

STILLWATER SUBDIVISION

ARCHITECTURAL GUIDELINES

**Prepared by
Ussery Rule Architects, P.C.**

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**STILLWATER SUBDIVISION
DESIGN GUIDELINES FOR ARCHITECTURAL AND
LANDSCAPE PLAN APPROVAL**

I. GENERAL STATEMENT:

The Declaration for Stillwater 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 standards which the Architectural Review Committee (ARC) 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 Architectural Review Committee at 2901 Frederica Road, St. Simons Island, Georgia 31522, telephone number (912) 638-0406.

II. PLANS AND SPECIFICATIONS:

In order to secure approval of the Architectural Review Committee, the following procedures should be observed:

- A. All plans and specifications must be prepared by an individual who is a member in good standing with the American Institute of Architects.
- B. The Architectural Review Committee will consider plans and specifications on a regular basis on the first and third Monday of each calendar month. Two copies of all plans and specifications should be presented to the Architectural Review Committee by close of business on Thursday prior to each regularly scheduled Monday meeting date.
- C. All homes must be built by a builder approved by the Architectural Review Committee.
- D. 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 site plan showing location and orientation of buildings, mechanical equipment, walkways, and other improvements on the Lot, setback lines indicated and the location of trees, driveways and finished grades.
 - 2. An existing and finished grade and landscape plan must be approved by the Architectural Review Committee before landscaping or building is actually executed.
 - 3. Such other details as the Architectural Review Committee may reasonably require.
- E. The Architectural Review Committee will provide a report by Friday following the regularly scheduled Monday meeting either approving plans, suspending disposition with comments, or disapproving plans.

The following are some specific guidelines which the Architectural Review Committee will consider in reviewing plans for approval:

III. SITE PREPARATION GUIDELINES:

A. CLEARING:

1. There shall be no clearing nor earth moved without the prior approval of the Architectural Review Committee.

B. TREE REMOVAL:

1. All specimen trees (those with a diameter at 4 feet from ground level in excess of 6 inches) require the Architectural Review Committee's approval before removal.

C. FILL MATERIAL:

1. In no event may fill material be used in which the final finished grade would exceed ten (10) feet above mean sea level, or three (3) feet above existing grade, whichever is greater.
2. When placing fill material on the individual lot, care should be taken to confine the spreading of fill material to the area of the building site, as well as off of the root system of significant trees.

IV. ARCHITECTURAL GUIDELINES:

A. WINDOWS:

1. Only wood, vinyl clad aluminum, or vinyl clad wood windows are permitted.
2. All doors and windows should have as a minimum 5 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 tabby or stucco, then a minimum of 2 inch brick mold trim together with wood shutters will be permitted.

B. PERMITTED EXTERIOR MATERIALS:

1. In no event may the following be visible as an exterior material:
 - a) vinyl; except as vinyl clad windows or vinyl soffits;
 - b) aluminum, except as soffit material;
 - c) cement or concrete block;
 - d) concrete
 - e) tabby; except for oyster shell tabby on gray mortar;
2. The use of stucco is limited to authentic masonry stucco. No synthetic stucco is permitted.

C. FRONT ENTRANCE:

1. There is a maximum rise on any single run of stairs on the front of the house of six (6) feet and a minimum stair width of five (5) feet.

D. MINIMUM HOME SQUARE FOOTAGE:

1. All homes should have as a minimum 2,000 square feet of heated and cooled living area.

E. EXTERIOR COLUMNS:

1. All exterior columns should be turned columns, architectural grade columns, or minimum 6 x 6 posts trimmed at both top and bottom.

F. PORCHES:

1. All porches which are visible from the street should have a minimum depth of seven (7) feet and a minimum area of 70 square feet.

G. EXTERIOR HOME COLORS:

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

H. ROOF MATERIAL:

1. The Architectural Review Committee should be consulted for preapproved list of roof material colors. However, specifically not permitted are brown, white, and cedar color asphalt shingles, and tin roofs (not including standing seam colored "galvalume").
2. All asphalt shingles must be architectural grade shingles.

I. 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.

J. CHIMNEY CAPS:

1. Architectural grade chimney termination caps required.

K. USE OF LATTICE:

1. If visible from the street, lattice may be used only as decorative infill panels and not as the only decorative feature between house piers.
2. Lattice may not exceed 64 square feet per run and lattice should be continually broken up with masonry or stucco piers or walls.
3. Pre-fabricated lattice panels are not permitted.

L. GARAGES:

1. Two car enclosed garage required.
2. Detached garages or garages located under house structure are preferred.

3. Garage doors facing the street will be allowed provided they are a minimum of 20 feet behind the front elevation of the house.
4. Single car garage doors are preferred over double width garage doors.

M. DRIVEWAYS:

1. Driveways should not be wider than 18 feet.
2. A minimum of (2) off-street parking space should be provided.
3. All driveway surfaces must be set back a minimum of 5 feet from side yard property line.
4. All permitted driveways must be one of the following materials:
 - a) Asphalt;
 - b) concrete;
 - c) pavers; or,
 - d) bordered shell or stone.
5. In no event will dirt or pine straw be considered a finished driveway.

N. STORAGE:

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

O. FENCES

1. All fences should be set back a minimum of 50 feet from front property line and 50 feet from lake.
2. All fences visible from the street must be of wood, masonry, or wrought iron construction.
3. The maximum fence height is 8 feet.

P. FRONT, SIDE AND REAR SET BACKS:

1. Set backs are as follows:
 - a. Front set back 50'
 - b. Side yard set back 10'
 - c. Rear lake set back 50'
 - d. Rear marsh set back 25'
 - e. Rear set back 10'
2. Set backs apply to all buildings including decks, porches, docks, accessory buildings etc.
3. On lake front lots, no docks or bulkheads will be permitted.

Q. MECHANICAL EQUIPMENT STANDS

1. Mechanical equipment stands must be screened by lattice, or walls of wood or masonry construction similar to the house and with appropriate landscape.
2. Mechanical equipment must meet setback requirements.

R. MAILBOX

1. Developer shall provide all mailboxes to be paid by homeowner at the time plans are submitted for approval.

S. MISCELLANEOUS:

1. No TV, short wave, satellite, etc. antennas or dishes will be permitted if visible from the street or lake.
2. No clothes lines will be permitted.
3. Additions and remodels require the same approval process as new construction.

T. OUTBUILDINGS:

1. Any outbuildings must be approved for all lots.
2. Accessory structures (including playground equip, pools, decks, pump houses, etc.) and all other vertical construction must be compatible with home structure and meet setback requirements.
3. Freestanding accessory structures must be screened with landscape.

U. HOMES UNDER CONSTRUCTION

It is important to remember that the Declaration of Stillwater Subdivision requires that once construction starts, all work must be Completed with in one year.

1. PRE-CONSTRUCTION ACTIVITY

- a. Except for under brushing, no work may be done on a lot prior to receiving approval of the Architectural Review Committee. In no event may trees be removed or earth moved prior to the Architectural Review Committee'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. All utility services at Stillwater 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 identify the

location of their lines to prevent damage. The various utility companies and their numbers are:

1. Electric: Georgia Power 265-3440
 2. Telephone: Southern Bell 780-2355
 3. Cable TV: Adelphia Communications 264-2288
 4. Water/Sewer: St. Simons Water/Sewer
- e. No burning of any kind will be permitted.
- f. The storage of materials should be in an inconspicuous area of the site, and the 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.

- END OF DESIGN GUIDELINES -