

SOUTHWATER ARCHITECTURAL STANDARDS

These guidelines list certain minimal standards that the Board feels are important to the overall success of the community and are vital in preserving property values. The correct use and mix of native materials, proper design, and a proper application of details are essential in creating a pleasing harmony of architecture in the community. It is helpful to study the architecture, and especially the use of "details" in successful neighborhood developments. We encourage the designers to study and appropriately incorporate those design elements present in "Viduta", a development on Monte Sano Mountain and in "Providence", a very successful development in the Huntsville/Madison area just off Hwy 72, or the "Historic District" in downtown Huntsville.

Following is a listing of recommended guidelines:

1. A set of architectural plans showing elevations is required for submission to the ARB. Plans should, at a minimum, show roof slopes, floor heights, window and door placement, exterior door sizes, and exterior finishes. Rear walls at basements should be faced with brick, stone, or stucco to match the foundation. An exception could be made where back terraces or patios abut the rear wall, although this is discouraged. All exterior roof materials and color, brick colors, and stone colors to be approved prior to application.
2. Main floor height of 9' minimum, 10' is preferred.
3. Front entry door height of 8'.
4. Garage door height of 8'. Garage doors should preferably face the side or rear of the house, except on lots where it is not feasible to do so. If the garage doors must be front facing, it is preferred that the garage front wall be 8' from the front wall of the main body of the house, if feasible.
5. The preferred garage door size is 10'x 8' high, and should be a "carriage" style unless facing the alley.
6. Maintaining maximum roof slopes of 9/12 on main structure of the house, except when necessary in achieving a certain architectural style or when roof height does not impede views of other properties subject to these guidelines.

7. Vinyl siding and soffits are prohibited.
8. Windows are to be appropriate to the house's design. Simulated divided light (SOL) or true divided light windows are preferred, with no obvious between the glass muntin bars. WINDOW SIZE, COLORS, AND TYPE CONSISTENCY ON ALL SIDES OR FACADES OF THE HOUSE IS REQUIRED.
9. House foundation to be faced with brick or stone or "real" stucco; no "parging" of masonry or concrete foundation walls.
10. Retaining wall material will preferably match the house foundation. No exposed concrete block retaining walls. Fencing requires approval by ARB.
11. Mailboxes are to be uniform in design. Currently the supplier is Madison Ironworks, providing an "Imperial" brand mailbox, utility post #1, box #1, and plate #1 with brass numbers.
12. Columns on back porches should be proportional.
13. Homeowner to extend sidewalk upon completion of construction. Sidewalk shall be a minimum of 5' wide, with "tooled" joints and expansion joints to match existing. Consult with ARB or its representative for placement of walks. All paving and curbs damaged during the construction process shall be repaired by homeowner.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE HOMEOWNER. EVERY PRECAUTION SHOULD BE TAKEN TO PREVENT SOIL EROSION/TRANSFER TO OTHER PROPERTIES, ESPECIALLY TO THE HARBOR WATER. SILT FENCES ARE REQUIRED WHEN EROSION POSSIBILITY EXISTS!
15. TRASH CONTAINMENT IS THE HOMEOWNER'S RESPONSIBILITY. THIS HAS BEEN A MAJOR PROBLEM WITH VARIOUS SUBS DISPOSING OF FOOD AND WRAPERS NOT ONLY ON THE JOBSITE, BUT ADJACENT PROPERTIES AS WELL
16. THE DEVELOPMENT IS NOT A PARKING LOT FOR NON-ESSENTIAL VEHICLES AND EQUIPMENT.
17. A Builder's checklist listing requirements for plan approval and submittal guidelines is attached.

BUILDERS CHECKLIST & GUIDELINES

Step 1. Preliminary architectural plan showing proposed elevations, roof slopes, and windows and doors.

ARB Approval

Step 2. Upon approval of preliminary architectural plan, more detailed drawings showing door and window sizes, main floor height (minimum 9'), and any details pertinent to exterior design of the structure.

ARB Approval

Step 3. Preliminary site plan showing approximate footprint of lot and house footprint with proposed front, rear, and side setbacks, and any proposed driveways.

ARB Approval

Step 4. Upon approval of preliminary site plan, a surveyor's stamped drawing showing placement of house outline (or footprint)- note that this is required by City of Guntersville Inspector's office PRIOR TO commencing construction.

ARB Approval

Step 5. Submission of Samples:

ARB Approval

1. Proposed foundation material and color
2. Proposed siding material and color
3. Proposed trim material and color
4. Proposed garage door elevation
5. Proposed roof material and color
6. Proposed window color
7. Proposed retaining wall materials

BOAT HOUSE GUIDELINES

All boat houses are to be constructed and maintained using plans and the materials approved for appearance by the Architectural Review Board prior to construction thereof. The size, construction and location of the boat houses and the permitting of boat houses are controlled also by the Tennessee Valley Authority. Notice is hereby given to all lakefront lot owners that the TVA will have to approve all boat houses and that they control the issuance and assignment of boat house permits and the TVA may charge a fee or fees for their permission or other services and that the TVA regulations are beyond the scope of these covenants.

The following are additional guidelines that would apply to those lots beyond Lot 7: (TVA may or may not require approval for lots beyond #7).

1. A scale rendering of the boat house must be submitted to the ARB for approval prior to beginning construction, includes setbacks.
2. Materials and color should be complementary to those of the house and must be approved by the ARB.
3. Maximum size up to 1000SF, for lots 400-406 and lots 1-7.
4. Maximum size up to 1500SP (30' x 50') for lots beyond lot 7.
5. Walkway centered on the lot and not to exceed 8' in length (exceptions to be made on those lots that due to orientation will not allow for centering).
6. Second story may not be covered.

ARB Approval