



Architectural Control Committee Application

All exterior changes to the home must be approved by the Homeowner Association's Architectural Control Committee (ACC) prior to installation/change.

Submittal Date: _____ Lot number: _____

Homeowner Name: _____

Address: _____

Phone 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 structures 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 or send application to:

Newport HOA
2702 Whatley Avenue, Suite A-3
Savannah, GA 3140
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 typically within 5 business days after all required information has been submitted. Once approved it is the homeowner's responsibility to ensure that the installation complies with the submitted and approved request.

Newport ACC 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 Control Committee (ACC). The purpose of the ACC is to act as an aesthetic authority for the community to ensure the community maintains a harmonious appearance. All decisions made by the ACC regarding requests for modifications are based on this purpose and are at the sole discretion of the ACC board. Failure to receive ACC 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 aesthetic choices that are commonly submitted for ACC approval, items that are not approved by the ACC, and a list of items that do not require ACC 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 any exterior portion of your home, except for your front door, you must seek approval. To change the paint color of your front door, ACC approval is not required if it is painted one solid color.
- **Fences-** Wood Fencing- 6' Wood shadow box, privacy or board on board fencing styles are approved in the community. 6' solid white vinyl fencing will also be approved. Fencing must begin at least 15' from the front of the home. When an ARB application is submitted, the lot and location will be reviewed, and a detailed approval will be sent regarding location and easements. Please keep in mind that every lot is different and lots that abut a lagoon, on a corner or containing 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 existing fence. Fences may not be stained or painted with any colorant. Clear (no color) sealant is recommended to maintain fence.
- **Garage Screens** – ARB approval required. Garage screens may be white, if they match a white garage door. Black screens must be stored when the garage door is down, any magnetic or Velcro attachment used must match the color of the garage frame (typically white), so they are not visible when not in use.
- **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 the same color as the trim on your home.
- **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.
- **Lawn Ornamentation-** Any statutory, lawn ornamentation, landscape lighting and decorative patio items.
- **Mulch** – Any color that is NOT a natural shade.
- **Parking Pad-** Additional driveway for parking or driveway to backyard.
- **Patio Furniture-** Patio furniture not located on the back patio needs to be submitted for approval. Pictures must be provided along with location.
- **Rocks as Mulch-** Requires ARB approval.

- **Screened Porches/Glassed Sunrooms-** Must have a shingled roof to match the homes and the materials must be cohesive with the home.
- **Solar Panels-** Solar Panels will only be approved on the back 50% of the roof.
- **Storm Doors-** Storm doors may contain a solid piece of glass or screen and the frame color must match either your door or your trim. A split screen door may be approved provided that the frame does not exceed 2" in width and the frame must be the color of your door or the trim on your home. A picture must be submitted for design approval.
- **Swing Sets/Playgrounds-** Will be approved if they do not exceed 9' in height and the yard is already fenced.
- **Swimming Pools-** In ground pools require a fenced yard and must be within the building setbacks and not located in an easement. Above ground pools do not require approval, provided that a fence is in place prior to installation.
- **Trampolines-** Trampolines may not exceed 9' in and the yard must be fenced.

APPROVAL NOT REQUIRED:

- Pine straw, pine bark, and cedar chips of natural colors are acceptable without approval.
- Sprinkler Installation.
- Sheds, canopies, or pergolas- provided an approved fence is installed and they are located behind the home.
- Sod replacement.
- Adding live flowers to an existing landscape bed.
- Fitted Tarps for Motorcycles or Cars parked in a driveway.
- Faux Flowers must be in an approved container and must be natural in appearance.

ITEMS NOT PERMITTED:

- Fence stains or color of any kind (Clear sealant is acceptable and recommended).
- Artificial flowers
- Above ground pools
- Flagpoles
- HVAC- window units may be installed on a first-floor window, if they are behind an approved fence. Window units are not permitted if visible, however they may be allowed for a short period of time in emergency situations, with approval.

Please note that the ACC Guidelines may be adjusted or revised from time to time as desired by the ACC board. Because the guidelines may change it is imperative that you obtain approval for each 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 ACC requests will be reviewed upon receipt. If additional information is needed, you will be contacted regarding those items. If you do not receive a written response within 14 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.

All improvements must begin with 1 year of approval or you will have to submit a new application.

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