

Richmond Hill Architectural Review Board Application

All exterior changes to the home must be approved by the Homeowner Association's Architectural Board (ARB).

Submittal Date: _____ Lot number: _____

Homeowner Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Please supply details including, but not limited to: Location, size, materials, color and pictures. Please submit a site survey or sketch for any additional structures with new structure drawn on survey. (Example: fence, play equipment, pools, and spas).

Item(s) requested and relevant information:

If you would like your approval sent to an address other than the home address, please list address:

Please fax, email or send application to:

Richmond Hill Plantation HOA
2702 Whatley Avenue, Suite A-3
Savannah, GA 31404
admin@ecoastalmgt.com

If you have additional questions or concerns, please call 912-354-7987.

Homeowners will receive written notification of the Board's decision within 60 business days. Once approved it is the homeowner's responsibility to ensure that the installation complies with the submitted and approved request.

Richmond Hill ARB Guidelines

As dictated by the covenants, all changes, alterations, or other modifications to the exterior of your home or property need to be approved by the Architectural Review Board (ARB). The purpose of the ARB is to act as an aesthetic authority for the community to ensure the community maintains a harmonious appearance. All decisions made by the ARB regarding requests for modifications are based on this purpose and are at the sole discretion of the ARB board. Failure to receive an ARB approval prior to making a change could be costly, as it may result in the need for removal or repair to the original condition. Violation(s) may be levied to those who deviate outside of this predetermined aesthetic, and thus, approval should be requested prior to enacting any changes on the part of the homeowner.

Below you will find a list of common aesthetic choices that are commonly submitted for ARB approval, items that are not approved by the ARB and a list of items that do not require ARB approval. This list does not encompass all items, but rather the common items that are typically desired. Keep in mind that all changes must be submitted for approval, not only the items listed below.

ITEMS COMMONLY SUBMITTED FOR APPROVAL:

- **Color changes-** If you would like to change the color of your front door, shutters, or any other visible item you would need to submit a color swatch.
- **Fences-**
 - Cottonham- Shadow box fencing is the only style of fencing that is approved in the community and must be stained with a green stain that is available at Plantation Hardware. Fences must begin at the back corners of the house. When an ARB application is submitted, the lot and location will be reviewed, and a detailed approval will be sent with regards to location and easements. Please keep in mind that every lot is different and lots that abut a lagoon, are on a corner, or contain an easement will have specific requirements. It is the responsibility of the homeowner or the contractor to locate the property pins for appropriate placement of the fence. Any installation of fencing which abuts another property allows the abutting homeowner to tie-in, regardless of the ownership of the exiting fence.
 - The Preserve and The Retreat- Shadow box fencing is the only style of fencing that is approved in the. Fences must begin at the back corners of the house. When an ARB application is submitted, the lot and location will be reviewed, and a detailed approval will be sent with regards to location and easements. Please keep in mind that every lot is different and lots that abut a lagoon, are on a corner, or contain an easement will have specific requirements. It is the responsibility of the homeowner or the contractor to locate the property pins for appropriate placement of the fence. Any installation of fencing which abuts another property allows the abutting homeowner to tie-in, regardless of the ownership of the exiting fence.
 - Hickory Hills- Please submit the style desired for approval. Style must be cohesive with the home.
- **Gas Tanks/Water Filtration Systems-** a vegetative buffer will be required as part of the approval process. In lieu of or in addition to a vegetative buffer you may wish to add a wooden or lattice style buffer, this would require approval as well.
- **Gutters-** Gutters must be a color that is cohesive with your home.
- **Garage Screens** – Garage Screens require ARB approval. Garage screens must be stowed when the garage door is down and closed.
- **Landscaping Changes-** If you would like to add a bed in a location that currently contains sod, adding bushes/trees to an area that is not currently part of a landscape bed or making any change that would be considered more than replacement of an existing tree or shrub.
- **Lawn Ornamentation-** Any statutory, lawn ornamentation, landscape lighting and decorative patio items.
- **Parking Pad-** Additional driveway for parking.
- **Patio-** Extending a back patio with concrete or pavers.

- **Patio Furniture-** Patio furniture not located on the back patio needs to be submitted for approval. Pictures must be provided along with location.
- **Screened Porches/Glassed Sunrooms-** Must have a shingled roof to match the homes and the materials must be cohesive with the home.
- **Sheds-** Sheds are permitted with ARB approval. A residential building permit must be acquired and a city building inspection must be conducted for shed setbacks and shed tie downs. The vinyl siding on shed must match the home in color and trim and shall conform in exterior design and quality to the dwelling on the lot. The same type and color of shingles that are on the home must be used on the shed. The roof must be a gabled roof, barn style or flat roofs are not permitted. The shed shall be placed behind the home in such a manner that no part of the shed can be viewed from the front of the home while looking down at the sides of the home. The shed shall be located within side and rear setback lines as may be required by the ARB or by applicable zoning law. Fencing will be required prior to installation.
- **Storm Doors-** Storm doors must contain a solid piece of glass or screen. A picture must be submitted for design approval.
- **Swimming Pools-** In ground pools require a fenced yard and are within the building setbacks and not located in an easement.
- **Swing Sets/Playgrounds-** will be approved if they do not exceed 9' in height and the yard is already fenced.
- **Trampolines-** Trampolines may not exceed 9' in height and the yard must be fenced. In-ground trampolines may be approved without a fence.

ITEMS NOT PERMITTED:

- White, Grey or lava rocks as part of landscaping (Naturally colored/beige/tan pebbles are typically approved but do require an ARB application with a picture of the actual stones to be considered)
- Fence stains or color of any kind for The Preserve and The Retreat sections (Clear sealant is acceptable and recommended)
- Canopies –any item that includes fabric of any kind (wooden pergolas are typically approved, but still require an ARB request)
- Artificial flowers
- Above ground pools
- Flagpoles

APPROVAL NOT REQUIRED:

- Pine Straw, Pine Bark and Cedar chips of natural colors are acceptable without approval.
- Sprinkler Installation
- Sod replacement or adding sod to a back yard that did not have sod at the time of closing.
- Adding live flowers to an existing landscape bed

Please note that the ARB guidelines may be adjusted or revised from time to time as desired by the ARB board. Because the guidelines may change it is imperative that you obtain approval for every item you desire to ensure that you will never be asked to remove or make changes to an improvement because the guidelines have changed.

All ARB requests will be reviewed within 60 business days, typically 30 or less. If additional information is needed, you will be contacted regarding those items. If you do not receive a written response within 30 business days, please contact our office at 912-354-7987 or admin@ecoastalmgt.com. It is your responsibility to obtain approval, keep copies of all approvals received, as well as pass them to successors if the improvement is still applicable when you sell the home.

If you have any questions regarding what is approved or not approved, please contact our office prior to improvements being made at 912-354-7987 or admin@ecoastalmgt.com.

Guidelines updated: 7.1.2022