

GUIDELINES FOR ARCHITECTURAL AND  
LANDSCAPE PLAN APPROVAL

I. GENERAL STATEMENT:

The Declaration for Harrison Point Subdivision provides for the requirement of written approval of Plans and Specifications prior to making any improvement on any Lot. This document is intended to be of assistance in presenting such Plans and Specifications and to set forth general standards which the Developer feels appropriate and in harmony with the surroundings and on the outlook from adjacent or neighboring properties. If you have any questions please address them to the Developer at 200 Plantation Chase, St. Simons Island, Georgia 31522, telephone number (912) 638-0406.

II. PLANS AND SPECIFICATIONS:

In order to secure approval of the Developer, the following procedures should be observed:

- A. The Developer will consider plans and specifications on a regular basis on the first and third Monday of each calendar month. Plans and specifications should be presented to Developer by close of business on Thursday prior to each regularly scheduled Monday meeting date.
- B. The Plans and specifications should consist of the minimum as follows:
  - 1. Foundation plan, section details, floor plans of all floors, elevation drawings of all exterior walls, exterior color schedule, roof plan and plot plan showing location and orientation of buildings and other improvements on the Lot, setback lines indicated and the location of trees, driveways and finished grades;
  - 2. A finished grade and landscape plan which must be approved by Developer before landscaping or building is actually executed;
  - 3. Such other details as Developer may reasonably require.
- C. The Developer will provide a report by Friday following the regularly scheduled Monday meeting either approving plans, suspending disposition with comments, or disapproving plans.

### III. GUIDELINES:

The following are some specific guidelines which the Developer will consider in reviewing plans for approval.

#### A. WINDOWS:

1. All windows should be of a vertical or square proportion.
2. All doors and windows should have as a minimum 4 inches of exterior wood or masonry trim.
3. No builder grade aluminum windows will be permitted.
4. No aluminum exterior window trim will be permitted.
5. If a house exterior is of brick finish, then a minimum of 2 inch brick mold trim together with wood shutters will be permitted.

#### B. PERMITTED EXTERIOR MATERIALS:

1. Exterior materials which will be permitted include all materials which were commonly used in home construction prior to 1950.
2. In no event may the following be visible as an exterior material:
  - a. vinyl;
  - b. aluminum;
  - c. asbestos;
  - d. cement or concrete block;
  - e. concrete; or,
  - f. tabby except for oyster shell tabby on grey mortar.

#### C. CRAWL SPACE:

1. All homes must be built on a crawl space with a minimum height from the ground to the first floor elevation of 3 feet.

D. MINIMUM HOME SQUARE FOOTAGE:

1. All homes should have as a minimum 1500 square feet of heated and cooled living area.

E. EXTERIOR COLUMNS:

1. All columns visible from the street should be turned columns or architectural grade columns.

F. BUILD-TO-LINE:

1. A "Build-to-Line" is established at 20 feet from the front property line.
2. A minimum of 16 feet of facade of the home and a maximum of 24 feet should be on the Build-to-Line. No more than 24 feet of the facade may be built within 29 feet of the front property line.
3. The facade of the home includes porches but porches are not subject to the maximum restriction in F.2. above.

G. PORCHES:

1. All porches which are visible from the street should have a minimum depth of 7 feet.

H. EXTERIOR HOME COLORS:

1. Though no colors are specifically prohibited, the predominant exterior home colors should be of lighter tones.

I. ROOF SHINGLES:

1. The Developer should be consulted for preapproved list of shingle colors.

J. ROOF PITCH:

1. All roofs, not including porch roofs, must have a minimum pitch of 6 and 12.
2. Porch roofs must have a minimum pitch of 3 and 12.

K. GARAGES:

1. All garages and carports should be set back 50 feet from front property line.

2. However, garages located under the home structure with sideyard entrance shall only be subject to the regular building set back requirement.

L. DRIVEWAYS:

1. Driveways should provide for single-lane garage access only.
2. A minimum of (2) off-street parking spaces should be provided and located a minimum of 50 feet from front property line.
3. All driveway surfaces must be set back a minimum of 2 feet from sideyard property lines.
4. Permitted driveway materials include:
  - a. Asphalt;
  - b. concrete;
  - c. pavers; or,
  - d. bordered shell or stone.

M. STORAGE:

1. No storage of boats, trailers, RV's, etc. will be allowed which would be visible from the street.

N. FENCES:

1. All fences, except for picket fences, should be set back a minimum of 50 feet from front property line.
2. All fences visible from the street should be of wood construction.
3. There will be a maximum fence height of 8 feet for all fences.
4. Picket fences may be located within 50 feet of the front property line but may not exceed 3 feet in height.

O. FIRST FLOOR CEILING HEIGHT:

1. All homes should have a minimum first floor ceiling height of 9 feet.

P. TREE REMOVAL:

1. All specimen trees (those with a diameter at 4 feet from ground level in excess of 8 inches) require the Developer's approval before removal.

Q. SIDE AND REAR SET BACKS:

1. 20 feet from any road right-of-way;
2. 7 feet from any sideyard property line;
3. 7 feet from any rear property line; and,
4. 15 feet from marsh/upland boundary as established by the Georgia Department of Natural Resources.

R. LANDSCAPE PLAN:

1. All homes are required to submit a landscape plan for approval by the Developer.
2. Landscaping on a front street or side street must be installed within 30 days following the issuance of the Certificate of Occupancy.

S. MAILBOX:

1. All mailbox posts should be of two piece wood construction and be painted white or a corresponding home color.

T. MISCELLANEOUS:

1. No TV, short-wave, satellite, etc. antennas or dishes will be permitted if visible from the street.
2. No clothes lines will be permitted if visible from the street.

U. OUTBUILDINGS:

1. No outbuildings will be approved on any lot.

V. HOMES UNDER CONSTRUCTION:

It is important to remember that the Declaration of Harrison Pointe Subdivision requires that once construction starts, all work must be completed within one year.

1. PRE-CONSTRUCTION ACTIVITIES:

- a. Except for underbrushing, no work may be done on a Lot prior to receiving approval of the Developer. In no event may trees be removed or earth moved prior to Developer's approval.

2. DURING CONSTRUCTION:

- a. A portable toilet must be provided for workers and it must be maintained during the entire construction process.
- b. Any damage to the street, curbs, common areas or adjoining lots will be repaired and/or replaced at the expense of the Owner.
- c. No materials may be placed in the right-of-way or on adjacent property.
- d. Most utility services at Harrison Pointe Subdivision are buried in the street right-of-way. Before digging in a right-of-way it is important that you request each utility company to identify the location of their lines to prevent damage. The various utility companies and their telephone numbers are:

- (1) Electric: Georgia Power Company  
265-3440
- (2) Telephone: Southern Bell  
780-2355
- (3) Cable TV: Rentavision of Brunswick  
264-2288  
Star Cablevision  
264-2800
- (4) Water/Sewer St. Simons Water/Sewer  
638-8415
- (5) Natural Gas Georgia Natural Gas  
265-1020

- e. No burning of any kind will be permitted.

f. The storage of materials should be in an inconspicuous area of the site, and Contractors are required to make frequent clean-ups of surplus materials, trash, wrappers, etc. A trash barrel must be maintained on each site for the disposal of small trash and litter.

g. Radio Playing and Other Nuisances:  
The playing of radios, tapes, etc. at volume levels that disturb surrounding neighbors will not be permitted.