

# The Planters Modification Request Form (MRF)

Submit to: THE PLANTERS HOA  
P. O. BOX 774  
CASSVILLE, GA. 30123  
678-848-5511

Please print and submit pages 1 and 2 of this document along with the page or pages that match your proposed project or projects. Be sure to include pictures when possible and diagrams on a separate sheet of paper large enough to be readable. To help speed up the approval process, please provide as much information as possible. If multiple projects are submitted, each project will be treated as a separate MRF.

\*Quoted from the Planters Covenants

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Today's Date \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Email \_\_\_\_\_

**REMEMBER:** It is the homeowner's responsibility to obtain all permits, inspections, etc. required by the county, state or other governing office.

Description of Modification: (Short Version) \_\_\_\_\_

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Proposed Start Date: \_\_\_\_\_ Proposed Finish Date: \_\_\_\_\_

**Contractor Information:** (If multiple projects, please submit a separate form for each contractor. Request your contractor to furnish material list and diagrams of the project so you can submit them with your MRF.)

Project: \_\_\_\_\_

If you (the homeowner) are doing the work yourself, please list the homeowner as the contractor.

Business Name:

\_\_\_\_\_

Contact/Owner's Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Phone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Is the contractor licensed? Yes \_\_\_\_\_ No \_\_\_\_\_

Is the contractor insured? Yes \_\_\_\_\_ No \_\_\_\_\_

Additional information:

## Painting:

\*Article VII Section 17 (N) All exterior colors and materials of all structures shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color and material guidelines contained herein. Should a builder or homeowner wish to make changes in the scheduled colors, this may be done only by consulting with the ACC in order to achieve a well-coordinated color scheme throughout the subdivision.

\*Article VII Section 17(N)(B) Colors.

1. The exterior colors of the walls and roof of a single-family residential structure shall be compatible and harmonious with the colors of nearby single-family residential structures. Highly reflective colors shall be avoided.
2. High contrast colors, when used on structures shall be limited to major architectural elements such as entry doors.

Are you repainting with the same colors? Yes \_\_\_\_\_ No \_\_\_\_\_

Please provide color description & splotches in the space provided:

Siding Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_

Door & Shutters Color: \_\_\_\_\_

## Decks, Porches and Roofs:

**\*Section 17.** Improvements of Lots. All construction of dwellings, accessory structures and all other improvements in PLANTERS SUBDIVISION shall be undertaken and completed in accordance with the following conditions:

**\*(I)** Any screened porch which is a part of any dwelling or accessory structure must have a dark color screen, and no bright color silver finish screens may be used.

**\*(M)** Silver-finish aluminum doors (including sliding doors) and windows shall not be approved.

**\*(O)** Roofing material and color shall be specified in the plans and specifications submitted to the ACC for approval, and shall be subject to the color and material guidelines contained herein. No plumbing or heating vent shall penetrate these roof surfaces which face the street or streets adjacent to the residential structures. All plumbing or heating vents that do penetrate the roof surface shall be painted to blend with the roof color.

**Minimum roof pitch is 7/12.**

Please submit complete description, material list and diagrams of the project, complete with measurements etc. on a separate piece of paper.

**Photos are always helpful.**

New Construction: Yes \_\_\_\_\_ No \_\_\_\_\_

OR

Repair and maintenance: Yes \_\_\_\_\_ No \_\_\_\_\_

### **When Replacing a Roof:**

Will the shingles be the same as currently on the house? Yes \_\_\_\_ No \_\_\_\_

### **If Not:**

What type of shingles will be used?

What color will the new shingles be?

## Fencing:

\*Article VII Section 8: All fences and walls shall compliment the design, texture and colors of all structures on the same lot. The maximum height of any fence or wall shall be six feet above grade. All fences and walls shall include planting as an integral component, and shall not attract attention as distinct architectural elements. All fence posts must be placed on the inside yard. No fence shall be located closer to the street than the rear corner of the house, except for lots 1, 5, 8, 10, 15, 25, 26, 38, 47, 170, and 174 where all fences must be approved by the **ACC**.

What type of fence? Privacy \_\_\_\_\_ Black Vinyl Chain Link \_\_\_\_\_

Will it be 6' tall or less? \_\_\_\_\_

What type of material? \_\_\_\_\_

What color will it be? \_\_\_\_\_

Please provide a diagram of the location of the fence (separate sheet of paper). **Photos are always helpful.**

## Out Buildings: (Please provide example pictures or drawings)

\*Article VII Section 16: A detached accessory structure maybe placed on a lot to be used for a playhouse, swimming pool, tennis court, tool shed, dog house, garage, or other customary residential use. A garage may also be an attached accessory structure. These structures are allowed so long as they are in good condition, well maintained, and attractive. They may not be unsightly nor adversely affect the value of other lots in the subdivision. Such accessory structures shall not exceed twenty (20) feet in height or nine hundred (900) square feet in size, and shall conform in exterior design and quality to the dwelling on the same lot. Constructed structures should also match dwelling in color and materials. With the exception of a garage that is attached to a dwelling, an accessory structure placed on a lot shall be located only behind the dwelling, as such dwelling fronts on the street. Such accessory structures shall also be located within side and rear setback lines as required hereby or by applicable zoning law.

\*Outbuildings must be painted to match the house \*

\*Shingle color must match the house\*

Will this be built on site? \_\_\_\_\_

What are the dimensions? \_\_\_\_\_

What is the siding material? \_\_\_\_\_

What is the roof material? \_\_\_\_\_

Will building permits be required? Yes \_\_\_\_\_ No \_\_\_\_\_

Will there be plumbing and or electrical involved? \_\_\_\_\_

What is the foundation? Wood \_\_\_\_\_ Poured Concrete \_\_\_\_\_

Please provide any additional details and diagram of location in the yard (separate sheet of paper). **Photos are always helpful**

## Swimming Pools:

\*Article VII Section 17 Sub-sections

(X): "In-ground swimming pools only are permitted.

Pools shall be located in rear of house. Location and design of pools shall be approved by the ACC. No above-ground pools are permitted except children's wading pools which shall not exceed 24" in depth and 10' in diameter."

What type and shape of pool?

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Will a retaining wall or walls be required?

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If so, please provide details and drawings with MRF.

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What type of fence will be installed around pool? \_\_\_\_\_

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Please provide site drawings (separate sheet of paper) and any other pertinent details with MRF. **Photos are always helpful.**

## Landscaping:

\*Article VII Section 5: A written plan of landscaping be submitted to the ACC prior to installation of any materials; this plan should include a drawing to show location and description of all "hardscape" items such as fences, walls, rocks, fountains, statuary and so-forth. Front yard grass areas shall be sod (no fescue) from street to front corner of house.

Article VII Section 17 Sub-Section (n) All exterior colors and materials of all structures shall be specified in the plans and specifications submitted to the ACC for approval and shall be subject to the color and material guidelines contained herein. Should a builder or homeowner wish to make changes in the scheduled colors, this may be done only by consulting with the ACC in order to achieve a well-coordinated color scheme throughout the subdivision.

Check All That Apply:

Front Yard - \_\_\_\_\_ Back Yard - \_\_\_\_\_ Sides - \_\_\_\_\_

Planting Trees – Yes - \_\_\_\_\_ No - \_\_\_\_\_

Removing Trees – Yes - \_\_\_\_\_ No - \_\_\_\_\_

Please Provide a Description (below) & Diagram (separate sheet of paper):

**Photos are always helpful.**

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