

# HOME CONSTRUCTION GUIDELINES SAVANNAH BAY

08/2003

1. Written approval of home construction plans is required prior to commencement of any clearing, grading or construction.
2. No dwelling unit should exceed 2 1/2 STORIES above the ground.
3. Square footage requirement: 1,800 sq. ft. with at least 1,200 sq. ft. on main level. All dwellings require an attached or unattached two-car garage. Finished rooms over a garage or a finished basement shall not be included in determining square footage.
4. All homes must meet setback requirements, as set forth in the recorded plat, deed restrictions, homeowners association documentation and governmental regulations and guidelines.
5. Solid brick or stone covered block or stucco covered foundations are required.
6. The roof over the main structure of the house must be at least an 8/12 pitch. Architectural shingles required unless otherwise approved.
7. The EXTERIOR of the home must be completed within one year of the date of commencement.
8. Driveway must be finished in tinted concrete, asphalt, pavers, or other approved materials. This is to be constructed and maintained in accordance with the rules, regulations, and specifications approved by the Architectural Review Committee and all requirements of the Georgia Department of Transportation. (Concrete pipe required for driveway culvert). Driveways should meet a 12' wide standard of driveway width.
9. EXTERIOR MATERIALS PROHIBITED include the following: asbestos shingles, aluminum siding, imitation brick or stone roll siding, exposed concrete and concrete block.
10. All gas and oil tanks placed on the property must be buried according to county regulations or screened from view. They must be out of sight from both the roads and the lake.
11. Satellite dishes must be screened from view of both the roads and the lake.
12. No freestanding towers or antennas are permitted.
13. Garbage cans must be screened from view from the roads and the lake.
14. No dog lots allowed. If fencing is to be used on the property, a sample must be provided and approved by the A.R.C.
15. No For Sale or For Rent signs may be displayed on a lot.
16. A dumpster is required during construction (must be located on lot.)
17. A fee of \$300 (check payable to the Savannah Bay Homeowners Association, Inc.) must accompany the two sets of house plans submitted for review. Approved plans will be kept at the office for future review. Plans need to be sent to:  
  
**SAVANNAH BAY HOMEOWNERS ASSOCIATION, INC.**  
**P.O. Box 794**  
**Lincolnton, GA 30817-0794**
18. Silt fencing must be installed by the builder before construction to protect road shoulders; otherwise the Homeowners Association will install silt fencing and charge the homeowner \$350.00 made payable to the Savannah Bay Homeowners Association.

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The architectural review fee and road bond must be paid and installation of silt fencing must be completed and all Association dues must be current before approval of any plans will be given.

NOTE: Plans must include a completed Plan Approval Checklist, 2 full sets of the proposed house plans, (including elevations, floor plans, and roof pitch) a site plan showing house placement, including distances from property lines, driveways, walkways, septic placement and a landscaping plan showing plants, shrubs, decks, fencing, etc. *MATERIALS AND COLORS USED for the exterior of the above, must be approved.*

**NOTE: The Architectural Review Committee has particular concerns that the community has a consistent streetscape and quality of design (facade, material, etc.). In order to maintain a “planned look” for the community and preserve the esthetic integrity of the community, the Association may at times place a temporary moratorium on any particular style of design until the community is brought back into balance. The committee reserves the right to reject any house plans not acceptable to this code.**

19. A \$500 Road Bond is required when house plans are submitted (check payable to Savannah Bay Homeowners Association, Inc. by either the Builder or the Owner.) This bond is refundable upon completion of all home construction, if road pavement and road shoulders near and in front of the subject lot are maintained, throughout the construction process, in the same good condition as they were in when construction began. (NOTE: This can be in your contract with your builder - require him to place the bond and be responsible for the actions of his subcontractors.) This bond is intended to insure the Homeowners Association from unnecessary road repairs caused by careless contractors, and also to ensure proper reseeding, clean up, etc. of rights-of-way and drainage swales.
20. The property owner is responsible for placing and maintaining a stone driveway to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road rights-of-way. This driveway is to be used before and during construction, to minimize damage to the roads and shoulders of the roads caused by the repeated parking of vehicles, heavy equipment and trucks. During construction and after completion of construction, a **Savannah Bay Homeowners Association** representative will inspect the roads and road shoulders near and in front of the subject property. The owner will be responsible for any necessary repairs.
21. Upon final completion of home construction, landscaping, proper installation of a concrete driveway culvert, paving of driveway as approved and the installation of the approved mailbox, the homeowner should request an inspection from the Homeowners Association. If there is no damage to roads or shoulder of the roads, the \$500 road bond will be refunded.
22. Only the mailbox approved by the Architectural Review Committee may be used and it must be installed according to US Postal regulations. This information will be sent to you with your approval letter or you may contact the Savannah Bay Homeowners Association, Inc. for this information.
23. Once house plans are approved, the foundation must be staked out and an inspection ordered and approval of location given prior to construction beginning. Please call the Homeowners Association for this inspection.
24. You must submit snapshots of the entire road, road shoulders and ditches in front of the lot and across the street from the lot to show the condition of the road, road shoulders and ditches prior to clearing or any construction.
25. You must submit several snapshots taken from the road side and several snapshots taken from the approximate center of the lot facing the rear of the lot or toward the lakeside of the lot showing the entire width of the lot and its vegetation and trees.
26. If you own a waterfront lot please take several snapshots from the lake side toward the lot showing the entire width of the lot along the shore line and its vegetation and trees.