

Pursuant to Article 6, Section 6.6 of the Sawyers Mill Owners Association Manual, The Architectural Review Board may establish guidelines and standards to be used in considering whether to approve or disapprove plans.

The following guidelines were established to clarify the guidelines contained in the Manual.

MAJOR BUILDING ADDITIONS

A full application is required including drawings of the proposed addition and a copy of the homeowner's physical survey.

1. Major building additions include, but are not limited to green houses, porches, sun rooms, covered decks and in ground swimming pools.
2. In order to be aesthetically pleasing, the design of major additions must be consistent with the existing shape, style and size of the dwelling in the following way:
 - a. Siding, roofing, trim materials and colors must be the same as, or compatible with, the existing materials of the dwelling in color and texture.
 - b. New windows and doors must match if possible and be compatible with those of existing dwelling in style and color.
 - c. Roof eaves and fascias must be the same depth, style and approximate height as existing eaves and fascias. New roofs must be the same approximate slope as those existing on the dwelling. Building facades may be comprise of brick and vinyl siding.
3. The following conditions shall determine the acceptability of addition locations:
 - a. Additions should not significantly impair the view, amount of sunlight, or ventilation of adjacent residences or the public's use of enjoyment of open space. New windows, doors or viewing areas from the addition should not infringe upon existing internal or external private areas of adjacent residences.
 - b. New additions should not create situations in which adjacent neighbors will have difficulty maintaining existing dwellings.
 - c. Additions must not adversely affect drainage conditions on adjacent properties through changes in grade or other significant run-off conditions.

AWNINGS AND TRELLISES

Awnings and trellises can effectively control glare and excessive heat buildup on windows and doors. As a result, they may reduce both energy consumption and utility costs. However, these sun control devices can have an effect on the appearance of both a home and the surrounding neighborhood. Hence, whenever the proposed awning or trellis will be visible from neighboring property, an application must be filed.

The Architectural Review Board will review these applications based on the following:

1. Compatibility with the home architectural character, i.e. style, color and materials, preferably cloth and/or wood, all of durable, exterior quality materials.
2. Design of the sun control device should be straight forward without decorative fringes, etc.
3. Consistent with the visual scale of the home to which the devices will be attached.
4. Effects of awning or trellises on views, sunlight and natural ventilation of neighboring properties.
5. Compatibility with overall community design.

If the proposed awnings will be removed for winter storage, pipe frames also must be removed. In addition, awnings are to be well-maintained and kept clean and free of rips and holes.

DECKS

A complete application is required for a deck. Applications should include the following:

1. A description of the materials to be used.
2. An illustration of the proposed deck, including railings and stairs, all dimensions and height above grade.
3. An explanation of any relocation of windows or doors, meters and heating and air-conditioning housings.
4. Lattice work or a skirt is required

All visible portions shall be exterior quality wood, such as salt-treated, cedar or redwood. The wood shall be left natural and allowed to weather. No stains are permitted, and new materials, such as composites, will be approved on an individual basis.

DRIVEWAYS

Variance applications are required for any additional driveways or extensions of existing driveways. A physical survey shall be submitted along with the application.

Only concrete driveways are permitted.

DOG HOUSES AND DOG RUNS

Unless visible from neighboring properties, doghouses and/or runs do not require an application.

All doghouses and runs must be located behind the rear foundation line.

If the doghouse is visible from neighboring property, it shall be painted and roofed to match the home.

FENCES

Any modification to an existing fence, as well as any addition to the fencing, requires an application to the Architectural Review Board. All fences or enclosures must be approved as to location, material and design.

No fence shall exceed six (6) feet in height, as measured from the ground. Lake front fences shall not exceed four (4) feet. Posts and stringers must be on the inside of the fence.

Every application for fencing must be accompanied by the appropriate physical survey. The Architectural Review Board is not responsible for fences installed improperly or for the accuracy of fence lines.

No partial fences are permitted. If your fence attaches to an existing fence, you are responsible to complete the sides should your neighbor(s) remove theirs.

FENCE LINES

Fences shall extend no farther than the rear corner of the house on both sides. You may submit in your application to bring your fence line forward on one side of the house if you are enclosing a side garage door. In this case the fence is to come just in front of the side garage door and not all the way to the front edge of the house. You may also apply to move your fence forward of the rear corner of the house if you are enclosing an air conditioning unit or gas storage unit, and it is less than one quarter of the width of the side of your house. Houses on the curve of a Cul d' sac may apply to move the fence lines up on both sides due to differing setbacks and the angles of houses.

GRILLS

Permanent grills, which are visible from neighboring properties, require an application to the Architectural Review Board. Grills shall be located behind the home rear foundation line.

HEATING AND AIR CONDITIONING SOURCES

Window and wall units, which will be visible from neighboring properties, are not allowed.

LANDSCAPING

An application is required if any deviations from the builder's original landscaping plan are to be made for areas visible from neighboring property, a street or a roadway. Landscaped beds shall not exceed thirty (30) per cent of front yard areas and shall be in a style consistent with natural plantings from this plant zone and in keeping with the Colonial/Traditional style.

LIGHTING

The replacement of an existing light fixture, if accomplished with an exact match to the old fixture, does not require approval from the Architectural Review Board. If a change in style, size, shape, color or positioning is desired, or if additional light structures will be added, an application is required.

Permanent exterior lighting and wiring requires an application. All exterior lighting shall be installed so as not to shine on adjacent occupied property and shall be aesthetically planned for each location. Decorative holiday and festival lighting does not require approval.

MAILBOX

The approved mailbox style for Sawyers Mill is the standard mailbox with a treated post. A newspaper tube can be included on the post, if desired.

PATIOS AND WALKWAYS

Patios and walkways shall be of a natural color and constructed of concrete, brick or stone, excluding gravel.

Walkways, which shall be extended outside of existing fences and/or to the side or front of a house, will require an application.

PAINTING EXTERIOR

If a home or other structure is to be repainted with the original builder color, no application is needed.

The Architectural Review Board will consider color change applications on the basis of the following:

1. The material used to affect the change and the type of paint to be used.
2. The effect of the proposed color combination on neighboring appearance. More specifically, the proposed combination itself, the new combination in conjunction with the home shingle color, and the visual effect of the proposed colors on the immediate neighborhood will be reviewed.

In general, the Architectural Review Board requires that the proposed colors be from the approved color charts of the same theme of the subdivision of which the home is a part.

RE-SIDING AND RESTYLING

Whether siding is to be wholly or partially replaced, no application is necessary so long as replacement design is identical to the original siding with respect to not only material but also dimension. If replacement siding will be a type other than the original, a variance application is required. The Architectural Review Board's primary concern will be the suitability of the proposed siding material and the visual effect of the new material on neighboring homes. To preserve visual continuity, new siding should resemble original siding as closely as possible.

Restyling is any relatively permanent change, which alters the exterior appearance of a home. It includes the addition of, or changes in, porches, porch railings, shutters, storm doors, security doors and windows, etc.

Unless the proposed alteration will not be visible from neighboring property, an application must be filed.

ROCK GARDENS

Rock gardens are not allowed in front of the house except in small bedding areas.

Since installation of a rock garden constitutes a change in landscaping and because these gardens may create new and possibly undesirable drainage patterns for adjacent properties, rock gardens require an application.

SMOKESTACKS AND CHIMNEYS

Whenever an additional chimney or smokestack is to be built, an application must be filed with the Architectural Review Board. In such instances, special care is needed to arrive at an architecturally suitable design. Due to differing home styles and placement, the Architectural Review Board must consider each application on a case-by-case basis.

SOLAR COLLECTORS

Due to the large visual impact solar panels can have on a community, solar panels will be allowed only with an approved application.

STATUES, FOUNTAINS AND ORNAMENTS

Any statue, fountain and/or ornament, including but not limited to flag poles, window boxes, weather vanes, bird baths, etc., requires an application only if it will be visible from neighboring property.

STORM DOORS

The Forever Ultracore Challenge Door or any full view storm door is approved for use on the front door. The color must match the house trim. No iron work storm doors will be permitted.

Applications are required.

SWIMMING POOLS, HOT TUBS AND SPAS

The Architectural Review Board will consider applications on a case-by-case basis looking primarily at the potential effects of the pool, hot tub or spa on neighboring and adjacent properties. Only in ground pools are permitted.

SWING SETS, SANDBOXES, PLAY EQUIPMENT

If the proposed equipment will be visible from neighboring properties, an application is required.

All play equipment shall be located behind the rear foundation of the home.

Equipment construction shall be of a solid and durable material that blends in with the overall neighborhood.

VEGETABLE GARDENS

All vegetable gardens shall be located behind the home's rear foundation line. Plant supports and dead vegetation must be removed at the end of the growing season.