

Architectural Control Committee (ACC) Guidelines

Arvah Branch Homeowners are provided this document to assist in preparation for an ABHOA Architectural Control Committee request. This document contains standards which members must follow when changing their house or parcel. If the standards do not prohibit a particular building material, style or other factor, this does not mean that the homeowners may use the material, style or other aspect of the improvement. In all cases, any homeowner desiring to change his home or lot is required to file the intended change or improvement with the ACC and must obtain approval prior to the commencement of construction,

Process for filing an application to the Architectural Control Committee

1. Review the covenants and these guidelines
2. Draw a diagram showing your lot, location of your home and proposed changes
3. Mail application to: Architectural Control Committee
P.O. Box 12183
Tallahassee, FL 32317-2183
4. Do not proceed until you receive written approval from Architectural Control Committee.
5. For all changes that require Leon County approval, submit application to Leon County

Taken from Arvah Branch Covenants

(Note-complete Architectural Control Committee responsibilities are found in ABHOA Covenants)

- A. No homeowner shall erect or maintain any house, outbuilding, patio, screen, carport, swimming pool, fence, light post, mail box, or other structure, nor shall any homeowner commence or make any exterior addition to or change or alteration in the shape, color or appearance of the exterior of existing improvements, until and unless detailed plans and specifications prepared by a licensed architect or a draftsman acceptable to the Architectural Control Committee, and showing the nature, kind, shape, height, materials, color, location and all other details of the same shall have been submitted to and approved in writing by the Architectural Control Committee as to the quality of materials, harmony and external design and color, and the location in relation to surrounding structures and topography.

Land Use: Lots within the property shall be used for residential use. No lot may be subdivided for the purpose of creating another building lot.

Building Type and Size:

Type: Detached single-family residence with customary outbuildings, patios, decks and swimming pools.

Size:

1. Lots 12 to and including 25 of block C must have minimum of 2000 sq. ft, with the first floor of a 2-story home having at least 1350 sq. ft. not including porches, garage, decks or patio areas. The minimum of all other lots must be 1800 sq. ft. with the first floor of a 2-story home having a minimum of 1200 sq. ft. not including porches, garage, decks or patio areas.
2. No building can exceed 2 ½ stories
3. All roofs on residences must have a minimum pitch of 6:12.
4. All mailboxes serving residences must be enclosed in brick or wood with the plans and specifications approved in advance in writing by the Architectural Control Committee.
5. The exterior of residences must be must be brick, stucco or wood, including wafer board.
6. All driveways must be constructed of concrete or concrete exposed aggregate.

Architectural Control Committee (ACC) Guidelines (continued)

7. Garages must and hold a minimum of 2 automobiles with a door facing the side lot which opens and closes and is large enough for the automobiles to pass through. The Architectural Control Committee may grant variances for the direction the garage door faces.
8. All structures must be erected meeting local zoning code. No dwelling shall be located nearer than 35 ft. to the rear lot line, except for: Lots 26 to and including 33 of Block A and Lots 1 to and including 8 and Lots 27 to and including 32 of Block B and Lots 11 to and including 25 of Block C
(Each of these lots is subject to a restricted construction area with set-backs established by Leon County. These lots are further subject to minimum finished floor elevation and portions are within drainage easement areas.)
9. No fence can be placed or constructed on any lot nearer the front lot line than the rear corners of the residence. No fence can constructed on any lot until the height, type, design and location have been approved in writing by the Architectural Control Committee.
10. Sewer and septic tank installations are covered on page 6, section 6 of the Arvah Branch Covenants.
11. No lotowner shall or authorize or permit his lot or any portion thereof to be used as ingress or access to any areas of property not included within the boundaries of Arvah Branch. The purpose of this provision is to protect the integrity of the exterior boundaries of Arvah Branch.

Clarifying Guidelines

Further information regarding section A above

House

Exterior changes in appearance must be approved (i.e. additions or remodeling). Roofing material should be Architectural Shingles (metal roofing resembling Architectural Shingles has been approved), No sheet or standing seam roll roofing will be approved for homes. Primary house color should be subdued in tone. Please send color selection and other changes to the ACC for Approval.

Outbuildings

Storage sheds must meet Leon County requirements. Construction must be constructed of brick, stucco or wood, including wafer board. Appearance, color and roofing material must be similar to dwelling. Submit plans (photo if prebuilt) to include, legal property layout depicting location of proposed building, color, and roofing material to the ACC.

Patios, Decks, and Screen Enclosures

Location and appearance must be approved by the ACC. Submit plans indicating location, color, style, and type of materials to be used.

Carports

Are not generally approved, however approval may occur at discretion of the ACC.

Swimming Pool

Location, size and appearance must be approved by the ACC.
No above ground pools will be approved.

Fences

Height, type, design and location must be approved by the ACC.
Woven wire fencing common referred to as "Field Fence or Horse Fence" will not be approved.

Architectural Control Committee (ACC) Guidelines (continued)

Light Post

Location and style must be approved by the ACC prior to installation.

Mailbox

All mailboxes serving residences must be enclosed in brick or wood with the plans and specifications approved in advance in writing by the Architectural Control Committee. Please send change requests to ACC for approval.

Other Structure

For Gazebos, Outdoor Kitchens, or other structure, please submit request for approval to the ACC.

The above clarifying statements are only guidelines. The Architectural Control Committee (ACC) evaluates each request and makes a decision based on many factors including continued harmony within Arvah Branch.

Arvah Branch Architectural Committee Review Process

1. When application is received, date of receipt is noted on top of application, information regarding application is given to each ACC member, either on hard copy or email.
2. Public hearing is set with notice given to ACC members, and ABHOA President or Vice-President to arrange meeting notice on ABHOA signboard at entrance to Arvah Branch. Notice must be posted 3 days prior to meeting. Notice will include date, time and place of meeting. Note: ABHOA Covenants require that an application review process must be completed within 30 (thirty) days of the receipt of the application by the committee, or it is automatically approved.
3. ACC members can individually visit site of applicant's application to visually assess area without public notice or minutes.
4. All discussion between ACC members must be done during the noticed public meeting.

Minutes must be prepared, including meeting date, time begun, homeowners present, and any motions or action taken. Copy of minutes will be provided to ABHOA President

Guidelines and Process Approved by ABHOA Board of Directors on
March 12, 2014