



ARC STANDARDS

Effective January 1, 2023

DISCLAIMER

Approval of an application by Savannah Pointe's Architectural Review Committee (herein after "ARC") reflects the ARC's conclusion that the owner's proposal is consistent with the Declaration of Protective Covenants for Savannah Pointe and any design criteria/specifications found in the Declaration of Protective Covenants or any supplemental ARC guidelines/ARC standards (including this document). Neither the ARC, nor Savannah Pointe Residential Association, Inc., nor association management expresses any opinion about the safety or soundness of any owner's proposal, and ARC approval does not indicate that the proposal necessarily complies with any laws, regulations or ordinances, all of which are the responsibility of the owner.

MAINTENANCE OF YOUR PROPERTY

The appearance of every home in the community affects not only the overall look of the community but the individual property values within it. Property ownership in the community includes the responsibility for continued maintenance of all structures and grounds. This includes, but is not limited to, keeping buildings and structures in good condition and repair, and keeping all bikes & toys, debris, pet excrements, and unsightly materials out of sight. Additionally, all shrubs, trees, grass, and other plantings should be neatly trimmed, and properly cultivated free of weeds.

All homeowners are responsible for inspecting their own property periodically to ensure that there is no faded, flaking or peeling paint, rotting wood, mold or mildew on your siding, warped or loose siding, loose mortar, or spalled masonry. It is necessary that all wood surfaces such as door and window trim, dormers, and garage doors be caulked, sanded, and painted periodically to keep them in good condition.

All decks, fences and children's recreation/play equipment (that can be seen from the street) must be kept in good repair. The homeowner must replace rotting or warped wood. It is strongly suggested that all wood (decks, fences and other structures) be treated periodically with transparent wood preservative to maintain and enhance their condition.

MAINTENANCE OF YOUR GROUNDS

Homeowners are also responsible for the continued maintenance of all grounds and landscaping within their lots. The homeowner must keep grass, shrubs, and trees neatly trimmed, properly cultivated and free of weeds and pet excrements and other debris. Homeowners may not allow trees, shrubs, or plantings of any kind to overhang or otherwise encroach upon any sidewalk, street, pedestrian walkway, HOA common area or another homeowner's property.

MAINTENANCE SUMMARY

It is impossible to list and describe each and every component of a homeowner's lot that must be maintained and how it should be maintained. Suffice it to say that all exterior finishes, whether brick, metal, wood, or any other material, should be maintained in a state of good repair. A state of good repair consists of ensuring that the structure and its entire component parts look as good as it did when it was new. Siding must be clean and free of mold or soft areas must be sanded, caulked, and repainted. **NOTE: Rental/Landlords will be held to the same standards as owner occupants.**

Homeowners must replace or, if possible, repair any rotted wood components. Windows, doors, garage doors, exterior roof and gable trim all need to be caulked and repainted on an average every few years. Costly repairs may be avoided if these areas are inspected, and routine upkeep is performed every year. These standards are designed



to ensure not only that all units look their best but also that costly repairs are not necessary because routine maintenance is performed in a timely fashion.

HOA INSPECTIONS AND FINES

The HOA ARC has the right to inspect all properties within the community. Violations of these maintenance standards are violations of the community and associated governing documents and may result in a Violation Notice. If a violation is not corrected within the specified time period, it may result in a fine for non-compliance and additional costs if the community must take action to have the work performed to bring the structure or grounds into compliance. *(NOTE: The initial notice will come as a warning to correct that includes a timeframe. The Fine Schedule shall be according to a Fine Schedule passed by the Association's Board of Directors.)* Fines will be placed on your account in your owner's portal, and if not paid as requested, the HOA reserves the right to collect by any means necessary including, but not limited to, collection and/or placing a lien against the offending property, which must be satisfied before the property is sold.

Example 1



Example 2



If you have any questions about these guidelines, please feel free to email arc@savannahpointehoa.com.



DESIGN REVIEW CRITERIA

There is an advantage to design guidelines that provide definitive "do's" and "don'ts" with no resort to judgment or discretion. Such specificity provides clear guidance to homeowners as to whether or not contemplated improvements will be permitted.

To the extent possible, specificity has been incorporated into these Design Guidelines. However, total specificity is neither possible nor desirable. The appropriateness and acceptability of certain improvements, particularly those of a major nature, may depend on a number of circumstances and factors which must be documented and evaluated on a case-by-case basis. An improvement which is appropriate for one type of housing, lot size, and/or location may be inappropriate in another situation. The ARC will not judge the individual aesthetic or artistic merits of any object, but rather will make its evaluation solely on the object's impact. The criteria listed below provide the basis for both the development of design guidelines and the evaluation of individual proposals by the ARC:

- 1. Design Compatibility.** The proposed modification or improvement should be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, and similar use of materials, color, and construction details. Changes and/or additions must not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting.
- 2. Scale.** The scale of the proposed improvement should relate to the size of the applicant's home, the location and size of the lot, adjoining homes, and surroundings. This criterion applies to both structural and landscape modifications. Objects shall not create an adverse impact on the natural environment by their installation or location. The ARC will consider such issues as an alteration in the rate or direction of water runoff, and/or the removal of trees or other substantial plants.
- 3. Impact on Neighbors.** The ARC will apply a narrower set of standards to objects located in front yards or positioned where they can be fully viewed from the street fronting the applicant's property than to those objects located in back yards, or within screened locations of lesser visibility and impact. Additionally, any proposed improvement should relate favorably to the landscape, the applicant's home, adjacent homes, and the neighborhood. Consideration will be given to both visual and functional impacts on neighbors. Visual impact refers to the aesthetic appearance of the proposed improvement and includes consideration of design quality, scale, location, architectural compatibility, etc. Functional impact refers to such concerns as view, sunlight, ventilation, and drainage. Examples of adverse functional impacts include structural additions which would cause a material loss of sunlight or ventilation to a neighboring dwelling, and an alteration in topography which would change natural drainage patterns to the detriment of a neighboring property. Finally, changes shall not create a hazard to public safety or become an "attractive nuisance".
- 4. Color and Materials.** Continuity or compatibility of color and finishing materials with the original construction and surrounding dwelling will be a specific consideration in evaluating the appropriateness of proposed improvements, including painting of the brick exterior.
- 5. Relationship to Environment.** Proposed improvements should not have a negative impact on the natural environment. The removal of trees or other vegetation, grading and other topographical alterations will be assessed for potential adverse impacts, such as a material change in the rate and/or direction of storm water run-off and soil erosion. Changes must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must be capable of maintaining an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with the home, adjoining homes, and the neighborhood setting.



EXTERIOR COLORS AND DESIGN

Homeowners must obtain ARC approval prior to painting, staining or changing the color or design of any externally visible portion of any property, including siding, doors, shutters, trim, roofing, or garage door. **NOTE: If you plan to repaint your home and it has been many years since it was last painted and plan to go back to the original color, do not paint your property the oxidized color as it is now.**

Approval of each application will be based on a judgment in the opinion of the ARC Committee, as to whether the proposed change would be noticeably inconsistent or visually incompatible with the aesthetics of the Savannah Pointe Community. As a reminder, an application is required to change the style, color and/or design of any gutter, downspout, or roof; to add, remove or paint shutters or alter their positions; Or paint or change out the siding. Siding is defined as any of the following, vinyl, Hardie or cement based, ship lap, wood, or clapboard.

ARC APPROVED COLORS

Below is a list of ARC approved colors through Sherwin Williams-Alabaster. ALL EXTERIOR PAINTING MUST BE SUBMITTED TO THE ARC for official record. Any color outside of an approved color must be submitted to the ARC for approval. Submission of ARC Requests can be done via online form through our community website at <https://savannahpointehoa.com/arc-request-form/>, or by downloading the printable form from the website and either dropping in the community mailbox at the clubhouse or mailing to Mega Agent Rental Management at 2635 Valleydale Rd, #200, Birmingham AL 35244. The submission form is this located on the ARC page. If you need to drop off paint samples, you may do so by placing them in the mailbox at the clubhouse, however, make sure to notify the ARC at arc@savannahpointehoa.com.



NOTE: These guidelines are provided only as a supplement to Savannah Pointe’s Protective Covenants. Homeowners are encouraged to study these guidelines as well as the Protective Covenants. In the event of a conflict between these guidelines/standards and the Protective Covenants, the Protective Covenants will prevail.