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Please see Covenants/Restrictions page 5, Article 3 Architectural Control, Sections 1, 2 and 3 (please visit website 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.

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 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 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.

For ARC applications for color changes, repair, or replacement of an existing home, structure, or other appurtenance, no fee is required. However, homeowners must still submit an application for approval to change the color of doors, shutters, or other painted surfaces on the home. Applications must be submitted for repair or replacement of a fence, shed, deck, 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.

Please see below for guidelines relating to fencing, outbuildings and pools.

Architectural Control Guidelines

Fencing:

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 bracework, and 1"x6" vertical stiles. No horizontal stiles, open pickets, or other building styles are allowed. Prefabricated panels, vinyl or metal fencing are forbidden. 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 the standard when the fence is repaired or replaced.

- 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. 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.
- 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.
- 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 immediately adjacent to the side fence. Any side adjacent to another home must remain at 6'. Homeowners are specifically cautioned when doing this that while they are fencing in their property, they may be allowing unwanted wildlife and stray animals to enter their property due to the lower height of the fence. A lower fence may be attractive but it may not provide a sufficient barrier for protection of your pets.
- 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 expressed 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.

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.

Outbuildings and other Appurtenances:

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, 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.
- 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.
- Metal garden sheds and other portable structures are not considered harmonious with the style and the materials used in the construction of the residences within the neighborhood and, thus, are not allowed.
- Appurtenances that clash with the architectural style of the residence, neighborhood surroundings and streetscape are not allowed.
- Statuary and fountains should be discreet and compatible with the architectural style and surroundings of the neighborhood.
- No lawn ornament shall be installed without first being approved by the ARC, whether permanent or non-permanent.
- Items such as holiday decorations do not require ARC approval but should be removed in an appropriate time frame after the holiday and may not remain out indefinitely.

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 approved fence or other approved enclosure. This will probably be required by your homeowner's insurance as well.

- Additional features such as diving boards and ladders must be simple and located out of public view.