



# Savannah

Residential  
Design Guidelines

Savannah Community Association, Inc.

March 11, 2004

Revised 9.1.2021

# TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	Definition of New Construction .....	5
1.2	Who Is Subject to These Guidelines? .....	5
1.3	Who Administers These Guidelines? .....	5
1.4	Application for Review .....	5
1.5	Submittal and Response Deadlines.....	6
1.6	Meeting Schedule of the ASC .....	6
<b>2.0</b>	<b>DESIGN REVIEW PROCEDURES .....</b>	<b>6</b>
2.1	Submittal Purposes .....	6
2.2	Submittal Application and Packet .....	6
	2.2.1 New Construction.....	6
	2.2.2 Landscaping .....	8
	2.2.3 Pools.....	9
2.3	Regulatory Compliance .....	9
2.4	Final Approval.....	9
2.5	Appeals.....	10
2.6	Variances .....	10
2.7	Failure to Submit .....	10
<b>3.0</b>	<b>SITE DESIGN GUIDELINES .....</b>	<b>10</b>
3.1	Site Planning .....	10
3.2	Landscape Design .....	11
3.3	Irrigation Design .....	12
3.4	Fencing, Walls, and Screen .....	12
3.5	Mailboxes, Utility Services, Antennae, Etc. ....	13
3.6	Circulation.....	13
3.7	Lot Grading - Engineering Guidelines .....	14
3.8	Outbuildings.....	15
3.9	Landscape Features .....	15
3.10	Pools.....	15
3.11	Utilities, Mechanical and Pool Equipment.....	15
3.12	Trash Containers .....	16
3.13	Consolidated Lots.....	16
3.14	Build To Lines (Single Family Detached) .....	16
<b>4.0</b>	<b>ARCHITECTURAL DESIGN.....</b>	<b>16</b>
4.1	General Design and Configuration.....	16
4.2	Materials and Colors .....	17
4.3	Roof Construction and Materials .....	17
4.4	Inappropriate Materials .....	18
4.5	Windows, Doors.....	18
4.6	Garages Facing Public Streets (Not Alleys).....	19
4.7	Vehicle Parking.....	19
4.8	Decks, Porches and Exterior Stairs .....	20
4.9	Roof Accessories.....	20
4.10	Exterior Lighting.....	21
4.11	Building Size.....	21
4.12	Energy Efficient Design and Construction.....	21
4.13	Design Assistance .....	21

<b>5.0</b>	<b>SIGNAGE</b> .....	<b>21</b>
5.1	Builder Sign .....	22
5.2	Builder Model Home Sign .....	22
5.3	Real Estate Sign .....	22
<b>6.0</b>	<b>CONSTRUCTION SITE STANDARDS</b> .....	<b>22</b>
6.1	Site Cleanliness/Materials Storage/Erosion Control .....	22
6.2	Natural Preservation Areas.....	23
6.3	Job Toilets/Fires/Animals .....	23
6.4	Work Hours and Days.....	23
6.5	Final Site Review .....	23
<b>7.0</b>	<b>MISCELLANEOUS</b> .....	<b>23</b>
7.1	Enforcement .....	23
7.2	Waiver, Amendment and Third Party Benefit. ....	23
7.3	Non-Liability of the ASC.....	23
7.4	Accuracy of Information.....	24
7.5	Builder Representation.....	24
7.6	Savannah Community Association, Inc.-Use Restriction .....	24
<b>APPENDIX A – Applications, Permits and Testing</b>		<b>25</b>
	New Construction Application .....	26
	Landscape Plan Application .....	27
	Pool Plan Application .....	28
	ASC Response Form.....	29
<b>APPENDIX B</b> .....		<b>30</b>
	Definitions .....	30
<b>APPENDIX C</b> .....		<b>32</b>
	Recommended Plant List .....	32

## 1.0 INTRODUCTION

**WHEREAS WITH REGARDS TO THIS DOCUMENT REFERED TO AS THE “DESIGN GUIDELINES” AND NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, DECLARANT HEREBY RESERVES THE RIGHT, IN ITS SOLE DISCRETION, AT ANY TIME, WITH OR WITHOUT NOTICE, TO MODIFY, CHANGE OR WAIVE ANY OR ALL OF THE FOLLOWING DESIGN GUIDELINES FOR ANY REASON.**

**THE SAVANNAH PRODUCTION HOME BUILDERS ARE NOT SUBJECT TO THE SAME SUBMITTAL GUIDELINES DUE TO THE REPETITIVE NATURE OF THEIR BUILDING OPERATION. DECLARANT HEREBY WAIVES THE SUBMITTAL PROCEDURES FOR PRODUCTION HOME BUILDERS.**

**FURTHERMORE, DECLARANT RESERVES THE RIGHT TO SOLEY APPROVE THE PRODUCTION HOME BUILDERS PLANS AND SPECIFICATIONS. THE ASC COMMITTEE (AS DEFINED BELOW) SHALL NOT BE SET UP, APPOINTED OR ESTABLISHED UNTIL DECLARANT, IN ITS SOLE DISCRETION, SETS UP, APPOINTS OR ESTABLISHES SUCH ASC COMMITTEE.**

Other restrictions of the use of homesites are explained in the "Declaration of Covenants, Conditions and Restrictions for Savannah Community Association, Inc." and in the neighborhood specific Supplemental Declaration. These documents, along with the DESIGN GUIDELINES contain important information that all Owners at Savannah should read prior to beginning the building or renovation design process.

Fundamental to the concept of Savannah is planning and design. These guidelines have been established to ensure a level of design consistency and to help establish an overall character for the community. These guidelines will be used by the Architectural Standards Committee (the ASC) of the Savannah Community Association to review plans in accordance with the Covenants, Conditions, and Restrictions of the Savannah Community Association, Inc. All property owners within the Savannah Community are required to be familiar with these documents. The mission of the ASC is to be fair in the design review process and understand the individual goals of the property owners while talking into account the entire design principle for the development and making decisions based upon the Community as a whole.

Section 1.3 of the Design Guidelines and Review Procedures refer to the scope and authority granted to the ASC. Other Architectural and Governing restrictions can be found in the “Declaration of Covenants, Conditions and Restrictions for the Savannah Community” and in neighborhood specific Supplemental Guidelines. All of these documents should be reviewed prior to beginning any improvement or construction project.

The DESIGN GUIDELINES address four basic activities:

- (1) Site Design (reference Section 3.0)
- (2) Architectural Design (reference Section 4.0)
- (3) Signage (reference Section 5.0)
- (4) Construction Site Standards (reference Section 6.0)

## 1.1 Definition of New Construction

New Construction is any building or installation of structures and associated improvement construction on a previously developed site for the purposes of renovation, improvement or rebuilding of a structure. The ASC is responsible for the review of any improvements that will affect the exterior of a structure or any supplement site additions or renovations in conformance to the Design Guidelines. This can include, but is not limited to, changing or adding landscaping, adding an addition or changing the exterior elevations on a house, adding a pool, adding accessory buildings, or making changes to the paint or windows of a structure. During the Development Period, the ASC is controlled by the Declarant, after the Development Period, the ASC will be at least a 3 person committee appointed by the Board of Directors, in accordance with the applicable provisions of the Declaration.

## 1.2 Who Is Subject To These Procedures?

The owner of a single-family lot is solely responsible for obtaining the necessary review and approvals to comply with the terms of the Covenants, Conditions and Restrictions. The Builders will typically be responsible for the initial new construction. There are no exemptions or automatic approvals unless otherwise stated in the Covenants, Conditions and Restrictions. Each ASC application will be reviewed on an individual, case-by-case basis. Basis for one approval does not give blanket approvals for all lots.

## 1.3 Who Administers These Procedures?

The final authority for administration of these procedures falls to the Board of Directors of the Savannah Community Association. The Board appoints the ASC, and the ASC may in turn delegate to a committee representative the responsibility for administering these procedures or parts thereof. During the Development period, the Declarant is the ASC, unless the Declarant chooses to form one. The Declarant has the sole authority to approved production home plans built by the production builders, the ASC will only approve plans submitted by homeowners for additions, renovations or construction by or behalf the homeowner.

The selection of the ASC representatives is based upon professional qualifications, understanding of the Covenants, Conditions and Restrictions and the Design Guidelines and the ability to comprehend the overall, as well as specific, development objectives. A person may not be appointed or elected to serve on an architectural review authority if the person is: (a) a current Board member; (b) a current Board member's spouse; or (c) a person residing in a current Board member's household.

The selection of ASC representatives is based upon professional qualifications, understanding of the Covenants, Conditions and Restrictions and the Design Guidelines and the ability to comprehend the overall, as well as specific, development objectives.

The ASC shall appoint one person for the responsibility of receiving all ASC submissions. **During the Development Period, the Declarant has appointed the Savannah Community Manager as the person responsible for the intake of submissions.**

## 1.4 Application for Review

Applications for the ASC can be found in the Appendix of these Guidelines. Additional copies of the ASC Application can be obtained through the Savannah Community Manager or the person designated by the ASC for the intake of submissions. The application forms provide the ASC with the basic information needed for review and served as a checklist so that all design information for the project needed by the Committee is contained within the submission. The ASC reserves the right to ask for supplemental information not requested on the application if deemed necessary for the review of a specific project.

Please see the Savannah Community Manager or the ASC designee for submittal policies and procedures.

## 1.5 Submittal and Response Deadlines

All Submittals required by Section 2.0 of these procedures must be submitted, reviewed and approved by the ASC prior to commencement of construction.

The ASC will make a concerted effort to respond in writing to any complete submission packet within 30 days of its submittal. The Committee's decision may be:

- (A) Approved for construction start.
- (B) Not approved for construction start.

Within 14 days after receipt of a decision, the Homeowner may file a written appeal to the Committee and request to meet with the Committee at their next meeting. If there is still an issue after appealing to the Committee, the Homeowner may appeal directly to the Board of Directors of the Community Association.

Further information on the ASC requirements for submittal and response deadlines can be found in Article 6 Architectural Standards, Section 6.5 of the Declaration of Covenants, Conditions and Restrictions for Savannah.

## 1.6 Meeting Schedule of the ASC

The ASC will convene meetings for the review of submissions on a schedule established by the ASC. Meetings will be held at a time and location determined by the ASC.

## 2.0 DESIGN REVIEW PROCEDURES

### 2.1 Submittal Purposes

The purpose of the ASC review is to ensure that each project is compatible to the Community Standards and complies with the Covenants, Conditions and Restrictions and the Design Guidelines.

### 2.2 Submittal Applications and Packets

There are three different types of applications for submittals:

- A. New Construction – for all new construction, renovations and architectural changes or additions to existing homes, **including repainting exteriors and adding satellite dishes.**
- B. Landscaping - for changing landscaping, adding decking, accessory buildings, yard art or fencing
- C. Pools - for adding pools, jacuzzis, plunge pools or hot tubs

#### 2.2.1 New Construction

For New Construction, renovations, or exterior architectural changes (including repainting exteriors and adding satellite dishes) the following are required with the application:

- I. Building Plans (min ¼"=1') including:
  - All four exterior elevations on new construction or exterior elevations to be modified on renovations
  - Floor plans (for ASC reference only) including balconies, decks, patios, atriums, garages, etc. Plans must indicate heated/cooled square footages and total square footages for the building.

- Roofing Plans indicating pitched ridges, valley, chimneys, skylights and all roof-mounted equipment.
  - Details of Windows, Doors, and all Architectural Details.
- II. Site Plans (min 1"=10') including:
- North Arrow
  - Property and Setback Lines. Builder is responsible to stagger the building setback lines
  - All Recorded Easements
  - Footprint of Residence and garage
  - Existing trees to be saved and removed. (Removal of single trunk trees in excess of 4" in diameter and multi-trunked trees in excess of 6" total diameter required prior approval of the ASC)
  - Clearing limits
  - Topography of the site as provided on the engineering grading plans
  - Location of all driveways, sidewalks, patios, decks, site walls and fencing.
  - Drainage Flows
- III. Sample exterior colors and materials
- IV. Landscape Plan Application and plans
- V. Pool Plan Application and plans (if necessary)
- VI. **For Homeowners only wishing to change exterior colors partially or the entirety of their houses, only an application on the amount of the house to be painted and paint colors are needed for submission.**
- VII. **For Homeowners only wishing to add a satellite dish, all that is necessary is the application, the size of dish and the location on the house.**

THE HOMEOWNER ACKNOWLEDGES THAT THE MASTER ENGINEERING GRADING PLAN FOR THE ENTIRE DEVELOPMENT IS TO BE ADHERED TO. SHOULD THE ASC DETERMINE THAT A HOMEOWNER IS NOT COMPLYING WITH THE GRADING PLANS, THEY MAY REQUIRE THAT UPON SUBSTANTIAL COMPLETION AND PRIOR TO A CERTIFICATE OF OCCUPANCY OF PROJECT, THE HOMEOWNER SUBMIT AN AS-BUILT GRADING PLAN INDICATING DRAINAGE ADHERING TO THE MASTER ENGINEERING GRADING PLAN FOR THE DEVELOPMENT. THE AS-BUILT SITE PLAN SHOULD BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR. FAILURE TO SUBMIT THIS GRADING PLAN ON A TIMELY BASIS WILL RESULT IN A MONETARY FINE BEING ASSESSED FOR NON-COMPLINACE. NON-PAYMENT OF SUCH FINE WILL RESULT IN THE ASC REFUSAL TO REVIEW ANY FUTURE SUBMISSIONS AND SUSPENSION OF RIGHTS TO USE ANY ASSOCIATON FACILITIES.

## 2.2.2 Landscaping

For changing or adding landscaping, decking, accessory buildings, yard art or fencing, the following is required along with the landscape plan application:

- I. Landscape Drawings (1"=10' minimum):
  - Property and Setback Lines
  - All Recorded Easements
  - Footprint of Residence and garage
  - Existing trees to be saved and removed. (Removal of single trunk trees in excess of 4" in diameter and multi-trunked trees in excess of 6" total diameter required prior approval of the ASC).
  - Location of all driveways, sidewalks, patios, decks, site walls and fencing.
  - Drainage Flows
  - Location of existing turf and plantings to remain.
  - Location of new plantings and turf to be installed with species and size of plant to be installed.
  - Location, type and wattage of any landscape lighting to be installed.
  - Location of any accessory buildings to be added.
  - Location of any fencing to be installed.
  - Location of any yard art to be installed.
  - Location of any decking to be installed.
- II. Plant List with Common and Botanical Names, Quantities and Sizes.
- III. Elevations and/or plans of any accessory buildings, fencing, yard art and decking to be installed.
- IV. **Homeowners wishing to replant existing beds only need to submit an application and plant list.**

THE HOMEOWNER ACKNOWLEDGES THAT THE MASTER ENGINEERING GRADING PLAN FOR THE ENTIRE DEVELOPMENT IS TO BE ADHERED TO. SHOULD THE ASC DETERMINE THAT A HOMEOWNER IS NOT COMPLYING WITH THE GRADING PLANS, THEY MAY REQUIRE THAT UPON SUBSTANTIAL COMPLETION AND PRIOR TO A CERTIFICATE OF OCCUPANCY OF PROJECT, THE HOMEOWNER SUBMIT AN AS-BUILT GRADING PLAN INDICATING DRAINAGE ADHERING TO THE MASTER ENGINEERING GRADING PLANS FOR THE DEVELOPMENT. THE AS-BUILT SITE PLAN SHOULD BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR. FAILURE TO SUBMIT THIS GRADING PLAN ON A TIMELY BASIS WILL RESULT IN A MONETARY FINE BEING ASSESSED FOR NON-COMPLIANCE. NON-PAYMENT OF SUCH FINE WILL RESULT IN THE ASC REFUSAL TO REVIEW ANY FUTURE SUBMISSIONS AND SUSPENSION OF RIGHTS TO USE ANY ASSOCIATION FACILITIES.



### 2.2.3 Pool Plans

Along with the applications, pool plans should include the following:

- I. Pool Site Drawings (1"=10' minimum):
  - Property and Setback Lines
  - All Recorded Easements
  - Footprint of Residence and garage
  - Existing trees to be saved and removed. (Removal of single trunk trees in excess of 4" in diameter and multi-trunked trees in excess of 6" total diameter required prior approval of the ASC).
  - Location of all driveways, sidewalks, patios, decks, site walls and fencing.
  - Drainage Flows
  - Location of Pool Equipment (with appropriate screening)
  - Location of any decking to be installed.
  - Location of any exterior lighting to be installed.
  
- II. Pool Design Details:
  - Height out of grade (if any)
  - Section of Pool
  - Material or Color Samples

HOMEOWNER ACKNOWLEDGES THAT THE MASTER ENGINEERING GRADING PLAN FOR THE ENTIRE DEVELOPMENT IS TO BE ADHERED TO. SHOULD THE ASC DETERMINE THAT A HOMEOWNER IS NOT COMPLYING WITH THE GRADING PLANS, THEY MAY REQUIRE THAT UPON SUBSTANTIAL COMPLETION AND PRIOR TO A CERTIFICATE OF OCCUPANCY OF PROJECT, THE HOMEOWNER SUBMIT AN AS-BUILT GRADING PLAN INDICATING DRAINAGE ADHERING TO THE MASTER ENGINEERING GRADING PLANS FOR THE DEVELOPMENT. THE AS-BUILT SITE PLAN SHOULD BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR. FAILURE TO SUBMIT THIS GRADING PLAN ON A TIMELY BASIS WILL RESULT IN A MONETARY FINE BEING ASSESSED FOR NON-COMPLINACE. NON-PAYMENT OF SUCH FINE WILL RESULT IN THE ASC REFUSAL TO REVIEW ANY FUTURE SUBMISSIONS AND SUSPENSION OF RIGHTS TO USE ANY ASSOCIATON FACILITIES.

### 2.3 Regulatory Compliance

Plans Submitted for the ASC review must comply with all applicable building codes, zoning regulations and the requirements of all agencies having jurisdiction over the project. It is the responsibility of the Homeowner to obtain all necessary permit and ensure all governmental compliance. Regulatory approvals do not preclude the authority and responsibility of the ASC for design review and the ASC approval does not preclude the Homeowner from obtaining any necessary governmental approvals. The 1997 Uniform Building Code, 1999 National Electric Code, 1997 Uniform Mechanical Code, 1997 Uniform Plumbing Code and the 1997 Uniform Fire Code will govern Savannah.

## 2.4 Final Approval

A Committee decision is based on a simple majority and shall not be arbitrary or capricious. The Committee in good faith shall substantiate any denial, deferral or exception. The Committee may, at its discretion, assist the Builder by suggesting alternative design solutions but it is the Homeowner's responsibility to ensure governmental compliance.

### Denial Information

Written notice of a denial must be provided to the owner by certified mail, hand delivery, or electronic delivery. The notice must: (a) describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and (b) inform the owner that the owner may request a hearing before the Board of Directors by providing the request on or before the 30<sup>th</sup> day after the date the notice was mailed.

## 2.5 Appeals

Any decision reached by the ASC may be appealed within 14 days after receipt of a decision; the Homeowner may file a written appeal to the Committee and request to meet with the Committee at their next meeting. Technical design information supporting the appeal request must be included with the request. If there is still an issue after appealing to the Committee, the Homeowner may appeal directly to the Board of Directors of the Community Association. The Board shall hold a hearing not later than the 30<sup>th</sup> day after the date the Board receives the owners request for a hearing and shall notify the owner of the date, time, and place of the hearing at least ten (10) days before the date of the hearing. All appeals will be reviewed on a case-by-case basis, and the granting of an appeal for one project for a particular situation does not imply or warrant that a similar appeal would be granted on another residence. Each case will be reviewed on its own design merits, and in keeping with overall objectives of the Design Guidelines.

During a hearing the Board with a designated representative of the Association and the owner or the owner's designated representative will each be provided with the opportunity to: (a) discuss and verify facts; (b) resolve the denial of the owners application or request for the construction of improvements; and (c) discuss and address changes, if any, requested by the architectural review authority in the notice provided to the owner. The Board or the owner may request a postponement for a period of not more than ten (10) days. Additional postponements may be granted by agreement of the parties. The Board or the owner may make an audio recording of the meeting, and the Board may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority as consistent with the Association's governing documents. Recording of the hearing by either party shall be disclosed before the hearing begins. The hearing will be conducted in the accordance with the procedures set forth in **Exhibit A**.

## 2.6 Variances

If the Homeowner and/or his designer feel that certain portions of the Design Guidelines are inappropriate based on the design elements of a particular residence, then the Homeowner may apply for a variance from a specific requirement of the Design Review Guidelines. The burden for establishing reasons for why a specific guideline of the Design Review Guidelines is not appropriate lies with the Homeowner. The Homeowner should provide the reasonable assurance in the variance request submittal that the overall intent of the Design Guidelines will be accomplished with the residence as proposed. The decision of the variance rests solely on the ASC, and granting a variance does not set a precedent or imply the variance will be allowed in the future. Each variance will be reviewed on a case-by-case basis.

## **2.7 Failure to Submit**

Failure to submit for approval or unauthorized construction starts prior to approval for modification may incur a fine; to set and levied by the Board of Directors, whether or not the improvements are eventually approved by the ASC.

Notification of the violation or non-compliance with the review procedures will be made in writing subsequent to inspection. Any unauthorized construction determined to negatively impact community design standards and found to be unacceptable to the ASC shall dealt with according to Article 12 of the Covenants, Conditions and Restrictions of the Savannah Community.

## **3.0 SITE DESIGN**

### **3.1 Site Planning**

- (1) Stemwalls/Foundation walls - To preserve the existing vegetation and to maintain the natural character of the area, faced stemwall construction is required for conditions where the finish floor is two feet or more above natural grade of the lot. Stemwalls or small foundation walls poured in conjunction with a flat slab to create a level building pad will occur on a number of lots at Savannah. They must be taken into consideration in the building elevation. Walls over four feet (4') must be engineered by a licensed professional. All stem walls over two feet (2') tall (except porches) will be faced with a material approved by ASC.
- (2) Garages - Should be designed at or near the existing grade of the lot.
- (3) Stone retaining walls/Planter walls - Should be used to help break up the facade of the building and help relate the house design to the site. Stone shall be a style and color submitted by the Homeowner and approved by the ASC. Granbury and Canadian Blue Grey.
- (4) Drainage - Must conform to the Master Drainage Plan available from the District Engineer, Petitt & Associates, Inc.

All drainage and grading, including existing and proposed grades and proposed finished floor elevation, must be indicated on the Site Plan and be designed to conform to the Master Drainage Plan.

The proper drainage of the lot is ultimately the responsibility of the Homeowner, and must conform to the Master Drainage Plan, as well as any other governing authorities having jurisdiction on such matters. The ASC will only review the site plan for general conformance of the planned grading to the Master Drainage Plan.

Homeowners are responsible for confirming that drainage is still in accordance with the Master Drainage Plan after landscaping has been installed on a lot. The ASC takes no responsibility for the drainage of a lot. This responsibility lies solely on the Homeowner.

### **3.2 Landscape Design**

- (1) General - A site plan showing the house location, all hardscape, fencing and existing landscape to remain and new landscape to be installed must be submitted as a part of the landscape application. Landscape plans must show existing areas to be left undisturbed, proposed planting areas, sodded areas and all tree locations both existing and proposed. Final plans must include a plant list that includes the common and botanical names, plant sizes and spacing.

All landscaping must be installed prior to occupancy of the home by the Homeowner . (Exception reviewed on lot-by-lot basis). Views from the roadways, lakes and amenities toward a landscaped yard should compliment the appearance of the existing natural vegetation. All front and side building setback areas must be landscaped and should contain plants selected from the plant list found in the Appendix.

The existing native trees and shrubs may be trimmed or shaped to six feet (6') above ground. Native plants or trees or varieties that do well in the climatic zone of the site are required. ASC review of landscape plans will focus on plant selection. Ease of maintenance should be considered in the design of the landscape. The applicable neighborhood specific Supplemental Declaration indicates further landscape requirements.

- (2) Lawns -Bermuda is required as a lawn. The ASC may require a specific grass variety for certain locations for consistency and visual continuity, refer to neighborhood specific Supplemental Declaration for these locations. **All front, rear and side yards shall be fully sodded and irrigated, to the curb.**
- (3) Shrubs - Shrub masses can be used to buffer intruding noises and views and screen private areas. All shrub plantings shall be massed in groupings of three or more plants. Formal hedge lines as a buffer device are acceptable.
- (4) Shrub quantities – All 40' lots shall have a minimum of: two (2) ten-gallon, two (2) five-gallon, eight (8) three-gallon and ten (10) one-gallon shrubs planted in the front and side yard of the lot. All 55' lots shall have a minimum of six (6) ten-gallon, eight (8) five-gallon, eight (8) three-gallon shrubs and ten (10) one-gallon shrubs planted in the front and side yard of the lot. All plant material is to be planted between the front fence and the curb of the home. In addition to the above, for every corner lot or lot adjacent to a trail way, along the fence adjacent to the road, three-gallon shrubs shall be planted every five feet (5') along the outside of the fence, planted such that the shrubs will grow together to create a hedge appearance. **The ASC reserves the right to reject any plant material.**
- (5) Trees – a minimum of two (2) three and one-half inch (3½") caliper shade trees are required to be planted on each 40' lot in the parkway of the street **between the curb and the sidewalk** and a minimum of two (2) four inch (4") caliper shade trees are required to be planted on each 55' lot in the parkway **between the curb and the sidewalk, provided by ASC**. All lots will have a minimum of one rear-yard one-inch (1") caliper tree planted seven (7) to ten (10) feet from the rear fence. For all lots that have a side-yard adjacent to a street or trailway, a three-inch (3") caliper tree shall be planted in the parkway for every thirty-five feet (35') of frontage on the side street (a 105' deep lot will require four additional trees) in accordance with the Landscape plan. Tree caliper is measured six inches (6") above the base of the tree. **The ASC reserves the right to reject any tree.**
- (6) Site orientation should consider the existing native vegetation drainage, shape of the lot, adjacent residences and views from and to the structures.

- (7) No xeroscape yards or areas are allowed where they can be seen from any roadway, parkway, common area or lake.

### 3.3 Irrigation Design

All lots shall have automatic irrigation systems installed for all mandated landscaped areas. No creek or lake water withdrawals for homeowner irrigation purposes are allowed without Board of Directors permission. All irrigation systems must be of an underground automatic type with pumps and controllers screened from view. All automatic irrigation systems are required to have head-to-head coverage or closer. All irrigation systems shall have municipality approved back flow preventer devices.

"Pop-up" spray and rotary heads are encouraged. Where exposed pipe extensions are necessary, they should be either copper or a dark color.

Irrigation heads should not spray directly into natural areas, since additional water and fertilizer will harm sensitive root systems of mature oak trees and encourage undesirable weed growth. Irrigation heads should be placed to prevent spraying onto paved areas, onto amenities or into community buffer areas. Heads should be placed adjacent to the curb and spray into yard whenever possible.

### 3.4 Fencing, Walls and Screening

- (1) General - Wall enclosures may be used to control privacy by reducing noise and visual intrusions. Fencing should be used to screen or buffer private areas, not necessarily to enclose an entire lot or major portion thereof, however, it is recognized that on small lots with limited rear yard area useable private space is limited. No fences over five feet (5') tall will be allowed and fences will be a white PVC material. Fences are provided for:
  - a. Privacy for yards and patios;
  - b. Screening of equipment and garbage containers in rear and side yards.
- (2) Amenity Lots - Special fencing and planting requirements exist for designated amenity lots; refer to the appropriate neighborhood specific Supplemental Declaration for details.
- (3) Permanent Fencing
  - a. Location/Materials - Permanent fences surrounding a building or any fence between a building and the fronting street are not allowed. All rear yards are to be fenced. Fences shall be white PVC material (no recycled material shall be used). Panels shall be solid and scored to resemble pickets and have a flat top (see details). All fencing facing amenity lakes shall be 4' open picket style (see details). **All fences shall be constructed with the finished side facing out. No post shall be visible from any street, alley, open space or open lot within the community of the home being constructed. Fences on corner lots shall be set back a minimum of five (5) feet from the side street right-of-way and cannot be set back from the side of the house more than five (5) feet.** All fences or fencing modifications require ASC approval.
  - b. Use of masonry in combination with the standard fence details shall be restricted as follows:
    1. Side yard along the building setback line
    2. Corner Lot fencing five feet (5') *inside* the lot line.
    3. Masonry shall match house masonry if brick or stone, or be compatible

- in color if stone and brick combinations are used.
  - 4. Masonry pilasters/columns should be of uniform design and materials to a maximum size of eighteen inches (18") square.
  - 5. Masonry pilasters/columns should be spaced at a maximum twenty feet (20') o/c or conform to the same section spacing as the post of the PVC fence and be placed on an every other support column basis.
- c. Rear or side yard fences that front on designated lakes/open space/common green areas are to be white four foot (4') PVC resembling an open wrought iron fence (see details) with one (1) 4' gate as depicted in the Standard Details. Fences on corner lots shall be set back an additional five feet (5') from the street. Fences that abut the front of the home shall be solid PVC.

### 3.5 Mailboxes, Utility Services, Antennae, Etc.

Mailboxes shall be as specified by the ASC. All services to the home including prewiring for Cable TV must be installed underground. Surface mounted mechanical equipment shall be screened from view and grouped together away from street/public view. Satellite dishes and antennae shall not exceed twenty inches (20") in diameter and the ASC, prior to installation, must approve their location. All satellite dishes shall also comply with any state and federal guidelines.

### 3.6 Circulation

Sidewalks - All public sidewalks shall be provided by the Builder prior to the Homeowner's occupation of the residence. All sidewalks will be a minimum of 3,000 PSI concrete with #3 rebar on a sixteen-inch (16") grid pattern. **Meandering entry walks are required when possible.** All public sidewalks not designated as community trails are required to be five feet (5') wide. All community trail walks shall be either six (6) or eight (8) feet wide. Homeowners are required to install sidewalks adjacent to all street frontages. **Any sidewalks damaged by Homeowners or their contractors will be immediately repaired at Homeowner's sole expense.** All lead walks will be a meandering walk from front door to the public walk. Homeowner is responsible for installing sidewalks to ADA Compliance.

Garages/Driveways – At least one (1) car bay is required, along with two (2) uncovered spaces for parking outside the garage. The ARC standard driveway material is concrete with a broom finish. Homeowner must maintain the uncovered parking requirements. No carports, permanent or temporary, are allowed.

### 3.7 Lot Grading - Engineering Guidelines

#### RETAINING WALLS

All retaining walls will be made of stone matching that used in the amenity area. There are four basic circumstances in which retaining walls will be required. These are as follows

- (1) If a lot has been cut in order to establish a building pad for the structure, the Homeowner will provide a retaining wall if the amount (depth) of the cut will need to be retained if proper slopes (3' horizontal: 1' vertical minimum) cannot be established.
- (2) If a lot has been filled in order to establish a building pad for the structure, the Homeowner will provide a retaining wall if the amount (depth) of the fill will need to be retained if proper slopes (3' horizontal: 1' vertical minimum) cannot be established.
- (3) If needed to facilitate proper lot drainage.
- (4) If needed to protect existing trees.

Homeowner constructing a home on a lot with higher elevation shall be responsible for the cost of the retaining wall. If the home on the lower lot is constructed first then the Homeowner will construct the wall and invoice the Homeowner of the higher elevation lot for the cost of the wall.

Any proposed wall that is over four feet (4') in height (top of footing to top of wall) is required to be designed by a Registered Professional Engineer. Walls over four feet (4') in height shall be provided with a protective fence as per Denton County Standard Detail.

## DRAINAGE SWALES

Drainage swales are needed to facilitate proper lot drainage in accordance with the required Master Drainage Plan or as required by the natural grade as shown on the topographic maps. These swales should be constructed in such a manner as to:

- (1) Be maintainable by the Homeowner. (No slopes steeper than 4' horizontal: 1' vertical).
- (2) Be able to carry the anticipated amount of stormwater runoff.
- (3) Minimize erosion problems within the swale itself. This can be accomplished by sodding any swales that could possibly carry large volumes of water.

The location of these swales is up to the Homeowner/superintendent in charge of the project. Swales are shown on Engineered Drainage Plans and should be adhered to as closely as possible. Generally, swales are placed at or near the property lines so as to meet the given drainage requirements.

If possible, swales through the center of side or rear yards should be avoided in anticipation of future improvements such as pools and/or spas which could potentially block a drainage swale located in these areas.

**The minimum grade allowed for grass swales is one (1) percent.** Lesser slopes may be considered for concrete or stone lined swales.

Guttering downspouts must flow into the swales and/or flow to the streets.

It is the Homeowner's sole responsibility to maintain the drainage swales fully and completely excavated and in excellent working condition.

## SIDE SLOPES FOR SINGLE-FAMILY LOTS

The maximum percentage of a slope that is allowed is 3:1. This means that for every three feet (3') of horizontal distance a maximum one-foot (1') rise/fall vertically is allowed. Any slope that is steeper than 3:1 should be retained. It is also recommended that any slope approaching a 4:1 slope should be sodded to reduce the possibility of erosion.

### 3.8 Outbuildings

All Outbuildings, including garden sheds, outside storage buildings, children's playhouses (including playscapes), and animal housing (including dog runs) must be indicated on the site plan submission. Appropriate elevations and details necessary to illustrate the design must be submitted. The ASC shall consider visibility of the structure, impact on neighboring lots and streets and quality of materials, finish and color when reviewing submissions. Outbuildings installed by the Homeowners should match the color and style of the house. **All Outbuildings must be submitted to and approved by the ASC prior to installation or construction.**

### 3.9 Landscape Features

The landscape plan will include details and locations of all birdbaths, pole mounted birdhouses, art pieces, collector items and personal artifacts showing location and size. All features, such as fountains, statues and topiaries, must be approved for materials and locations and are best suited inside a fenced yard.

### 3.10 Pools

Pools are restricted to the following types of construction: Gunnite, Poured Concrete, Fiberglass Shell and Hybrid Fiberglass. **No above ground pools will be allowed.** Pools, pool decking, fencing, related equipment and structures should be designed to integrate with the natural topography of the site. Backwash must be directed to the street. Plans must have ASC approval.

### 3.11 Utilities, Mechanical and Pool Equipment

All utilities must be installed underground. Private, surface mounted mechanical equipment, transformers, air conditioners, condensers, compressors, pool equipment, switches, etc. shall be placed behind the side-yard fence. All HVAC and electric equipment must be located behind the side-yard fence.

Roof mounted air conditioning units, fans or ductwork on sloped roofs are unacceptable. On flat roof applications, a parapet wall to the same height as the unit on a horizontal plane must be provided around the entire perimeter of the flat roof area to screen A/C units from the street.

### 3.12 Trash Containers

Trash collection containers shall be stored within the garage or hidden from view. **No trash containers can be stored at the end of a driveway or on the grass strip between the back fence and the alley on alley lots.**

### 3.13 Consolidated Lots

With the approval of the Board of Directors, any owner of one or more adjoining sites (or portions thereof) may consolidate such sites or portions into one single family residence building site with the privilege of placing or constructing improvements on such resulting site, in which case setback lines shall be measured from the resulting side property lines rather than from the site lines as indicated on the recorded plat. The greatest depth of front yard setback will be used.

### 3.14 Build To Lines (Single Family Detached)

It is the intention that homes will have varied setbacks, not "lined up" as in a "tract" subdivision, and be carefully sited in more random order where trees and topography indicate. On front-entry garage lots, the garage shall not be closer to the right-of-way than twenty-five feet (25'). The house build to line will be twenty feet (20') from the right-of-way. For front porches, the build to line for the porch can be ten feet (10'). The rear build to line is ten feet (10') for the main body of the home. All garage vehicle entrances will be a minimum of twenty feet (20') from the property line. Eaves, side porches on corner lots, chimneys, fireplaces and box windows may encroach into the setback. Side yard setbacks shall be five (5) feet.



## 4.0 ARCHITECTURAL DESIGN

### 4.1 General Design and Configuration

The exterior of all dwellings shall be compatible with adjacent structures and be located to fit site conditions respecting existing vegetation and topo features. All buildings within Savannah shall be harmoniously designed as a community with individual neighborhood themes. Consideration of the climatic conditions is important. Overhangs and covered porches are encouraged as design elements. **Homeowner acknowledges that no color scheme may be repeated across the street from itself, or within four (4) lots of the same color scheme.**

The landforms, the vegetation and the views should dictate the building location, the building form and the Architectural detailing. If in the judgment of the ASC, the massing, proportion of solids and voids, finishes, basic style, roofline, exterior materials, colors or other features of the home are too similar or dissimilar to the neighbors, the design is a basis for disapproval. Architecture at Savannah will vary depending on product type, location, individual Homeowner and market influences. Design should emphasize form by way of height, bulk, rooflines, massing, fenestration and compositions. Individual style is extremely important, however, neighborhood integrity and continuity will be considered by the ASC in the review of individual house designs. Building design should incorporate a consistent level of quality design and completeness on all elevations. Equal attention to detail and Architectural definition must be given to all sides of the home, including but not limited to, materials, accent features, roof character and window treatment. The exterior elevations, roof, pitch, building height and massing are important aspects of the review process.

### 4.2 Materials and Colors

Hardiplank (or equal) and stone in light, warm earthtone colors are encouraged. Front-oriented treatments in dissimilar materials that do not appear integrated into the design and inappropriate changes in material between elevations may not be allowed. No more than two dominant wall surface materials should be used on any elevation. Examples of acceptable materials and colors are:

- A. Granbury or Canadian Blue Grey left in natural patina.
- B. Hardiplank (or equal) board siding in natural stain colors with appropriate trim details. (Rough or smooth finish vertical boards with battens, horizontal shiplap stucco and clapboard and T&G board siding with joints finished.) Grooved plywood panels are unacceptable. Hardiplank (or equal) is limited in width to four inches (4"), six inches (6") and eight inches (8"). Twelve-inch (12") hardiplank may be approved by the ASC on a limited basis, based on architectural style and function. In addition, hardiplank is limited to smooth faced or wood textured.
- C. Brick
- D. Stucco hardiplank.

**All exterior colors and texture selections will require ASC approval.** An example of inappropriate color is a monotone off color used for an entire wall surface or roof material. Samples of proposed colors may be required to be painted on a panel for field review if the color has not been previously approved, or if they appear to be 'out of character with the surrounding homes. Natural colors are encouraged. Judiciously selected brighter accent colors are permitted if approved by the ASC. Building colors, including trim, are specifically subject to review and approval by the ASC. Approval of a color or material for an individual residence does not necessarily mean blanket approval for another residence in a different location.

### **4.3 Roof Construction and Materials**

A minimum of 8 to 12 slope roof pitches for any gable or element that faces the street, overhangs may vary as necessitated by Architectural design. Porches on a two-story home may be 4:12. However, no flat roofs are allowed as a major structural element. A minimum of 6 to 12 slope is set as a standard. Fascias must be a minimum of 6 inches. No metal fascia or soffits will be allowed. No fiberglass or thin asphalt shingles of less than 240 pounds (240#) thickness/weight will be allowed. The color of all shingles may vary however, the ASC reserves the right to approve colors before installation. ASC further reserves the right to reject any color and to force the Homeowner to remove any shingles that have been installed prior to such approval. Shingles must be at least 30-year life and be submitted for approval. Metal roofs for porches, dormers or eyebrow arches are acceptable. The ASC reserves the right to approve all shingle type, style and colors, and may grant variances as deemed appropriate. Frieze molding shall be a minimum of eight inches (8") unless architectural style requires a smaller style, which will require prior approval.

Acceptable materials and colors except as restricted or expanded by neighborhood specific Supplemental Declaration is:

- a. Slate left natural.
- b. Copper left to weather to a natural patina.
- c. Asphalt shingles with thickness to appear as cedar shakes or slate (as described above).
- d. Other materials as specifically approved in writing by the ASC.

### **4.4 Inappropriate Materials**

Inappropriate use of materials and colors will not be allowed. Examples of such inappropriate exterior materials are concrete, plastic or simulated flowers. Simulated brick materials, plastic and particle board siding materials or simulated stone. The ASC has deemed the use of the following materials for predominant exterior finishes as incompatible with the design objectives for Savannah.

- a. Sheet Metal Siding
- b. Painted Concrete, other than foundation
- c. Mirrored Glass
- d. Ceramic Tile
- e. Brightly Colored Masonry
- f. Speckled or Glazed Brick
- g. Clear or Gold Anodized Aluminum Windows
- h. Certain types of Artificial Stone
- i. Ferro-Cement Siding
- j. Exposed Cinder Block
- k. Concrete brick (any brick with surface applied, non-integral, color)
- l. Vinyl or aluminum siding, except on soffits, porch and balcony ceilings
- m. Log siding
- n. Synthetic siding
- o. Certain types of brick with non-integral colors

Limiting the number of finish materials and avoiding contrived combinations is required. Facades on two-story homes shall be of limited materials (all brick, all siding, etc.) except where a change of material is required for structural reasons or because of architectural styling.

### **4.5 Windows, Doors**

All windows shall be single or double hung, aluminum double pane windows. Vinyl windows shall be allowed with ASC approval.

Pop-outs, reveals, insets, overhangs, screening devices and trim, should define all window and door openings. Consistency of detailing of openings and trim treatment will be considered by the ASC as part of the review process.

Careful attention should be given to the proportion, form and detail of all windows. Windows should be clear, low E thermopane glass. Tinted glass of bronze, grey or smoke colors may be appropriate in some cases. No reflective glass or reflective tinting may be used. The ASC may request changes to the exterior elevations to achieve consistency of detailing and expression.

Mullions may be eliminated from windows with ASC approval.

When possible it is encouraged that the dormers provide natural light into the home's interior. Dormer windows are to be a double pane window with clear glass on the front pane and an obscure glass on the back pane when used in the attic.

**Within sixty (60) days from closing, all windows shall be covered with approved window coverings (i.e. blinds, drapes curtains, shutters, etc.) No bed sheets or similar items will be allowed! All window coverings must be submitted and approved by the ASC prior to installation.**

When visible from any street or open space, storm shutters or windows may be installed over openings only with ASC approval. Awnings or shading devices are permitted only if they compliment and enhance the general design. Sliding glass or French doors must open onto a useable, exterior deck, patio or balcony. Window and porch screening must be a white, bronze or charcoal; mill finish or brightly anodized aluminum will not be allowed.

Entry areas should receive emphasis with an accent on porches, courts, walkways and use of quality door materials. All front doors should be compatible with the exterior design of the house and shall be a minimum of three feet (3') wide by 6'8" tall. The front door shall be a raised six-panel door, a solid wood door or a leaded glass door.

#### **4.6 Garages Facing Public Streets (Not Alleys)**

For all homes that have garages that face a public street, garages shall be two (2) overhead doors with a center column separating the two doors. Front entry garages shall be set back such that the front façade of the garage is at least 24' behind the leading front edge of the main house, not the porch. Garages should not make a major statement to the street and should be incorporated into the general massing of the house. All garage doors shall be compatible with the exterior design and have raised panels and architectural detail. Recessed protected garage doors are required with detailed opening/trim treatments (Sec. 4.5); examples of trim treatment are the roof, pediment heads and detailed moldings. For front-entry, garage doors must match the front door by incorporating panels, window treatments or quality wood finishes. The minimum required garage size on a 40' lot is 12' x 20' (interior measurement) with one single 8' garage door. Two (2) car garages are encouraged but not required. If a two (2) car garage is installed, the minimum dimensions shall be 18' x 20' (interior measurement). If facing a public street, the garage shall have single car garage doors for each space with a center column separating the two. All 55' lots shall have a two (2) car garage.

Driveways shall be a minimum of sixteen feet (16') wide, however, Homeowners may utilize the five-foot (5') side yard setback for a portion of the driveway. Note: Homeowners are to construct driveways without altering drainage swales. Driveway aprons are to be a minimum of 3,000 PSI concrete with #3 rebar on a sixteen-inch (16") grid pattern.

**RVs, Boats, Campers and Trailers cannot be stored in driveways facing public streets. For alley-accessed driveways, only one of the above can be stored as long as it is not visible from a street.**

#### 4.7 Vehicle Parking

Homeowners may not park a vehicle in the street for more than three (3) consecutive days without HOA approval and no more than seven (7) days with approval. All vehicles parked for more than three (3) days shall be subject to towing and fines. Moving the vehicle during the day but parking on the street at night shall constitute one (1) day. All vehicles must have current registration and license tags. **R.V.s, boats, campers and trailers cannot be parked or stored such that they are visible from the street. Only one R.V., boat, camper or trailer is allowed in each driveway, provided the driveway access is from an alley.** Under no circumstances may any car, truck, R.V., boat, or trailer interfere with the use of the alley. Contractors and Builders may not park on the street overnight.

#### 4.8 Decks, Porches and Exterior Stairs

The design of outside living spaces shall be coordinated and integrated with the design of each home. Decks shall not unduly infringe on the privacy of neighboring homes. Decks should be sensitively sited and incorporate private screening or plantings to increase full and effective use. Decks shall be designed to minimize unsightly supporting structure. Landscaping should be incorporated to hide the space between a deck and the ground. Exterior stairs to upper level deck areas shall be integrated with the structure and shall be unobtrusive and painted or stained to blend with the house trim or exterior color finish of the home. Front porches shall be a minimum of eight feet (8') in depth and forty percent (40%) of the width of the house, whichever is greater. Every house must have a front porch or other major architectural feature such as porticos. Side yard porches must be a minimum of 4' x 10'. All corner lots will have a front and side porch or an equivalent architectural feature on two (2) sides of the home.

#### 4.9 Roof Accessories

- (1) Stacks and Vents - Plumbing stacks and roof vents must be painted to match roofing colors and be installed vertically and as inconspicuously as possible. Stacks and vents are not to be located on front slopes of the home.
- (2) Flashing, Gutters and Downspouts - Exposed flashing, gutters and downspouts must be painted to blend with the adjacent materials. No unpainted attachment straps will be allowed. Step flashing should be consistently applied with even steps of 90 degrees. Straight-line counter flashing matching the slope of the roof is recommended. All flashing should be painted to blend with adjacent materials, not white or black. Gutters are required per FHA/VA Guidelines.
- (3) Chimneys - All prefabricated fireplace units must have an architectural metal terminal cap with the cap inconspicuously painted. The terminal cap must be an articulated and designed element. Spark arresters are mandatory. They shall be constructed of stainless steel, aluminum, copper or brass with woven galvanized, wire mesh and conform to Uniform Fire Code specs. Chimneys shall be constructed completely to the ground so as not to appear cantilevered from the building. All flues shall be encased. Chimneys must be integrated with the building architecture and must match exterior materials. Full exterior chimneys are to be brick, stone or cultured stone when on the front of the home or side of a home (for corner lots).
- (4) Skylights/Solar Appurtenances - Flat skylights are preferred on exposed, sloped roofs. Bubble or pyramidal skylights will be considered on concealed small flat roofs or roof areas hidden from general view. No skylights will be permitted on front slopes of pitched roofs. Solar design should be considered in the early design stages. Any solar installations shall be installed to give the appearance of a skylight, and installed with a finished trim material or curb, and located so as not to be visible from the street. Active

solar appurtenances shall be non-reflective and integrated with the building architecture. Skylight panels should be of a smoke or bronze color, not white.

#### **4.10 Exterior Lighting**

Light sources should be unobtrusive or concealed with all light in shades of white (no colored lights). No spillover of light should occur on neighboring properties and lighting must be shielded to prevent glare. Tree uplights should be concealed underground or in shrub masses. Soffit mounted unshielded spotlights are unacceptable, except on the first floor in the rear of the home. Exterior floodlights are to be directed away from neighboring homes and yards.

All decorative lights, front-entry garage lights and landscape lights should be consistent in style and finish with the period architecture of the community. No commercial, contemporary or style lights shall be used.

The wattage of exterior building mounted lighting is limited to 150 watts maximum. No "barnyard" lights or sodium vapor light (yellow light source) is acceptable. A site lighting plan detailing landscaping lighting shall be submitted for ASC approval.

#### **4.11 Building Size**

All homes shall have a minimum of a 9' first floor ceiling. For one-story homes, an 8' plate line is acceptable, provided the ceiling is raised to 9'. For two-story homes, pantry, laundry room and closets may have 8' ceilings. Building size limitations are as follows:

- a. 40' lots shall have a minimum home size of one thousand, one hundred fifty (1,150) air conditioned/heated square feet of interior space.
- b. 55' lots shall have a minimum home size of one thousand four hundred (1,400) air-conditioned/heated square feet of interior space.

#### **4.12 Energy Efficient Design and Construction**

All homes, additions and renovations shall comply with all state and federal requirements.

#### **4.13 Design Assistance**

The ASC highly recommends that each Homeowner retain the services of a qualified Architect or residential designer to assist in the design process. The knowledgeable designer has a familiarity with architectural design, materials and construction that can enhance the marketability and efficiency of the house design.

### **5.0 SIGNAGE**

All Signage must conform to the Savannah Sign Design Guidelines and include the Savannah logo. Three types of temporary signs are allowed: temporary Builder signs, temporary model home signs, and real estates sales signs. A separate Signage design package has been prepared specifying size, materials and method of construction for all Signage. All Signage design and placement will require ASC approval. **No corporate or standard realtor signs are allowed.**

No Signage will be allowed in a street, off-site on neighboring property, or mounted on buildings or trees.

The only lot signs allowed shall be Savannah lot signs. All signs must be removed upon sale of the

residence.

**The Association and the ASC reserve the right to remove any sign that does not conform to the Savannah Sign Design Guidelines.**

All homes will have a standard approved address plaque located on the front of the home and above the garage doors for rear entry (see Sign Guidelines for style, materials and colors).

**5.1 Builder Sign**

Builder signs are signs identifying the Builder, lot number and sales status (Available, Under Contract, or Sold). The sign may be placed on the lot at the time of optioning the lot before construction begins, and it must be removed at occupancy. The only signs allowed shall be Savannah lot signs.

**5.2 Builder Model Home Sign**

Each model home may erect a sign indicating the Builder's name in accordance with the sign design guidelines. The only signs allowed shall be Savannah model lot signs.

**5.3 Real Estate Sign**

Each dwelling unit may erect one sign no larger than four square feet to advertise the sale or lease of the premises upon which the sign is located. All signs must be approved by ASC, be in the colors of Savannah and include the Savannah logo. The real estate sign must be located on the property of the unit it is advertising and not in any Common Area or on public property.

**6.0 CONSTRUCTION SITE STANDARDS**

**6.1 Site Cleanliness/Materials Storage/Erosion Control**

It is imperative that all sites be maintained in a clean and tidy manner. **Unsightly construction or non-maintained sites will not be tolerated!** All construction materials must be kept within the property lines, maintaining a neat street right-of-way. The storage of materials should be in an inconspicuous area and should be neat and orderly. **The use of adjoining properties for access or storage of materials without the written permission of the adjacent owner is prohibited.** Temporary storage structures approved by the ASC may be used to store materials. Storage structures may not be used as living quarters.

Care should be taken when loading trucks and hauling trash to prevent spillage while in transit. Homeowners shall be held responsible for trash and debris falling from construction vehicles that originate on their lot. A trash container enclosure will be required on each construction site after the pouring of the foundation. At the end of each workday, materials must be stored neatly and all trash placed in the trash enclosure. No trash will be strewn about the site or piled openly. Homeowners and Builders will be responsible for cleanup on all lots owned or contracted for by that Homeowner or Builder. Lots that are not cleaned upon notification are subject to fines. If a home that has requested a final certificate is adjacent to lots that are not clean, the final certificate shall be denied.

Homeowners are responsible for controlling erosion on each lot. Care must be taken to use soil control measures such as hay bales (properly installed with staking as necessary), silt fence, hydromulch, etc. to prevent soil erosion. Streets surrounding each lot shall be kept free from soil build-up. Homeowners will be provided with two (2) concrete washout signs. Homeowners will designate one lot in each phase for concrete washout. **All construction vehicles must access the site from F.M. 1385 or Fish Trap Road.**

## **6.2 Natural Preservation Areas**

It is important that all natural preservation areas shown on approved plans be left undisturbed during the construction period. The Homeowner is responsible for erecting barricades to protect these natural areas. It will be the financial responsibility of the Homeowner or their contractor to re-landscape any disturbance of these natural areas and to keep the barricades in good repair.

## **6.3 Job Toilets/Fires/Animals**

Each construction area is required to be served by a job toilet for the use of the workers.

Fires are not permitted on residential construction sites under any circumstances.

No dogs or other domesticated animals are allowed to be brought to the site by the Homeowner's contractors or their employees.

## **6.4 Work Hours and Days**

All work must occur between the hours of 7AM and 7PM, Monday through Saturday. The ASC must approve any work outside of these hours.

## **6.5 Final Site Review**

Before final site review, the construction of the residence must be completed conforming to the previously approved plans and the landscaping plan must be approved. The installation of the landscaping must conform to the guidelines set forth in Section 3.2 hereof. All building debris must be removed from the site and the surrounding area, and the construction site sign and the temporary power pole must be removed. At this time, the Homeowner should notify the ASC liaison or approved representative that the site is ready for Final Review. Any unauthorized changes to the previously approved plans must be corrected before Final Review Approval will be issued. This procedure is mandatory.

## **7.0 MISCELLANEOUS**

### **7.1 Enforcement**

These procedures may be enforced in the same manner as the declaration is enforced, or by any other method available at law or equity.

### **7.2 Waivers, Amendment and Third Party Benefit**

The Board of Directors maintains the right from time to time, at its sole discretion, to waive, amend or modify the Procedures and Guidelines. The Board of Directors, its agents, representatives or employees, shall not be liable for failure to follow these Procedures and the Guidelines as herein defined. These Procedures and Guidelines confer no third party benefits or rights upon any entity, Person or Homeowner.

### **7.3 Non-Liability of the ASC**

Neither the ASC, nor its respective members, Secretary, successors, assigns, agents, representatives, employees or attorneys shall be liable or responsible for damages, costs, or expenses of any kind to anyone including, but not limited to, the Homeowner or Lot Owner(s) regarding these Design Guidelines

and ASC's actions or inactions or failure to comply. Further, the ASC assumes no responsibility, in any way, with regard to design or construction of any building, house or infrastructure, including, without limitation, the civil, structural, mechanical, plumbing or electrical design, methods of construction, or technical suitability of materials.

#### **7.4 Accuracy of Information**

Any person submitting plans to the ASC shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

#### **7.5 Homeowner Representation**

The Homeowner represents by the act of entering into the review process with the ASC that all representatives of Homeowner, including, but not limited to, Homeowner's Architect, Engineer, Homeowner's subcontractors, and their agents and employees, shall be made aware by the Homeowner of all applicable requirements of the ASC and shall abide by these Procedures, the Guidelines and the Declaration with respect to approval of development plans and specifications.

#### **7.6 Savannah Community Association, Inc. - Use Restrictions**

The Board of Directors of the Savannah Community Association, Inc. may from time to time promulgate restrictions governing the use of lots and Association common area. The Homeowner should review any such restrictions to ensure that lot improvements are in compliance with such use restrictions.



**APPENDIX A**  
Testing, Permits and Applications

(Forms follow, 4 pages)

SAVANNAH COMMUNITY ASSOCIATION, INC.  
ARCHITECTURAL STANDARDS COMMITTEE  
NEW CONSTRUCTION APPLICATION

Application for Review

Use this application for all new construction; renovations or exterior changes to a structure.  
See Section 2.2.1 of the Design Guidelines for Specific needs on submittal documents.

Note: Applicant must submit two (2) copies of this completed form with two (2) copies of all other information being requested for review. The Committee will keep one set and the other set will be returned to the applicant.

Builder/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Phase: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Street Address: \_\_\_\_\_

Please check appropriate items below:

Preliminary Review     Construction Documents Review     Re-submittal     Final Conformance Review

Applicants request approval of:

- Site Plan
- Building elevations (submit floor plan for ARC reference only)
- Exterior materials, finish and color schedule
- Satellite Dish (Only Application, Type of Dish and Dish Location Needed)
- Re-Paint Exterior (Only Application, Colors Samples and Areas of House to be painted needed)
- Other (specify) \_\_\_\_\_

DO NOT USE THIS FORM

Building Design:

Stories:  1     2     3     Split Level  
Garage:  Side Entry     Front Entry     Rear Entry     2-car     3-car     Other     Detached

Type of Lot:     Lakefront     Corner     Standard  
Does this lot have greenbelt frontage:     Yes     No  
If yes:     Right     Left     Rear

Are there existing adjacent houses?     Yes     No     Under Construction  
Have these building elevations been used on nearby houses?     Yes     No     Similar    Where: \_\_\_\_\_

Building Size A/C \_\_\_\_\_ (S.F.)    Building Height \_\_\_\_\_ (Ft.)  
(From Finish Floor to Main Ridge) \_\_\_\_\_ (Ft.)

Retaining Wall(s):     Yes     No    Maximum Height \_\_\_\_\_ Mat'l \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Completion: \_\_\_\_\_

Applicant's signature: \_\_\_\_\_

Submissions are to be made:    SAVANNAH COMMUNITY ASSOCIATION  
COMMUNITY MANAGER  
SAVANNAH CLUBHOUSE

SAVANNAH COMMUNITY ASSOCIATION, INC.  
ARCHITECTURAL STANDARDS COMMITTEE  
LANDSCAPE APPLICATION

Application for Review

Use this application for all landscape changes or additions, adding decking, accessory buildings, yard art or fencing. See Section 2.2.2 of the Design Guidelines for specific needs on submittal documents.

Note: Applicant must submit two (2) copies of this completed form with two (2) copies of all other information being requested for review. The Committee will keep one set and the other set will be returned to the applicant.

Builder/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Phase: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Street Address: \_\_\_\_\_

Please check appropriate items below:

Preliminary Review     Construction Documents Review     Re-submittal     Final Conformance Review

Applicants request approval of:

- Landscape Drawings
- Plant List
- Accessory Buildings Elevations and Exterior Colors
- 

**DO NOT USE THIS FORM**

Building Design:

Stories:  1     2     3     Split Level

Garage:  Side Entry     Front Entry     Rear Entry     2-car     3-car     Other     Detached

Type of Lot:     Lakefront     Corner     Standard

Does this lot have greenbelt frontage:     Yes     No

If yes:     Right     Left     Rear

Are there existing adjacent houses?     Yes     No     Under Construction

Retaining Wall(s):     Yes     No    Maximum Height \_\_\_\_\_ Mat'l \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Completion: \_\_\_\_\_

Applicant's signature: \_\_\_\_\_

Submissions are to be made:    SAVANNAH COMMUNITY ASSOCIATION  
COMMUNITY MANAGER  
SAVANNAH CLUBHOUSE

SAVANNAH COMMUNITY ASSOCIATION, INC.  
ARCHITECTURAL STANDARDS COMMITTEE  
POOL AND SPA APPLICATION

Application for Review

Use this application for all pool and spa submittals.

See Section 2.2.1 of the Design Guidelines for Specific needs on submittal documents.

Note: Applicant must submit two (2) copies of this completed form with two (2) copies of all other information being requested for review. The Committee will keep one set and the other set will be returned to the applicant.

---

---

Builder/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Phase: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Street Address: \_\_\_\_\_

---

---

Please check appropriate items below:

Preliminary Review    Construction Documents Review    Re-submittal    Final Conformance Review

Applicants request approval of:

- Pool Site Drawings
- Pool Sections
- Pool Color Samples

Building Design:

**DO NOT USE THIS FORM**

Stories:  1    2    3    Split Level

Garage:  Side Entry    Front Entry    Rear Entry    2-car    3-car    Other    Detached

Type of Lot:    Lakefront    Corner    Standard

Does this lot have greenbelt frontage:    Yes    No

If yes:    Right    Left    Rear

Are there existing adjacent houses?    Yes    No    Under Construction

Retaining Wall(s):    Yes    No   Maximum Height \_\_\_\_\_ Mat'l \_\_\_\_\_

---

---

Estimated Start Date: \_\_\_\_\_ Completion: \_\_\_\_\_

Applicant's signature: \_\_\_\_\_

Submissions are to be made:   SAVANNAH COMMUNITY ASSOCIATION  
COMMUNITY MANAGER  
SAVANNAH CLUBHOUSE

SAVANNAH COMMUNITY ASSOCIATION, INC.  
ARCHITECTURAL STANDARDS COMMITTEE

ASC

Submission No.: \_\_\_\_\_

At its \_\_\_\_\_ Meeting, the Architectural Standards Committee took action, as detailed below, on your submittal for:

Phase: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Builder/Applicant: \_\_\_\_\_

A. Construction Start Status

- Approved for construction start
- Not approved for construction start

B. Review item Status

Work may not begin on the following items until approved by the ASC:

	Approved	Disapproved	Approved as Noted
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Finish Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DO NOT USE THIS FORM

C. ASC Design Check List

1. **Site Planning:**  Set backs observed     Driveways min. 18" from property line  
 Utility location indicated     Auto storage adequate     Building orientation  
 Tree locations indicated
2. **Grading Plan:**  Existing grades     Proposed grades  
 Illustrates intent to conform to H.S. Master drainage plan  
 Finished floor elevations     Lake front 537' impact
3. **Architectural:**  A/C square footage within range

D. General Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Members Present:

The Applicant acknowledges and agrees that the ASC and the Association assume no liability resulting from the approval or disapproval of any plans submitted by the Applicant. The ASC and the Association assume no liability and make no representation regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governmental requirements.

## APPENDIX B

### DEFINITIONS

- 1.1 “ASC” The Architectural Standards Committee (as defined in Article 6, Section 6.3.1 of the Declaration) is the Committee appointed by the Board of Directors responsible for Architectural Review and Regulation by the Assessment.
- 1.2 “Association” (as defined in Article 1, Section 1.3 of the Declaration) shall mean and refer to the Savannah Community Association, Inc., a Texas non-profit corporation.
- 1.3 “Builder” shall mean any person who has become an “Owner” (as defined in Article 1, Section 1.19 of the Declaration), or any person acting as an agent of an Owner or a prospective Owner, seeking approvals pursuant to and required by the Guidelines, these Procedures, or the Declaration.
- 1.4 “Building Project” shall mean the total scheme of improvement constructed or proposed to be constructed upon any site by a Builder.
- 1.5 “Building Setback” shall mean and refer to the areas, defined in these Guidelines, and as shown on the recorded Plat, measured from the property line to any structure, which areas shall be unobstructed by structures from the ground upward, but which may include surface driveway areas or other similar surface improvements.
- 1.6 “Municipality” shall mean and refer to any official, agency, or body of government of the County of Denton, Texas or Denton County Fresh Water Supply District No. 10.
- 1.7 “Declarant” shall mean and refer to Savannah Properties Associates, L.P. - and to any of its successors or assigns which are designated as the “Declarant”.
- 1.8 “Declaration” shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Savannah Homeowners Association, Inc.
- 1.9 “Development Guidelines” shall mean and refer to the Design and Development Guidelines of the Modifications Committee of the Savannah Homeowners Association, Inc., which are the Design Guidelines and standards prepared by the ASC.
- 1.10 “Guidelines” shall mean the same as Design Guidelines.
- 1.11 “Homeowner” shall mean any lot, home or property owner within the Savannah Community Association that is not considered a production builder by the Declarant.
- 1.12 “Savannah” is the name of the property subject to the Declaration.
- 1.13 “Savannah Community Association, Inc.” shall mean the same as the Association defined in definition 1.1 hereof.
- 1.14 “Landscape Setback” shall mean and refer to areas, delineated in the Guidelines and usually adjacent to but within the Site boundaries, which are to be used exclusively for planting, pedestrian paving, or other uses deemed appropriate by the ASC. Uses that shall not be permitted within a Landscape Setback area shall include, without limitation, buildings, parking lots, and any other item as deemed undesirable by the ASC.

- 1.15 “Person” (as defined in Article 1, Section 1.20 of the Declaration) shall mean a natural person, a corporation, a partnership, trustee or other legal entity.
- 1.16 “Project” shall mean the same as defined in definition 1.14 hereof.
- 1.17 “Single Dwelling Unit” shall mean a building project which consists of an individual detached residence located on a lot with building setbacks to the front, rear and side.
- 1.18 “Site” shall mean and refer to each of the lots described upon any recorded plat of the Property encumbered by the Declaration or any portion thereof, except the Common Area, and excluding lots dedicated to any municipality or any other governmental entity. If such Site is further subdivided or resubdivided, each of the lots resulting from such subdivision or resubdivision shall be considered as a Site as that term is used herein and the restrictions of the Declaration shall apply to Sites so created.
- 1.19 “Site Specific Guidelines” shall mean and refer to guidelines, which may be prepared for each neighborhood, as it is ready to develop. These guidelines shall apply specifically to the Neighborhood for which they are prepared.
- 1.20 “Step” shall mean any of the distinct sequences as specified in these Procedures related to approval or action upon any development plans submitted by a Builder.

## APPENDIX C

### Recommended Plant List

**Note:**            ☒ denotes mandatory trees            ✓ denotes additional optional trees

#### Large Shade and Canopy Trees

	COMMON NAME	BOTANICAL NAME	Minimum Size/Condition
✓	Bald Cypress	Taxodium distichum	3" caliper, B&B or container
☒	<i>Bur Oak</i>	<i>Quercus macrocarpa</i>	<i>3" caliper, B&amp;B or container</i>
☒	Chinese Pistachio	Pistacia chinensis	3" caliper, B&B or container
☒	<i>Chinquapin Oak</i>	<i>Quercus muhlenbergii</i>	<i>3" caliper, B&amp;B or container</i>
✓	<i>Cottonwood (Seedless)</i>	<i>Populus deltoideoides var.</i>	<i>3" caliper, B&amp;B or container</i>
☒	Lacebark Elm	Ulmus parvifolia	3" caliper, B&B or container
✓	Lacey Oak	Querc	3" caliper, B&B or container
☒	Live Oak	Quercus virginiana	3" caliper, B&B or container
✓	Magnolia	Magnolia grandiflora	3" caliper, B&B or container
✓	Pecan Tree		3" caliper, B&B or container
✓	<i>Persimmons</i>	<i>Carya illincensis</i>	<i>3" caliper, B&amp;B or container</i>
✓	<i>Shumard Red Oak</i>	<i>Quercus shumardi</i>	<i>3" caliper, B&amp;B or container</i>
☒	Sweetgum	Liquidambar styraciflua	3" caliper, B&B or container
☒	<i>Texas Red Oak</i>	<i>Quercus texana</i>	<i>3" caliper, B&amp;B or container</i>
✓	Weeping Willow	Salix babylonica	3" caliper, B&B or container

#### Evergreen Trees

	COMMON NAME	BOTANICAL NAME	Minimum Size/Condition
✓	Austrian Pine	Pinus nigra	8' ht, container
✓	Japanese Black Pine	Pinus thunbergii	5' ht, 10-gallon container
☒	Slash Pine	Pinus elliotii	6' ht, container
☒	Modell Pine (Eldarica)		

*Italic print denotes Native Plants indigenous to Denton, Dallas and Tarrant counties, Texas*



## Ornamental and Small Canopy Trees

	COMMON NAME	BOTANICAL NAME	Minimum Size/Condition
✓	Aristocrat Pear	<i>Pyrus calleryana</i> 'Aristocrat'	3" caliper, 6'-8' ht
✓	Bradford Pear	<i>Pyrus calleryana</i> 'Bradford'	3" caliper, 6'-8' ht
✓	Crapemyrtle	<i>Lagerstroemia indica</i>	6' ht, B&B
✓	Dogwood, Cherokee Chief (ruby)	<i>Cornus</i> spp. 'Cherokee Chief'	4' ht, B&B
✓	Dogwood, Cloud 9 (white)	<i>Cornus</i> spp. 'Cloud 9'	4' ht, B&B
✓	Dogwood, Roughleaf	<i>Cornus drummondii</i>	4' ht, B&B
✓	Dogwood, Spring Song (rose-red)	<i>Cornus</i> spp. 'Rubra'	4' ht, B&B
✓	Dogwood, Stiff Cornel	<i>Cornus</i> spp. 'Spring Song'	4' ht, B&B
✓	Japanese Maple	<i>Acer japonica</i> 'Bloodgood'	4' ht, 7-gallon container
✓	Natchez Crapemyrtle	<i>Lagerstroemia indica</i> 'Natchez White'	6' ht, B&B
✓		<i>Cercis canadensis</i> 'Oklahoma'	6' ht, B&B
✓	Royal Purple Smoketree	<i>Continus coggyria</i> "Royal Purple"	6' ht, container
✓	<i>Redbud (all varieties)</i>	<i>Cercis Canadensis</i>	4' ht, B&B or container
✓	Savannah Holly (tree shape)	<i>Ilex opaca</i> "Savannah"	4' ht, container
✓	Yaupon Tree Holly	<i>Ilex vomitoria</i>	6' ht B&B

## Approved Shrubs (all sizes)

	COMMON NAME	BOTANICAL NAME	Minimum Size/Condition
☒	Anthony Waterer Spirea	<i>Spiraea bumalda</i> 'Anthony Waterer'	1-gallon
☒	Armstrong Juniper	<i>Juniperus chinensis</i> 'Armstrong'	3-gallon
☒	Bridal Wreath Spiraea	<i>Spiraea cantoniensis</i>	3-gallon
☒	Burford Holly	<i>Ilex comuta</i> "Burfordii"	3-gallon
☒	Cleyera	<i>Terstroemia gymmanthera</i>	3-gallon
☒	Compact Nandina	<i>Mandina domestica</i> "Compacta"	1-gallon
☒	Crimson Pygmy Barberry	<i>Berberis thunbergii</i> "Crimson"	1-gallon
☒	Dazzler Holly	<i>Ilx cornuta</i> "Dazzler"	3-gallon
☒	Dwarf Burford Holly	<i>Ilex cornuta</i> "Dwarf Burford"	3-gallon
☒	Dwarf Chinese Holly	<i>Ilex cornuta</i> "Rotunda"	3-gallon
☒	Rosey Glow Barberry	<i>Berberis thunbergii</i> "Rosey Glow"	

*Italic print denotes Native Plants indigenous to Denton, Dallas and Tarrant counties, Texas*

**Approved Shrubs (all sizes) (continued)**

	<b>COMMON NAME</b>	<b>BOTANICAL NAME</b>	<b>Minimum Size/Condition</b>
☒	Abelia (all varieties)	Abelia Grania Floria	3-gallon
☒	Boxwood (all varieties)	Buxus	3-gallon
☒	Columnar Juniper		3-gallon
☒	Cotoneaster		3-gallon
☒	Dwarf Crapemyrtle	Lagerstroenia indica	1-gallon
☒	Dwarf Yaupon Holly	Ilex vomitoria “Nana”	1-gallon
☒	Elaeagnus	Elaeagnus pungens “Fruitlands”	3-gallon
☒	Foster Holly	Ilex attenuate “Foster”	4’ ht, 7-gallon
☒	Gulf Stream Nandina	Nandina domestica “Gulf Stream”	3-gallon
☒	Harbour Dwarf Nandina	Nandina domestica “Harbour Dwarf”	3-gallon
☒	Indian Hawthorne (all varieties)	Rhapiolepis indica “Clara”	3-gallon
☒	Nandina (standard)	Nandina domestica	3-gallon
☒	Needlepoint Holly	Ilex Comuta (needlepointe)	3-gallon
☒	Spiraea (all varieties)	Spiraea spp.	3-gallon or B&B
☒	<i>Texas Barberry</i>	<i>Berberis swaswyl</i>	<i>1-gallon</i>
☒	Wilson Holly	Ilex altaclarensis “Wilson”	3-gallon

*Italic print denotes Native Plants indigenous to Denton, Dallas and Tarrant counties, Texas*