

# ***Waters Edge***

*On Lake Oconee*

## ***Building and Design Guidelines\****

\*Waters Edge Owners Association (WEOA) is also referred to in this and other related documents as Waters Edge Owners Association.

**Revised And Effective 9/1/2022**

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## ARCHITECTURAL CONTROL COMMITTEE PROCESS

The Architectural Control Committee, **ACC**, is the authorized unit of Waters Edge Owners Association (WEOA) formed to ensure all properties built, remodeled or demolished at Waters Edge meet the guidelines set by the Developer through the Waters Edge Owners Association Inc., By-Laws, the Declaration of Covenants, Easements and Restrictions, and the Building and Design Guidelines for Waters Edge on Lake Oconee, and the Waters Edge Owners Association Officers and Board of Directors. The following summarizes both the process and structure.

Members of the Waters Edge Owners Officers and Board of Directors can be found on the WEOA Website, [www.WEOA.net](http://www.WEOA.net), along with their contact information.

The ACC Chairperson will be listed separately along with the other members at large on the committee found on the website with the necessary expertise which will provide advice and consent to the ACC.

### **Required for Approval:**

For Construction Approval, the majority of voting members of the Architectural Control Committee are required to sign the construction application. If any member of the Architectural Control Committee is disqualified for conflict-of-interest reasons, or is unavailable for an extended length of time, the President of the Waters Edge Owners Association will appoint a temporary member to the Architectural Control Committee to fulfill the duties of the disqualified or absent Architectural Control Committee member on the affected application. It is the intention of the committee to have three to four members and the Chairperson shall be the spokesperson for ACC decisions. The ACC Chairperson found on the WEOA Website will be the point of contact for new construction, remodeling, and landscaping applications. If the Chairperson is unavailable, then either of the members at large may fill the communications role of the committee.

### **Appeals Contact:** ACC Chairperson

Committee Meetings: The Waters Edge Architectural Control Committee meets on an ad hoc basis. Any applicant should call the ACC Chairperson listed on the WEOA website to arrange for the submission of an application or request an appeal.

# **ARCHITECTURAL CONTROL COMMITTEE STATEMENT OF PURPOSE BUILDING AND DESIGN GUIDELINES FOR WATERS EDGE ON LAKE OCONEE**

The Architectural Control Committee of Waters Edge on Lake Oconee has prepared The Building and Design Guidelines for Waters Edge on Lake Oconee for the purpose of maintaining the standards of building and design as set by the people who live in this community.

All homes to be built, and/or remodeled, must adhere to these guidelines to maintain these current standards.

Any property owner who chooses to build or to have built a home, or to make a building or design improvement, including but not limited to: major landscape design improvement, driveway improvements, or constructing a swimming pool to existing home, for example, must adhere to these guidelines.

These guidelines are intended to help homeowners and property owners keep within the standards to maintain the aesthetic appearance of our neighborhood that have given Waters Edge on Lake Oconee its own unique beauty. Through this process of review, all property owners will be able to participate in creating a balance in the environment that is the desired appearance of Waters Edge.

These guidelines may be amended by the Architectural Control Committee from time to time in an effort to improve the quality of design.

The Architectural Control Committee has prepared this document in good faith, with the best interest of all of the property owners of Waters Edge in mind.

## **DESIGN STANDARDS**

A great deal of special care has been taken in the planning of Waters Edge. Detailed plans have been created to preserve the vegetation, topography, and the delicate balance of natural drainage systems and the lake.

All improvements that have been planned will be strategically implemented to minimize alteration to the land and impact to the ecosystems. This philosophy will be continued at all levels of development, including individual home sites.

We have included some design standards and guidelines in the following section to help you accomplish these goals. To ensure the adherence to these established standards and guidelines, an Architectural Control Committee has been established to evaluate all proposed structures and site improvements to be constructed in Waters Edge. In order to clarify the differences between the building guidelines for homes verses barn or shed construction, the differences will be referenced by italicized lettering for ease of identification. Please take note that these specific noted guidelines have been prepared specifically for the purpose of barn or shed (outbuilding) construction.

# ARCHITECTURAL CONTROL COMMITTEE

## Submissions

Submissions to the Architectural Control Committee, whether preliminary or final, shall be complete submissions and shall be submitted no later than one week prior to the regularly or specially scheduled Architectural Control Committee meeting.

## Meetings

Meetings of the Architectural Control Committee will be held as needed and scheduled by the chairman. The owner, or his agent, may be requested to attend the meeting if the Committee deems it necessary.

## SITE STANDARDS

### Building Setbacks

The following are typical setback standards for Waters Edge, which govern both horizontal and vertical construction elements with the exception of driveways and path/walkways. Exceptions may possibly be obtained on a case-by-case basis from the Waters Edge Architectural Control Committee. All building setbacks are measured from and perpendicular to, your property lines.

Note: The “building” is defined as the actual foundation/footprint of the house (not including decks, patios, pools, overhangs, etc.) At times, variances may be granted, and special consideration will be given to the building; but encroachment of other structures, such as retaining walls, and patios may be denied.

#### Residential Lots:

- On all residential lots, the Front Yard (Roadside) the Setback must be 60 feet.
- On all residential lots, other than the equestrian lots, the Side Yard Setback must be 20 feet from the property line.
- On all equestrian lots the Side Yard Setback must be 100 feet from the property line.
- On all residential lots, the Setback from the water on all lake front lots must be 65 feet.
- On all residential lots, the rear yard Setback on all interior lots must be 50 feet.

### Pre-Clearing and Cleanup of Vacant Lots

Lot owners that are pre-clearing or cleaning up vacant lots must adhere to the restriction that no trees greater than 6 inches in diameter at the 4’0” foot height may be removed without the approval of the Architectural Control Committee.

No grading of any lot is allowed without the submission of a tree survey and approval by the Architectural Control Committee.

### Site Clearing

Once the location of your home on the lot is established, limits of construction should be determined. Total alterations of existing vegetation for building and site improvements are not to exceed 50 percent of the lot acreage for residential lots, unless a variance is granted, in writing, by the Architectural Control Committee. This includes any decks, patios, landscaped lawns, new plantings, driveways, and the house. The house footprint itself cannot exceed 25 percent of the total lot acreage for residential lots, unless a variance is granted, in writing, by the Architectural Control Committee. Percentages will vary for large or equestrian parcels.

**No removal of trees larger than 6 inches in diameter at 4'0" above ground level is permitted without prior approval of the Architectural Control Committee.**

Removal of debris, dead trees and undergrowth is permitted on the lot without Architectural Control Committee approval.

Unauthorized clearing will be subject to a fine referenced on page 14 to be determined by the Architectural Control Committee.

*Note: It is understood that land set aside in equestrian lots for pasture will require the removal of more trees to promote pasture growth. Specific consideration will be given to neighbor screening and pasture layout in the removal of trees. The landowner will be required to clearly mark the trees to be saved for a review by committee members prior to clearing.*

*Note: Sections of property within Waters Edge may have different site clearing percentage requirements. See specific guideline attachments for each section.*

## **Site Grading**

To preserve the development goals of Waters Edge, site grading and alteration of existing drainage shall be kept to a minimum. Any necessary grading shall maintain a natural appearance.

Grading shall not encroach upon the drip lines of trees to be preserved unless tree preservation techniques such as tree wells are utilized. Heavy equipment or topsoil storage is not permitted within the drip line zones.

Retaining walls may be used to reduce areas which need grading or to preserve vegetation. However, this must reflect the architecture of the house and be well integrated into the site.

## **Additional Exterior Site Improvements**

All site improvements are required to have Architectural Control Committee approval prior to installation. This includes for example: the addition of a swimming pool, replacement in full or part of a driveway, or major landscape improvements.

## **Docks and Seawalls**

Plans for docks and seawalls must be submitted to Georgia Power for approval and need the required permit from Georgia Power - Lake Oconee/Sinclair Land Management Office (706-485-8704). A copy of that approval must be sent to the Architectural Control Committee Chairperson.

## **Fencing**

Fences should be constructed of material, color and detailing which are compatible with both the house and associated site elements, proposed and existing.

All perimeter fencing for non-equestrian, single family lots throughout Waters Edge is prohibited. No chain link-type fences will be allowed.

A fence can screen storage, trash receptacles and other services areas, as well as provide security for swimming pools. Fences securing a swimming pool must only surround the pool and patio area.

*Equestrian lot fencing of the type already existing in Waters Edge is required surrounding the property. The fencing shall be placed to allow a 10' easement from the fence to the property line. Therefore, two adjacent equestrian lots will have a minimum of 20' separation for horse trails.*

*All perimeter property fencing will be required to be constructed on the required easements prior to sign-off. If the adjacent property is not sold, it will be a requirement to clear up to your property line and construction of your fence. Maintenance of fencing is imperative. Rotten or damaged boards must be repaired immediately. If not repaired within one week of the third notice, the association will repair and paint at the owner's expense. If the owner does not remit the expense repayment within 30 days, the WEOA may place a lien on the Owner's property and consider the Owner in bad standing with the community.*

## **Driveways**

It is the goal of Waters Edge to limit the impervious cover of the ground to the minimum needed especially around existing trees. Excessive areas for driveways will be discouraged. All driveways and parking areas must be surfaced. Surfaces such as turf stone, brick, asphalt, natural concrete, colored/textures concrete, and stone pavers are recommended.

Drives located within 10 feet of a property line and all parking areas must be screened from adjacent property owners with landscape materials.

Drives must not block roadway drainage; therefore, appropriately sized culverts are required where necessary. All culverts shall have stone headwalls.

Properties that do not require a drainage culvert must have a signed waiver to that effect from the Architectural Control Committee.

## **Lighting**

Outdoor lighting will be carefully reviewed to ensure that neighboring properties are protected from the view of obtrusive light sources.

Wherever possible, functionally required lighting should be integrated into such features as steps, handrails, posts, and curbs. Eave mounted building floodlights must be lower voltage LED type and positioned properly to provide proper lighting on the property but not be a source of nuisance to the neighbors.

*Eave mounted lighting will be approved outside of a barn or shed for safety purposes only. Such lighting must be wired with motion detectors.*

Pleasant accent effects can also be achieved using landscape lighting. Accent spotlight fixtures provide low intensity but often dramatic illumination.

Landscape lighting and dock lighting should be unobtrusive in appearance or hidden from view. Lights mounted in trees are encouraged, provided the light source is shielded.

Lighting should reflect the architectural character of each residence. Creative interpretation of traditional fixtures is encouraged

## **Decks and Patios**

Yards and terraces should be designed to be an extension of the architecture. A well-planned patio/deck



adds living area to your property. In order to decide the location of your patio/deck, it is important to know the physical assets of your property as well as the requirements of deck design and construction, setbacks, and deed restrictions.

Structural posts, columns and supporting decks shall be properly sized both structurally and aesthetically. The paving materials used must be consistent with and complementary to the architecture of your house. Brick, stone, tile, wood, or colored/textured concrete is recommended.

### **Swimming Pools**

The size, shape, and siting of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and manmade elements. Georgia Power mandates that all pools be 50 feet from the lake on lakeside lots. Putnam County requires that all pools must be enclosed by a fence.

Pool and equipment enclosure should be architecturally compatible to the house and other structures in placement, materials, and detail.

The form and configuration of the pool should reflect the architectural character of the residence. Traditional shapes of windows, doors and other ornaments can be interpreted creatively into pool designs.

Fountains and re-circulating water add character to patios and will be accepted. Inflatable “bubble” covers, or permanent detached pool structures are unacceptable.

All pools must be approved by the Architectural Control Committee and include a site plan as well as any other requirements for submission contained in this document. This includes all pool construction at existing homes.

### **Gazebos, Arbors, and Trellises**

These functional structures can also be very pleasing landscape elements that fit well into the Waters Edge theme. It is important to view these as permanent structures and to design them accordingly.

### **Trash Receptacles**

The type of trash receptacles required will be determined by the service provided for the residents of Waters Edge. Trash receptacles must be screened from view with approved fencing. No exceptions will be permitted.

### **Tennis Courts**

Individual tennis courts are not permitted except with the prior approval of the Architectural Control Committee.

### **Mailboxes**

All mailboxes will be as established by the Waters Edge Architectural Control Committee and will include the street address. The mailbox, post and address labels must be provided and installed by the Homeowner and meet the established standards. Have the person building your mailbox post build the post using the same dimensions/design and wood as the existing posts in our subdivision. It needs to be installed the same distance from the street and the same height as all the others as well.

Mailbox post paint can be picked up at the Property Chairperson' house. Just return the can when you're finished. The mailboxes can be purchased from Ace Hardware or Home Depot. The mailbox is a Gibraltar Industries, Elite Model E1600B00 (\$25.00). The Decals can be purchased from 44 Signs (706-999-1515, located at 1210 Commerce Drive #104, Greensboro – across from Bank South off Linger Longer Road) – they have the template for the decals. You will need two decals; and the cost for the decals are competitive with other companies in the area. Call 44 Signs and tell them your name and that you live in Waters Edge and give them the street name and the house number. If you have any questions regarding mailboxes, decals, etc, please feel free to call the Property Chairperson or another board member.

Mailbox maintenance: Please keep your mailboxes clean (especially after the pollen has finished falling); and keep your posts maintained and painted.

*If only a barn is being built and there is no intention to receive mail at this location, then a mailbox will not be required.*

### **Drilling of Well**

Any drilling of a well on an existing equestrian lot must seek ACC approval. A Putnam County Health Permit must be provided. The drilling will be subject to a usage fee based on the actual cost to drill the well.

## **BUILDING STANDARDS**

### **Square Footage Requirements**

All Lake Front Lot One Story Homes must be a minimum of 3000 square feet under roof, and a minimum of 2200 heated and cooled space on the main floor level.

All Lake Front Two Story Homes must be a minimum of 3600 square feet under roof, with a minimum of 1800 square feet of heated and cooled space on the main floor level and a minimum total of 2800 square feet of heated and cooled space.

All Interior Lot One Story Homes (Non-Lake Front) must be a minimum of 2600 square feet under roof with a minimum of 1800 square feet of heated and cooled space on the main floor level.

All Interior Lot Two Story Homes (Non-Lake Front) must be a minimum of 3400 square feet under roof, with a minimum of 1600 square feet of heated and cooled space on the main floor level and a minimum total of 2600 square feet of heated and cooled space.

Open decks and full or partial basements (including walk-out basements) shall not be counted in square footage figures.

All houses must have as a minimum an enclosed two car garage of 480 square feet as part of the overall under roof requirement. All Garages must be attached to the main house.

*There are no minimum square foot requirements for barns and shed*

### **Building Height Requirements**

Each building submitted for review will be analyzed according to site topography and adjacent structures. Finished floor shall be a minimum of 24 inches above grade for uniform design purposes. Structure height is governed by restrictive covenants and your specific architectural style. In no case shall a single-family

home exceed two and one-half heated and cooled stories in height (excluding basement/walkout basement), or 45 feet above the finished floor elevation of the first floor. Architectural treatment of the space between grade and the first living floor is discussed in Section three of the Design Guidelines.

*Barns and sheds may be constructed on grade.*

## **APPROVAL PROCESS**

It is recommended that you set up an informal meeting with a representative of the Architectural Control Committee prior to the beginning of planning and design to review these guidelines.

Review the Waters Edge Architectural Design Guidelines, the Declaration of Covenants, Easements and Restrictions for Waters Edge Owners Association Regulations including Equestrian specific information.

We recommend that you select professional design consultants.

As mentioned earlier in the Building and Design Guidelines, the WEOA requires the owner or his/her agent obtain a survey (trees and topographical) made by a registered Georgia surveyor at a minimum scale of 1" = 20'-0" or 1/16" = 1'-0".

Aerial topo plans are available from Piedmont Surveying.

### **Preliminary Construction Application**

This is a recommended step (but not required) for the homeowner to present the Architectural Control Committee with the conceptual design of their project. This will allow the Architectural Control Committee to make the necessary recommendations and articulate any additional requirements that must be submitted for final approval at a later time.

The following items are required for a preliminary submission for review:

1. Site Plan One Copy at 1" – 20'0", must include:
  - Property lines with bearings, coordinates, and dimensions,
  - All building steps, patios, and hardscapes (sidewalks and drives) to be located on plan,
  - Finished floor elevation and proposed grading.
2. Floor Plans (all floors) shall be a minimum of 1/8" = 1'0" (off CAD directly onto 8-1/2" x 11" paper) and must consist of;
  - Overall exterior dimensions to provide square footages,
  - Window and door locations and sizes,
  - Room labels and specific information.
3. Exterior Elevations including sketches, perspectives, elevations, and photographs.

### **Final Submission Requirements**

This final review is concerned with working drawing content and aesthetic considerations only. The Architectural Control Committee is not responsible for engineering design or code compliance.

One week prior to Architectural Control Committee review of plans, the building footprint and centerline of drive shall be staked. All trees to be removed shall be flagged for approval at this time. Please refer to the Check List for Final Construction Application for all items required to submit a Final Construction Application. All Applications must be complete to be reviewed.

The following drawings are required for final review:

1. **Site Plan** (2 copies) at a minimum of 1" = 20'-0" must include:
  - a) Property lines with bearings, coordinates and dimensions;
  - b) All building, steps, patios, and hardscapes (sidewalks and drives) to be located on plan and materials finishes noted;
  - c) Dimension from building to adjacent property lines;
  - d) Building setbacks lines shown and labeled;
  - e) Note any and all site improvements to take place prior to return of compliance fees;
  - f) Existing contours should be shown at 2'0" intervals;
  - g) Proposed contours or grading improvements should be shown at 2'0" intervals;
  - h) Finished floor elevations (FFE) noted for all floors, garage, patios, porches;
  - i) Spot grades shall be shown at all building corners, hardscapes (sidewalks drives), and drainage locations. Each lot owner is required to grade his or her lot in such a manner to use natural storm water runoff that is consistent with the natural drainage prior to starting construction;
  - j) Limits of Construction shall be drawn and noted. (No activity of any sort may take place outside this line.);
  - k) Proposed location of all utilities (phone, power, cable, etc.). HVAC and any service area shall be shown and noted.
  - l) Construction drive shall be located and materials noted;
  - m) Proposed locations of docks, seawalls and any site improvements on Georgia Power Company's Environmental Strip should be located and noted (Lake lots only);
  - n) Construction dumpster and Porta-Jon location shown and should be away from lake view areas.
  - o) Septic tank and drain field location shall be shown per Putnam County Health Department Permit (Lot without sewer only);

The location of all exterior lights, entrance statements and other ornamental objects shall be shown and materials noted. (Sketches and pictures are recommended.)

2. **Architectural plans** (2 copies) of construction documents and specifications for final review are to be submitted. These drawings should verify that the final documents conform to the restrictive covenants.

- a) Foundation plans at a minimum of 1/4" = 1'0" including;
  - i. Application structural information,
  - ii. Proper dimensions shown.
- b) Floor plans (all floors) shall be a minimum of 1/4" = 1'0", and must consist of;
  - i. Exterior and interior dimension,
  - ii. Window and door locations and sizes,
  - iii. Room labels and specific information,
  - iv. All fixtures, cabinets and appliances,
  - v. All walls, exterior, interior, retaining, knee, etc.

- c) Exterior elevations (front elevation a minimum of 1/4" = 1'0"; side and rear elevations a minimum of 1/8" = 1'0"), and must consist of;
    - i. Indicate proposed building materials on all elevations,
    - ii. Window location on all elevations,
    - iii. Show accurate representation of grade on all elevations,
    - iv. Note material finishes and specifications,
    - v. Dimension floor heights, window header heights, highest ridge and chimney height.
  
  - d) Roof plans shall be a minimum of 1/8" = 1'0" and must consist of;
    - i. Ridge valley and roof breaks locations,
    - ii. Denote slope (pitch) and direction of water flow,
    - iii. Denote methods of roof ventilation to be used,
    - iv. Denote chimney location,
    - v. Denote overhang
  
  - e) Sections and Details shall be a minimum of 3/4" = 1'0" with type sections and details required;
    - i. Typical wall section from roof to footing,
    - ii. Typical handrail and column details,
    - iii. Typical fence or screening detail,
    - iv. Retaining walls, exterior details not noted on plans or elevations.
3. **Landscape plan** (2 copies) at 1" = 20'0". Submit a landscape plan at the time of final review showing intent. Then, within thirty days of completion of construction, the owner shall submit a final landscape plan to include;
- i. Location of all plants and trees,
  - ii. Location of grass (list type) and mulch areas,
  - iii. Plant list, listing types of plants (botanical and common name) include sizes, and special planting specifications.
4. A **Tree Survey** and a drawing of the Site Plan of the proposed house (2 copies of each) at 1" = 20'0" will be required:
- i. The tree survey shall show the entire lot, listing all existing trees with the proper nomenclature of the trees over 6" in diameter on the lot.
  - ii. The second drawing is the Site plan of the house (including the drive, any patios, walks, pools, etc.), along with the grading plan, indicating which trees (over 6") will be removed.

Any trees over 6" in diameter that are destroyed, that are not shown (and approved) will incur a fine, ranging anywhere from \$300 to \$600 per tree, at the ACC's discretion, and will be deducted from the Owner's deposit, unless written permission is requested by the Owner and granted by the Waters Edge ACC.

**THIS WILL BE STRICTLY ENFORCED.**

5. **Color Board** samples are required.  
Samples of all materials to be used at exterior of structure Including, colors and finishes are required.
6. **Proof of Ownership.**  
Lot owner shall provide a copy of closing statement with application.
7. **Septic permit from county** (if applicable).  
A copy of the septic permit issued by Putnam County Health Department.
8. **Waters Edge Application for Construction.**  
The Waters Edge Application for Construction must be completed.
9. **Lot Owner's Letter of Compliance Agreement.**  
The Letter of Compliance Agreement must be signed and dated by lot owner.

After approvals have been given by the Waters Edge Architectural Control Committee and before construction can begin, final building permits must be obtained from the proper authorities.

## **Final Submission Procedures**

### **Application Format**

Each submission must be accompanied by the required information outlined in the final submission requirements to be scheduled for review. Complete submission shall be made no later than one (1) week prior to the Architectural Control Committee meeting. The property owner and/or owner's agent may be asked to attend the Architectural Control Committee meetings to explain a submission.

1. Lot Owner's Compliance Deposit of Five Thousand Dollars (\$5,000.00) will be required on any new construction project or on any demolition project. A Two Thousand Five Hundred Dollar (\$2,500.00) deposit will be required for any remodeling/renovation project, significant landscaping change/upgrade or barn construction. (Driveway replacement is considered a renovation project) This fee is refundable at which time both Waters Edge Owners Association and Lot Owner have jointly agreed that the project is complete including landscaping for the remodeling project and barn. If demolition is involved, the affected area must be returned to a natural state or landscaped per plan submitted.
2. An Application Fee of six hundred dollars (\$600.00) made payable to the Waters Edge Owners Association will cover all new construction (final plans, initial site review, all weekly and final inspections). (This is a non-refundable fee.) An application fee of Three Hundred Dollars (\$300.00) will be required for all remodeling/renovation, barn construction and pool projects.
3. A Non-refundable Construction Use fee made payable to the Waters Edge Owners Association must be submitted at this time. Construction Use Fees are Three Thousand Dollars (\$3,000.00) per house and One Thousand Dollars (\$1,000.00) per barn/shed/outbuilding/concrete driveway replacement. The fee for other projects is based on the cost of the project (see Fee Schedule List).

4. A complete permit sign shall be displayed in a weather shielding wooden structure. This is the only signage other than the contractor sign permitted on the site.
5. A copy of the Disclaimer Notice must be signed and dated.
6. NPDES, Erosion control plans (2 copies) shall be a minimum of 1”-20’0”, including calculation and methods of control and shall represent and meet all the necessary requirements set forth by the state.

### **Final Approval**

1. Final approval from the Committee shall be dated and in writing. It shall be effective for four (4) months after the approval. If construction is not commenced within four months of approval, a new submission for final approval is required, with an additional submission fee. In the event that approval of such plans is neither granted nor denied within sixty (60) days following submission to the Committee of all required documents, said request shall be deemed approved without further action of the Architectural Control Committee.
2. Reasons for disapproval: Plans submitted for review, or any portion thereof, may be disapproved upon any grounds which are inconsistent with the general covenants and/or the design guidelines, including purely aesthetic considerations so long as such grounds are not arbitrary or capricious.
3. A non-refundable review fee of Three Hundred Dollars (\$300.00) will be required for all plan and design changes.

### **Future Improvements Review**

Any modification of existing improvements or construction of additional improvements affecting the exterior of the house must have prior approval of the Architectural Control Committee. A request for review with the Architectural Control Committee must contain:

1. Site plan of proposed improvements to scale,
2. Letter of intent with description and purpose of improvements; and
3. Material and color board (preferably to match existing materials).

## **DESIGN GUIDELINES**

### **Architectural Planning**

The following section outlines architectural features and building materials suggested for use in the planning of your Waters Edge home. As you will note, the suggestions are heavily influenced by historic homes of the Oconee area. The design is indigenous to this area of Middle Georgia.

It is not the intent of the developer to force residents into a strict uniform building design. It is desired and intended that all homes complement a central theme and each other. In doing so, you will be assured that your significant investment of time and resources will be rewarded with an environment and quality of living that will be highly desirable.

When preparing drawings and design to be submitted for construction in Waters Edge, we ask that you follow these basic guidelines for design.

These guidelines are included to help you accomplish these goals.

## **Foundations**

1. No flat stone veneers will be allowed.
2. Continuous perimeter lattice will not be permitted.
3. Visually unsupported cantilevers will not be permitted.
4. All foundation coatings below the band board must be masonry or stone.
5. Masonry is defined as stucco, brick, stone or cultured stone.
6. Main Floor Level must be a minimum of two (2') feet above final grade.

*Barn and shed foundations may be at grade.*

## **Exterior Walls**

Desired exterior colors are those which have historic precedent in the historic homes in the Oconee Area. They should be sensitive to the environment and blend with neighboring homes. All exterior colors must be approved by the Architectural Control Committee.

## **Materials**

1. Clapboard – Siding may be used as horizontal clapboard. The siding may be wood textured or smooth beaded.
2. Stucco should be in keeping with historic “natural material” colors and finishes.
3. Board and Batten – Vertical siding (solid wood boards) with vertical wood batten strips is appropriate when the design warrants.
4. Shakes – Cedar and Hardie Shingles are permitted.
5. All changes in siding material must take place on an inside corner.

## **Exterior Trim**

Listed are the minimum requirements.

1. 6” Rake Board
2. 8” Fascia Board
3. 10” Frieze Board
4. 10” Band Board with drip cap (soldier course at brick locations.) Band board shall be continuous with main level floor with no step-downs.



5. 6” Corner Boards (Quoins are recommended for brick or stucco areas.)
6. 4” Window Trim (Minimum brick molding is required at masonry areas. Soldier course is required at window header location of brick areas. Rowlock Course is required at windowsill locations of brick areas.)
7. Columns shall be sized at 1” of width for every 1’0” of rise (example: 10’0” high column shall equal not less than 10” in width. Minimum column width is 10”.) all columns shall have a capital and base incorporated in their design.

*Barn and shed exterior trim may be 8” frieze board and exterior columns may not be less than 6 x 6 inch with bottom and top detailed out.*

## **Windows and Dormers**

Window grid requirements may vary with style and design of home. The Architectural Control Committee reserves the right to require them upon final review of plans.

Dormer roof pitches were generally steep due to tradition and ease of construction methods. Attic areas frequently became sleeping lofts. Dormers in the roof allowed for window light and ventilation. The shed or “cat-slide” dormer was the simplest design. Next, came the “gable” and the “hip” designs. A decorative expression for dormers was introduced with the “circle head.” Sizes and types of dormers shall be appropriate to the architectural style of the building design.

Windows shall be sizes, types, materials (wood framed) and designs appropriate for the architectural style of the home. While facades of the home which may be seen from the street should be “true” to the historic style selected, we encourage the use of appropriately designed expansive areas of glass in the lake and pasture facades. The emphasis here should be on appropriately designed.

Note: While insulating glass is recommended in all windows and doors, no mirrored film or unusual tinting will be approved. No glass block windows will be approved.

## **Doors**

Exterior doors used in facades which can be seen from the street should be appropriate to the architectural style of the house. In lake and pasture facades, we would encourage appropriately designed large glass doors.

## **Roofing Materials**

There are a variety of roofing materials to choose from including composition (textured) shingles, slate, tile and metal roofing, either painted or coated.

## **Roofing and Roof Ventilation**

Traditional colors should be used to avoid distracting from nature’s surrounding colors or drawing one’s eye away from the home design. Colors should keep the feeling of the overall façade design and must be approved by the Architectural Control Committee.

Minimum of 30 Year Architectural shingles shall be used. Ventilation shall be a combination of Ridge Vents and Gable End Vents. (Power attic ventilators are discouraged.)

## **Roof Pitch**

An 8/12 pitch will be the minimum slope on any main portion (non-porch) of the roof.

A 4/12 pitch will be the general minimum slope on any porch roof. Slope of the pitch should facilitate a balanced visual impression in relationship to the body of the dwelling. All vent stacks, exhaust vents, or other protrusions shall be in inconspicuous locations, and they shall be of a material which is unobtrusive (i.e. lead, gray PVC or copper.)

*A slope less than 4/12 may be approved for shed or turnout roofs.*

## **Chimneys**

- Any form of lap siding on a chimney is not permitted.
- Materials of chimneys to grade must match the grade level foundation materials.
- Roof mounted chimneys must be masonry materials but may vary from the foundation material. Masonry material is defined as stucco, brick, stone, or cultured stone.
- Exposed prefabricated chimney caps are subject to individual review. All chimney caps or covers must be approved by the Architectural Control Committee.

## **Verandas and Galleries**

Verandas are key elements for design in warm climates. When placed to take advantage of prevailing breezes, the porch or veranda can be either a pleasant place to spend time or utilized to cool the house.

Verandas range in shapes from ones which border on the house on one side to those which circle the entire building. The elements that comprise the veranda, including columns, balusters, stairs and roofs, all vary with the architecture of the house.

Veranda and stair balustrades are expressions of individual creativity and taste. Many reflect parts of furniture design the Chippendale and picket are examples. The stairways to the verandas are frequently used in symmetrical fashion to each side of the dwelling, at the front center axis, or both.

## **Garages**

All houses must include as a minimum, an enclosed two car garage of 480 square feet as part of the overall under roof requirement. All garages are required to have individual garage doors.

Garage doors should not face the street and shall consist of an aesthetic value that matches the home. Smooth surface is not acceptable. No carports will be permitted.

## **Site Planning**

The landscape design of each home site in Waters Edge offers the opportunity to exercise your individual commitment to preserving the native vegetation. Since total allowable clearing is limited, a natural quality will be present in all home sites. Nature has conveniently given a basic outline of the plant material that thrives in the Oconee area. Preserving that gift and enhancing the setting for the residences is the goal for this section. Included are some design guidelines to help you accomplish these goals

## Site Evaluation

Properly positioning your home on its lot requires that you understand all of its unique natural features, including views and breezes. The following is a typical list of features to evaluate in designing an overall concept for your home;

Note the best natural or manmade views from your lot.

1. Preserve the existing major trees and other natural habitats such as low shrubs,
2. Avoid blocking the views that adjacent owners have of the lake,
3. Note any drainage swells or ditches need to have unimpeded flow,
4. Orient your home to allow prevailing summer breezes to flow through,
5. Proper sun orientation will provide adequate shade during the summer and warming in the winter, as well as desirable light in living areas.
6. The proper positioning of barns and sheds should take into consideration of future home sites:
7. Approval of the adjoining neighbors, so as to not block their line of sight, orient a barn to allow prevailing winds to flow through,
8. Take note of existing drainage; do not interfere with the natural flow.

## Site Concept Sample

As you begin to refine the layout of your grounds, it is important to understand the value of well-designed landscape. Not only will you be at home on your grounds, but you will be increasing the total value of our investment.

To coordinate each homeowner's plans with the intended landscape concept for Waters Edge, a cooperative effort is needed. Within the setback areas of each lot, along roadways, ponds, and the lake, we ask that each lot owner plant shrubbery and understory trees that will flower and/or provide color to enhance the scenery for all Waters Edge residents.

The preliminary site plan addresses the formative considerations of building placement, relationship of adjacent homes, view corridors and access to the lot.

- Setback zones with random masses of flowering shrubs beneath unaltered tree canopy. A few trees limbed up to open up views of the lake.
- Tree hammock is preserved and enhanced by the introduction of ground cover. Vegetation provides privacy which separates the house from the road and adjacent neighbors.
- The entry drive curves around existing trees.
- The floor plan should create pleasant views from major spaces. An informal garden which displays color year-round is appropriate.

- The outdoor patio/deck should be designed to take advantage of views and breezes.
- The service yard should be screened from view by landscape and or architectural element.

## **Natural Landscaping**

Working with what the land has to offer is the key to creating a manmade environment that exists in harmony with nature. The landscape as it exists can be optimized and expanded upon to create an energy-efficient home and comfortable outside use areas.

Wind patterns are important to note when creating an energy-conscious landscape.

In situating where existing trees block breezes that would potentially cool during the summer, selective pruning is advocated. Tree canopy can be thinned to allow the sun and breezes to pass through. The goal is to let the existing land and landscape do the work for you with minimal disruption.

Landscaping must be in keeping with the community environment and promote the appearance of a properly maintained landscape. Failure to implement the approved landscape intent plan can result in the forfeiture of compliance fees. (Final landscaping is subject to the Architectural Control Committee approval).

## **Lawns**

Full coverage lawns are discouraged in Waters Edge. Any lawns must be approved by the Architectural Control Committee.

## **Planting and Vegetation**

The Architectural Control Committee requires that a landscape plan be submitted as part of the development proposal. A preliminary plant massing plan should be prepared by a landscape architect or landscape designer. This plan should place emphasis on locations having the greatest visual impact.

The preliminary plant massing plan should indicate the use of various classifications of plants. These include:

- Deciduous overstory trees,
- Evergreen overstory trees,
- Understory trees that normally form a canopy below the larger trees,
- Evergreen and deciduous shrubs of various heights,
- Ground cover and flowers,
- Grassed areas, and
- Wood chip and mulch and pine straw areas.

The selection and placement of the new material is a complex task. In the preliminary state, approximate sizing should be noted on the plan. The detail design, a careful study of sizes, shapes and textures is warranted, as well as plant types, growth habits, hardiness, moisture and shade requirements, soils and maintenance requirements.

Proposed irrigation systems shall be included in the landscape plan. Irrigation water may be drawn from the lake subject to Georgia Power approval. If central system is to be used for irrigation, a moisture sensor and back-flow preventer shall be included in the system.

## **Partial Plant List**

In choosing specific plants, it is suggested that you refer to the plant list below for suggestions. These are indigenous to the area and will blend with the natural landscape. Specifically, this list has been developed in consideration of hardiness, local availability, and ease of maintenance. It is not to be assumed that the list contains all acceptable plants.

#### Shade overstory trees for suggested use

- Southern Magnolia
- Red Maple
- Willow Oak
- Red Oak
- Pine

#### Ornamental Trees

- Hollies
- Crepe Myrtle
- Redbud
- Dogwood
- Magnolia

#### Vines and Ground Covers

- Ivy
- Honeysuckle
- Jasmine
- Vinca
- Clematis

#### Mulch

- Pine Straw
- Shredded Bark
- Pine Bark

## **Tree Preservation**

The conservation of as many existing trees as possible is desired. Where necessary to raise the grade around an existing tree, soil should be prevented from coming in contact with the bark. If filling is required within the drip-line, rock or drywall walling should be installed adjacent to the tree trunk. Additionally, vertically placed stacks of rock extending to the final grade and covering an area of 2/3 of the diameter of the drip -line should be installed. If a tree is to survive, its roots, bark and leaves must be largely undamaged. Preserving trees may be accomplished by preserving existing grade. Construction grading occurring within the drip-lines of trees should be minimized. When it is necessary to lower the grade adjacent to a tree or group of trees, the cut should occur outside the drip-line.

To preserve as many trees as possible in disturbed areas of the site, the following steps are encouraged.

- Barricade around trees to be saved,
- Clear site using only track vehicles, not rubber tire vehicles, and
- Fertilize roots with slow-release fertilizer which is high in phosphorous and potassium.

Although the cost of building around trees may be initially more than on open land, the replacement of vegetation on a site can be costly and would never look quite the same.

The following proposal will be denied;

- Unwarranted removal of specimen trees,
- Property lines defined by clipped hedges or “in-line” planting,
- Intensive use of plants with forms or colors not native to the area,
- Earth that threatens existing trees, and
- Large windowless walls.
- Garages without windows

## **FINAL CONSIDERATIONS**

This section provides guidelines for your contractor and architect. Some commitments that are expected of these professionals are outlined, including some construction responsibilities which ultimately are the responsibility of the owner.

### **CONSTRUCTION GUIDELINES**

- The general interest of maintaining safety, as well as an appealing image for residents and visitors is the purpose of the construction process being regulated.
- The Architectural Control Committee must be contacted for authorization prior to commencing work.
- All contractors and contractor personnel are asked to abide by the OSHA rules and regulations (i.e., wearing hard hats in designated areas, etc.)
- Any accident should be reported to the appropriate authorities as soon as possible after the occurrence.
- Burning on site requires permission from the Architectural Control Committee and from the local division of the Georgia Forestry Commission.
- Discharge of firearms and weapons are prohibited.
- Speed limit in Waters Edge is 25 MPH near the barn at the entrance to our subdivision, and 35 MPH elsewhere or as posted.
- All construction vehicles must comply with applicable state laws as they apply to inspections, licensing, and authorization for operating.
- Electric, water, telephone and, where applicable, sewer services are available. Applicable tap fees and monthly billings are charged for these services.
- All construction permits issued by Waters Edge are valid for eighteen (18) months from approval date. All projects taking more than eighteen (18) months must resubmit for a new permit. If a construction site is abandoned for thirty (30) days or more, Waters Edge reserves the right to take whatever action to either encourage construction activity to continue or bring property to its original condition. **All costs incurred during this process will be at the homeowner’s**

**expense.**

- All construction staging must take place on permitted lot. The use of adjacent lots or common area for staging of construction is strictly prohibited.
- All contractors and sub-contractors shall act in a manner that promotes professionalism and good stewardship. Construction sites and work areas should be cleaned daily. Building materials shall be stacked, stored, and organized (not scattered across job site). Music coming from construction sites should be in good taste and at a reasonable level so as not to disturb nearby property owners and visitors. First offense for violating this code of practice will be a verbal warning. Second offense for violating this code of practice will be a written warning and possible fines.
- All contractors should be issued a separate gate access code from the owner to use for construction. This code will be deleted when construction is completed.

## **SITE REGULATIONS**

- An all-weather drive should be installed immediately to minimize the dirt and mud that may be tracked onto the roads within Waters Edge.
- Construction of residence must begin within four (4) months after plan approval. Clearing shall not begin until thirty (30) days prior to construction of residence. Approved landscaping must be in place within sixty (60) days of occupancy or completion of construction of the building.
- All reasonable means shall be taken during and after construction to protect and preserve all existing vegetation.
- Boards or other material shall not be nailed to trees.
- All trash, debris and waste must be contained and kept neat daily during construction. Burning of debris is not permitted. The Architectural Control Committee reserves the right to have the site cleaned, as needed, due to non-compliance, and the owner will be back - charged for the cost of such work.
- Storage, temporary or otherwise, of equipment or materials is not permitted under the drip - line (area on ground equal to limits of vegetation above) of trees. Storage should occur within driveway and parking limits of the site. Small construction trailers must be approved by the Architectural Control Committee.
- All provisions of the National Pollutant discharge Elimination System (NPDES) legislation shall be strictly adhered to during all phases of construction and landscaping on the building site.
- All planting, fixtures, fencing and landscaping which is damaged during construction or after, by vehicles, fire or other cause on or off site, including streets, shoulders, and common areas, shall be repaired or replaced by the owner. The owner is responsible for the contractor's actions during construction.
- In order to protect our roads, Concrete Trucks should not carry more than six and one half (6 1/2) yards of concrete in any single load being delivered. WEOA reserves the right to ask the driver for the Bill of Lading and maintains the right to refuse entry to a truck that is over the allowed

limit.

- Any clearing, grading or building on site without written approval by the Architectural Control Committee may result in suspension of work and denial of Waters Edge access to the contractor.

## **CONSTRUCTION REGULATIONS**

- The Architectural Control Committee may approve a sign for use by the contractor and architect to display during construction. This sign can be displayed until completion of construction. Any other signs will not be permitted.
- There can be only one sign per construction site and is to be provided by the builder. The builder's sign will be of wood and tastefully presented. No other signage will be allowed without written approval from the Architectural Control Committee.
- All signage must be removed before compliance deposit will be returned.
- Inspection while construction is in progress will be conducted by the Architectural Control Committee to ensure conformance with the approved drawings. Any deviation from the approved drawings made during construction must receive approval by the Architectural Control Committee prior to the change being made. Major changes may require resubmission for final approval. Final inspection will be made after the contractor has completed construction, including;
  - All site work and landscaping,
  - Cleaning site of debris,
  - Removal of contractor signage,
  - Removal of temporary utilities,
  - Notified the Architectural Control Committee in advance of finish date.
- Minor changes of elevations may be approved at the site by an architectural control representative. Distinction of minor and major changes will be determined by the Architectural Control Committee.
- Waters Edge and its agents assume no responsibility for inspecting construction in progress for compliance with approved plans. The owner assumes full liability for failure of construction to comply with approved documents.
- Contractors are responsible for the actions of their employees while in Waters Edge. Workers are allowed access to and from the job site only and are not allowed to use other facilities or ride around the property unnecessarily. Harassment of residents and visitors is strictly forbidden. All employees must wear shoes and shirts.
- Construction access will be allowed only between 7:00 am and 8 :00 pm, Monday through Friday, and 8:00 am and 5:00 pm on Saturdays. No construction will be allowed on Sundays or holidays without prior approval of the Architectural Control Committee.
- The Architectural Control Committee forbids all contractors, subcontractors, and their employees from bringing pets to the job site.



- The contractor must provide toilet facilities for the workers on the job site in a discrete location. Contractors must be licensed in the State of Georgia and permits must be posted and protected from the weather. The contractor shall provide a designated foreman or supervisor on the job at all times. Tool and equipment sheds must be approved.
- Any contractor, subcontractor or their employee found to be in obvious non-conformance of these regulations may be denied access and work may be suspended.
- The Architectural Control Committee and the developer specifically reserve the right to periodically issue such rules and regulations as deemed appropriate. All contractors shall comply with all applicable rules and regulations.

### **Damaged Construction**

If a building either under construction or completed, is damaged so that major reconstruction is required, intention of rebuilding should be communicated to the Architectural Control Committee within ninety (90) days from the date the damage is incurred.

### **Regulation Factors**

In conjunction with the development of Waters Edge, the developer was required to comply with certain federal, state and county regulations in order to receive final approval. The following outlines some criteria set forth by these agencies.

Georgia Power Company, in conjunction with state and county agencies, controls the development along the shores of Lake Oconee, and approves all development permits in these areas including tree removal and dock and bulkhead construction.

All proposed dock and bulkhead designs shall be submitted to the Architectural Control Committee as part of the site plan for approval prior to final submission to Georgia Power. A copy of Georgia Power permit (or proof of approval from Georgia Power if permit not issued) is required prior to construction. State agencies must be considered where applicable.

### **Putnam County Building Inspection Department**

This department issues all building permits in Putnam County for all structures, including single family homes. This department must also do periodic inspections during construction to see that the minimum building code standards are being met. Upon completion of construction of a lot owner's house, a final inspection is made, and a certificate of occupancy is issued. This certificate of occupancy is required from this department prior to occupying the house.

### **Restrictive Covenants**

These are recorded covenants and restrictions which apply specifically to the development of Waters Edge. These covenants are designed to protect each and every property owner in Waters Edge. They have been drafted to ensure the highest quality of life by establishing specific development standards for which each lot owner is legally responsible.

### **WATERS EDGE OWNERS ASSOCIATION**

Each property owner is a member of the Owners' Association of Waters Edge and is subject to all rules, regulations, and assessments.

## Schedules of Deposits and Fees (as of date 9/1/2022)

### Compliance Deposit (Refundable)

All New Constructions .....	\$5,000.00
Demolitions .....	\$5,000.00
Improvement/Renovations/Barn Construction .....	\$2,500.00

### Construction Usage Fee (Non-Refundable)

House .....	\$3,000.00
Barn .....	\$1,000.00

### Improvement/Renovation Schedule Based on Cost of Project (Non-Refundable)

\$100,000.00 Plus .....	\$1,500.00
\$ 50,000.00 - \$100,000.00 .....	\$750.00
\$ 10,000.00 - \$50,000.00 .....	\$500.00

Landscape Upgrades > \$10,000.....	\$500.00
Driveway Repair/ Replacements	
100% .....	\$1,000.00
Up to 50%.....	\$ 750.00
Up to 25%.....	\$ 500.00

### Application Fees (Non-Refundable)

All New Constructions .....	\$600.00
Demolitions.....	\$500.00
Improvement/Renovations/Barn Construction .....	\$300.00

### Change of Plan Fee

Once Plan has been Approved .....	\$300.00
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**Fees subject to change.**

**Please contact Architectural Control Committee if you have any questions regarding these fees.**

## **REQUIREMENTS FOR ARCHITECTURAL CONTROL COMMITTEE APPEALS**

The appeals process is designed to permit the lot owner to appeal the decisions of the Architectural Control Committee. All appeals shall be in written form using the Notice of Appeals Form. This document is to be addressed directly to the President of the Waters Edge Owners Association. The appeal will be discussed at the next regularly scheduled Board of Directors meeting (or at a called meeting of the Board depending on the urgency of the appeal.) A decision will be reached by a majority vote of the Board (not less than four members of the Board must agree with the appeal.) If a majority of the Board (a quorum is required to conduct business) in attendance at the regular or called meeting do not agree with the appeal, the appeal is denied, and the applicant will be so notified at the address enclosed on the Notice of Appeal. The owner or the builder, acting on behalf of the owner, may address the Board to explain the appeal. Neither the owner nor the owner's agent may be in attendance for the Board's discussion of and vote on the appeal. The Notice of Appeal must contain a request to be present at the Board meeting. The owner will be notified by mail to the address on the request of the time and place of the meeting when the appeal will be acted upon. The Board accepts no responsibility for the presence of the owner or owner's agent other than the notification of the time and place in a timely manner.

If an appeal to the Board of Directors is denied, the property owner has a final appeal to the developer (Reynolds Development Company) as a final arbitrator.

# AVAILABLE FORMS

Architectural Control Committee action requested to be overturned:

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Reason for this request:

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Hardship incurred if the appeal is denied:

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Decision of the Board of Directors:

**Disapproved:**

\_\_\_\_\_  
\*Signed by the WEOA President only.

**Approved:** (Three signatures are required for approval.)

Signature:	Date:
Signature:	Date:
Signature:	Date:

## CHECK LIST FOR PRELIMINARY CONSTRUCTION APPLICATION

### Project Information:

Lot Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Lot and Section: \_\_\_\_\_

Builder: \_\_\_\_\_

Site Plan - One Copy

Landscape Plan – One Copy

Erosion Control Plan – One Copy

- **Please refer to the requirements for Preliminary Construction Application in Section Two of the Building and Design Guidelines for Waters Edge on Lake Oconee for all items required to submit a Preliminary Construction Application. All applications must be complete in order to be reviewed.**

## APPLICATION FOR VARIANCE

Instructions: Please TYPE or PRINT legibly. (*Attach additional sheet if needed.*)

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_ Lot: \_\_\_\_\_

Legal Property Address: \_\_\_\_\_

Section: \_\_\_\_\_ Street Address: \_\_\_\_\_

All aspects of the following criteria must be met in order for the Architectural Control Committee to consider granting variances for the building guidelines.

1. Strict enforcement of the building guidelines would result in an undue burden on applicant's land which is unique to applicant's land and is generally not shared by other properties in the vicinity (what is unique about your property that requires a variance?)
2. Granting the variance would not result in significant impairment of the value of surrounding properties (effect on drainage, views, architecture, or neighborhood.)
3. The applicant did not impose the hardship to the property (did you do something to your property, which prevents compliance with building requirements?)
4. The spirit and intent of the guidelines would not be violated by the granting of the variance.

State the variance requested and building guideline affected (only one request per page; each request must be presented separately.)

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Use the reverse side to provide details on how the variance meets each criterion as set forth as stated in item four listed above. Be specific as to how the request for a variance meets each requirement (i.e. a variance of 2 feet from northern boundary is being requested because a "historic tree" is on the edge of the building footprint and would improve the looks of the property if it is not removed.)

Architectural Control Committee Approval Signatures for Variance: (*Minimum of 3 required.*)

Signature:	Date:
Signature:	Date:
Signature:	Date:

Please Note: A full review of site condition with approval results will be given within 10 working days of application.

## CHECK LIST FOR FINAL CONSTRUCTION APPLICATION

### Project Information:

Lot Owner \_\_\_\_\_ Phone: \_\_\_\_\_

Lot and Section: \_\_\_\_\_

Builder: \_\_\_\_\_

- Site Plan - Two Copies
- Landscape Plan – Two Copies
- Erosion Control Plan – Two Copies

### Architectural Plans:

- Floor Plans – Two Copies
- Elevation – Two Copies
- Roof Plans – Two Copies
- Sections and Detail - Two Copies
- Samples (actual samples of exterior materials and colors)
- Proof of Ownership - (copy of closing statement)
- Septic Permit - (if applicable)
- Waters Edge Application for Construction
- Lot Owner's Letter of Compliance Agreement
- Lot Owner's Compliance Deposit (\$5,000.00)
- Make check payable to Waters Edge Owner's Association (WEOA)

### Permit Sign:

- Application Fee (\$600.00)
  - \* (Make check payable to Waters Edge Owners Association (WEOA))
  - \*This fee is a one-time fee and not required if paid at preliminary submission.

\*\*Please refer to the requirements for Final Submission Procedures and the Final Submission Requirements in Section Two of the Building and Design Guidelines for Waters Edge on Lake Oconee for all items required to submit a Final Construction Application. All applications must be complete in order to be reviewed.

**Disclaimer Notice**

Plans and specifications are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications neither Architectural Control Committee nor the Waters Edge Owners Association or the Board or its members assume liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications. Neither the Association, the Architectural Control Committee, the Board, nor the Officers, Directors, Members, Employees, and Agents of any of them, shall be liable in damages to anyone submitting plans and specifications to any of them for approval or to any owner of property affected by these restrictions by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits its plans or specifications and every owner agrees that such person or owner will not bring any action or suit against the Association, the Architectural Control Committee, the Board or the Officers, Directors, Members, Employees, and Agents of any of them. To recover any damages and hereby releases, remises, quitclaims, and covenants not to sue for all claims, demands, and causes of action arising out of or in connection with any provisions of any law which provides that a general release does not extend to claims, demands, and causes of action not known at the time the release is given.

Acknowledged and Agreed Owner(s) (Print full names.)

Owner's Signature:	Date:
Owner's Agent or Builder Signature:	Date:



## CONSTRUCTION SIGN INFORMATION

All signage allowed on a construction site shall be provided by the contractor for informational purposes about the general contractor only. All other signage is strictly prohibited unless written permission is given by the Architectural Control Committee. The following information can be positioned on the contractor's sign if desired (except required information designated with an asterisk (\*)). The optional information cannot be displayed on a separate sign.

Homeowner's Name(s): \_\_\_\_\_

Homeowner's Previous Address (City and State Only): \_\_\_\_\_

Lot Number\*: \_\_\_\_\_

Architect Company Name: \_\_\_\_\_

Architect Company Phone Number: \_\_\_\_\_

Building Company's Name\*: \_\_\_\_\_

Building Company's Phone Number\*: \_\_\_\_\_

Building Company's Emergency Phone Number (24 Hour Contact) \*: \_\_\_\_\_

(\*Indicates Required Information)

**EXTERIOR MATERIALS AND FINISHES:**

Samples of materials, finishes and colors shall be provided with the submission package for approval by the Architectural Control Committee. Please use color board in the Remittance Forms.

**Foundation:**

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

**Exterior:**

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

**Exterior Trim:**

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

**Mortar (if applicable):**

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

**Roofing:**

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

**Driveway and Sidewalks:**

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

Materials: \_\_\_\_\_ Finishes (Color): \_\_\_\_\_

**CONSTRUCTION SCHEDULE:**

Date Construction is scheduled to begin: \_\_\_\_\_

Date Construction is scheduled to be completed: \_\_\_\_\_

**APPLICATION APPROVAL:**            Date: \_\_\_\_\_

Architectural Control Committee Approval Signatures (Minimum of three required.)

Signature:	Date:
Signature:	Date:
Signature:	Date:

**APPLICATION FOR PLAN OR DESIGN CHANGES**

Date Change Requested:	Phone(s)
Owner's Name:	Section:
Owner's Address:	Lot:

**Description of Plan and Design Changes (Attach revised or marked up plans.)**

\_\_\_\_\_

Applicants Signature(s) Date

(Please Note: results will be given within ten (10) working days of receiving application. A non- refundable review fee of \$300.00 will be required with this application. Make checks payable to Waters Edge Owners Association (WEOA.)

# LOT OWNER'S LETTER OF COMPLIANCE AGREEMENT

The lot owner(s) hereby certifies that he/she has read and has full understanding of the Waters Edge Owners Association, Inc. By Laws handbook, Declaration of Covenants, Easements and Restrictions handbook, and the Building and Design Guidelines of Waters Edge on Lake Oconee. Furthermore, the lot owner agrees to uphold and comply with each of these documents. Along with this agreement the lot owner is required to submit a refundable deposit of Five Thousand Dollars (\$5,000.00) for the purpose of ensuring that the lot owner will adhere to the documents listed in this letter.

If at any time during the construction process the lot owner does not comply with this agreement, the Architectural Control Committee has all rights to stop all work until all violation(s) are brought into compliance with this document. If the lot owner fails to bring the project into compliance within ten (10) working days of written notification, the Architectural Control Committee has all rights to use the assigned compliance deposit to bring project into compliance. If cost shall exceed the assigned deposit amount, the lot owner is responsible for such cost incurred. The lot owner will be required to reissue the amount used to bring assigned compliance amount back up to Five Thousand Dollars (5,000.00) before continuing with construction. In case of emergency, the Architectural Control Committee may waive the ten (10) working day notification.

The Compliance Deposit will be returned to the lot owner when both lot owner and the Architectural Control Committee jointly agree that the project is complete, Certificate of Occupancy has been received and the project is in full compliance with this document. At no time will Waters Edge pay interest to lot owner on compliance deposit

Owner's name (Print):	Lot and Section:
Owner's Signature:	Date:
Co-owner's Signature:	Date:

# WATERS EDGE APPLICATION FOR CONSTRUCTION

## PROJECT INFORMATION:

Date: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Owner's Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Emergency Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Lot Number \_\_\_\_\_ Section: \_\_\_\_\_

## BUILDING DATA:

### Conditioned Space:

Upper-Level: \_\_\_\_\_ square feet

Main-Level \_\_\_\_\_ square feet

Lower-Level \_\_\_\_\_ square feet

### Under Roof Space:

Coveted Porches and Breezeways \_\_\_\_\_ square feet

Garages and Storage \_\_\_\_\_ square feet

Lot Use Am:

Total Lot Use Area: \_\_\_\_\_ square feet

(Including Building and hardscape)

## BUILDER INFORMATION:

Company Name: \_\_\_\_\_

Company Representative: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Emergency Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

# WATERS EDGE COLOR BOARD

Lot Number:

Owners:

Builder:

## Roof Sample

Attach a roof sample here

Siding  
Color

Garage Door  
Color

Front  
Door  
Color

Trim  
Color

Shutter Color

Gutter  
Color

Window  
Color

Foundation Color	Column Color	Handrail Color
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	Owners must initial and date in order to submit color selections:  _____ Date: _____
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