

The Gates at Savannah Quarters

Property Owners Association, Inc

Architectural Guidelines

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Overview

The Gates at Savannah Quarters community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. To ensure the preservation of the existing design and to prevent the introduction of design that is not in keeping with the community theme, the Board of Directors and the Architectural Control Committee (ACC) hereby recognize and adopt the style and form of the existing community's Architectural standards as required by the governing documents. This standard shall be in effect until new guidelines and standards are adopted and published.

The Architectural Control Committee is responsible for reviewing all Architectural Modification Requests made by residents for improvements to the house's exterior or lot. The Board also reviews Architectural Guidelines and recommends changes or additions to the Board of Directors for adoption.

The ACC has the right to modify, revise, add, delete or make any changes to these guidelines by joint resolution with the Board of Directors.

Architectural Control Committee

The Architectural Control Committee (ACC) has been established by the declarant and consists of at least three (3) members unless otherwise determined by the board, but it should remain an odd number. The board appoints all members of the ACC. All homeowners and residents of our community are encouraged to volunteer to serve on the ACC.

The ACC regulates the external design, appearance, use, location, and maintenance of the homes and parcels in our community. The ACC will review all homeowners' improvement submissions and make decisions using their best judgment of what will be compatible with the character and appearance of the community according to the CCRs and R&Rs.

BEFORE STARTING A PROJECT, the ACC must approve Exterior Additions, Modifications, or Structural changes made to your property. Approval or denial will be issued within thirty (30) days of the receipt of a completed application. Approvals may be subject to assessments being up-to-date. It will be the homeowner's responsibility to provide all requested information in a timely manner. If the ACC denies a request, the homeowner may not continue. Homeowners who proceed with an improvement without ACC approval as required in the CCRs will be in violation and risk the requirement to remove the improvement at their expense.

Failure to follow the ACC application process in its entirety may result in monetary penalties. The homeowner may be responsible for any cost incurred by the POA to cure the deficiency.

The homeowner's responsibility is to obtain the appropriate building permit(s) and ensure compliance with any city, state, and federal building or electrical codes. The municipality's requirements are beyond the scope of the ACC's review. The ACC request form can be found on the community website; outdated forms will automatically result in denial.

Air Conditioners

Replacement of air conditioner components shall be in their original location unless approved by the ACC. Adding additional or split units requires ACC approval. Include the placement of the new unit on the survey plat with your ACC application. ***Air conditioning units (of any type), fans, or other items in the window are not permitted.***

Antennas and Satellite Dishes

ACC approval is required to install an antenna or satellite dish. Include the location on the survey plat with your ACC application. Only one (1) Satellite dish per home is permitted and must be less than three (3) feet in diameter. Screening, such as white vinyl fences or shrubbery, is required if visible from the street. (see the trash and recycling section or screening options)

Basketball Hoops and Backboards

Only portable basketball hoops are acceptable but must be placed, so they do not block sidewalks or streets. Portable basketball hoops do not require the ACC's approval but must be removed and stored out of sight after use, along with any materials used to keep them in place. Backboards, with ACC approval, are permitted in the rear of the home only as long as they are not visible from the street. Include the backboard dimensions and placement on the survey plat with your ACC application.

Birdhouses or Bird Feeders

Birdhouses and Bird feeders are permitted in the backyard only, except for one (1) birdhouse or bird feeder in the front yard with ACC approval. Include the location of the bird feeder on the survey plat with your ACC application.

Decks, Gazebos, Patios, Screened Porches, and Other Structures

ACC approval is required to install decks, gazebos, patios, pergolas, screened porches, and other structures and will only be permitted in the backyard. Decks should not extend past the width of the house. Materials should match the home in quality; Hardie board may be required. Front porch modifications require ACC approval and must match the community's design and quality. Include the location on a plat survey, dimensions, and materials used with your ACC application.

Dog House

ACC approval is required. Only one dog house is permitted per homesite. All dog houses shall be located in a privacy-fenced yard and must not exceed the height of the fence. The placement of a dog house must also consider safety concerns, noise minimization, the possibility of offensive odors, etc. Regular maintenance is required. The dog house should be A-frame and match the home in style and materials. Include the location on a plat survey, dimensions, and materials used with your ACC application.

Driveways

ACC approval is required for any changes to driveways, such as extending, widening, paving, etc. (concrete stamping is not permitted). Include the location of the driveway on a plat survey and the dimensions with your ACC application.

Fencing (General Guidelines)

ACC Approval is required before commencing work on any fence.

1. Fencing is not permitted in the front of the home.
2. Partial fencing is not permitted.
3. It's encouraged for fencing to complement any existing fencing on adjacent lots.
4. All installed fencing must be the same color and style.
5. Waterfront lots must have a 4' picket style along the water's edge.
6. Fences must be placed no more than four feet (4') forward from the rear of the home. *Variances may require a site visit.*
7. The fence must be installed immediately inside the property line, not exceeding six (6) inches, except where easements or swales exist. Remember that the fence is on your property, and you are responsible for maintaining the property up to the property line. This means homeowners are responsible for trimming the grass outside the fence up to their property line. Alleyways between fences are not permitted.
8. Irrigation systems may need reconfiguring to provide complete coverage outside the fenced area.
9. It's recommended that fences not be installed in drainage or utility easements. If a homeowner receives permission from the ACC to install a fence in a drainage easement, they are responsible, at their expense, for correcting any drainage changes on their homesite or adjoining homesites/common property.
10. Fencing must always remain in "like new" condition. "Like new" condition means regular fence cleaning is needed to keep the crisp, clean appearance. "Like new" also means that any repairs to maintain the vertical nature of the fence should be performed on an as-needed basis. At no time will bent, warped, or unstable fence panels or posts be allowed.

Submission information:

Attach a copy of your survey plot to your ACC application, identify the style of the fence (include photos), the desired location of the fence and gates, and denote setbacks in the number of feet/inches. (Please use different colors or line styles to distinguish the survey from alternations) Once approved, the installation must be completed within 90 days.

Permitted fence types

Note: Mixed fence types are not allowed. Installing one-half vinyl and the other half black aluminum/wrought iron is not permitted.

Vinyl Privacy Fence

- White vinyl, 5' solid panel with 1' lattice; see **Figure 1**
- White vinyl, 6' solid panel; see **Figure 2**
- White vinyl, 4ft picket style (*required when placed on a lagoon lot facing the water's edge*); see **Figure 3**
- Post caps shall be flat or pyramid-style.
- No solar or lighted post caps

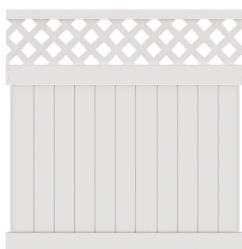


Figure 1



Figure 2

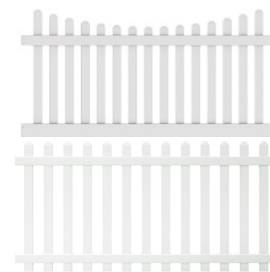
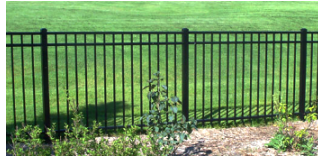


Figure 3

Aluminum/Wrought Iron Picket Fence

- Must be black open picket style
- It must be four feet (4') or five feet (5') high.



Waterfront lots

- The rear fence must be a four-foot (4') open picket style. The fence should match any abutting fencing in color.

Garage Doors

Homeowners must keep garage doors in working order and repair any trim pieces. Garage doors must remain white and keep with the style of the community. A solid white door or solid door with a window top is permitted. Garage screens that are visible when the door is closed are not allowed. The ACC must approve any changes to garage doors. Include the style and details of the modification or replacement with your ACC application (photos are required).

Gutters and Downspouts

Installation of gutters and downspouts requires ACC approval. Only white gutters and downspouts are permitted on the trim of a home. If downspouts are placed on Hardie board siding, the options are white, or they can match the home's color. Installation of gutters and downspouts requires ACC approval. Include the project's installer's details (location/color) with your ACC application.

House Numbers

House numbers installed by the builder must be maintained. No alternatives are allowed without ACC approval. Include the details of the desired choices (photos required) with your ACC application.

Landscaping

General Landscaping

Each homeowner shall keep an attractive and healthy landscape, including seeding, watering, mowing, edging, weeding lawns and flower beds, and pruning and trimming trees, hedges, and shrubbery. Variation of shrub height is encouraged to create an attractive curb appeal. When creating variation, no more than 50% of a home's windows may be blocked by vegetation, with the majority of vegetation covering less than 25% of the windows. Residents must keep all doorway and walkway areas trimmed and vegetation-free. Fenced waterfront lots must keep any hedges and shrubbery trimmed to a maximum height of their fence. Residents must clean up all yard debris and place them in appropriate yard bags for pickup. Residents shall never leave yard clippings in the street or on any walkway.

ACC approval is required if you plan to plant additional trees, shrubs, or hedges outside existing flower beds. ACC approval is necessary for vegetable gardens. Planting invasive hedges, shrubs, or trees, such as bamboo, is prohibited. Artificial plants or flowers are not permitted. Dead or diseased trees, shrubs, bushes, or other vegetation shall be cut and removed promptly. Landscaping changes involving the removal of large bushes (over four (4) ft in diameter) or living trees having a diameter of three (3) inches or more (measured from a point two (2) feet above ground level) shall not be removed from any homesite without ACC approval.

Failure to maintain a property may result in the POA hiring a lawn care company to perform such duties at the homeowner's expense.

Drainage/Grading

Residents shall not partake in any activity that may create erosion or siltation problems on any homesite. ACC approval is required for any changes in the grade on a homesite of 6" or more. Permission is also required for any excavation, grading, fill, etc., which alters the natural flow of service waters from, upon, or across any homesite or affects or changes the flow of any waters in any natural or drainage channel. Residents should never "divert" storm (rain) water to the street where it will enter storm drains. The installation of a Pop-up or french drain requires ACC approval. All Pop-up or french drains must terminate on a homesite and no closer than one (1) foot from the street or neighboring property.

Fountains/Ponds

Fountains will not be allowed in the front yard without ACC approval. Ponds require ACC approval and are only permitted in the rear yard. Approved items must be maintained in appearance and functionality.

Flower Bed/ Lawn Ornaments

ACC approval is required for items beyond the allowed size of two (2) feet tall and two (2) feet wide.

Island Beds

Landscaping may be grouped within an island to provide a focal point. Plans must be submitted to the ACC for approval, including the size of the island bed outlined on the survey plat, materials, plant quantity, size, and type.

Landscape Trellises, Lattice, Arbors, and Arches

Arches, arbors, pergolas, trellis, and similar structures require ACC Approval. Any roof or sides must be neutral colors to complement the home's color. The size, location on the survey plat, and the type of material used shall be included with your ACC application.

Painting Facades, Doors, and Shutters

Homeowners must gain ACC approval before painting a home's facade, doors, or shutters, even if painting the same color. If homeowners are notified of the need to paint the facade, they are allowed up to six (6) months to complete the project.

Facade colors must differ from the houses next door and directly across the street. Approved paint colors are listed on the community website. Contact the board to request to see color samples. Homeowners who paint without ACC approval will be in violation and subject to fines. Include your desired color choices and neighboring colors with your ACC application.

Ponds/Wetlands

Ponds are for the enjoyment of catch-and-release fishing only. No boats, canoes, paddleboards, rafting, or swimming is permitted, nor shall any refuse be placed or disposed of in the ponds or wetlands. No alteration to any pond or wetland is allowed without ACC approval. Homeowners who wish to alter these areas must list the alteration in full detail, including elevation and drainage changes, with their ACC Application.

Pools and Outdoor Spas

Before starting construction or installation, homeowners must have ACC approval. Homeowners must submit the project's full scope (timeline, type of pool, etc.), outline the Pool's placement on a plat survey, and include how they will adequately screen any external equipment visible from adjacent properties or common areas. Above-ground pools are prohibited.

Recreational Equipment

The ACC must approve all exterior recreational equipment before installation, including playsets, swing sets, and slides. The maximum height of the equipment shall be at most twelve (12) feet. Applications for play structures must include the plat survey showing its intended placement, manufacturer photo(s), and dimensions. Recreational equipment shall be placed in the rear of the home. Recreational equipment must be maintained regularly by the homeowner.

All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Homeowners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to ether's property.

Retaining Walls

Retaining walls require ACC approval. Homeowners must submit a plat survey indicating location, material descriptions, construction drawings, and elevation drawings to explain the improvement. Photos of the area are required.

Roof Vents and Shingles

Changes to roof vents and shingles require ACC approval. All roof vents shall be painted to match the color of the roof. Roof shingles must be the same color and style as the original shingles. The standard shingle color is Weathered Wood. Include the project's scope (timeline), shingle color, and style with your ACC application.

Sheds

All shed installations required ACC approval. Only one shed per homesite is permitted. Any constructed shed that violates the Shed Requirements is subject to fines if not corrected within the timelines provided in the notification. Using a shed to keep animals is prohibited.

Requirements:

- Sheds must be an **A-frame**
- Sheds are permitted in the backyard behind a privacy fence
- Sheds may not exceed 12' H x 16' W in size.
- Sheds must match the home facade in color.
- You must use cement boards in a horizontal position.
- Roof
 - Shingled roof must match the home in color (Weathered Wood) and style.
 - Metal roof must complement the home in color (silver roof is prohibited)
- They can be premade or custom-made
- Sheds should be on a solid foundation (Lawn, gravel, or dirt are unsuitable bases).
- Properties located on Waterfront lots
 - The shed must be placed behind a solid panel fence near the front of the fence.
 - Shed height must be lower than the top of the fence.



The following is required with your submission:

- A general diagram of the design and location of the shed, including building materials
- Size: (Length, Width, Height)
- Shed Color: (must match the home)
- Roof Type: Shingle or metal. (If metal, list and include a photo of the color)
- Is the shed pre-built or custom?
- Type of foundation used.

Shutters

Shutters must be maintained or repaired. Permanent removal of shutters is not allowed. ACC approval is required before painting shutters, even if painting the same color. See the community website for approved colors before submitting an ACC application.

Sidewalks

ACC approval is required for any changes to sidewalks, such as extending, paving, etc. Include the location of the modification on a plat survey and dimensions with your application. All sidewalks must be kept clean, edged, and periodically pressure-washed.

Solar Panels

ACC approval is required to install solar panels.

The following information must be included with the ACC Application before being reviewed.

- Solar Panels may only be installed by a professionally licensed installer and must meet all city, state, and local permit and code requirements.
- To best describe the proposed design as well as aid in the efficient processing and successful approval of the request, it is strongly suggested to provide the following attachments to Solar Panel Installation requests:
 - 1) Site plan, with compass direction key, including roof elements (photo image preferred) with proposed solar panel/array locations indicated, to scale.
 - 2) Building elevations and photo images that capture the views of roof planes with a depiction of proposed panels/arrays to scale
 - 3) Cut sheets from manufacturers describing all primary system components:
 - a) Solar Panels
 - b) Panel Rack System
 - c) Roof Mounting Fixtures
 - d) Power Inverters and other power management system components
- Any additional information to describe the system or installation methods to the homeowner's specific design is encouraged. **Note solar energy devices will only be allowed on the rear of a roof.**

Storm Doors

Any door, enclosure, or change of the original design requires ACC approval before installation. Only high-quality, full-panel glass doors are allowed. Decorative wrought iron doors or decorative aluminum doors are prohibited. Include the product specs with your ACC application (photos required).

Water Filtration Systems

Water filtration systems do not require ACC approval as long as they are not installed on the home's exterior. If placed on the home's exterior, the system must be placed in an area not seen from the street, neighboring lots, or common areas. Include the location of the filtration system on a survey plat and plans to screen it with your ACC application.

Windows

Replacement of any or all windows not initially installed by the builder requires ACC approval. Replacement windows must match the original style. Include window specs and photos with your ACC application.

Window treatments, such as curtains, wood blinds, etc., should be neatly placed in windows. Muntin bars must be repaired and kept in uniform condition. Tinted, mirrored, and brightly colored window treatments are not allowed. Window treatments containing profanity, explicit foul messages, or depictions of the same by determination of the board are prohibited.