

SWEETWATER STATION ARCHITECTURAL REVIEW

Please see Covenants/Restrictions page 5, Article 3 and Architectural Control, Sections 1, 2 and 3 (please visit website, SWSHOA.com, for Covenants if you do not have a copy). These sections mandate that no structure (shed, fences, pools, etc.) shall be erected or material change in color shall be made to structures (decks, balcony, doors, etc.) without prior written approval from the ARC and in accordance with the existing Covenants, Conditions and Restrictions for Sweetwater Station Subdivision.

ARCHITECTURAL REVIEW POLICY

Changes made to property under previous revisions are grandfathered in. However, any appurtenant structures should be brought to the current standards when repaired or replaced. Penalties will be levied against homeowners in cases of failure to seek approval for changes prior to beginning any work. Work may not begin until approval is secured. Penalties may include fines, modification or removal of new/changed structure, including outbuildings, or require that an area be repainted or restored to its original color.

Appropriate permits must be obtained prior to construction of any outside structure. Applicable local codes, building setbacks, and easements or rights of way must be observed. While not required for application to the Architectural Review Committee (ARC), it is highly recommended that a professional survey be obtained prior to beginning any construction. All ARC applications for new construction shall be submitted with a \$50.00 application fee. *All applications must be submitted by the **property owners**, not the vendor or contractor.*

ARCHITECTURAL REVIEW COMMITTEE (ARC) APPLICATION AND GUIDELINES Applications must be submitted for the repair, replacement or addition of a fence, shed, deck, roof, screened-in porch, solar panels or other appurtenance. Homeowners with any other requests not covered in these ARC Guidelines should contact the ARC to determine if there are any special requirements for submitting an ARC application. There is a \$50 fee per calendar year for submitting an ARC application for new or replacement items (pool, fence, shed, porch, solar, new home material, and the like). For ARC applications for color changes repair, or replacement with the same material (roofing material, siding, windows, as examples) no fee is required. However, homeowners must still submit an ARC application for approval to change the color of doors, shutters, or other painted surfaces on the exterior of home. If any dues/fees are owed to the HOA an ARC application cannot be submitted until past due fees have been paid.

ARC Application Procedure

The ARC applications and guidelines are available on the HOA website at SWSHOA.com. The ARC application and \$50 application fee can be submitted online through the Appfolio homeowner portal at https://sweetwaterstationhoa.appfolio.com/connect/users/sign_in . If an Owner prefers to submit a paper application, 2 copies of the application with supporting materials and the application fee can be placed in the HOA mailbox at 36 Club House Drive. All supporting materials such as drawings, property plat diagrams, architectural plans, etc should be submitted with your

application. ALL APPLICATIONS MUST BE SUBMITTED AND SIGNED BY THE HOMEOWNER. No applications will be accepted if submitted or signed by the contractor for the work.

The standard for approval of improvements shall include but are not limited to:

1. Aesthetic consideration 2. Materials to be used 3. Harmony with the design of the existing community 4. Location and topography 5. Wellbeing of the community.

The Board may authorize variances from compliance with any of its design guidelines and procedures for reasons including, but not limited to, topography, natural obstructions, hardship, or aesthetic or environmental considerations. No variance shall be effective unless in writing. Variances approved by local governance does not substantiate an approval of said variance with the HOA Board.

Any Owner desiring to appeal the decision of the ARC as to any application by the Owner for approval of architectural modification may provide the HOA Board with a written notice of appeal within thirty (30) days of the date of the ARC's notice of its decision. If the Board does not receive written notification within 30 days, the decision of the Board shall be deemed final.

As a condition of approval Owners are responsibilities for maintenance, repair, replacement and insurance related to their architectural changes and any damages that they may cause. Owners are responsible making sure that any damages made to the common areas or other lots due to their project are repaired. This includes removal of debris and dumpsters and putting to rights and damage to community property caused by such construction. All changes, modifications and improvements approved by the ARC must be started within six (6) months from the date of approval. If not commenced within such time, then such approval shall be deemed revoked by the ARC unless the ARC or HOA Board gives a written extension for commencing the work. Prior to starting work, the Owner will provide contact information for the contractor or project manager. The ARC or Board may establish permitting fees and/or deposits for location of roll-off boxes, construction dumpsters and/or portable toilets on a lot. Additionally, the Board may require a construction deposit from the contractor prior to commencement of the work. All work approved by the ARC should be completed in its entirety within twelve (12) months from the date of approval, unless otherwise agreed to in writing by the ARC or Board. All approved changes, modifications, and improvements must be completed in their entirety. An Owner may not construct only a portion or part of an approved change, modification, or improvement.

Property Line Disputes

The Homeowners Association (HOA) does not intervene in disputes between property owners regarding property lines or boundary issues. The responsibility for resolving property line disputes falls solely on the affected parties. We encourage homeowners to seek resolution through personal communication, legal counsel, or mediation services if necessary. For any issues concerning property lines, please consult a qualified surveyor or legal professional to ensure that your concerns are addressed appropriately.

ARCHITECTURAL REVIEW GUIDELINES

Fencing: The color of the fencing is limited to a natural wood stain or sealant in order to blend with the existing harmony of the community. Previously painted (green) fences and fences otherwise not meeting the current standard should be brought to standard when the fence is repaired or replaced.

In order to keep the subdivision aesthetics uniform, the Sweetwater Station Homeowners Association Architectural Review Committee (ARC) is limiting all privacy fences to 6' shadowbox, board-on-board, or stockade styles. Either style is to be stick-built on site. Fences will be constructed using 4"x4" posts, appropriate brace work, and 1"x6" vertical stiles. No horizontal stiles, open pickets, or other building styles are allowed. Prefabricated wooden panels and vinyl fencing are forbidden. Chain link and wire fencing are prohibited.

- **Lots bordering common area:** In cases where a back property line is adjacent to HOA common area, the ARC may allow fencing as low as 4' in order for the homeowner to preserve their view of the common area. The stiles should taper no more than 6" per stile from 6' down to the desired height in the section bordering HOA property. Another option for fencing that borders HOA property on the back of the property is for black, wrought iron-look fencing. See approved styles (at noted location). Any fencing adjacent to another home must remain at 6' and must be wood. Homeowners are specifically cautioned about lowering rear fences to 4' on the back of their property or putting in wrought iron look fencing as they may be allowing unwanted wildlife and animals access to enter or leave their property.
- **Regular lots:** On most lots approximating a rectangular shape the fence should be installed from the side of the home out to the side property lines, then run along the property lines on both sides and the back. Under no circumstances should a fence be set back from the property line as this creates the potential for a space between fences that cannot be maintained. Homeowners must allow for the fact that another neighbor beside or behind may wish to adjoin a fence in the future.
- **Corner lots:** On corner lots, the fence may run from the rear corner of the house straight back to the rear property line on a side adjacent to another street. At any point where another fence may later adjoin, the guidelines for regular lots will apply.
- **Irregular lots:** In some cases, due to the irregular shape of a lot or placement of the home on a lot, special consideration will be given by the ARC provided that the overall guidelines are followed.
- **Channels between fences** should be avoided as they tend to create spaces that are difficult to maintain and may invite unwanted foot traffic.
- **Fences** should not extend beyond the front elevation of the home. The front corners of the fence should not be in front of an adjacent house or fence line.
- **Unfinished posts or bracing** should not be visible above the top of the fence stiles.
- **Gates** should not be placed on sides adjacent to another property. Gates may be placed on sides adjacent to HOA common area.
- **Easements:** Some lots have easements that are provided for either the HOA or the City of Savannah. Generally, these easements should not be fenced without express approval. Regardless,

either entity may remove any barrier to the easement in the event that maintenance is required. Replacement is entirely at the homeowner's expense. Owners may wish to install a gate in those areas to allow access to the city or HOA for ongoing maintenance or emergency situations.

A drawing of the planned placement of the fence showing the house with the requested fence location is required. Please include this with your ARC application to avoid delays in approval. All government permits, codes, and setbacks must be obtained and followed prior to construction of any fences.

Outbuildings and other Appurtenances (screened in porches, sheds, garages, gazebos, solar panels, etc...): Often, homeowners request outbuildings or other appurtenances for property. Appurtenances are permanent or semi-permanent fixtures, structures, or details added to the property. The most common requests are for outbuildings such as garages and sheds; however, other appurtenances include, but are not limited to, screening in porches, building onto the home, pools, gazebos, lawn ornaments, and statuary/fountains. The following guidelines will be utilized by the ARC when approving or enforcing the construction standards of all outbuildings and appurtenances.

- Government permits, codes, and setbacks must be obtained and followed prior to construction of any outbuildings or other appurtenances.
- Style, scale, color, materials and textures must be compatible with those of the home.
- Size of outbuildings will be determined according to residential lot size and remaining useable yard square footage after calculating existing residence and all other appurtenances. Generally, any outbuilding should consume less than 5% of the usable space. Typically sheds would be 120 square feet or less and no more than 12 feet in height.
- All vertical outbuildings must be constructed and attached on a solid/firm foundation (permanent foundations are preferred) .
- Structures that exceed the height of the eave of a two-story home will not be approved.
- Appurtenances that clash with the architectural style of the residence, neighborhood surroundings and streetscape are not allowed. Materials such as corrugated metal or unfinished plywood would not be allowed.

Swimming Pools: The following guidelines apply to the construction of pools.

- Government permits, codes, and setbacks must be obtained and followed prior to construction of all swimming pools.
- Swimming pools should not be located in the front or side yard of the home.
- All pools must be enclosed by an ARC approved fence or other approved enclosure. Approval by ARC does not mean that the fence is code compliant: Owner must satisfy for themselves that pool fencing meets all code requirements.

- Additional features such as diving boards and ladders must be simple and located out of public view. Pool equipment should also be out of public view.
- A drawing of the planned placement of the pool on the lot showing the house, any setbacks, and property lines is required. Please include this with your ARC application to avoid delays in approval. All government permits, codes, and setbacks must be obtained and followed prior to construction of any pool.
- Depending on the size and depth of the pool local codes may require a pool enclosure. If so, you will need to include information on this structure with your application.
- Depending on the placement of your lot, you may need to request access through HOA community property for passage of construction vehicles prior to commencement of your project.