

**CONDITIONS OF ZONING
IN-LINE COMMUNITIES, LLC, CZ 17-21428**

1. The Subject Property will be developed substantially in compliance with the site plan dated 4/3/17 prepared by Paradigm Engineering Services, Inc. and attached as Exhibit A.
2. The Subject Property currently has access both from Lawrenceville Highway and Lindmoor Woods, via Lindwood Lane. As part of the redevelopment of this tract, the access from Lindmoor shall be closed to anything except emergency vehicle access.
3. The development shall be gated and fenced. The fence shall consist of a wooden privacy fence adjacent to the single-family homes on the eastern property line. Along the southern and western property lines a black vinyl coated chain link fence will be installed. For those units which face Lawrenceville Highway, decorative elements such as knee walls or shrubbery may define front yards, but they shall not be fenced.
4. The frontage along Lawrenceville Highway shall be improved per DeKalb County Standards consistent with the adjacent property under development for a seniors' community. However, building setbacks shall be from the right of way which exists at the time of zoning approval.
5. The developer shall observe the landscape plan attached as Exhibit B, subject to application of the County's Tree Protection Ordinance.
6. Building facades shall consist of brick, stacked stone, cedar shake, hardcoat stucco or hardiplank. No vinyl.
7. Detention facilities shall be underground.
8. Lighting shall have a controlled footprint and shall not bleed over onto adjacent single family residential properties.
9. Before beginning development work, developer shall supply a copy of its approved plan to Kimberly Parker at 3188 Lindmoor Drive, as well as a 24-hour contact name and number, or, if she is unavailable, the designated President of the Lindmoor Woods Homeowner's Association.
10. The "breakaway" emergency access gate shall have the appearance of Exhibit C, subject to approval by DeKalb Public Safety Division.