

AMENITIES GUIDEBOOK PHOTOS

This appendix to the Amenities Guidebook provides pictures of Georgia Department of Community Affairs projects representing good and bad examples of site amenities listed in the Guidebook. Refer to the Guidebook for detailed requirements and specifications for these amenities.

REQUIRED AMENITIES

Community Building/Room



Acceptable Community Building Exterior



Acceptable Community Room Interior



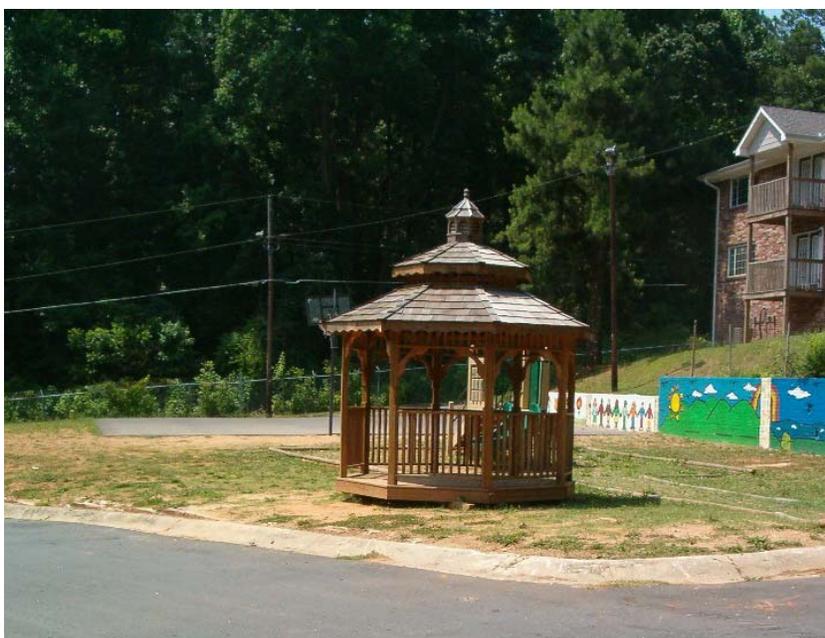
Not Acceptable Community Room Interior

The property manager's office cannot double as a community space.

Exterior Gathering Area



Acceptable



Not Acceptable

The gazebo does not appear to be permanently set, has no landscaping, and no accessible path.

On-site Laundry Facility or Washers/Dryers installed in each unit



Acceptable

Note the front loading machine at right. The utility sink is a beneficial addition.

OPTIONAL AMENITIES
Attractively Fenced Community Garden



Acceptable

The garden is fenced and plots are neatly arranged between gravel paths.



Not Acceptable

No fence; overgrown with weeds.

Equipped Playing Field: Soccer Field



Not acceptable

Equipped Playing Field: Tennis Court



Acceptable

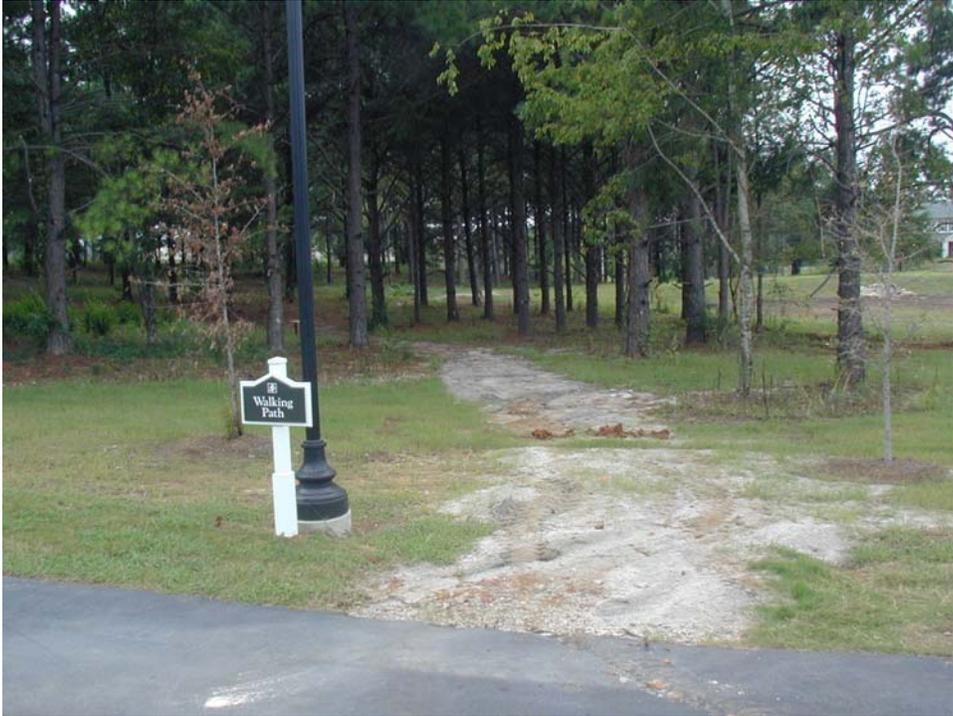


Not Acceptable

Equipped walking path with exercise stations or sitting areas



Acceptable



Not Acceptable

The path appears uneven and unstable; no benches.

Retention Pond/Fountain



Acceptable



Not Acceptable

Equipped Playground



Acceptable



Not Acceptable

Equipment does not appear to be constructed in compliance with CPSC guidelines for materials, ladder handrails, or ground cover.

Covered pavilion with picnic/barbecue facilities



Acceptable



Not acceptable

The pavilion structure is borderline permanent, weatherproof structure. There are no grills, there are not enough picnic tables, and the absence of landscaping makes the pavilion appear uninviting.

Furnished Children's Activity/Seniors Craft Center



Acceptable

Furnished Library



Acceptable, although more books would be desirable and the room cannot double as the computer center.

Equipped Computer Center



Acceptable



Not acceptable

Folding chairs are not acceptable. Equipment should be new; the condition of this equipment is questionable.

Furnished Exercise / Fitness Center



Acceptable

There is a variety of commercial grade equipment, cardiovascular equipment rests on slip-resistant mats, and the room is mirrored.



Not Acceptable

Equipment is used and not commercial grade. There is not enough equipment for the size of the complex.

Furnished sitting areas by elevators (Senior only)

No pictures available.

Swimming Pool



Acceptable

Off Site Improvements in Master Plan Communities

Acceptable examples include the following:



Baseball Academy



YMCA