

Savannahs Homeowners Association

Architectural Review Committee - Resolution 001-2023

References:

Supplementary Declaration of Covenants, Conditions and Restrictions for Savannahs Phase I and Phase 2-A, page 17 Sec. 2.23 (1 and 3), Savannahs Phase 2-B, page 9 Sec. 2.19 (1 and 3): Reference is made to cedar picket fencing.

Supplementary Declaration of Covenants, Conditions and Restrictions for Savannahs Phase 3, 4, 5A North, 5A South, 5 B South, 5B North, 6 A and 6B: There is no reference to fencing.

With regard to fencing materials, the ARC has learned from recent studies the following:

- Treated pine works better in more humid areas such as our area; experts believe that cedar is not suitable for areas with moisture.
- Treated pine is more affordable than cedar; cedar is very expensive and in comparison, found to be almost double the cost of treated pine.
- Treated pine is more readily available in the market; due to the high demand for cedar, it is not always available in the market.

For these reasons, the ARC is of the opinion that it is more beneficial to allow the residents of the Savannahs to install treated pine or cedar fencing, at their individual selection. ARC has the right and privilege to allow this deviation under Article VIII, Section 11 of the Declaration of Covenants, Conditions, and Restrictions for the Savannahs Subdivision, dated October 22, 2003 and recorded on October 24, 2003 in the official records of St. Tammany Parish at Instrument Number 1399320.

Such provision provides as follows:

Section 11. Relaxation of Restrictions

The Architectural Review Committee shall have the right and privilege to permit any Owner, without the consent of other Owners, to deviate from any or all of the building or landscaping restrictions, provided that such deviation is necessary in order to carry out the general purposes of the Governing Documents. Any such permission of said committee shall be in writing and shall not constitute a waiver of said committee's powers of enforcement with respect to any of the restrictions as to any other part or parcel of the Properties. Additionally, any such permission of said committee shall be strictly construed.

Based upon the foregoing, the ARC recommends approval of this deviation as it pertains to treated pine and cedar fencing.

Philip P. Rapp 1/25/2023

Philip P. Rapp, President

St. Tammany Parish 2460
Instrmnt #: 2360902
Registry #: 2882041 hte
1/31/2023 12:07:00 PM
MB CB X MI UCC