

Design Guideline Update – August 2026

This Update supersedes the May 2026 Update. Please remove/disregard that update. Please print and replace the existing sections with the following updates to your Design Guidelines. Changes to existing verbiage are in **bold font**.

Section 1/DESIGN & COMMUNITY STANDARDS/Exterior Painting	1
Section 1/DESIGN & COMMUNITY STANDARDS/Landscape Features:	
Borders/Trellis/Arbors/Water	2
Section 2/Landscape/General Landscape Requirements/Pinestraw/Mulch/Edging	2
Section 2/Landscape/Lot and Landscape Maintenance/Lot and Landscape Maintenance	4
Section 2/Landscape/Lot and Landscape Maintenance/Maintenance of Shrubs/Trees	5

DESIGN GUIDELINES/Section VIII/Paragraph “M” Exterior Painting

Change to read:

M. Exterior Painting

ARC approval is required to paint **any feature on** the exterior of your home. Owners must seek ARC approval even if applying the original or previously approved paint color. The exception is that ARC approval for front door paint is only required if changing front door color. **Said differently, you may touch-up or repaint your front door the same color without ARC Approval.**

While it is preferred that the existing Timberbrook color pallet be utilized, the *Board* may authorize adding new house colors to this pallet. As much as possible, colors should blend with the natural characteristics of Timberbrook. No new exterior colors will be permitted that will be inharmonious or discordant with other improvements in Timberbrook, or incongruent with the color scheme of the community. No overly bright or highly contrasting colors will be permitted.

All ARC Requests for painting must include the Sherwin Williams siding, trim and accent color codes. When selecting a new accent color, each feature to be painted must be specified in the ARC Request. For example, “I/We wish to paint our siding Antler Velvet (SW 9111), trim Ultra White (SW 9500) the shutters and front door “Portico” (SW 7548).”

All new colors will be carefully vetted. When notified, you will be asked to paint a minimum of 12-inch by 12-inch square of new color, along with a 4-inch by 12-inch strip of trim and/or accent colors that are different from the original house color. **This will give the Board an opportunity to better visualize the**

color pallet. It is recommended that you select colors from an existing Exterior Color Collections from Sherwin-Williams or other name brand paint company. The ARC is mindful of a color's Light Reflective Value (LRV), existing elevation colors, window color and complementary contrast. When changing trim color, you must paint the gutter system the same color as the trim.

Lennar's scheme for Timberbrook has siding colors that has an LRV range from mid-20s to low-40's (medium dark). With few exceptions, trim is lighter than the siding color, usually lighter than LRV 50. **All "accent colors", i.e., doors, shutters, flashing and metal roofs are dark, LRV value less than 10.** All front elevation stone-work is complemented by the home's color scheme. Front elevations that are composed mostly of dark stone and brick are the exception and the siding/trim scheme may be reversed. All gutters are painted to match the trim color. The HOA Board intends to keep this overall scheme intact when approving new paint colors.

All exterior paint must be maintained to achieve and maintain a good appearance. In the event that a homeowner receives written notice from the Board or Community Manager indicating that painting is needed, such remediation shall be accomplished within forty-five (45) days of receipt of the notice.

Y. Landscape Features: Borders/Trellis/Arbors/Water

Change to read:

Decorative Borders around landscaping beds require approval of the ARC. **Please see Landscape/Section V, Paragraph E. Pinestraw/Mulch/Edging for allowable Boarder/Edging material.**

Landscape/Section V, Paragraph E. Pinestraw/Mulch/Edging

Change to read:

E. Pinestraw, Mulch and Landscape Edging: Pinestraw and brown mulch are the only approved bed cover in Timberbrook. Rock, gravel, crushed brick, or similar materials are not allowed as a substitute bed cover. Pinestraw installations for the community are generally scheduled for April (full install) and November (front and side install).

APPROVED BROWN MULCH

To install brown mulch, please reference the list of Approved Brown Mulch recommendations below. If you choose a different vendor or product than those on the list, you must bring a baggie-sized sample to the ARC for approval.

As a reminder:

- You must submit an ARC Request to confirm proper mulch selection.
- Installation of mulch will be at the expense of the homeowner.
- No credit or reimbursement for mulch installation will be made to homeowners.

- Homeowners must install mulch on **AT LEAST** all front and side beds.
 - Homeowners electing to install mulch will not do so on berms.
 - Berms and most Community Property will remain bed with pine straw.
 - The clubhouse and entry flower beds may utilize mulch.
 - Care should be taken to avoid loss of mulch by heavy rains.
 - **If landscape edging is to be used, please include the edging information in your ARC Request!**
- Landscape Edging information is presented below.**

To install brown mulch in your beds, you must submit an ARC Request. Requests to install the below listed products should be Express Approved. Mulch must be hardwood mixture and brown in color. If you would like to install a different brand or use a different vendor's product, please bring a baggie-sized sample to the ARC for approval.

Home Depot Products:



Lowes Products:



Yard Time (PTC) has **Brown Carpet Mulch** (Not Rubber) for \$38/yard plus delivery and tax.

Vinings (Sharpsburg) has **Brown Chocolate Mulch** for \$38/yard plus delivery and tax.

Mulch and More (Newnan) has **Chocolate Brown Hardwood Mulch** for \$36/yard, and **Natural Brown Hardwood Mix** for \$35/yard plus delivery and tax.

How much will you need? It depends on how thick you apply it. One yard will cover 100 sqft at a depth of 3", or 200 sqft. at 1 1/2". Our homes typically have 300-400 sqft. of bed area in the front and along the sides. So, 3-4 yards at 3" or 1-2 yards at 1 1/2". How many bags is this? Most bags will tell you sqft. coverage and cubic ft. volume. Three (3) yards or equivalent number of bags should be sufficient for front and sides.

One (1) Yard = 13 bags of 2.0 cubic foot mulch (left column bags)
= 18 bags of 1.5 cubic foot mulch (middle column bags)
= 33 bags of 0.8 cubic foot mulch (right column bags)

For reference, 100 sqft. is easily covered by 4 bales of pinestraw.

Landscape Edging

All flower/shrub and tree bed edging must have prior written approval of the ARC. Permitted materials include brick, stone, and metal. Edging must be installed so that the top is no higher than 3 inches above the soil line and must follow a clean, consistent, linear or curved, vertical edge. Edging, when approved, shall be installed on all front beds, and may continue down the side beds.

- **Stone and Brick:** Natural stone or brick masonry that complements the home's architecture.
- **Metal Edging:** High-quality steel or aluminum, often preferred for a clean, modern, and invisible look.
- **Concrete Pavers:** Segmented interlocking concrete units. Good for sloped tree wells.
- **Prohibited Materials:** Low-quality plastic, rubber, wood-product, poured concrete, and landscape timbers.
- **Color Palette:** Edging should be natural earth tones: Green, Brown or Black. Stone, brick and pavers should be complementary of the masonry of the house.
- **Consistency:** The style should be consistent within the neighborhood to avoid visual clashing.
- **Minimalist Design:** Decorative shapes with scalloped tops are generally discouraged, while straight-cut or rounded natural stone is favored.
- **Weed/Grass Management:** Edging must be maintained to prevent grass from invading flower beds.
- **Safety and Visibility:** Edging must not obscure sidewalks or roadways. Sharp metal ends should be avoided.
- **Installation Approval:** Any installation of permanent, hardscaped edging requires prior approval from the ARC.

Landscape/Section VI: Lot and Landscape Maintenance:

Please change the following paragraph to read:

I. Lot and Landscape Maintenance:

- A. **Maintenance of Lots:** Certain maintenance of individual lots is the responsibility of

the Association and includes the following: routinely mowing lawns; edging beds; pruning shrubs and round covers; control of weeds, lawn pests, and diseases via spray application of appropriate products; replacement of pinestraw at least once a year; and other necessary maintenance measures as directed by the Association, including fertilization, to sustain the landscape in a neat, orderly, vigorous and healthy condition. By exception, the HOA does not treat Japanese Beetle larvae **nor fire ants** on homeowner property. Treatment of Japanese Beetles **and fire ants are** a homeowner's responsibility. In addition, in the event of chemically untreatable weeds (as a result of chemicals deemed not safe for mass application in subdivisions) management of such weeds is the responsibility of the homeowner. Homeowners are responsible for proper watering of lawns; remediation of damage to lawns from lack of water will be the responsibility of the homeowner. With the exception of dead trees or shrubs, no landscaping, other than seasonal annuals, shall be removed without the prior written approval of the ARC.

Please add the following paragraph:

D. Maintenance of Shrubs and Trees: It is the **Association's** responsibility to ensure front-bed shrubs are maintained at 36-inches (with new growth not to exceed 48-inches) and that shrubs planted at the corner of homes do not exceed 72-inches. **Plants along the side of homes are homeowner responsibility and must be maintained at or below 72".** Our landscaping company will monitor and prune your front bed shrubs as part of their contract. Any comments/concerns over shrub height should be sent to our Management Company.

Prior to seasonal pinestraw applications, our landscaping company will be scheduled to prune front bed shrubs/bushes for increased esthetics. ADDITIONALLY, Crepe Myrtle trees in the front driveway corner and on a rear house corner shall be pruned annually in the January/February time frame for a consistent look throughout the neighborhood. Our landscape company will do their best to ensure compliance. Again, concerns can be directed to our Management Company.

To reiterate, responsibilities for pruning are as follows:

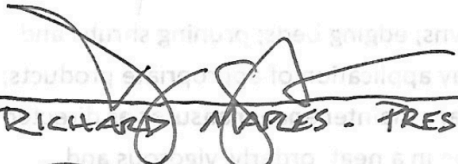
Landscaping Company - Front bed shrubs and hedges (Lennar or owner replaced), Front bed ornamental grasses, including driveway corner, Crepe Myrtle trees on sidewalk and back corner of home. Berm shrubs and grasses.

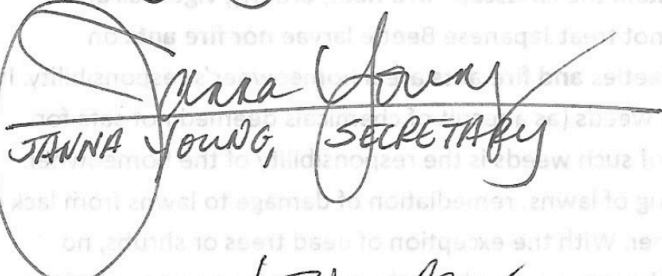
Homeowner - Annuals/perennials, side of home plants (should not exceed 72"), and all trees EXCEPT Crepe Myrtles mentioned above. Trees located at the front corner(s) shall be maintained at a reasonable height and width. Homeowners should not allow corner trees to touch the house roof, siding or trim, as it invites moisture and pests. Be mindful that large diameter/tall trees will have root systems that may affect your slab. Bushes installed at these locations shall be maintained at 72-inches.

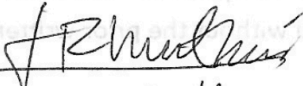
For those who OPT OUT of the landscaping service, the pruning responsibilities rest solely with you. Failure to self-prune the above-mentioned shrubs/bushes to designated heights, and Crepe Myrtle trees at the appropriate time, will result in violation/fine letters.

This Timberbrook Community Association Inc. Design Guidelines Update, pursuant to the Declaration of Covenants, Conditions and Restrictions for Timberbrook, is hereby adopted as amended. Upon distribution to the community, these guidelines shall be in effect and are binding on all parties having interest in any portion of Timberbrook.

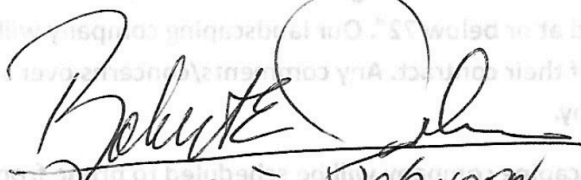
Timberbrook Board of Directors:


RICHARD NARES - PRESIDENT 8/25/2026
DATE


JANNA YOUNG, SECRETARY 8/25/2026
Date


Richard Nares 8/25/2026
DATE

Billie Hamilton 8/25/2026
Date
Billie Hamilton


Robert E. Johnson 8/25/2026

William McKeig 8/25/26

Hammer 8/25/26