



The Pines at Kimball Bridge
Homeowners Association
Handbook

Dear Homeowners,

Enclosed you will find a copy of The Pines at Kimball Bridge Homeowners Association Handbook for our subdivision. This handbook contains some of the “main covenants” that pertain to the neighborhood. This handbook “does not” include all of the covenants for the neighborhood. For a full list of covenants, please reference our website at www.thepinesatkimballbridge.org/covenants. Please use this handbook as a reference guide when contemplating a change to your property or home. If your home is a rental property, make sure to give your tenants a copy of the handbook. Your tenants are also bound by these covenants. Please find the Project Plan Approval Form at the end of this handbook – All exterior and out-facing projects must receive board approval prior to commencement of work. If you still have questions or are unclear on requirements, please reach out to one of our Board members below for clarification.

The Pines at Kimball Bridge Board Members:

Manny Rodriguez (President) (thepineshoapresident@gmail.com)

Pam Grogan (Vice President) (thepineshoavp@gmail.com)

Ken Figiel (Treasurer) (ken.figiel@yahoo.com)

Annette Shinsky (Secretary) (annette10980@aol.com)

Matt Mccracken (Vice President Landscaping) (msmccracken@yahoo.com)

Sincerely,

The Pines at Kimball Bridge HOA

COMMUNITY INFORMATION

Hospitals:

Northside Hospital	404-851-8000
Northside Hospital – Forsyth	770-844-3200
Saint Joseph's Hospital	404-851-7001
Scottish Rite Children's Hospital	404-256-5252
North Fulton Regional Hospital	770-751-2500
Emory Johns Creek	678-474-7000

Library/Centers:

Alpharetta Branch	404-613-6735
Northeast/Spruill Oaks Branch	770-360-8820
Ocee Branch - Dr. Robert E. Fulton	770-360-8897
Chattahoochee Nature Center	770-992-2055
Chattahoochee Recreation Center	770-399-8070

Alpharetta and Fulton County Information:

Alpharetta Main Info	678-297-6000
Alpharetta Police (Emergency)	911
Alpharetta Police (Non-Emergency)	678-297-6300
Animal Control	404-794-0358
Auto Tag Office	770-551-7630
Dead Animal Pick Up	404-885-7846
Driver's License (N. Roswell)	404-657-9300
Driver's License (Roswell)	770-551-7675
Fulton County Parks Maintenance	770-740-2416
Poison Control Center	404-616-9000
Police North Precinct	770-551-7600
Police (Vacation Patrol)	770-495-8738
Service Center Information	404-730-6100
Voter Registration	404-730-7420

Utilities/Services:

Utility Protection Service	800-282-7411
Sawnee EMC Power	770-887-2363
Report streetlight outage: Call or use online form at sawnee.com/report-outage	
Fulton County Water/Sewer	404-612-4000
City of Alpharetta Trash	678-297-6060

Schools:

Ocee Elementary	770-667-2960
Taylor Road Middle School	770-740-7090
Chattahoochee High School	770-521-7600

Problems at Ocee Park:

City of Johns Creek Police	404-730-7109
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Place Mail On Hold:

www.usps.com

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Painting

Homeowners wishing to repaint their homes must get approval from The Pines at Kimball Bridge Homeowners Association Executive Board .This includes repainting the same color.

The following should be kept in mind when repainting your home:

Exterior Colors – General Evaluation Criteria:

1. The exterior colors of the exterior walls, trim, shutters and doors of homes shall be compatible and harmonious with the colors of other homes in the neighborhood. Non conforming colors are prohibited.
2. A minimum number of exterior colors shall be used. When more than one color is used, one shall be clearly dominant.
3. Secondary colors shall be compatible with dominant colors, and limited to architectural details such as fascia frames and other building trim.
4. High contrast colors, when used on structures shall be limited to major architectural elements such as entry doors and shutters.
5. Multiple colors on the same element of the home are not permitted (example: two-toned shutters or doors).

All exterior repainting and paint color changes require the following information be provided to The Pines at Kimball Bridge Homeowners Association Executive Board for review:

1. Paint samples– a sample of each color that will be used.
2. If the repaint color is to be the same, a sample of the original color must be submitted by the homeowner.
3. Description of the area of home to be repainted.
4. Homeowners may be asked to paint a five by five foot sample area on the home to aid in The Pines at Kimball Bridge Homeowners Association Executive Board's approval determination.
5. A copy of the painting estimate.

Project Duration: Houses are to be repainted within 30 days from the commencement of painting unless special approval is given in writing by The Kimball Bridge Homeowners Association Executive Board.

Quality of Work: Houses are to be repainted using professional painters of high quality and workmanship and must be insured and bonded.

No home exterior shall be constructed of natural, untreated wood, cedar, aluminum or vinyl. Staining is prohibited. Siding must be replaced with Masonite/fiber board (Hardiplank). Brick, stucco and stone exteriors are allowed.

All property owners are required to keep the exterior of their home and property in good repair and neat appearance. Should the property owner fail to maintain the exterior of

their home and property in good repair and neat appearance, The Pines at Kimball Bridge Homeowners Association Executive Board will be in contact with the homeowner.

Dumpsters and work equipment are only allowed on the property until the project is complete. Once the project is complete they must be removed. You must get approval from The Pines at Kimball Bridge Homeowners Association Executive Board if the work equipment and/or dumpster is to remain past 30 days.

Driveways and Walkways

Driveways that are being replaced must be plain concrete (original builder material). No stone, brick, asphalt, pavers, stamped, colored or inlays, etc. will be permitted. Painting or staining of driveways and sidewalks is strictly prohibited.

Walkways in the front of the home must be constructed of concrete, flagstone or brick only.

The Pines at Kimball Bridge Homeowners Association Executive Board written approval is required before any walkways and/or driveway may be constructed or altered.

Driveways and walkways must be kept in good condition (No visible oil stains, etc.).

Mailboxes

All mailboxes being replaced must be approved in writing by The Pines at Kimball Bridge Homeowners Association Executive Board.

All mailbox posts and mail boxes are to be maintained in good condition, with properly operating self-latching door and flag. Posts must be neat, of adequate strength and size, and erected within five degrees of vertical, and erected to meet the required United States Postal standards. Mailboxes that are not in good condition will need to be replaced.

Mailboxes must be clear of obstructions to allow safe access for mail delivery.

Mailbox numbers must be inscribed or applied in contrasting color in neat letters and/or numbers and must be visible and legible on both sides at all times.

Check The Pines at Kimball Bridge Homeowners Association Website to see examples of acceptable mailboxes and posts.

Roofs

Roofs must be constructed of asphalt three-tab shingles. Shingle colors must be in shades of black, gray or brown. Color choice should be compatible with the exterior colors on the rest of the structure (i.e. a gray house should not have a brown shingle roof). All other types of shingles and roof types are prohibited.

Gutters

Gutters and downspouts should be securely attached to the home. Gutter covers may be installed, but must be maintained so that they remain free of rust. New gutters must be constructed of galvanized steel and must be similar in appearance to original builder product.

Garage Doors

Garage doors may be constructed of wood, vinyl, aluminum or steel. All other materials are prohibited. Windows with and without window grids are permitted in garage doors. No etched, mirrored or stained glass is permitted.

Windows

Windows may be updated to the more energy efficient styles if they meet the following criteria:

1. Windows on the front and back of the house must have the same look and style when viewed from the street as the original builder installed windows. Block glass or stained glass is acceptable window material in bathroom windows and only on the sides and back of the house.
2. Window bars and security bars are prohibited.
3. All other types of windows are prohibited.

All window replacements must be approved in writing by The Pines at Kimball Bridge Homeowners Association Executive Board.

Storm Windows and Doors

Prior written approval from The Pines at Kimball Bridge Homeowners Association Executive Board is required for the addition of any storm windows and doors.

When applying for approval from The Pines at Kimball Bridge Homeowners Association Executive Board the following information must be provided:

1. Picture or drawing of your home, showing the location of all windows/doors on which storm windows/doors will be installed.
2. Picture depicting style and color of storm window/door to be installed.

Main Entry Doors

Minimum standard for entry doors is a multi-panel door with or without windows. Doors with leaded glass inlays are permitted. Approved materials are steel or wood.

Entry doors must be painted to conform to the color scheme on the rest of the structure or stained a natural wood color. All door painting and staining must have The Pines at Kimball Bridge Homeowners Association Executive Board approval.

Decks and Patios

Decks may be constructed of wood or composite materials. Decks may be stained to a natural wood color or painted. If a deck is painted, neutral colors that complement the color of the home must be used. All decks and patios must be approved in writing by The Pines at Kimball Bridge Homeowners Association Executive Board. Patios may be constructed of concrete, pavers, flagstone or brick.

Antennas and Satellite Dishes

No exterior antenna, receiving dish or similar apparatus of any kind for receiving or transmitting of radio or video signals shall be placed, allowed or maintained upon any portion of the subdivision, including any lot, unless approved in writing by The Pines at Kimball Bridge Homeowners Association Executive Board. All approved equipment will be required to be kept out of view from the front of the property.

Basketball Goals

In addition to written approval from the Pines at Kimball Bridge Homeowners Association Executive Board, all basketball goals must meet the following criteria:

1. Backboards and polls must be standard size and commercially manufactured and kept neat in appearance at all times. Only round metal poles are permitted. Poles must be black. Nets must be in place and in good appearance at all times. Distance from the curb and distance from house must be specified in the application to The Pines at Kimball Bridge Homeowners Association Executive Board. Pictures of the basketball goal and pole must be submitted with the application.
2. Basketball goals must be placed at a distance no less than 50% of the length of the driveway from the curb.
3. Basketball backboards, nets and poles that are not in good condition will be required to be replaced or removed from the property.

Fences

Fences can only be constructed of wood, any other materials are prohibited. Written approval is required from The Pines at Kimball Bridge Homeowners Association Executive Board prior to fence construction/installation, replacement or staining (see Project Form). Fences must be maintained in good condition. Any damaged, worn or rotted out fences must be repaired or replaced. It is unlawful for any land owner, or the tenant of any land owner, to erect any fence or other device, grow or maintain hedges or other shrubbery that obstructs the clear view of any adjacent land owner when they are entering or exiting their driveway. Fence posts must begin from the back corners of the home and continue within the owner's sideline boundaries, except for homes that have a basement with an exterior door for safety reasons (fence can be moved forward to conceal the door). Homeowners on a corner lot will require a sight visit from The Pines at Kimball Bridge Homeowners Association Executive Board to conduct a safety check for sight lines. All homeowners are strictly prohibited from constructing fences behind The Pines at Kimball Bridge Homeowners Association fence along Kimball Bridge Road. Painting of fences is strictly prohibited.

Trash Cans

All trash cans must be retrieved within 48 hours after trash pickup. Trash cans must be kept on the side of the house (out of sight if possible) or in the garage. The 10 day covenant violation notice no longer applies. After the 48 hour grace period The Pines at Kimball Bridge Homeowners Association Executive Board will start fining for this violation.

Project Timelines

Projects approved in writing by The Pines at Kimball Bridge Homeowners Association Executive Board must be started within thirty days of approval date or resubmission is required. Once started, projects must be completed within thirty days unless noted otherwise in The Pines at Kimball Bridge Homeowners Association Executive Board approval letter.

Structural Modifications

All modifications to the structure, without exception, must receive The Pines at Kimball Bridge Homeowners Association Executive Board written approval prior to commencement of construction. Modification requests should include a scale diagram of the proposed change, materials list, paint colors and proposed timeframe for the project. The Pines at Kimball Bridge Homeowners Association Executive Board may request a site visit by two or more committee members to assess the impact of the change on the homeowner lot and adjacent properties.

Window Air Conditioners

Window air conditioning units are strictly prohibited.

Exterior Window Screens

All exterior window screens visible from the street and neighboring lots must be installed; straight and neat in appearance or all window screens must be removed in order to be consistent and uniform in appearance.

Window Mullions and Grids

All window mullions/grids visible from the street and neighboring lots must be installed, straight, and neat in appearance. All window mullions/grids must be painted white. All other colors are prohibited.

Awnings and Pergolas

All awnings and pergolas must receive written approval from The Pines at Kimball Bridge Homeowners Association Executive Board.

Clotheslines

Outside clotheslines are strictly prohibited.

Swimming Pools

All swimming pools must receive written approval from The Pines at Kimball Bridge Homeowners Association Executive Board. All swimming pools must be located between the rear dwelling line and the rear lot line of the property. All swimming pools must be enclosed by a wooden fence (check the City of Alpharetta code) which will screen the pool from sight of the street and surrounding properties. Surrounding neighbor input will be gathered by The Pines at Kimball Bridge Homeowners Association Executive Board for each pool request.

Hot Tubs and Spas

Installations require prior written approval from The Pines at Kimball Bridge Homeowners Association Executive Board.

Lighting

Exterior lighting (except for holiday lights) on any lot visible from the street requires prior written approval from The Pines at Kimball Bridge Homeowners Association Executive Board. All non-holiday lighting must be natural or white lights once approval is acquired from The Pines at Kimball Bridge Homeowners Association Executive Board. Holiday lighting must be taken down within 30 days after the holiday.

Artificial Vegetation

No artificial vegetation (grass, shrubs, trees, flowers, etc) is allowed on the front and side yards of the property.

Play Equipment

Play equipment (swings sets, sliding boards, play houses, trampolines, and like items), with the exception of basketball goals, are only allowed between the rear dwelling line of the house and the rear lot line of the property. All other play equipment (bikes, soccer goals, toys, and like items) are allowed in the front of the property but must be placed in the garage at the end of each day.

Hammocks and Tire Swings

Hammocks and tire swings are permitted between the rear dwelling line of the house and the rear lot line of the property.

Energy Conservation Equipment

All energy conservation equipment (solar roof panels, energy collection devices, etc.) are prohibited.

Dog Houses

All doghouses and pet access doors must be located in the backyard where they will have minimum visibility. Dog house construction type, size and exterior colors will be given consideration by The Pines at Kimball Bridge Homeowners Association Executive Board in determining written approval. Pictures of the dog house must be submitted for written approval to The Pines at Kimball Bridge Homeowners Association Executive Board.

Construction or placement of dog confinement areas are prohibited. Confinement areas including but not limited to, hutches, pens, and chain link dog runs.

Storage Structures

Storage sheds must be approved in writing by The Pines at Kimball Bridge Homeowners Association Executive Board prior to installation or construction.

Vehicles and Parking

No commercial vehicles of any kind shall be permitted on any lot or within the right-of-way of any street in The Pines at Kimball Bridge community except: (1) in garages or as otherwise approved by the Board; or (2), in the case of service vehicles, on a temporary basis during daytime business hours or during emergencies, for the purpose of providing services to a lot. Commercial vehicles shall include, but are not limited to, buses, taxis, hearses, limousines, panel or commercial pickup trucks, work trailers, trucks with a cargo-load capacity of one ton or more, full size vans (excluding vans used by handicapped persons, mini vans or sport utility vehicles used as passenger vehicles and receiving a "car" or "passenger vehicle" classification by the Georgia Department of Motor Vehicles), vehicles containing visible evidence of commercial use (i.e., tool boxes, ladders, etc.), and vehicles with commercial writings or advertising signs on their exteriors (except for law enforcement vehicles marked as such). Prohibited advertising signs include but are not limited to the following: advertising wrap placed on all or a portion of a vehicle, magnetic signs placed on a vehicle, signs placed inside the vehicle that are visible from outside of the vehicle and bumper stickers larger than 36 square inches.

No trailers, towed vehicles, vehicles with roof racks (except personal mini vans and cars), house trailers, boat trailers, mobile homes, recreational vehicles, campers, trucks, trucks with camper tops, motor homes with camper tops, boats, boat trailers, jet-skis, motorcycles, mini-bikes, scooters, go-carts, golf carts, buses, or like equipment, shall be permitted on any lot or within the right-of-way of any street in the subdivision unless such vehicles or equipment are kept in a garage concealed from view from neighboring residents and streets.

No vehicles parked or stored in open view on residential property or the right of way of any street in the subdivision may be concealed with a vehicle cover.

All vehicles must be in working order and may not be unsightly. All vehicles must have all hubcaps in place. Disabled and stored vehicles are prohibited from being parked in The Pines at Kimball Bridge community except in garages. For purposes of this subparagraph, a vehicle shall be considered "disabled" if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered "stored" if it remains in The Pines at Kimball Bridge community, other than in a garage, for more than 14 consecutive days without prior written consent of the Board. No vehicle maintenance or repair may occur on subdivision streets.

Personal (Non-Commercial) automobiles only may be parked in garages, driveways on lots, designated parking spaces, or other areas authorized in writing by the Board. Vehicles may not be parked on any grass, landscaped areas, or unpaved areas on Lots. Guest vehicles are allowed temporary street parking (8 hours or less). Homeowners are responsible for guest parking and must ensure that guests park in a safe manner and do not impede access to other driveways, mailboxes, traffic or fire hydrants. Absolutely no vehicles are to remain on subdivision streets for a period in excess of 8 hours.

No additional parking area shall be added to or utilized on a lot.

All parking and vehicles shall be subject to such rules and regulations as established by the Board of Directors for The Pines Homeowners Association, Inc. All homeowners and their tenants are bound by all covenants and by-laws of The Pines at Kimball Bridge community. Any homeowners and their tenants that fail to comply with all covenants and by-laws in their entirety are subject to legal action, property liens, fines and penalties, etc. imposed at the discretion of the Board of Directors.

Landscaping Maintenance

1. All planting areas should be properly maintained at all times. At the end of the growing season all dead vegetation must be removed.
2. Flowerbeds and non-grass areas must present a neat appearance.
3. All grass, weeds and vegetation growing on the curb or over the curb or in the cracks of a driveway must be removed.
4. Homeowners are required to mow their yards on a regular basis and maintain grass height to an acceptable appearance level (approximately 6 inches maximum), and maintain the landscaping on their property. The "10 Day Rule" will only apply to the first covenant violation notice. After that the property owner will be fined.
5. Dead, diseased or damaged trees, tree stumps and limbs must be removed in a timely fashion.
6. Bushes, shrubs, hedges and other plants are to be trimmed regularly.
7. Each homeowner is responsible for the removal of debris, clippings, etc., on their lot and from their property line to the center of the street. Weeds growing in the street (cracks, joints, gutters) must be removed.
8. Barren lawn areas must be promptly repaired, re-seeded, or re-sodded. A weed and feed application must be applied to each homeowner's lawn on an annual basis to generate a healthy lawn and rid the lawn of weeds.

9. Trees, shrubbery, bushes and other vegetation are to be kept pruned to maintain a neat appearance and to insure the visibility of pedestrians and motorists are not obstructed.
10. All lawn mowers and equipment, tools, building materials, toys, bikes, games, sports and similar type equipment, etc. are to be stored in the garage after 10 pm. each day with the exception of basketball goals.

Pets

Pet owners will be responsible for immediate cleanup of any dropping left by their pets within the neighborhood. All pets must be suitably restrained on the homeowner's property, and dogs must be on a leash when beyond the confines of the homeowner's property.

Commercial Activities

No commercial activities shall be conducted on any lot or any facility located in or on the property.

Nuisances

No noxious or offensive activity shall be carried upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Signs

No sign of any kind shall be displayed to the public view on any lot except the professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent.

Tree Removal & Debris

All tree removal must be approved by The City of Alpharetta. Please check their website to see what is required. Cut trees, limbs, stumps and debris must be removed from the lot upon completion of work or the homeowner will be fined by the Pines at Kimball Bridge Homeowners Association Executive Board.

The Pines HOA Dues & Fees

Annual Homeowners Association Dues = \$160 per year:

These dues are used to cover the annual operating costs for The Pines at Kimball Bridge Homeowners Association (Water, Electricity, Landscape Maintenance, Upgrades and Repairs, Insurance, Billing and Collections, Covenants, Social Activities, Website, Detention Pond Maintenance, Etc.). Due 12/31 Every Year for the Following Year's Dues.

Rental Fee = \$400 per year (Due from the rental property owner)

(This is in addition to the Annual Homeowners Association Dues):

This fee is charged to cover the increased costs that an owner imposes on the community when they rent their home.

Fees for Late Dues Payment/Late Rental Fee Payment/Late Special Assessment Fee Payment = \$15 per month:

These fees are charged to all homeowners who make their payments after the required deadline.

Initiation and Transfer Fee = \$260 (Due from buyer at closing):

This is the fee charged at closing when a property in the HOA community is transferred from one owner to another.

Administrative Fee = \$250 (Due from buyer at closing):

This fee is charged at closing to cover providing a closing letter/statement of account/lien clearance.



Project Plan Approval Form

Mail To:

**The Pines at Kimball Bridge Homeowners Association, Inc.
4575 Webb Bridge Road #2242
Alpharetta, Georgia 30023**

From:

Property Owners First and Last Names (Printed):

Property Owners Mailing Address:

Property Owners Phone Number:

Property Owners Email Address:

Property Owners Signature:

Please list type of Project:

_____ **(This is for all projects)**

Description of Project: (This is for all projects)



Fence Replacement

Please note that for fences the good side of the fence must always be facing out.

Are you thinking of replacing your fence? (Yes or No) _____

Height of Fence _____ (Maximum fence height allowed is 6 feet)

Fence Design Type (Shadow Box, Dog Ear, etc.) _____
(Only wood fences are allowed)

Fence Wood Type (Pressure Treated, Cedar, etc.) _____

Does your fence project involve staining? (Yes or No) _____

Color of fence stain _____ (You must submit a sample of your fence stain color in your submission for approval)

Please draw a diagram of your fence project below and include measurements:



Exterior of House Painting

Are you thinking of repainting the exterior of your house? (Yes or No) _____

Exterior house painting colors: _____ (You must submit a sample of all your paint colors in your submission for approval)

Exterior of House Renovation

Are you thinking of replacing siding/brick/stone/stucco on the exterior of your house? (Yes or No) _____ (You must submit pictures of what the new materials will look like in your submission for approval)

Roof Replacement

Are you thinking of replacing your roof? (Yes or No) _____ (You must submit pictures of what the new shingles will look like in your submission for approval) (Only asphalt three tab shingles are allowed)

Mailbox Replacement

Are you thinking of replacing your mailbox? (Yes or No) _____ (You must submit a picture of what your new mailbox will look like in your submission for approval) (Please see The Pines at Kimball Bridge Homeowners Association Website for suggested mailbox types)

Deck and Patio Replacement

Are you thinking of replacing your deck or patio? (Yes or No) _____ (You must submit a picture of what your new deck or patio will look like in your submission for approval)

Basketball Goal Replacement

Are thinking of replacing your basketball goal? (Yes or No) _____ (You must submit a picture of what your new basketball goal will look like in your submission for approval)



Antennas and Satellite Dishes

Are thinking of adding an antenna or satellite dish? (Yes or No) _____ (You must submit a picture of what your new antenna or satellite dish will look like and a drawing of where it will be placed on your property in your submission for approval)

Driveway and Walkway Replacement

Are thinking of replacing your driveway or walkway? (Yes or No) _____ (You must submit a picture of what your new driveway or walkway will look like in your submission for approval)

Structural Modifications

Are you thinking of making a structural modification? (Yes or No) _____ (Please include a drawing of your proposed structural modification in your submission for approval)

Pools/Hot Tubs/Spas

Are you thinking of adding a pool/hot tub/spa? (Yes or No) _____ (Please include a drawing and picture of your proposed pool/hot tub/spa in your submission for approval)

Lighting

Are you thinking of adding lighting on your property? (Yes or No) _____ (Please include a drawing and picture of your proposed lighting in your submission for approval)

Dog Houses

Are you thinking of adding a dog house on your property? (Yes or No) _____ (Please include a drawing and picture of your proposed dog house in your submission for approval)

Storage Structures

Are you thinking of adding a storage structure on your property? (Yes or No) _____ (Please include a drawing and picture of your proposed storage structure in your submission for approval)



Window and Door Replacement

Are you thinking of replacing your windows and doors? (Yes or No) _____ (Please include a drawing and pictures of your proposed changes in your submission for approval)

Other Projects Not On This Form

Please list and submit pictures and drawings in your submission for approval.

1. _____
2. _____
3. _____

Contractor Information

Name of Company doing the work _____

Name of contractor doing the work _____

Contractors phone number _____



The Pines at Kimball Bridge Homeowners Association Executive Board may contact your neighbors on the immediate sides of your house to get their input on your proposed project.

Remember to contact The Pines at Kimball Bridge Homeowners Association Executive Board “prior” to starting any projects.

Please “Do Not” start any projects prior to receiving The Pines at Kimball Bridge Homeowners Association Executive Board written approval. Doing so will result in fines, penalties, property liens, etc., in addition to having you make all of the necessary changes required by The Pines at Kimball Bridge Homeowners Association Executive Board at your own expense.

Make sure to review all covenants prior to completing and submitting the Project Approval Form.

Check with both The City of Alpharetta and Fulton County on codes that may impact your proposed project.

Allow ample time when submitting the Project Approval Form for all exterior and out-facing projects to get your approval from The Pines at Kimball Bridge Homeowners Association Executive Board.