

Mr. John Pederson, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064



from  
the  
ground  
up

1/25/2022

*Application Z-83-2021*

Dear Mr. Pederson,

On behalf of my client, Kerley Family Homes (the applicant), this letter shall serve as a stipulation letter reflecting Kerley Family Homes agreeing to the following stipulations becoming conditions and a part of application Z-83-2021:

1. Applicant will comply with all Cobb County Development Standards.
2. There shall be a Homeowners Association with a governing Declaration of Covenants, Easements, and Restrictions for the community.
3. There shall be a 25' natural landscape buffer between the existing single-family homes along Rioca Circle. Should trees be required to be removed from the 25' landscape buffer, the applicant shall plant back plant materials in accordance with Cobb County Codes, Ordinances, and Development Standards.
4. All setbacks and landscape buffers may be encroached upon for purposes of access, utilities, and stormwater management.
5. All townhome roofs to maintained by the HOA.
6. No garage areas within the community shall be converted into heated living space. Garages shall remain available for parking of vehicles.
7. All units shall be "for sale" units. There shall be no more than four (4) units being leased at a time.
8. All community common area not left in its natural state shall be professionally landscaped and maintained.
9. There shall not be commercial dumpsters within the community.
10. A school bus waiting area for children of residents shall be provided.
11. Applicant agrees to the allow the Mableton Coalition to review the overall community landscape plan prior to final approval by Cobb County.

Regards,

Dan Mason  
VP- Planning and Design  
St. Bourke

