List, which follows in **Article VIII- Landscape Requirements**, and which are also published on the BCPOA web site ([www.bigcanoepoa.org](http://www.bigcanoepoa.org), POA>Governing Documents>Architectural and Environmental Control Standards).
- B. Prior to cutting any tree or shrub except as permitted by the General Declaration of the Covenants and Restrictions, Property Owner(s) or Residential Contractor(s) must request and receive permission in writing from AECD. Thinning is allowed with prior AECD written approval on developed lots.
1. Characteristics of deciduous trees that need to be removed to improve light canopy, nutrient density, and safety are as follows:
    - a. Poor crown ration (less than 30%),
    - b. Poor height growth; poor crown form,
    - c. Sparse or off-color foliage.
    - d. Exterior damage or internal decay,
    - e. Unsuitable for sustainable growth at site.
  2. General guidelines for thinning deciduous trees in landscape are as follows:
    - a. Small trees such as Fringe Tree—10 feet spacing,

- b. Medium size trees such as Birch—20 feet spacing,
  - c. Large size trees such as Oak—30 to 50 feet spacing.
3. Parameters for thinning evergreen trees in landscape are greatly dependent on species and usage. Property Owner(s) or Residential Contractor(s) should submit in writing a request for thinning of any evergreen tree.
4. Vista Pruning, or the removal or pruning of trees and shrubs for view, has specific procedures and policies which are contained in **Appendix P– Vista Pruning**.
- C. Any violation of **VII. A.** and **B.** will result in a penalty.
- 1. Unauthorized removal or destruction of any trees as described in **VII. A.**, including those planted by Property Owner(s), will result in a fine of \$1,000 per tree or shrub.
  - 2. Unauthorized pruning of trees or shrubs including those planted by Property Owner(s), on property owned by the violator to enhance the view will result in a fine of \$500 per tree or shrub.
  - 3. Unauthorized pruning, removal, or destruction of any trees or shrubs as described in **VII A.** on property NOT owned by the violator, including on POA green space or on vacant lots, will result in a fine of \$3,000 per tree or shrub.
- D. The following maintenance must be met within 120 days from notice to the Property Owner(s) by the POA Representative:
- 1. For all lots, a corridor seventy-five feet (75') wide on both sides of any road, as measured by line of sight from the edge of pavement, must be addressed as follows: All visible root balls must be remediated by one or more of the following methods: forced back as much as possible into its original location which is the preferred method; disguised by an AECD approved landscape plan; moved outside the seventy-five feet (75') corridor; or moved to an off- site location.
    - a. All visible fallen trees must have trunks touching the ground, including cutting them into sections if necessary to achieve complete ground contact, and cutting the remaining trunk as close to the ground as possible or moved outside the seventy-five feet (75') corridor or moved to an off- site location. Branches from fallen trees or downed canopies must be cut and laid on the ground or moved outside the seventy-five feet (75') corridor.
    - b. All visible leaning trees must be cut down and remediated to meet the standards of fallen trees.
  - 2. Dead and broken trees (snags) may remain in place as long as they pose no real threat, as determined by the POA, to property, POA right of way, driveways, other healthy trees, people, or pets.
  - 3. POA is responsible for the clean-up of the golf maintenance easement area thirty feet (30') from the property line. Property Owner(s) must be responsible for the clean-up, as described above, up to the nearest structure but not to exceed forty-five feet (45')

- from the golf maintenance easement area for a total of seventy-five (75') from the property line.
4. POA is responsible for the tree clean-up of all rights of way within the defined corridor.
  5. By written resolution, the BCPOA BOD may prescribe additional clean-up requirements following devastating events, including wildfires, tornadoes, hurricanes, or ice storms.

## ARTICLE VIII

### Landscape Requirements

- A. Initial landscape plans for new homes must be submitted to AECD for approval before any landscaping begins. This plan must include a visual scale for all softscape (the names and number of plants and trees selected from the Big Canoe Approved Plant List), hardscape (rock, stone, concrete, gravel, water features, vertical features, and the like), and name of landscaping firm responsible for installation. Additions to existing landscapes must be approved by AECD if hardscape is to be added or if the planting comprises more than 25% of existing un-landscaped grounds.
- B. NO INVASIVE PLANTS may be planted. The Georgia Exotic Pest Plant Council ([www.gaepcc.org/list](http://www.gaepcc.org/list)) provides a complete list of “invasives.” Below is a table of Category 1. Property Owners are encouraged to remove these plants. In addition, Kudzu sightings in BC should be reported to BPCPOA ([fixit@bigcanoepoa.org](mailto:fixit@bigcanoepoa.org)).

CATEGORY 1: EXOTIC PLANT that is a SERIOUS problem in Georgia natural areas by extensively invading native plant communities and displacing native species.	
SCIENTIFIC NAME	COMMON NAME
<i>Ailanthus altissima</i> (P. Mill.) Swingle	Tree of heaven
<i>Albizia julibrissin</i> Durazz	Mimosa
<i>Alternanthera philoxeroides</i> (art.) Griseb.	Alligator weed
<i>Eichhornia crassipes</i> (Mart.) Solms	Common water hyacinth
<i>Elaeagnus umbellate</i> Thunb.	Autumn olive
<i>Hedera helix</i> L.	English ivy
<i>Hydrilla verticillata</i> (L.f.) Royle	Hydrilla
<i>Lespedeza bicolor</i> Turcz.	Shrubby lespedeza
<i>Lespedeza cuneata</i> (Dum.-Cours.) G. Don	Sericea lespedeza
<i>Lonicera japonica</i> Thunb.	Japanese honeysuckle
<i>Lygodium japonicum</i> (Thunb. Ex Murr.) Sw.	Japanese climbing fern

<i>Melia azedarach</i> L.	Chinaberry
<i>Microstegium vimineum</i> (Trin.) A. Camus	Japanese stiltgrass
<i>Murdannia keisak</i> (Hassk.) Hand.-Maz.	Marsh dayflower
<i>Paulownia tomentosa</i> (Thunb.) Sieb. & Zucc. Ex steud.	Princess Tree
<i>Pueraria montana</i> var. <i>lobata</i> (Willd.) Maesen & S. Almeida	Kudzu
<i>Rosa multiflora</i> Thunb.	Multiflora rose
<i>Triadica sebifera</i> (L.) Small	Chinese tallow tree
<i>Wisteria sinensis</i> (Sims) DC.	Chinese wisteria

- C. The Big Canoe Approved Plant List emphasizes native species because they are hardier and more supportive of native birds and insects and the natural habitat. For supporting plants, see [www.extension.uga.edu/publications](http://www.extension.uga.edu/publications) for University of Georgia extension List of Native Plants of Georgia, Bulletins 987 (Woody Vines), 987-2 (Ferns), 987-3 (Wildflowers), 987-4 (Grasses). Recognizing that native plants may not always be readily available, Property Owners may purchase cultivars of these natives. These lists are also on the BCPOA website ([www.bigcanoepoa.org](http://www.bigcanoepoa.org).*POA*>*Governing*) Documents>Architectural and Environmental Control Standards). Some plants are semi-evergreen; they stay green in different areas of Georgia and in mild winters.

<b>EVERGREEN TREES (LARGE)</b>	
<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
American Holly	<i>Ilex opaca</i>
Eastern Hemlock	<i>Tsuga canadensis</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Loblolly Pine, Longleaf Pine, Shortleaf Pine, Slash Pine, Spruce Pine, White Pine	<i>Pinus taeda</i> , <i>P. palustris</i> , <i>P. echinate</i> , <i>P. elliotii</i> , <i>P. glabra</i> , <i>P. strobus</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Sweet Bay Magnolia	<i>Magnolia virginiana</i>
<b>DECIDUOUS TREES (LARGE)</b>	

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
American Beech	<i>Fagus grandifolia</i>
American Yellowwood	<i>Cladrastis kentukea</i>
Bald Cypress	<i>Taxodium distichum</i>
Black Gum	<i>Nyssa sylvatica</i>
Black Walnut	<i>Juglans nigra</i>
Chestnut Oak	<i>Quercus prinus</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Hickory Species	<i>Carya</i>
Laurel Oak	<i>Quercus hemisphaerica</i>
Live Oak	<i>Quercus virginiana</i>
Northern Red Oak	<i>Quercus rubra</i>
Palmetto Palm	<i>Sabal palmetto</i>
Post Oak	<i>Quercus stellata</i>
Red Maple	<i>Acer rubrum</i>
River Birch	<i>Betula nigra</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shumard Oak	<i>Quercus falcata</i>
Sugar Maple	<i>Acer saccharum</i>
Sugarberry	<i>Celtis laevigata</i>
Swamp Chestnut Oak	<i>Quercus michauxii</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
Water Oak	<i>Quercus nigra</i>
Willow Oak	<i>Quercus phellos</i>
White Ash	<i>Fraxinus americana</i>
White Oak	<i>Quercus alba</i>
Yellow Buckeye	<i>Aesculus flava</i>

<b>EVERGREEN TREES (SMALL)</b>	
<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
Loblolly Bay	<i>Gordonia lasianthus</i>
Yaupon	<i>Ilex vomitoria</i>
<b>DECIDUOUS TREES (SMALL)</b>	
<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
American Hornbeam	<i>Carpinus caroliniana</i>
Big-Leaf Magnolia	<i>Magnolia macrophylla</i>
Bigleaf Snowbell	<i>Styrax grandifolius</i>
Buckthorn Bully	<i>Sideroxylon lycioides</i>
Carolina Buckthorn	<i>Frangula caroliniana</i>
Carolina Silverbell	<i>Halesia tetraptera</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Eastern Hophornbeam	<i>Ostrya virginiana</i>
Eastern Redbud	<i>Cercis canadensis</i>
Southern Sugar Maple	<i>Acer barbatum</i>
Flowering Dogwood	<i>Cornus florida</i>
Fringetree or Grancy-Greybeard	<i>Chionanthus virginicus</i>
Georgia Oak	<i>Quercus georgiana</i>
Mayhaw	<i>Crataegus aestivalis</i>
Narrow-Leaf Crabapple	<i>Malus angustifolia</i>
Ogeechee Lime, Ogeechee Tupelo	<i>Nyssa ogeche</i>
Parsly Hawthorn	<i>Crataegus marshallii</i>
Possumhaw	<i>Ilex decidua</i>
Red Bay	<i>Persea borbonia</i>

Sassafras	<i>Sassafras albidum</i>
Sourwood	<i>Oxydendrum arboretum</i>
Turkey Oak	<i>Quercus laevis</i>
Two-Winged Silverbell	<i>Halesia diptera</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>
Wild Olive, Devilwood	<i>Osmanthus americanus</i>
<b>EVERGREEN SHRUBS</b>	
<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
Adam's Needle, Beargrass, Spanish Bayonet, Threadleaf Yucca	<i>Yucca filamentosa</i>
Anise	<i>Illicium parviflorum</i>
Drooping Leucothe	<i>Leucothose fontanesiana</i>
Fetterbush, Pipestem	<i>Agarista Populifolia</i>
Fetterbush	<i>Lyonia lucida</i>
Florida Anise	<i>Illicium floridanum</i>
Gallberry, Inkberry	<i>Ilex glabra</i>
Mountain Laurel	<i>Kalmia latifolia</i>
Rhododendron	
<b>DECIDUOUS SHRUBS</b>	
<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
American Beautyberry	<i>Callicarpa americana</i>
American Bladdernut	<i>Staphylea trifolia</i>
American Snowbell	<i>Styrax americanus</i>
Arrowwood Viburnum	<i>Viburnum denatum</i>
Azalea	
Blackhaw Viburnum	<i>Viburnum prunifolium</i>



Bottlebrush Buckeye	<i>Aesculus parviflora</i>
Button Bush	<i>Cephalanthus occidentalis</i>
Common Witchhazel	<i>Hamamelis virginiana</i>
Darrow's Blueberry, Glaucous Blueberry	<i>Vaccinium darrowii</i>
Deerberry	<i>Vaccinium stamineum</i>
Devil's Walkingstick	<i>Aralia spinosa</i>
Dwarf Fothergilla	<i>Fothergilla gardenia</i>
Dwarf Palmetto	<i>Sabal minor</i>
Georgia Basil	<i>Clinopodium georgianum</i>
Groundsel Bush	<i>Baccharis halimifolia</i>
Hillside Blueberry, Blue Ridge Blueberry	<i>Vaccinium pallidum</i>
Honeycup	<i>Zenobia pulverulenta</i>
Hoptree, Wafer-Ash	<i>Ptelea trifoliata</i>
Horse-Sugar, Sweetleaf	<i>Symplocos tinctoria</i>
Littlehip Hawthorn	<i>Crataegus spathulata</i>
Mapleleaf Viburnum	<i>Viburnum acerifolium</i>
Mayberry	<i>Vaccinium elliotii</i>
Mountain Stewartia	<i>Stewartia ovata</i>
Needle Palm	<i>Rhapidophyllum hystrix</i>
Painted Buckeye	<i>Aesculus sylvatica</i>
Pinckneya, Feverbark	<i>Pinckneya bracteata</i>
Rabbiteye Blueberry Cultivars	<i>Vaccinium virgatum</i>
Red Basil, Scarlet Calamint	<i>Clinopodium coccinea</i>
Red Buckeye	<i>Aesculus pavia</i>
Red Titi, Swamp Cyrilla	<i>Cyrilla racemiflora</i>
Rhododendron	
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Saw Palmetto	<i>Serenoa repens</i>

Southern Highbush Blueberry	<i>Vaccinium corymbosum</i>
Southern Wax Myrtle	<i>Morella cerifera</i>
Sparkleberry	<i>Vaccinium arboreum</i>
Spice-Bush	<i>Lindera benzoin</i>
Strawberry-Bush, Hearts-a-bursting	<i>Euonymus americanus</i>
Summersweet Clethra	<i>Clethra alnifolia</i>
Swamp-Haw	<i>Viburnum nudum</i>
Sweetshrub	<i>Calycanthus floridus</i>
Virginia Sweetespire	<i>Itea virginica</i>
Winged Sumac	<i>Rhus copallina</i>
Winterberry	<i>Ilex verticillate</i>
Yellow-Root	<i>Xanthorhiza simplicissima</i>

D.

D. The following is an **Addendum** to the Big Canoe Approved Plant List in section C. It includes non-native evergreen, cold hardy, deer resistant, or otherwise utilitarian, non-invasive plants and their cultivars:

PLANT CATEGORY	COMMON NAME	SCIENTIFIC NAME
Evergreen Tree	Deodar Cedar	<i>Cedrus deodar</i>
Deciduous Tree	Japanese Maple	<i>Acer palmatum</i>
	Chaste Tree	<i>Vitex agnus-castus</i>
Evergreen Shrub	Abelia	Abelia
	Azalea	Azalea
	Boxwood	Boxus
	Camelia	Camelia
	Cleyera	Cleyera
		Cotoneaster

		Cryptomeria
		Dystilium
	Holly	Ilex
		Japonica
	Grey Owl	<i>Juniperus virginiana</i>
	Banana Shrub	<i>Michelia figo</i>
		<i>Pieris</i>
	Dwarf Mugo Pine	<i>Pinus mugo compacta</i>
	Rhododendron	Rhododendron
		Taxus/Yew
		Viburnum
Deciduous Shrub		Caryopteris
	Flowering Quince	Chaenomeles speciosa
	Wintersweet	<i>Chimonanthus praecox</i>
		<i>Edgeworthia corysantha</i>
	Easter Tree	Forsythia
		Potentilla

- E. It should be remembered that growing conditions vary even within the boundaries of Big Canoe. Elevation, sunlight, soil nutrients, wind, and rainfall are among the factors that affect plant survival and growth. These variables account for the fact that a plant may thrive in one BC locale and not another; be deciduous in one spot, semi-evergreen in another, or evergreen in yet another.
- F. Wildlife in a mountain community, especially deer, regard all property as their common eating ground. Plants that emit strong odors (such as anise) and plants that have jagged edges (such as holly) appear to be their least favorite fare. Repellants for deer, moles, and the like are available, though they are most effective only when applied according to instructions and scheduled on a regular basis.
- G. There is also an abundance of neighborly assistance for plant information. Big Canoe is replete with generous plant enthusiasts, pro and amateur, whose gardens evidence their skill and joy. The Wildflower Bunch Garden Club offers meetings relating to plants and

their care. The Conservation Committee presents educative articles in Smoke Signals and other forums.

- H. Mulch for plants, whether straw or barks, should blend with the surrounding landscape.
- I. Plants should be properly maintained. Pruning should occur as needed, but may not result in shapes uncharacteristic of the plant species. Dead plants should be removed.
- J. No artificial plants/trees/flowers whether in ground or pot may be in the landscape excepting natural mimetic greenery for winter holidays.

## ARTICLE IX

### Residential Property Maintenance

A. Property Owner(s) must keep and maintain all portions of the lot and the exterior of all structures located on the lot in a neat, attractive, and safe condition consistent with these Standards and Rules or Regulations and Covenants and Restrictions. This maintenance is critical to protect the character and aesthetic of the community as well as the property values.

1. The following apply to Improved Lots or Buildings:
  - a. All developed properties are to be maintained free from deterioration, damage, or rot.
  - b. The exterior surfaces of homes are to be properly maintained and repaired/replaced/repainted as necessary with approved colors.
  - c. Exterior surfaces which contain mildew, fade or rust are to be cleaned and repainted/re-stained as necessary.
  - d. Roofs, gutters and driveways are to be kept clean of debris.
  - e. Any maintenance that involves an exterior change, including repainting, must require prior approval of AECD.
2. All property is to be kept cleaned of debris. The accumulation of trash and debris on any lot is prohibited.
3. Maintenance for culverts located under the driveway is the responsibility of Property Owner(s). These culverts must remain clear of debris so that water may flow freely.
4. Driveways must be kept in good condition. Asphalt driveways require resealing from time to time to keep the black color. Concrete driveways also require maintenance to preserve the black color. Flaking and fading must be corrected.
5. Asphalt and concrete driveway color will be considered allowable if it falls within the Nix Color Sensor photometer range of 3.0-13.0 as measured by the AECD.
6. In addition, each Neighborhood Association may have individual design guidelines for exterior repair and improvements, which are modified from time to time. Modifications must be approved by the Association's Board and then by AECC, then BCPOA BOD. See individual neighborhood by-laws for specific details and unique neighborhood guidelines. All exterior alterations, including repairs and replacements, must be approved by the neighborhood Association Board prior to undergoing the required AECD review.

B. Properties are inspected frequently for compliance with these Standards.

1. BCPOA staff may enter properties for purposes of such inspections. During some AECD inspections, properties may be photographed for possible non-compliance with these Standards.
2. AECD will provide written notification of a violation to the Property Owner(s) via US Mail.
3. AECD has the authority to impose monetary or other sanctions for violations of these Standards.
4. Property Owner(s) must complete the maintenance or repair according to the established timeline. If BCPOA BOD or designee determines the completion of the maintenance or repair is not possible within such time period, Property Owner(s) must commence replacement or repair within forty-five (45) days.
5. If BCPOA BOD or its designee determines that an emergency exists or that Property Owner(s) has not complied with the demand given by BCPOA BOD, as herein provided, BCPOA may provide such maintenance, repair or replacement at the sole cost and expense of Property Owner(s), and such costs may be an assessment and lien against Property Owner(s) and the lot.

C. All Common Areas are maintained by BCPOA.

## APPENDICES

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