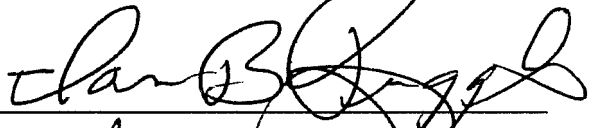
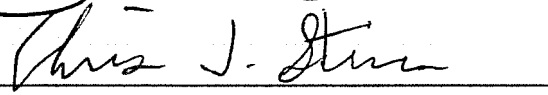


ARCHITECTURAL DESIGN GUIDELINES
FOR
SATILLA RIVER LANDING

Land Resource Satilla River, L.L.C. Representatives:

Ian B. Ruggles 

John A. Ruggles 

Chris J. Stim 

Date: 4/8/04

March 22, 2004

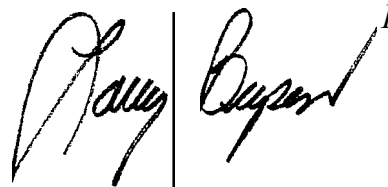
To: Property Owners
Satilla River Landing

Re: Architectural Theme

Dear Property Owner:

It is the intent of the Developer, to create a Southern Coastal Community. Therefore, the Architectural Review Board will be looking for submittals to capture Low Country, Craftsman and Southern Traditional Homes. We suggest horizontal siding or cedar shake combined with tabby or old brick. We encourage the incorporation of front porches and the use of round or square columns.

Larry L. Bryson, Architect, *P.C.*

A handwritten signature in black ink, reading "Larry Bryson". The signature is written in a cursive style and is positioned below the typed name. A vertical line is drawn through the signature, separating the first and last names.

**Unanimous Consent in Lieu of Special Meeting by the
Design Review Board of
Satilla River Landing Property Owners Association, Inc.**

Pursuant to Article 9, Sections 9.2 and 9.2(f) of the Declaration of Covenants, Conditions and Restrictions for Satilla River Landing, the undersigned, being all of the members of the Design Review Board of Satilla River Landing Property Owners Association, Inc., a Georgia non-profit corporation (the "Corporation"), do hereby adopt, approve and authorize the actions set forth below as of 7:00 p.m. local time, on November 13, 2018, with the same force and effect as if they were adopted, approved and authorized at a formal meeting of the Design Review Board of the Corporation duly called and held.

The following resolution is adopted, effective immediately:

The Architectural Design Guidelines and Rules and Regulations for Satilla River Landing are hereby amended as follows:

1.

Guideline No. 1 is hereby amended by deleting the current subparagraph B.12 and inserting the following subparagraph B.12 in lieu thereof:

12) A deposit of \$2,000.00 is required to be paid to Satilla River Landing Property Owners Association, Inc. prior to the review of all new home construction plans by the DRB. Said deposit shall be paid by the property owner and made payable to Satilla River Landing Property Owners Association, Inc. The builder, contractor or other agent of the property owner may not make the deposit payment as the agent for the Property owner.

\$600.00 of the aforementioned deposit shall be refunded to the property owner upon completion of the construction of the subject home upon the following conditions:

5) The DRB has determined that the home has been completed in accordance with the approved plans and these Guidelines; and

6) No additional fees are incurred by the Satilla River Landing Property Owners Association, Inc. in order to enforce compliance with the approved plans and Guidelines.

2.

Guideline No. 1 is hereby amended by deleting the first sentence of the current subparagraph B.13 and inserting the following first sentence to subparagraph B.13 in lieu thereof:

Applications and plans shall be submitted in person or via certified mail to the property management company of Satilla River Landing Property Owners Association, Inc.

3.

Guideline No. 1 is hereby amended by inserting the following sentence at the end of subparagraph K:

The vertical separation between the finished floor elevation of the first level of interior living space and the elevation of the highest adjacent grade (sod/ground covering, etc.) on the exterior of the home, shall be a **MINIMUM** of forty **(40)** inches.

4.

Guideline No. 2 is hereby amended by adding the following subparagraph 7 to paragraph B:

7) Two DRS inspections shall be required during new home construction.

The first inspection shall be conducted following the construction of the foundation walls and/or piers of the home, but before the placement of an elevated slab or wood-framed floor system. The property owner shall be required to contact the property management company of Satilla River Landing Property Owners Association, Inc. or the DRB's designated representative via email in order to schedule the inspection. The request for inspection must be made at least 10 business days prior to the inspection date.

The second inspection shall be conducted following 100% completion of the construction of the home, grading, landscaping and hardscaping. The property owner shall be required to contact the property management company of Satilla River Landing Property Owners Association, Inc. or the DRB's designated representative via email in order to schedule the inspection. The request for inspection must be made at least 10 business days prior to the inspection date.

Duly adopted as of November 13, 2018.

**ARCHITECTURAL DESIGN GUIDELINES,
RULES AND REGULATIONS
FOR
SATILLA RIVER LANDING**

PURPOSE

Architectural standards and Rules and Regulations are identified in Article 1 and Article 9 of the Declaration of Covenants, Conditions and Restrictions for Satilla River Landing ("Declaration"). The Design Review Board ("DRB") and the scope of its responsibilities are defined further in Article 9. The Declaration was provided to you and agreed upon by all homeowners as a condition to the closing of their Lot in Satilla River Landing. The DRB seeks to ensure that maximum property values are maintained throughout the community while keeping the best interests of all homeowners in mind. With these two primary objectives, the DRB has developed a set of Architectural Design Guidelines to assist homeowners as they review the Declaration. These Guidelines should be read in conjunction with the Declaration. These Guidelines are being provided for clarification purposes only and do not replace the provisions set forth within the Declaration. These Guidelines have been prepared to establish material, detail, and quality standards to create a harmonious community of homes within a variety of architectural styles. It is, therefore, the purpose of these Guidelines to ensure, maintain, and protect the aesthetic character of Satilla River Landing. It is not the intent of these Guidelines to inhibit or restrict creativity, but rather provide general parameters to create an architecturally harmonious community. In this regard, these Guidelines are intended to assist all property owners in the planning of and with the design considerations of their new homes.

DESIGN REVIEW PROCEDURE

Every property owner shall submit plans and specifications, as well as the applicable forms, as outlined in these guidelines for approval by the Design Review Board ("DRB") for all structures erected and improvements made to any Lot within Satilla River Landing. The form which is to accompany all such requests for architectural modifications and original construction upon a Lot as referenced herein is attached hereto as Exhibit "A". An approval must be obtained from the DRB before any construction has begun. Property owners may meet with the DRB to discuss and review preliminary plans for any construction within Satilla River Landing. Those persons seeking a preliminary review must schedule an appointment with the DRB representative. At that time, the property owner is requested to bring preliminary plans, materials, or any other information relative to the proposed construction.

GUIDELINE NO. 1:

ORIGINAL CONSTRUCTION DESIGN GUIDELINES (AND MODIFICATIONS)

A. **Site Utilization.**

Maximum consideration in a design should be given to relate the home to site amenities such as water and marsh views, as well as the proposed home's impact on the natural qualities of a Lot. Homes will not be approved if they do substantial damage to the natural qualities of a lot. Consequently, a home that would be acceptable for some lots might be unacceptable for other lots.

B. Final Plan Submission Requirements:

Two (2) copies of the appropriate exhibits are required for submission, review and final approval by the DRB. Incomplete submissions will not be considered or approved. The following information shall be submitted at the time of the submission for final approval:

- 1) A site plan drawn at a minimum scale of 1" = 10' indicating the property boundaries, building setbacks, the location and materials of the proposed home or improvements, driveways, retaining walls, existing and proposed contours all existing physical structures, the location of all structures on adjoining Lots, inside dimensions of Lot boundaries, finished grades and drainage swales.
- 2) A roof plan must be shown on the site plan or as a separate drawing.
- 3) The location, boundaries and use of fills shall be indicated on the site plan.
- 4) Show, identify the species and note the diameter of all holly, magnolia, cedar, live oaks, water oak, cherry and other specimen trees and note the location of significant tree "clusters" of smaller trees. For pines, show individual specimens having a diameter of 10" or larger. Indicate by an (x) those trees to be removed.
- 5) Show the existing topography of the site using two-foot contour lines or spot elevations on a 50-foot grid. Changes in contours caused by construction should be indicated on the plan by solid lines.
- 6) Front elevation drawings drawn at 1/4" - 1'0" indicating all proposed materials, building heights, roof pitches, finished floor and grade lines, all exterior openings and shall include sufficient notation to indicate details of the proposed construction.
- 7) Side and rear elevations drawn at a minimum scale of 1/8" - 1'-0" indicating exterior materials, roof lines and proposed grades line.
- 8) Dimensioned floor plans drawn to a minimum scale of 1/4" to 1', showing changes in floor levels, all room dimensions, door and window symbols and schedules, all levels of living area and all patios, decks, fences and other structures.
- 9) Sections should be drawn to a minimum scale of 3/8" to 1', indicating the roof pitch, typical wall section detail and all special construction points.
- 10) Other plans and specifications relative to any special construction or improvement.
- 11) The house location should be "staked-out" on the Lot and trees to be removed marked with flagging tape prior to making application. Do not mark trees with paint or blaze them with an axe.
- 12) A deposit of \$2000.00 is required to be paid to Satilla River Landing Property Owners Association, Inc. prior to the review of all new home construction plans by the DRB. Said deposit shall be paid by the property owner and made payable to Satilla River Landing Property Owners Association, Inc. The builder, contractor or other agent of the property owner may not make the deposit payment as the agent for the Property owner.

\$600.00 of the aforementioned deposit shall be refunded to the property owner upon completion of the construction of the subject home upon the following conditions:

- a. The DRB has determined that the home has been completed in accordance with the approved plans and these Guidelines; and
- b. No additional fees are incurred by the Satilla River Landing Property Owners Association, Inc. in order to enforce compliance with the approved plans and Guidelines.

13) Applications and plans shall be submitted in person or via certified mail to the property management company of Satilla River Landing Property Owners Association, Inc. Upon approval of the plans, the property owner will receive formal notification by the return of an approved set of all submitted documents.

C. Screening:

All air conditioning units and trash receptacles visible from the street shall be screened behind an enclosure or with sufficient landscaping. If landscaping is used as screening, then it must be immediately effective. The location, design, color, and materials of all such structures must be approved by the DRB prior to their installation or construction.

D. Satellite Dishes:

Please see the Satilla River Landing Satellite Dish Rules and Regulations which are attached hereto as Exhibit "B" and incorporated herein by this reference.

E. Storage Facilities:

No exposed above ground tanks for the storage of fuel or water or any other substance shall be located upon any Lot other than apparatus relating to solar energy, location and design of which must first be approved by the DRB. Storage sheds shall be prohibited unless otherwise approved. Prefabricated storage sheds are strictly prohibited.

F. Mailboxes:

No individual mailboxes are permitted within the Subdivision. Mail shall be received at a designated mail kiosk located outside of the entry gates.

G. Landscape Plan and Grounds:

A landscape plan is required of all applications for home construction and the landscaping installation is required to be completed prior to obtaining the Certificate of Occupancy. The landscaping selected is to present a finished and attractive appearance for the home and avoid a sparse or barren look. Naturally, the remaining tree and shrub cover, amount of shade versus sun, and other physical factors will determine the kind and extent of landscaping appropriate for each home site. Items such as rocks, statuettes, and birdbaths, which are not harmonious with the natural setting, will not be permitted. Lighting fixtures on the grounds and walks should be carefully selected for compatibility with the general architectural style and other finished details of the home, and should be simple and inconspicuous. The light should not intrude on the privacy of neighbors.

H. Size of Home:

While size is not necessarily an indicator of quality, the DRB will not approve homes designed with less than **1800** square feet of living area (the heated and air conditioned area calculated from

the exterior dimensions of such area).

I. Off-street Parking and Driveways:

All homes should have a defined driveway constructed of concrete, asphalt, brick, crushed stone, or shell. All driveways must be constructed of an approved material. Entry to driveway must not be located closer than ten feet from a side property line and should offer off-street parking for at least two automobiles and all entries to driveways will be required for the first ten (10') feet to be concrete, asphalt, or brick. All driveways shall be a minimum of ten (10') feet wide.

J. Garages:

Garages should be designed to be compatible with the architectural theme chosen for the house. Garage doors should be of the overhead door type and should be made of wood, fiberglass, or aluminum. Automatic door openers should be used. Garages can also be detached or semi-detached, and these treatments are specifically encouraged when they will enhance the home's relationship to an amenity, a neighboring home, or a specimen tree or other feature of a lot. No carports will be permitted. Each home must have at least a 2 car garage. Doors facing away from the street are required. All garage doors shall be a four-section design and of a color that matches the adjacent wall or the trim. Windows are encouraged, provided that no reflective film or foil is permitted.

K. Finished Floor Elevation.

As is common to most areas on the Southeast's coastal plain, the Camden County building code requires that elevation of the first finished floor of any home be above the level of flood waters expected at statistically-predicted 100-year intervals by the U.S. Army Corps of Engineers. Finished floor elevations shall be in accordance with local building codes and as set forth upon the plats for the subdivision. A crawl-space type foundation shall be used, and slabs on grade are prohibited except for garages. The vertical separation between the finished floor elevation of the first level of interior living space and the elevation of the highest adjacent grade (sod/ground covering, etc.) on the exterior of the home, shall be at a **MINIMUM** of forty (40) inches.

L. Exterior Materials and Colors.

Durable woods, such as cypress, cedar, redwood, etc. are the preferable materials when wood is used as siding and trim. Extruded cement boards, such as HardiPlank, are acceptable. Vertical board-on-board shiplap or horizontal clapboard is a few suggested methods of application. Brick, stucco or tabby often can be used effectively on wood-sided homes in special areas such as on chimneys. Brick may be used for walks, patios, etc. Vinyl will be allowed only on the soffit of homes and must have written approval to be used on other parts of home by the DRB. In addition:

- All exposed concrete must be covered with brick, stone, stucco, or siding
- The height of the fireplace chimney should be in proportion to the roofline
- No exposed metal flues or power vents will be permitted
- Chimney must be brick, stone or stucco. Chimneys clad with siding are not permitted
- Gutters and downspouts should be painted to match trim or other adjacent material Copper drains and gutters are acceptable
- Overhangs of 6" or more must be used on the eaves and rakes. Overhangs must be boxed in to avoid exposing ends of rafters
- Vent stacks and other necessary roof protrusions shall be located away from the public view, on the backside of the roof unless this location conflicts with local code requirements. All vent stacks and counter flashing must be copper or painted to match

roof color.

- Modular construction prohibited
- Vinyl siding, plywood and particleboard siding are prohibited
- All wood must be painted or stained.
- Stone may be used except as a thin veneer or as small-disjointed areas of the facade.
May be fieldstone, cut stone, or equal
- Only concrete masonry-based stucco is permitted
- Standing seam metal roof is acceptable in galvanized or pre-painted
- No rooftop or window HVAC equipment is permitted.

Asphalt shingles of 300 pounds per square minimum or fiberglass of equivalent appearance will be permitted if in harmony with home. Quality tin roofs are allowed; however, agricultural tin and roll roofing will be prohibited.

High quality vinyl windows are preferred. However, high quality wood windows may be used. No aluminum awnings, jalousie-type windows or aluminum single hung windows will be permitted. Metal appurtenances protruding from the roof should be compatible with the exterior colors of the home. Roof pitch shall be a minimum of 6 feet of rise per 12 feet of run.

M. Building Setbacks.

Front setbacks for Satilla River Landing shall be Twenty Five feet (25'). Rear-line setbacks and sideline setbacks shall not be less than Twenty Five (25') feet and Fifteen (15') feet respectively. These should be considered as minimum allowable setback lines unless special circumstances make their application impractical as judged by the DRB. Home designs that use all or nearly all of the width of a lot except the sum of the two Fifteen (15') foot sideline setbacks will often be disapproved unless it can be shown that the width of the home will not have an adverse neighborhood impact and that alternate plans are impractical or not desirable for a compelling reason. The Fifteen (15') foot side line setback is measured from property line to wall.

N. Variances:

The DRB may in its sole discretion deviate from these written Guidelines if a determination is made that such a variance is consistent with the general intent of the Guidelines, and where a condition exists that would otherwise make it impossible to comply without creating an unreasonable hardship for the property owner. All variances shall be requested and approved in writing. It is understood that any such variation from these Guidelines granted to a property owner does not create a precedent, or otherwise, any obligation on the part of the DRB to extend a similar variance to another property owner.

GUIDELINE NO. 2:

CONSTRUCTION STANDARDS:

A. PRE-CONSTRUCTION ACTIVITIES:

- 1) Clearing. No lot is to be cleared or construction otherwise commenced without written

approval of the plans for that lot by the DRB.

- 2) Building Permits. Plans must be approved by the DRB before obtaining a Building Permit from the City of Woodbine Building Inspector.
- 3) Utilities. The builder, lot owner or architect should insure availability of all utilities. An application should be made to Georgia Power for temporary and permanent service. Application for water service must be made to the City of Woodbine. The tie-on fee and water meter fee are the responsibility of the Owner. An application for phone service must be made to TDS Telecom or Camden Telephone Company, and for cable service to Comcast.
- 4) Utility Connections. The connection for water is indicated on each lot by a stub out.
- 5) Electric Service. Georgia Power Company will run electric service from the underground utility box to the house. The Lot owner will not be responsible for any construction costs for primary service lines being extended in front of or adjacent to each lot. However, all underground services will require the installation of a conduit system from point-of-source to point-of-service, which will be paid by the owner.
- 6) Dumping. There is no dumping area available within Satilla River Landing, nor is there a pit for obtaining fill-dirt. Provisions for these services should be made from other sources.
- 7) Lot Corners. If assistance is needed in locating lot corners or determining points of known elevation, please contact the Developer's surveyor. It should be noted that the cost of re-establishing lot corners after the purchase of a lot is the property owner's responsibility.

B. DURING CONSTRUCTION:

- 1) Culverts and Access. All ingress and egress to the lot should be made through the driveway where a concrete or asphalt apron tying back to paved road must be installed prior to construction to provide access for heavy equipment and trucks. The property owner will also be responsible to re-grade, re-grass and re-curb any areas disturbed during construction. Unrepaired damage to common areas as a result of construction will be charged to the property owner and deducted from deposit that was made for repairs.
- 2) Tree Removal. Only those trees marked and indicated to be removed on the approval site plan will be taken down. Care should be exercised to protect all other trees from equipment damage and/or filling. Use protective barriers or bulk heading where necessary so as not to cover the roots of remaining trees with soil. Any tree removed without DRB approval will be subject to a fine of Five Hundred (\$500.00) dollars per incident.
- 3) Adjacent Lots. The use of adjoining lots for access to a lot or for the storage of materials, without the written permission of the adjacent owner, is forbidden.
- 4) Storage and Cleanliness. The storage of materials should be in an inconspicuous area of the site and should be neat and orderly. General site cleanliness will be practiced and contractors are required to make frequent clean-ups of surplus materials, trash, wrappers, etc. A dumpster will be required on all construction sites. A deduction of the amount of the expense incurred will be made from deposit for each incident where the developer has

to clean up site. This will occur after homeowner has been warned in writing once. No outdoor fires or burning of materials are permitted within the subdivision.

- 5) **Borings under Roads.** All utilities shall be bored under roads to any lot where a required utility is found on the opposite side of the road. No installation of utility that allows the road to be dug will be allowed. Any damage that occurs to the roads in the process of construction will be charged to homeowner and deducted from deposit for repairs. There shall be no open-trenching of any community roads.
- 6) **Job Toilets.** At least one (1) job toilet is required on all construction sites.
- 7) **Inspections.** Two DRS inspections shall be required during new homeconstruction.

The first inspection shall be conducted following the construction of the foundation walls and/or piers of the home, but before the placement of an elevated slab or wood-framed floor system. The property owner shall be required to contact the property management company of Satilla River Landing Property Owners Association, Inc. or the DRB's designated representative via email in order to schedule the inspection. The request for inspection must be made at least 10 business days prior to the inspection date.

The second inspection shall be conducted following 100% completion of the construction of the home, grading, landscaping and hardscaping. The property owner shall be required to contact the property management company of Satilla River Landing Property Owners Association, Inc. or the DRB's designated representative via email in order to schedule the inspection. The request for inspection must be made at least 10 business days prior to the inspection date.

C. **POST CONSTRUCTION:**

The property owner is responsible for:

- A. Removing all remaining building debris from the site and surrounding area.
- B. Removing all signs from the site.

D. **TIME FRAME FOR COMPLETION OF HOME:**

Homes must be constructed using a licensed general contractor or subcontractor and shall be completed within one year from approval of the DRB. Any extension beyond this period must be approved by the DRB. During construction, noise should be kept to a minimum and loud music is prohibited. Contractors and subcontractors are prohibited from bringing pets into the subdivision. Owner builders are not recommended; however, may be approved on an individual basis, pending qualifications.

E. **WORK HOURS:**

The hours for construction at Satilla River Landing will be from 7:00 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 5:00 P.M. on Saturday. No construction will be performed on Sunday or National Holidays. Any exceptions to this policy must have the express prior approval of the developer or the Association.

GUIDELINE NO. 3:

PATIOS AND WALKWAYS:

- A. Submission of a form for a patio is not required if:
- 1) The patio does not extend beyond the sidelines of the house and does not extend within ten (10) feet of side property lines.
 - 2) The patio does not exceed six (6) inches above ground level.

GUIDELINE NO. 4:

EXTERIOR DECORATIVE OBJECTS, FRONT PORCH FLOWER POTS, LIGHTING, ETC.:

- A. Items are prohibited from being placed in the front yard of a home. Accordingly, a form must be submitted for all exterior decorative objects, both natural and manmade which an Owner may desire to be placed in the side or rear yards, as specified below:
- 1) Sculptures, fountains, flag poles or any item attached or unattached to the house; provided, the American Flag may be flown or displayed at any time following normal flag protocol.
 - 2) Exterior lighting does not need approval if it meets the following criteria:
 - a. Fixture does not exceed twelve (12) feet in height;
 - b. Number of lights does not exceed ten (10); and
 - c. All lights are low voltage (maximum 12 volts), white, clear, or non-glare type and located to cause minimal impact on adjacent properties.
 - 3) Front doors and entry areas must be neatly maintained. Plants in pots must be neat and healthy. Plastic flowers are not allowed.
 - 4) Christmas lights and decorations are permitted so long as not be displayed before Thanksgiving Day and removed by no later than January 7th of the following year. Other holiday decorations are permitted under the same guidelines and may not be displayed more than one week before or one week after the respective holiday.

GUIDELINE NO. 5:

GARDEN PLOTS:

- A. A form must be submitted unless all of the following are met:
- 1) The plot must be located in the rear of the house.
 - 2) The plot is limited in size to one quarter (1/4) of the rear Lot.
 - 3) Plants must not exceed six (6) feet in height.
 - 4) The plot is not visible from the street.

- B. All garden plots on Lots set on angles or corner Lots will be considered on an individual basis.

GUIDELINE NO. 6:

A. PLAY EQUIPMENT:

- 1) A form is not required if located in the rear yard and does not extend beyond the sidelines of the house.
- 2) Metal play equipment must be painted to blend into surrounding environment. Wood structures are encouraged, provided that they are properly treated.

B. PLAY HOUSES AND TREE HOUSES:

- 1) Play houses and tree houses, although not recommended, will be reviewed on an individual basis. Plans are required for review by use of the same guidelines as for the residence.

GUIDELINE NO. 7:

A. BASKETBALL GOALS:

- 1) A form is not required to be submitted if all of the following requirements are met:
 - a. Goal backboard is perpendicular to primary street;
 - b. Backboard is white, beige, clear, light gray or color compatible with the house.
 - c. Post is painted black or color compatible with the house.
 - d. Post is placed permanently in the ground.
- 2) Portable goals are permitted, but must be placed out of sight when not in use.

GUIDELINE NO. 8:

A. FENCES:

- 1) Generally, privacy fencing is discouraged. The DRB encourages the use of rough-hewn woods, masonry or natural plantings as fencing and screening materials. A form must be submitted for all fencing along with detailed specifications and a site plan denoting the location of the fence on your Lot.
 - a. NO CHAIN LINK FENCE IS PERMITTED;
 - b. Fences must be installed with the finished side out and approved by the DRB.
 - c. The following, without limitation, will be reviewed:
Location, size, conformity with design of the house, and relationship to neighboring homes.

GUIDELINE NO. 9:

A. EXTERIOR LANDSCAPING AND MAINTENANCE:

- 1) Each owner is responsible for removal of debris, clippings, etc. from the property line to the center of the street.
- 2) Bare area should be covered with pine straw or mulch to prevent erosion.
- 3) A form is not required to be submitted for small numbers or ornamental trees and shrubbery. However, a form must be submitted for large scale landscaping which might affect neighboring houses, especially property line plantings or screen plantings.
- 4) All mulched landscape beds must be covered with pine straw, pine or cypress bark mulch or nuggets, or wood shavings.
- 5) The preferred landscape edging is a neat four to six inch deep trench. Other edging, if used, must be flush with the ground and be of a uniform type.
- 6) Each owner shall keep his Lot in good order and repair, including mowing of all fenced areas, pruning, weeding, and fertilizing.
- 7) Outdoor storage of garden tools/supplies and hoses must be screened from view and kept behind shrubs or garaged. Any tools or items stored under decks or porches must also be screened.

GUIDELINE NO. 10:

A. DECKS:

- 1) A form must be submitted for all decks.
- 2) The form must include all of the following information:
 - a. A site plan denoting location on Lot and position relative to the house, dimensions, materials and color;
 - b. In most cases, the deck may not extend past the sides of the house;
 - c. Materials must be cedar, cypress, redwood, or No. 1 grade or better pressure treated pine;
 - d. Color must be stained or painted to match exterior color of house; and
 - e. Fasteners must be rust resistant (usually hot dipped galvanized).
- 3) Vertical supports for wood decks must be 6x6 wood.
- 4) Owners are advised that a building permit is required for a deck.
- 5) The following, without limitation, will be reviewed:
location, size, conformity with design of the house, and relationship to neighboring homes.

GUIDELINE NO. 11:

A. EXTERIOR BUILDING ALTERATIONS:

- 1) A form must be submitted for all building alteration, construction, or additions. This includes storm doors and windows, construction of garage enclosures, room additions, porches/decks, etc. Repainting requires prior written approval only if the color is to be changed. (A color change requires the submittal of a paint sample, picture, or the address of a home in the community where color may be seen and a sketch of the area of the house to be painted if not painting the entire house.
- 2) Storm windows and doors must be made of anodized aluminum with baked enamel finish compatible with the primary and trim colors. The form must contain the following information:
 - a. Picture depicting style of door/window to be installed;
 - b. Picture of doors/windows on which storms will be added; and
 - c. Color of the storm door/window.

GUIDELINE NO. 12:

A. POOLS AND SPAS:

- 1) A form must be submitted for all pools and spas.
- 2) Pools and spas shall only be located in the rear Lot, behind the home, with water's edge a minimum of twenty (20) feet off the property line.
- 3) Installation must conform to applicable state and local codes, be screened from view from all streets with landscaping and/or fencing, with all equipment located within screened area from all directions. Except where prohibited, by state and local codes, screening shall be with landscaping.
- 4) The outside edge of the pool wall may not be closer than ten (10) feet to a line extended and aligned with the side walls of the dwelling.
- 5) Any lighting of a pool or spa area shall be designed so as to buffer the surrounding residences from the lighting.
- 6) Above-ground pools are prohibited.

GUIDELINE NO. 13:

A. SAFETY, SANITATION AND RESIDENTS.

- 1) Children's Play. Children on bicycles must wear protective helmets as required by the laws of the State of Georgia.
- 2) Firearms and Fireworks. The use of firearms and fireworks within the subdivision is strictly prohibited.

- 3) Trash. Trash collection regulations require the trash containers not be set out prior to 5:00 p.m. the day preceding collection and the containers must be picked up and put away by 9:00 p.m. the day of collection. Only trash containers with lids are permitted for trash disposal.

All trash for collection must be set out at the main street, next to the curb at the end of the driveway. Trash containers, when not set out for collection, must be kept inside the garage. Residents will be responsible for clean-up of trash spillage from the containers.

- 4) Roommates. All roommates or guests of any Lot Owner or resident are subject to the Declaration, By-Laws and these Guidelines and Rules and Regulations of the Association and any party entitled to occupancy of a Lot shall be responsible for the actions of such roommates and/or guests.

GUIDELINE NO. 14:

PETS

A. General.

- 1) Owners' Responsibility. The owner of a pet shall be directly responsible for any damage or inconvenience caused within Satilla River Landing by the pet and for controlling the behavior of the pet. Any pet which is upon the Common Area must wear a tag showing the name and address of the pet owner. All pets must be cared for, maintained and properly licensed as required by the State of Georgia and local ordinances.
- 2) Leashes/Supervision/Confinement.
 - a. Pets must be walked away from Residential Units. Owners of pets shall be responsible for immediately removing the droppings of said animals from the streets or from any other Person's Lot within Satilla River Landing.
 - b. No pet shall be staked or tied out of doors or left outside unattended, nor shall any structure or pen for a pet be built on any Lot without prior written approval from the DRB.

B Restrictions on Type and Number of Pets. Only those animals which are permitted under Section 10.7 of the Declaration shall be permitted in Satilla River Landing. Additionally, no more than three (3) generally recognized house pets (e.g., dog, cat, etc.) may be kept in any Residential Unit.

C. Nuisance.

- 1) All barking, noise and odors shall be kept under control by the resident so as not to disturb other residents and so as not to be a nuisance to Satilla River Landing.
- 2) In the event the Board deems any pet to be a nuisance, to be dangerous or detrimental to the health, safety or welfare of the Owners or to be kept in violation of the Declaration or these Rules and Regulations, the Board shall have the right to require the Owner of such pet to remove such pet from Satilla River Landing.

GUIDELINE NO. 15:

NUISANCES/DISTURBANCES/SOLICITATION.

- A. Nuisances. No Owner, resident or their guests may act or use a Lot or streets in such a way as to unreasonably annoy, embarrass or discomfort other Owners or residents or as to constitute, in the sole discretion of the Board of Directors or its designee, a nuisance. All Owners, residents and their guests shall refrain from any act or use of a Lot or the streets which could result in the cancellation of insurance carried by the Association or which could be in violation of any law or governmental code or regulation. Nothing herein shall be construed to affect the rights of an aggrieved Lot Owners to proceed individually for relief from interference with his property or personal rights.
- B. Noise Disturbances. Noises and/or sounds resulting from activities, televisions, radios, stereos, musical instruments or pets upon a Lot shall not disturb other residences. Any excessive noise or sound which can be heard outside the windows, walls, ceilings, floors or doors of a Residential Unit shall constitute unacceptable noise and will therefore constitute a violation of this section. Volume on the above-mentioned items should be minimized each day after 10:00 p.m.
- C. Solicitation. Solicitation by commercial enterprises is not authorized within Satilla River Landing. In a like manner and due to restricted parking availability, garage sales and tag sales are specifically prohibited, unless approved by the Association as a planned community activity.

GUIDELINE NO. 16:

A. **SALES AND LEASING.**

- 1) Satilla River Landing Documents. Any sale or lease within Satilla River Landing must comply with the Declaration, Bylaws and Guidelines and Rules and Regulations. Each Owner who sells or leases their Lot shall provide a copy of the Declaration, By-Laws and Rules and Regulations of the Association to each lessee or purchaser prior to the closing of the sale or the commencement of a lease.
- 2) Filing of a Lease. The Owner is responsible for providing the management office with a copy of the lease prior to the commencement of the lease and the Owner is responsible for assuring that the lease complies with Association requirements. Tenants may be denied use of the Common Area if an approved lease is not on file.
- 3) Suspension of Use of Common Area. In the event that the Association suspends the rights of an Owner to use the Common Area such suspension shall also apply to all tenants of the Owner.

GUIDELINE N0.17:

SIGNS

- A. Purpose. The placement of signs is prohibited within the subdivision, except for signs displayed by the Declarant, Builders and the Association, provided such signs are approved by the DRB. Notwithstanding the above, Owners are permitted to place security signs, provided they comply with these guidelines. For signs placed by Builders, the purpose must be to announce the availability for lease or sale of the property on which the sign is located, or where a building is under construction to identify the General Contractor. Only the name, address, and/or phone number of the property owner or agent; or where relevant, the General Contractor, shall be displayed. Subcontractor and service signs are prohibited.

- B. Location. All signs shall face the road providing vehicular egress to the lot.
- C. Size. Signs shall not exceed an area of 6 square feet, except for "For Sale" and "For Rent" signs and security signs, which shall be no larger than two (2) feet by two (2) feet.
- D. Construction. All signs shall be constructed according to DRB Guidelines with a single face of wood or metal, finished in an earth or wood color indigenous to the environment of Satilla River Landing, and mounted on a suitable wood or metal support so that the sign shall not be placed on building or tree nor made from plastic, paper, cardboard, or fabric.
- E. Removal. The sign owner shall be responsible for the removal of the sign within three (3) days of the sale or lease of the property. "Sold" signs are prohibited. Building Contractor signs shall be displayed only during the time the contractor is at work. Upon completion of the building, the contractor's sign shall be promptly removed.
- F. All other signs, except as provided above, are prohibited.

EXHIBIT "A"

**SATILLA RIVER LANDING
REQUEST FOR ORIGINAL CONSTRUCTION/MODIFICATION REVIEW**

Name _____ Date _____

Address _____ Home Phone _____

City/State/Zip Code _____ Office Phone _____

Please provide the Design Review Board with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below are as required by the Declaration of Covenants, Conditions and Restrictions for Satilla River Landing.

Description of Construction/Modification Requested:

Estimated Start Date _____ Estimated Completion Date _____

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Guidelines for other necessary information required for modifications.

_____ Residential Unit/New Construction

- _____ Lot survey and site plan denoting location of all new or existing improvements, boundaries, colors, setbacks, and all trees to be saved or removed (and the type of trees)
- _____ List of materials to be used
- _____ Elevation Drawings
- _____ Sections Drawings
- _____ Dimensioned Floor Plans
- _____ \$2,000.00 Deposit (\$600.00 to be returned upon completion in compliance with Guidelines and Regulations)

_____ Patio or Walkway

- _____ Lot survey denoting location
- _____ List of materials to be used

_____ Exterior Decorative Objects, Front Porch Pots, Lighting, Etc.

- _____ Description of object _____
- _____ Location and picture or sketch of object

_____ Garden Plot and Landscape Plan

Location and size of garden
Type of plants to be grown

Play Houses

Location (must have minimum visual impact on adjacent properties)
Size and Sketch (limited to an area not to exceed 100 square feet)
Materials (in most cases, material used must match existing materials of home)

Fencing

Picture or drawing of fence type
Dimensions
Color (must be stained or painted to match exterior color)
Site plan denoting location
Crossbeam structure must not be visible from any street (must face inside toward yard)
Materials
All nails, screws or fasteners shall be aluminum or hot-dipped galvanized
If fence is solid privacy type, all posts shall be anchored in concrete
Contact Georgia Power for specific guidelines for power easements

Exterior Landscaping and Maintenance

Landscape plan denoting plant material and location

Deck/Porch

Picture or Drawing (deck must match any existing deck)
Dimensions
Color
Site plan denoting location (in most cases may not extend past sides of home)
Materials (must be cedar, cypress or No. 2 grade or better pressure-treated pine)

Exterior Building Alterations

Paint (Submit only if other than original paint color)

Color and address of a home with desired color used in this community
Area of home to be repainted
Photograph of your home plus homes on either side (in most cases adjacent homes cannot be painted the same colors)

Storm Windows/Doors

Picture or drawing of all windows/doors on which storm windows/doors will be installed
Picture depicting style of storm window/door to be installed
Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors)

Building Additions

Location of addition
Size, color, and detailed architectural drawing of addition
Materials (material used must match existing materials of home)
Building permit (if required)

Pool Spa

- _____ Picture or drawing of pool/spa
- _____ Lot survey denoting location
- _____ Dimensions
- _____ Landscaping and/or fencing

Note: I understand and agree that no work on this request shall commence until written approval of the Satilla River Landing Design Review Board has been received by me. I represent and warrant that the requested changes strictly conform to the Declaration and that these changes shall be made in strict conformance. I understand that I am responsible for complying with all city and county regulations.

Neither the Association Board of Directors or the Design Review Board nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to any one requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The architectural review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature _____ Date _____

FOR DESIGN REVIEW BOARD USE

Date Received _____

Approved _____ Not Approved _____ Conditions _____ By _____

Comments: _____

EXHIBIT "B"

Satilla River Landing Satellite Dish Rules and Regulations

1. General. To the extent required and permitted by law, these rules and regulations apply to the installation, maintenance and use of direct broadcast satellite (DBS) dishes or antennas and multipoint distribution service (MDS) dishes or antennas at Satilla River Landing. Notwithstanding anything within Satilla River Landing documents to the contrary, the foregoing dishes and antennas may be installed at Satilla River Landing in accordance with these rules and regulations for reception only, and not transmission. No other dish, antenna or other device for the transmission or reception of television signals, radio signals, or any form of electromagnetic radiation shall be erected, used, or maintained outdoors on any portion of the property, whether attached to a building or a structure or otherwise, provided, however, that the Association shall have the right to erect, construct and maintain such devices. Any installation of the foregoing not in compliance with these rules and regulations may be removed by the Association, at the expense of the Lot Owner, in accordance with the Satilla River Landing documents.
2. Definitions. For purposes of these rules and regulations, the following terms shall have the meanings set forth below:
 - a. "DBS Antenna" shall mean and refer to any antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services.
 - b. "MDS Antenna" shall mean and refer to any antenna that is designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services.
 - c. "Antenna" shall mean and refer to any device used for the receipt of video programming services, including, but not limited to, a DBS Antenna and a MDS Antenna. Any mast, cabling, supports, guide wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of an antenna shall be considered a part of the Antenna.
3. Notice of Antenna Installation. Prior to the installation or attachment of any Antenna as permitted herein, the Lot Owner or resident must notify the Association in writing using the attached Notice of Antenna Installation Form, attached hereto as Exhibit "A1". If the Antenna is installed in a pre-approved location, as set forth in Section 5 below, and in accordance with these rules and regulations, then no further action is required by the Lot Owner or resident and the Lot Owner or resident may proceed promptly after the Notice of Antenna Installation is filed.
4. Antenna Size and Type.
 - a. DBS Antennas and MDS Antennas measuring one meter or less in diameter (or diagonal measurement) may be installed. Such antennas may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter. Masts higher than 12 feet above the roofline may be subject to local permitting requirements for safety purposes. DBS Antennas and MDS Antennas which are larger than one meter in diameter (or diagonal measurement) are strictly prohibited.
 - b. Antennas designed to receive television broadcast signals, regardless of size, may be installed. Masts higher than 12 feet above the roofline may be subject to local permitting requirements.
 - c. All Antennas not covered by the FCC Rule are strictly prohibited.

- d. No more than one DBS Antenna and one MDS Antenna may be installed by any Lot Owner or resident.
5. Antenna Locations and Regulations. Antennas may be installed, if the following requirements are satisfied, without further approval of the Covenants Committee, provided that the appropriate Notice of Antenna Installation Form is submitted:
- a. Antennas must be installed or mounted only:
 - i. Antennas may not be installed or mounted upon the front, sides or front portion of the roof of a dwelling, unless and only to the extent that the owner first supplies documentation to the Covenants Committee that a signal may only be received by installing the dish in such an area;
 - ii. Upon a rear, vertical surface of a dwelling, and within the sidelines of the dwelling so as not to be visible from any street, as determined within the discretion of the Covenants Committee; or
 - iii. Upon the rear of the Lot in a free standing manner, within the side lines of the dwelling, and screened by adequate landscaping so as not to be visible from any street or adjoining Lot, as determined within the discretion of the Board;
6. Antenna Installation.
- a. The installation of any Antenna shall be by a qualified person knowledgeable in the area of installation of Antennas. Antennas shall be installed and secured in a manner that complies with all applicable local, state and federal laws and regulations, including, but not limited to, all applicable building, fire, electrical and related codes and ordinances.
 - b. The installation of any Antenna shall be in accordance with the manufacturer's installation specifications and the installer of any Antenna shall have a copy of such specifications on site at all times during installation.
 - c. Antennas shall be no longer nor installed higher than is absolutely necessary for reception of an acceptable-quality signal.
 - d. Lot Owners or residents are responsible for all costs associated with the installation or maintenance of Antennas.
7. Maintenance and Repair of Antennas.
- a. Lot Owners and residents are required to maintain, repair and replace their installed Antennas in a safe and attractive condition. All costs of maintenance, repair and replacement are the responsibility of the Lot Owner and resident. The Lot Owner or resident shall be responsible to repaint or replace any Antenna if the exterior surface of said Antenna becomes worn or deteriorated.
 - b. A Lot Owner or resident shall be responsible to reattach an Antenna within forty-eight (48) hours after dislodging, for any reason, from its original point of installation.
8. Removal of Antenna. Upon the removal of any Antenna by a Lot Owner or resident, for whatever reason whatsoever, the Lot Owner or resident is required to restore the installation location to its original condition.
9. Responsibility for Damage or Injury. A Lot Owner or resident who installs an Antenna shall be responsible for any and all damage or injury to any property or person caused by the installation, maintenance or use of said Antenna.

10. Tenants. Tenants are required to comply with these Rules and Regulations.
11. Miscellaneous. These Rules and Regulations apply only to the installation, maintenance and use of Antennas and shall not be read to permit or otherwise govern the installation or maintenance of any other device. These regulations are severable and if any provision is ruled invalid, the remaining provisions shall remain in full force and effect.