The Buckingham Plantation Phase 2 Homeowners Association, Inc.

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:

Buckingham 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 insure that the installation complies with the submitted and approved request.

Buckingham ARB Guidelines

As dictated by the covenants, any and 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 is 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:

- **Fences**- Fencing must be a 6' shadowbox style fence; beginning no closer to the front of the home than the midpoint of your home and located on the property lines. Shadow box fencing is the only style of fencing that is approved in the community for the front and sides of the home. If your home faces a wooded area or another area that is not visible to other homes, black coated chain link may be approved for the back only. 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. **Fencing is not permitted in easements**. Please keep in mind that every lot is different and lots that abut a lagoon, lots located on a corner, or lots that contain an easement will have specific requirements. It is the responsibility of the homeowner or the contractor to locate the property lines 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.
- **Screened Porches/Glassed Sunrooms-** Must be shingled to match the home, if the sides are not full screen, the knee wall must match the homes siding.
- **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.
- **Patio-** Extending a back patio with concrete or pavers.
- **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.
- **Parking Pad-** Additional driveway for parking.
- **Garage Screens –** Only retractable screens that are not visible when the garage door is closed are approved. Screens are not permitted which cover the outer portion of the garage door.
- **Trampolines-** Trampolines may not exceed 9' in height and the yard must be fenced. In ground trampolines may be approved without a fence.
- **Swing Sets/Playgrounds-** will be approved as long as they do not exceed 9' in height and the yard is already fenced. Play sets should be placed behind the home.
- **Swimming Pools-** Swimming pools require a fenced yard, must be built within the building setbacks and cannot located in an easement.
- **Patio Furniture-** Patio furniture not located on the back patio needs to be submitted for approval. Pictures must be provided along with location.
- **Storm Doors-** Storm doors require ARB approval, and the door trim color should match either your door color or your trim color. Doors may be split screen or full screen.

- **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.
- **Gutters-** Gutters must be the same color as your trim (white). Gutters may be approved that match your roof color, provided that any downspouts are white to match the columns or trim.
- **Lawn Ornamentation-** Any statutory, lawn ornamentation, landscape lighting, floral pots and decorative patio items.
- **Sheds-** Must be located behind an approved fence. Shed size must not exceed 12' x 16'. The roof must be shingled or metal to match the roof of the home. Siding must be the same color and material as the home. Shed location must be at least 5' from the property line and not located in an easement.

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 (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
- Flagpoles
- Basketball Hoops in front of the home (when not in use)

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 each and every item you desire to insure 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 business days. If additional information is needed you will be contacted for those items. If you do not receive a written response within 30 business days, please contact our office at 912-354-7987 or email at 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 with regard to 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: 8.26.24