

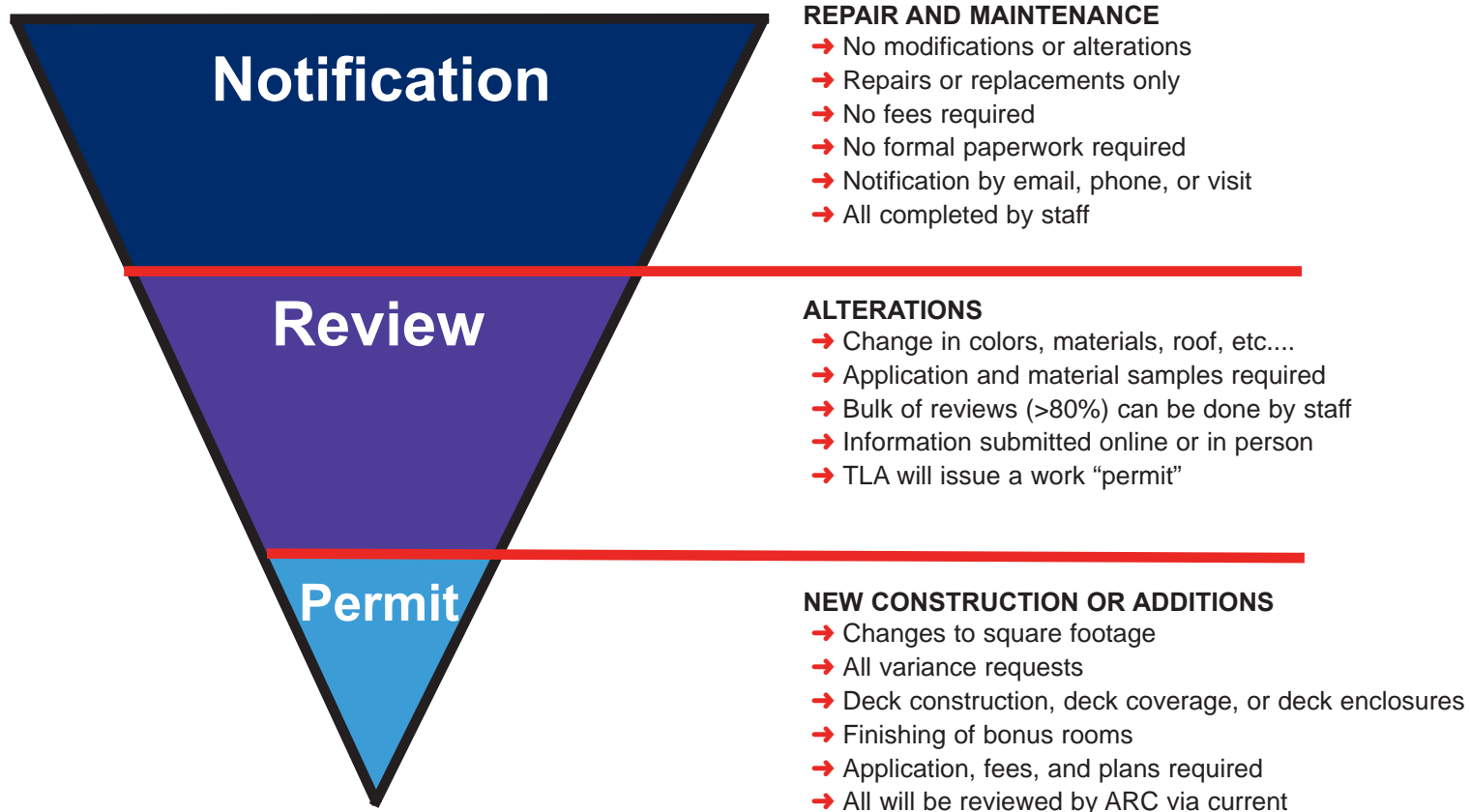
# ARCHITECTURAL REVIEW GUIDELINES

Throughout 2012, the Architectural Review Committee has edited the Architectural Guidelines for clarity and accuracy. Periodically, staff and the Architectural Review Committee reexamine the Architectural Guidelines for clarity and accuracy.

A large portion of work performed on homes falls under the repair and maintenance category and does not require a permit. However, notification to The Landings Association is encouraged. The purpose for notification is two-fold. One, we are aware of what is going on and don't have to inquire and two, a comprehensive list of repairs, maintenance, and improvements can be stored in our database for future use (e.g. materials, colors, sale of the home, etc.).

Alterations and modifications involve such things as color or materials and require an application with samples, but no fee. The majority of these can be approved by staff. Regardless of the type of work, if a dumpster, storage unit, or portable toilet are to be used, a permit and deposit are required. It is the property owner's responsibility to ensure the required permits are obtained. Any staff at the Association's front office can assist with the application process, or the forms can be found on our website ([www.landings.org](http://www.landings.org)).

Here is the easy-to-read chart, explaining the above:



## ARCHITECTURAL REVIEW FEES

### New Construction:

Conceptual Application (credit towards final).....	\$ 350
Initial Review of Plans (Preliminary or Final Application) .....	\$0.40/ SF \$1,800 min.
Resubmittal / Revisions of applications .....	\$ 200

<b>Major Additions / Alterations:</b> (Based on heated / air conditioned and screened square footage).....	\$1/ SF or \$500 min
Resubmittal / Revision.....	\$ 100

**Pool:** (unless included in New Construction Final Application).....\$1,000

**Spas/Hot Tubs:** .....\$ 150

**Landscape/Hardscape:** (designs of 25% or more of property).....\$ 100

**Deck / Porch / Patio:** (unscreened)

Under roof addition/improvement.....\$ 350

Not under roof addition/improvement.....\$ 250

**Minor Additions / Alterations:** (does not change footprint) .....\$ 50

Minor exterior alterations that do not change the footprint of the house not covered under other sections of this schedule i.e.changes in window/ door/ fenestration, fireplaces, arbors, trellis, fencing, driveway, patios, walks/paths, bush-hogging, etc.

**Re-painting, re-roofing**.....No Fee

**Other Structures:** i.e. fountains, fire pits, statuary, etc. ....No Fee

**Variance:** (may require Chatham County MPC variance) .....\$ 200

**Site Re-Inspections:** .....\$ 40

## CONSTRUCTION DEPOSIT SCHEDULE

The Architectural Guidelines published by The Landings Association discuss the purposes and uses of deposits required for all residential projects (except those that do not affect the outside appearance of a house or property). This schedule specifies the current deposit amounts required from property owners and builders.

**New Construction:** The deposit required for new construction is \$3,000 from the owner and \$7,000 from the contractor.

**Major Additions/Alterations:** Projects that add square footage to existing homes will require a deposit of \$500 from the owner and \$1,500 from the contractor.

**Swimming Pool:** The deposit for installation of a swimming pool is \$500 from the owner and \$1,500 from the contractor.

**Deck/Porch/Patio:** For improvements under roof and not under roof the deposit is \$250 from the owner and \$750 from the contractor.

**Dumpster/POD:** A deposit of \$250 is required for each. Unpermitted installation will incur a fine of \$250.

**Full Demolition:** The deposit of \$1,000 from the owner and \$1,000 from the contractor is required.

**For Sale by Owner Sign:** There is a placement fee of \$35 and a deposit of \$20 refunded after return of the sign.