



SOMERSBY ARB GUIDELINES

Updated Aug 30, 2023

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. 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 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 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- White Vinyl or Shadow box fencing are the only styles of fencing that are approved in the community. Fences must begin at the back corners of the house. 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. Please keep in mind that every lot is different and lots that abut a lagoon, are on a corner, or contain an easement will have specific requirements. It is the responsibility of the homeowner and 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.
 - Your fence must be either a white vinyl or shadow box style fence up to 6', beginning at the back corners of your home, with posts on your property lines.
 - ARB approval is required to stain your fence. Allowable stains are Valspar Neutral Base Semi-Transparent Exterior Wood Stain and Sealer (Lowe's) or Olympic Cedar Natural Tone Semi-Transparent Exterior Stain and Sealant in One Low VOC (Home Depot). You may also use a clear coat **or white paint to match the color of white vinyl fences or submit a swatch for a different color than listed herein. (updated 8.30.23)**
 - You must attach to neighbors' fencing if available, and compatible.
 - You must locate your property lines before you begin.
 - Your fence must be maintained and appear to be professionally installed.
 - Once construction has begun the fence must be completed within 30 days.
 - You must maintain your fence with regards to broken slats, fading color, or if it needs power washing.
- For houses that back up to a lagoon/pond, the sides of the fence must slope from 6 ft. to 4 ft. the last six feet to meet the back fence. The entire length of the back fence must be 4 ft. in height. An exception applies to homeowners who back up to a lagoon and have a pool in their yard in which case the back of the fence must be 5 ft. in height.
- **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 lattice style buffer, this would require approval as well.
- **Gutters-** Gutters must be the same as the existing fascia/trim color that is on your home.
- **Lawn Ornamentation-** Any statutory, lawn ornamentation, landscape lighting, and decorative patio items, not limited to flowerpots, bird baths, fountains, wind chimes, shepherd hooks, swings, hanging flower baskets, etc.
- **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.
- **Paint 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.
- **Parking Pad-** Additional driveway for parking.
- **Patio-** Extending a back patio with concrete or pavers.

- **Patio Furniture**- Patio furniture not located on the back patio needs to be submitted for approval. Pictures must be provided along with location.
- **Screened Porches/Garages/Glassed Sunrooms/Pool Enclosures etc.** A screen door that is installed on tracks inside the garage and cannot be seen when the garage door is closed does not need ARB approval. Garage screens that are placed on the outside of the garage door when it is closed are not allowed.
- **Security**- Any security cameras on the outside of your home require ARB approval.
- **Service Yards**- Service yards require ARB approval. They must be 4'-5' shadowbox style fencing. These are typically used to buffer trash cans and recycle bins. Please submit service yard dimensions and a site plan showing location.
- **Sheds**- Each lot is allowed 1 shed, measuring no more than 10 feet in height, 10 feet in width, and 10 feet in length. Shed installation requires ARB approval. All shed installation requests would require the specifics on the shed, including pictures, descriptions, and dimensions before approval. Shed installation would require the yard to be fenced and the shed is to be maintained so as not to become a nuisance or eyesore.
- **Storm Doors**- Storm doors must contain a solid piece of glass or screen. A picture must be submitted for design approval.
- **Swimming Pools**- In ground pools require a fenced yard and are within the building setbacks and not located in an easement. You may put in an above ground pool, but it must be requested in an ARB application along with details and photos or plans.
- **Swing Sets/Playgrounds**- as long as they do not exceed 12' in height, and at least 5' from any property line. This must be placed behind the home, and the yard must be already fenced. The swing set/playground set must be maintained.
- **Trampolines**- Trampolines may not exceed 14' in height and require a fence to be installed prior or in conjunction with the trampoline. Trampoline must be placed behind home in such a way that is not visible from the street, and at least 5' from any property line. In ground trampolines also require a fenced-in yard.

ITEMS NOT PERMITTED:

- White or lava rocks as part of landscaping (Naturally colored/beige/tan/grey pebbles are typically approved but do require an ARB application with a picture of the actual stones to be considered.)
- Canopies –any item that includes fabric of any kind (wooden pergolas are typically approved, but still require an ARB request)
- Artificial flowers
- Above ground pools
- Flagpoles
- Basketball Hoops (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.
- Adding live flowers to an existing landscape bed.
- Doorbell cameras

Please note that the ARB guidelines may be adjusted or revised from time to time as desired by the ARB. Because the guidelines may be revised, it is imperative that you obtain approval for each and every item you want changed/alterd to ensure you will not be asked to remove or modify.

All ARB requests will be decided upon within 60 days. You will be contacted if additional information is required. If you do not receive a written response within 30 days, please contact Schreiber LLC at schreibermanagement@gmail.com or 912-661-6879.

All approved ARB requests must be completed within 90 days of the approval date. If it is not finished by that time, you must contact the HOA Board for an extension, or you will be required to resubmit the request.

If you have any questions or need additional assistance, you may also contact the HOA Board via email at somersbyhoaboard@gmail.com. It is the homeowner's responsibility to obtain approval, keep copies of all approvals received, as well as pass them to successors if still applicable upon selling the property.