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1.0 General Information

1.1 Purpose

The Purpose of these Design Guidelines, (Guidelines) is to preserve and enhance the architectural and environmental standards of The Landings and to ensure that homeowners and residents of The Landings enjoy an attractive living environment. The Guidelines are intended to create an environment that contributes to the community’s aesthetic appeal and enhances property values.

1.2 Architectural Review Committee

The Architectural Review Committee (ARC) represents the common interests of The Landings homeowners and residents by interpreting and enforcing Guideline standards in a fair, reasonable, and equitable manner. The ARC was created by The Landings Association to review proposed new construction, additions and alterations, landscaping, and other elements that affect private properties and the outward appearance of any structure constructed thereon. The Landings Association Architectural Design and Development Guidelines are considered the governing directive in all actions taken and decisions made by the ARC.

The ARC is considered a Regulatory Committee of The Landings Association. The members and Chair of the ARC are appointed by The Landings Association (TLA) Board of Directors for the term of one calendar year. The TLA Board of Directors also appoints a Director to serve on the committee as the Board’s Representative and Liaison. This Director is a non-voting member of the ARC.

1.3 ARC Meetings

ARC meetings include review of design submissions, appeals, and administrative issues. Applicants, contractors, and designers may request or be asked to attend review meetings.

ARC meetings are held on the first and third Thursday of each month. Applicants should contact the TLA office and/or the Community Development Department staff to confirm meeting dates and times and to ensure that all appropriate forms have been prepared and submitted. All applications, fees, materials, and supporting documentation must be submitted to the Community Development Department staff one week prior to the desired meeting date.

1.4 Community Development Department staff

The Community Development Department staff should be considered a resource in obtaining required forms and can assist the Applicant in interpreting ARC Guidelines and presenting the application to the ARC. The Community Development Department staff may be contacted in person at The Landings Association office, by phone (912 598-2520), mail (600 Landings Way South, Savannah, Georgia 31411), or by email (cdd@landings.org).
1.5 Basic Considerations

a. All structures must comply with requirements set forth in The Landings Association’s General Declaration of Covenants and Restrictions, Supplemental Declarations, and these Guidelines (all of which are available at The Landings Association Office and at www.landings.org).

b. Construction must comply with federal, state, and local ordinances and building codes. No permit will be issued by TLA until all pertinent local and state approvals have been obtained and a copy of the approval is received by the Community Development Department staff.

c. Applications must be signed by the property owner.

d. A feature of an existing home is not a precedent for repetition.

1.6 Liability Exclusion

Neither the ARC nor TLA assumes any responsibility for the design, structural integrity, safety features or building code compliance of proposed improvements or structures.

1.7 Responsibility for Adherence

The property owner and the builder bear the entire responsibility for adherence to plans approved by the ARC and/or Community Development Department staff. TLA reserves all rights and remedies in the event it is determined that the property owner or his builder/contractor failed to comply with the approved plans.

1.8 Application Forms

The following application forms are available to be filled out and submitted online at www.landings.org under Resources-Forms-Architectural Forms or at the TLA office located at 600 Landings Way South.

a. Additions Application
b. Bush Hogging Application
c. Demolition Application
d. Dumpster/Port-A-Jon/Portable Storage Unit Application (POD)
e. Exterior Paint Application
f. For Sale by Owner Sign Application
g. Landscape Plan Review Application
h. Maintenance and Alterations Application
i. New Construction Application
j. Permit Extension Request Application
k. Rapid Renovation Application
l. Roof Application
m. Under Construction Revision Application
n. Variance Request Application

2.0 Architectural Guidelines

2.1 Purpose

The ARC is responsible for ensuring that the design of proposed structures meets the requirements of the Guidelines and complements the architectural character of The Landings. Factors that will be considered, but are not limited to:

Scale - Relationship of the proposed structure to surrounding structures and the overall visual impact.
Massing - Relationship of elements of the structure to one another and to neighboring structures.
Fenestration - Relationship of exterior openings (doors, windows, etc.) to the solid portions of the design and to one another.
Roof - Relationship of roof shapes/pitches and treatment to the overall design.
Color - Exterior color scheme that is compatible with the neighborhood.
Aesthetics - A home design may meet all statistical criteria but may still be rejected if, in the sole judgment of the ARC, its overall aesthetic impact is unacceptable.

2.2 Building Area Calculation

Each property is subject to conditioned space square footage regulations. The heated and/or air-conditioned area of a dwelling is a primary evaluation criterion. This area is calculated from the exterior surfaces of such space. All projections, such as bays or cantilevered spaces, are included in the calculation of conditioned space. Areas open to floors above, such as two story high great rooms or stairways are measured at the rate of 1 square foot equals 1 square foot on the first floor and 1 square foot equals ½ square foot on the second floor.

Any area (square footage) of a conditioned space above an attached or detached structure, or at mid-level between stories of the main building will be considered a part of the second floor of the main structure.
2.3 Height Restrictions and Finished Floor

Elevations

The allowable height for a home is measured to the highest point of the roof ridge. Any of the following rooftop structures, including but not limited to: cupolas, domes, ornamental towers, widow’s walks, flagpoles, or other structures, excluding chimneys and vent stacks are subject to approval by the ARC.

a. Homes in flood zone ‘X’ are restricted to thirty-four feet (34’) from average existing grade.

b. Homes in flood zone ‘AE’ are restricted to a height of thirty feet (30’) from base flood elevations documented by Chatham County or thirty-four feet (34’) from average existing grade, whichever is greater.

c. Homes in flood zone ‘V’ are restricted to a height of thirty-one feet (31’) from base flood elevations documented by Chatham County or thirty-four feet (34’) from average existing grade, whichever is greater.

d. For lots located in multiple flood zones, building height is measured from the most restrictive flood zone elevation. It is the responsibility of the applicant to obtain any variance from Chatham County for heights exceeding Chatham County ordinances.

e. The lowest livable floor shall be at least 24” above finished grade unless otherwise required by Chatham County.

Exceptions

a. Midpoint homes are limited to a height of forty feet (40’) from the base flood elevation or from average existing grade in ‘X’ Zones.

b. Marshview Landing homes are limited to a height of thirty-seven feet (37’) from the base flood elevation.

2.4 Accessory Structures/Detached Garages

The maximum height allowed for accessory structures and detached garages is seventeen (17’) from finished grade.
In order to be considered attached, the garage must be integral to or abut the house, or be connected to the house by a covered breezeway.

No accessory structure or detached garage may have an exterior staircase.

2.5 Exterior Walls

Siding and Trim – Exterior materials and colors must harmonize with the natural surroundings and with the materials and colors of other structures in the area. Generally acceptable exterior wall materials include hard coat stucco, brick, fiber cement board, or wood. Other materials must be submitted to the ARC for approval at the time of plan submission.

Vinyl or aluminum siding, fascia, soffit, or trim are prohibited.

2.6 Doors, Windows, and Shutters

The use of windows, glass doors, and glass walls may be appropriate to take advantage of views and to provide ventilation and natural light. These features must enhance the overall appearance of the house and may not negatively impact neighboring properties.

Dwellings on patio lots must have a blank side appearance, (no doors, windows or other view openings including front and back porches, decks, or screened structures 8” or more above grade) which faces the side of the lot with the smaller side setbacks as shown on the plat.

If the blank side wall abuts TLC, or TLA common property, a variance may be requested for consideration by the ARC.

Aluminum awnings and jalousie windows are prohibited.

Shutters are allowed, provided that they are sized to cover the window opening. Shutters must be constructed of wood, metal, or heavy gauge vinyl/nylon and colored to complement the overall color scheme of the home. The style of the shutter must be architecturally compatible with the architecture of the home.

2.7 Roofs

The roof is a major design feature of a home, the following shall apply:

   a. Samples of the proposed color and material must be submitted with the application.
b. All roof penetrations except chimneys (e.g.; plumbing vents, exhaust vents, pipes, flues, etc.),
must be located on the least visible side and painted to match the roof.

c. When building an addition or replacing parts of an existing roof, all shingle colors must
visually match or be replaced back to the nearest hip or ridge.

d. Metal roofs are generally acceptable. Their color and style must be approved by the ARC.
Matte finish is strongly encouraged in order to reduce reflectivity.

e. Before a TLA Roof Permit can be posted, a Chatham County Permit must be submitted to the
Community Development Department staff.

2.8 Colors and Finishes

A sample book of suggested color schemes is available for review at the TLA administrative building.
The Community Development Department staff has the authority to approve the selections within the
sample book. A paint permit must be issued prior to commencing the project.

Exterior Colors – The ARC must approve custom color schemes for a new home and/or any changes
to the color scheme of an existing home.

All colors are judged and approved on an individual basis with special consideration given to:

a. House Design
b. Overall aesthetic impact of the color palette
c. Visibility
d. Shade and shadowing
e. Existing vegetation
f. Roof color
g. Exterior colors of adjacent homes

Homes should have a minimum of two colors (siding and trim). Homes that are currently
monochromatic may not be repainted the same color without ARC approval. Repainting homes which
meet these Guidelines using the same colors does not require ARC approval. If a new color scheme is
proposed, it must comply with these Guidelines and receive ARC approval. The use of any particular
color elsewhere in The Landings does not guarantee its acceptance in other applications.
EXCEPTIONS: There exist some home designs where a monochromatic color scheme presents a unique, attractive and compatible architectural statement when viewed in context with other homes in a given area. Application for a monochromatic (siding and trim) color scheme will be considered on a case by case basis.

Color samples are required for review prior to approval. Preferred samples are those painted on actual samples of the siding and trim. Alternative samples must be a minimum of 8” by 8”. Samples not meeting this criterion will be refused by staff.

2.9 Satellite Dishes and Antennae

a. Maximum allowable satellite dish size is one meter in diameter.
b. No trees can be removed without prior approval (see Section 4.5.1).
c. All cabling must be concealed.
d. Although good reception is desirable, dish or antennae should be located so as to achieve minimum visual impact from any street, common area, golf course, or other structure used for gatherings.

The Community Development Department staff must be contacted prior to any exterior installation.

2.10 Window Air Conditioners

Installation of air conditioning units in windows or exterior walls of a structure is prohibited.

2.11 Hurricane/Storm Shutters

Temporary hurricane or storm shutters may be installed for a short time immediately before the official threat of a hurricane or storm event and promptly removed following the threat (within seven days).

2.12 Solar Panels

Solar panels have a positive impact on clean energy production. Their use is encouraged. Installation of solar panels requires ARC review and approval.

a. Professionally drawn construction drawings, showing all elevations, locations, and attachment to the roof structure shall be provided with the application.
b. Samples of the proposed system and the manufacturer’s product literature shall also be submitted with the application.
c. Calculations shall be provided with the initial application verifying the number and the area of panels required for the proposed solar energy system.

d. Only roof mounted solar panels are permitted. Placement of panels should be the least obtrusive to nearby neighbors and views from the street and golf course.

e. Solar panels should be an integrated part of the roof design. They should be flush with the slope of the roof and in the same plane as the roof.

f. No solar panel, piping, or any exposed part of the installation may be higher than the roof peak. All solar panels, piping, or any exposed part of the installation shall be within the wall line of the structure and not extend beyond the perimeter boundary of the roof section to which it is attached.

g. Panels should be of the same size and shape and placed together to avoid gaps between individual panels.

h. No tree(s) may be removed for purposes of increasing solar energy to a roof mounted solar energy system without approval of the Environmental Manager (see Section 4.5.1)

i. Depending on visibility, a matte or anti-reflective coating may be required.

3.0 Site Development Guidelines

3.1 Purpose

The Site Development Guidelines are intended to ensure that the proposed improvements meet requirements that promote compatibility with existing neighboring sites so that the entire area is aesthetically pleasing. Factors that will be considered include but are not limited to:

Site Layout - Relationship of the proposed construction to existing natural and man-made features; effect on the streetscape, common open space, views to and from the home, driveways, parking areas, and landscape treatment.

Streetscape - Defines the overall view and balance of the home in relation to neighboring homes. See Appendix 8.1.1

Hardscape - Pervious or impervious inorganic material used to define driveways, patios, and outdoor living areas.
3.2 Lot Coverage

Lot coverage requirements exist to maintain consistent densities of development, ensure that homes are compatible with neighboring properties, and maintain privacy.

Lot coverage is defined as the percentage of the square footage of existing and proposed improvements compared to the total square footage of the lot. In addition to meeting lot coverage criteria, approval will be based on the architectural design of the home as well as analysis of its massing and streetscape in relation to neighboring homes.

3.2.1 Single Family Lot Coverage

Coverage under roof is the footprint of conditioned and non-conditioned areas covered by a roof structure. Percentages are of total lot square footage and they vary within The Landings’ phases as follows:

- Marshwood, Plantation, Oakridge and Deer Creek – 20% Maximum
- Oakridge Lots 4181-4208 – 30% Maximum
- Midpoint – 15% Maximum
- Moon River Landing – 25% Maximum

Coverage not under roof includes pools, pool fences, decks and patios more than 8” above grade and is 5% maximum for all phases.

NOTE: When coverage under roof is less than the prescribed maximum, coverage not under roof may be increased up to the total of the combined percentages.

Fences- Fences can enclose no more than 4% of the total lot square footage for single family homes.

3.2.2 Patio Lot Coverage

45% of lot area for all structures more than 8” above grade

Dwellings on patio lots must be placed on a single lot and are limited to fifty (50’) feet in width.

Exceptions - Moon River Landing dwellings are not restricted to fifty feet (50’) in width but must be within the core buildable area as defined by the setbacks.
Village Green Circle dwellings are restricted to 40% lot coverage.

3.3 Setbacks

Setbacks establish a minimum distance between structures and property lines. Their preservation is vital to preserving the open, natural aesthetic character of The Landings. Each lot has specific setback distances on each side from its property lines. All structures including swimming pools, patios, and hardscape pavers shall not encroach into the defined setback areas. Roof overhangs may extend over the building setback line as appropriate to each design and as approved.

If a home is to be located on two or more lots, the side yard setback must be not less than twice the setback required for a single lot.

Patio homes must occupy one lot only.

3.3.1 Setback Variances

The ARC will consider a variance request for an extension into setback areas where it would significantly enhance the overall attractiveness and/or functionality of the home, have no apparent negative impact on adjacent properties, or where the denial of the variance would incur a hardship or practical difficulty. Any such requests will be considered by the ARC on a case-by-case basis.

In addition to the requirements found in section 5.11.4 “Variance Request”, setback variances will require submission of supporting documentation, a site evaluation and a neighborhood compatibility review that may require a written statement of support from affected property owner. Setback variance requests require a dimensionally accurate depiction of the proposed improvement in relation to the setbacks and property lines and may require a property survey by a licensed Georgia Surveyor.
### 3.4 Setbacks and Square Footage Requirements

#### 3.4.1 Phase I - Marshwood

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>PATIO LOT DWELLINGS</th>
<th>SINGLE FAMILY DWELLINGS</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Minimum Conditioned Space Living Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT AFFECTED</strong></td>
</tr>
<tr>
<td><strong>1 Story</strong></td>
</tr>
<tr>
<td><strong>2 Story</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Setback</th>
<th>As Platted (Contact Community Development Department staff for Plat information)</th>
<th>30 Feet or as platted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Setback</td>
<td>3 Feet 7 Feet</td>
<td>20 Feet or as platted</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>10 Feet</td>
<td>25 Feet or as platted</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Permitted Conditioned Space Living Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT AFFECTED</strong></td>
</tr>
<tr>
<td><strong>1 Story</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ground Floor Living Area</th>
<th>2,200 Square Feet</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Second Floor Living Area</th>
<th>Not to exceed 50% of Ground Floor Living Area</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Total Living Area</th>
<th>2,900 Square Feet</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage by all structures more than 8” above finished grade</th>
<th>45% of Lot Area</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Building Width</th>
<th>50 Feet</th>
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<table>
<thead>
<tr>
<th>Building Height</th>
<th>30 Feet from Base Flood Elevation for Flood Zone ‘A’</th>
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<tbody>
<tr>
<td></td>
<td>31 Feet from Base Flood Elevation for Flood Zone ‘V’</td>
</tr>
<tr>
<td></td>
<td>34 Feet from Average Existing Grade for Flood Zone ‘X’</td>
</tr>
</tbody>
</table>
### 3.4.2 Marshwood - Village Green Circle

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>PATIO LOT DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>413-480</td>
</tr>
</tbody>
</table>

#### MINIMUM CONDITIONED SPACE LIVING AREAS

- **1 Story**
- **1,100 Square Feet**

#### Front Setback

- As Platted
- *(Contact Community Development Department staff for Plat information)*

#### Side Setback

- As Platted

#### Rear Setback

- As Platted

#### MAXIMUM PERMITTED CONDITIONED SPACE LIVING AREAS

- **1,900 Square Feet**

#### Multi-Story Living Areas

- **1,900 Square Feet**

#### Total Under Roof

- **2,600 Square Feet**

#### Lot Coverage by all structures more than 8” above finished grade

- **40% of Lot Area**

#### Building Width

- **50 Feet**

#### Building Height

- **30 Feet from Base Flood Elevation for Flood Zone ‘A’**
- **31 Feet from Base Flood Elevation for Flood Zone ‘V’**
- **34 Feet from Average Existing Grade for Flood Zone ‘X’**
### 3.4.3 Phase II - Plantation

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>PATIO LOT DWELLINGS</th>
<th>SINGLE FAMILY DWELLINGS</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>MINIMUM CONDITIONED SPACE LIVING AREAS</th>
<th>PATIO LOT DWELLINGS</th>
<th>SINGLE FAMILY DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Story</td>
<td>2,000 Square Feet</td>
<td>2,500 Square Feet</td>
</tr>
<tr>
<td>2 Story</td>
<td>2,300 Square Feet</td>
<td>2,900 Square Feet (Not less than 1,600 Square Feet on Ground Floor)</td>
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</table>

<table>
<thead>
<tr>
<th>Lot Coverage by all structures more than 8&quot; above finished grade</th>
<th>PATIO LOT DWELLINGS</th>
<th>SINGLE FAMILY DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>45% of Lot Area</td>
<td></td>
<td>20% Under Roof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5% Not Under Roof (pools, pool fences, decks, patios) 4% Fences</td>
</tr>
</tbody>
</table>

### Building Height
- 30 Feet from Base Flood Elevation for Flood Zone ‘A’
- 31 Feet from Base Flood Elevation for Flood Zone ‘V’
- 34 Feet from Average Existing Grade for Flood Zone ‘X’
### 3.4.4 Phase III – Oakridge

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>PATIO LOT DWELLINGS</th>
<th>SINGLE FAMILY DWELLINGS</th>
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<tbody>
<tr>
<td>2965-2987, 2998-3013, 3099-3111, 3173-3192, 3331-3345, 3383-3423, 3575-3591, 3618-3649, 3671-3686</td>
<td><strong>PATIO LOT DWELLINGS</strong></td>
<td><strong>SINGLE FAMILY DWELLINGS</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MINIMUM CONDITIONED SPACE LIVING AREAS</th>
<th>1 Story</th>
<th>1 Story</th>
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<tbody>
<tr>
<td>1 Story</td>
<td>2,000 Square Feet</td>
<td>2,500 Square Feet</td>
</tr>
<tr>
<td>2 Story</td>
<td>2,300 Square Feet</td>
<td>2 Story</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,900 Square Feet <em>(Not less than 1,600 Square Feet on Ground Floor)</em></td>
</tr>
</tbody>
</table>

**Front Setback**

As Platted *(Contact Community Development Department staff for Plat information)*

**Side Setback**

3 Feet

7 Feet

**Rear Setback**

10 Feet

<table>
<thead>
<tr>
<th>MAXIMUM PERMITTED CONDITIONED SPACE LIVING AREAS</th>
<th>2,900 Square Feet</th>
<th>Not applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Lots 4181-4208 allowed 30% coverage</em></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Ground Floor Living Area**

2,200 Square Feet

Not Applicable

**Second Floor Living Area**

Not to exceed 50% of Ground Floor Living Area

Not Applicable

**Total Living Area**

2,900 Square Feet

Not Applicable

**Lot Coverage by all structures more than 8” above finished grade**

45% of Lot Area

20% Under Roof

5% Not Under Roof *(pools, pool fences, decks, patios)*

4% Fences

*Lots 4181-4208 allowed 30% coverage*

**Building Width**

50 Feet

Not Applicable

**Building Height**

30 Feet from Base Flood Elevation for Flood Zone ‘A’

31 Feet from Base Flood Elevation for Flood Zone ‘V’

34 Feet from Average Existing Grade for Flood Zone ‘X’

30 Feet from Base Flood Elevation for Flood Zone ‘A’

31 Feet from Base Flood Elevation for Flood Zone ‘V’

34 Feet from Average Existing Grade for Flood Zone ‘X’
### 3.4.5 Phase IV – Deer Creek

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>PATIO LOT DWELLINGS</th>
<th>SINGLE FAMILY DWELLINGS</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>2840-3824, 4015-4027</td>
<td>3771-3823, 3841-3905, 39624014, 4028-4062, 4132-4180, 4209-4251.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>MINIMUM CONDITIONED SPACE LIVING AREAS</th>
<th>1 Story</th>
<th>1 Story</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,000 Square Feet</td>
<td>2,500 Square Feet</td>
</tr>
<tr>
<td></td>
<td>2 Story</td>
<td>2 Story</td>
</tr>
<tr>
<td></td>
<td>2,300 Square Feet</td>
<td>2,900 Square Feet (Not less than 1,600 Square Feet on Ground Floor)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Setback</th>
<th>As Platted</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(Contact Community Development Department staff for Plat information)</td>
</tr>
<tr>
<td></td>
<td>30 Feet or as platted</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Side Setback</th>
<th>3 Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7 Feet</td>
</tr>
<tr>
<td></td>
<td>20 Feet or as platted</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear Setback</th>
<th>10 Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25 Feet or as platted</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MAXIMUM PERMITTED CONDITIONED SPACE LIVING AREAS</th>
<th>2,900 Square Feet</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Ground Floor Living Area</th>
<th>2,200 Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Second Floor Living Area</th>
<th>Not to exceed 50% of Ground Floor Living Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Living Area</th>
<th>2,900 Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage by all structures more than 8” above finished grade</th>
<th>45% of Lot Area</th>
<th>20% Under Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5% Not Under Roof (pools, pool fences, decks, patios)</td>
<td>4% Fences</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Width</th>
<th>50 Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>30 Feet from Base Flood Elevation for Flood Zone ‘A’</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>31 Feet from Base Flood Elevation for Flood Zone ‘V’</td>
</tr>
<tr>
<td></td>
<td>34 Feet from Average Existing Grade for Flood Zone ‘X’</td>
</tr>
<tr>
<td></td>
<td>30 Feet from Base Flood Elevation for Flood Zone ‘A’</td>
</tr>
<tr>
<td></td>
<td>31 Feet from Base Flood Elevation for Flood Zone ‘V’</td>
</tr>
<tr>
<td></td>
<td>34 Feet from Average Existing Grade for Flood Zone ‘X’</td>
</tr>
</tbody>
</table>
### 3.4.6 Phase V – Midpoint

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>SINGLE FAMILY DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1678-1686, 1865-1923, 2548-2598, 3219-3272, 3284-3296, 3441-3458, 3520-3565</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MINIMUM CONDITIONED SPACE LIVING AREAS</th>
<th>Lots 1680-1686</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3,000 Square Feet</td>
</tr>
<tr>
<td></td>
<td><em>(No less than 2/3 of the total conditioned space on the first floor. Living areas over garages will not be included to meet the minimum living area square footage.) All other Midpoint Lots 2,700 Square Feet.</em></td>
</tr>
<tr>
<td></td>
<td><em>(Each dwelling shall contain a second story of not less than 1/3 of the first story conditioned space living area with a minimum ceiling height of 8 Feet.)</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Setback</th>
<th>Determined by ARC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side Setback</td>
<td>25 Feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>Determined by ARC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MAXIMUM PERMITTED CONDITIONED SPACE LIVING AREAS</th>
<th>Not applicable</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Lot Coverage by all structures more than 8” above finished grade</th>
<th>15% Under Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5% Not Under Roof <em>(pools, pool fences, decks, patios)</em></td>
</tr>
<tr>
<td></td>
<td>4% Fences</td>
</tr>
</tbody>
</table>

| Building Height | 40 Feet from Base Flood Elevation or from average existing grade in Flood Zone ‘X’ |

Architectural Styles – Allowed styles are Colonial, Georgian, Greek Revival, Federal, and Tidewater/Southern Low Country. Southern Low Country is defined as regional styles prevalent in the Chesapeake Bay area and in the coastal areas of Georgia, Virginia, and the Carolinas. Styles specifically excluded are French Provincial, Mediterranean (Spanish or Italian), and Tudor.
### 3.4.7 Phase VI – Marshview Landing

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>PATIO LOT DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4292-4343</td>
</tr>
</tbody>
</table>

#### Property Setbacks

The property setbacks shall be thirty-five (35’) from the marsh line, and fifty-feet (50’) on two (2) sides. In Phase I the property setback shall be thirty feet (30’) from Green Island Road. In Phase II the property setback shall be fifty feet (50’ from Green Island Road).

#### Front Setback

25 Feet to Garage from front  
50 Feet to Residence from front, if corner lot

#### Side Setback

25 Feet to Residence from side street  
50 Feet to Residence from property line

#### Garages & Cart Storage

There shall be two (2) full automobile garage spaces and one (1) enclosed golf cart parking space for each living unit

#### Guest Parking

There shall be a minimum of one (1) designated guest parking space for each living unit

#### Distance Between Buildings

20 Feet

#### Lot Coverage

Lot coverage will be restricted to developer’s original blueprint

#### REQUIRED MINIMUMS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedrooms</td>
<td></td>
</tr>
<tr>
<td>1,800 Square Feet</td>
<td></td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td></td>
</tr>
<tr>
<td>2,000 Square Feet</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Width

90 Feet

#### Building Height

37 Feet from Base Flood Elevation. Garages restricted to 17 Feet from finished grade.
### 3.4.8 Phase VII – Moon River

<table>
<thead>
<tr>
<th>LOTS AFFECTED</th>
<th>PATIO LOT DWELLINGS</th>
<th>SINGLE FAMILY DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5024-5045, 5102-5119</td>
<td>5001-5023, 5046-5101</td>
</tr>
</tbody>
</table>

**MINIMUM CONDITIONED SPACE LIVING AREAS**

<table>
<thead>
<tr>
<th></th>
<th>Lots 5024-5045</th>
<th>1 Story: 2,600 Square Feet</th>
<th>2 Story: 2,700 Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots 5102-5119</td>
<td>1 Story: 2,400 Square Feet</td>
<td>2 Story: 2,700 Square Feet</td>
</tr>
</tbody>
</table>

**Front Setback**

- 20 Feet
- 30 Feet

**Side Setback**

- 4 Feet
- 8 Feet
- 20 Feet

**Rear Setback**

- Greater of 10 Feet from property line or 35 Feet from mean high water or marsh line as determined by DNR.
- 25 Feet or as platted, whichever is greater.

**MAXIMUM PERMITTED CONDITIONED SPACE LIVING AREAS**

<table>
<thead>
<tr>
<th></th>
<th>Single Story: 3,600 Square Feet</th>
<th>Multi-Story: 3,900 Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Not applicable</td>
<td></td>
</tr>
</tbody>
</table>

**Ground Floor Living Area**

- Determined by Lot Coverage Guideline
- Not Applicable

**Second Floor Living Area**

- Not to exceed footprint of ground floor
- Not Applicable

**Lot Coverage by all Structures more than 8” above finished grade**

- 45% of Lot Area. Any attached or freestanding garage is limited to 800 Square Feet
- 20% Under Roof
- 5% Not Under Roof (pools, pool fences, decks, patios) 4% Fences

**Building Height**

- 30 Feet from Base Flood Elevation for Flood Zone ‘A’
- 31 Feet from Base Flood Elevation for Flood Zone ‘V’
- 34 Feet from Average Existing Grade for Flood Zone ‘X’
- 30 Feet from Base Flood Elevation for Flood Zone ‘A’
- 31 Feet from Base Flood Elevation for Flood Zone ‘V’
- 34 Feet from Average Existing Grade for Flood Zone ‘X’
3.5 Docks/Boathouses

Docks, boathouses, and similar type structures are prohibited.

3.6 Driveways

Driveways and parking areas shall not extend into the setback except where they cross from the street to the setback line. The design of new driveways and modifications to existing driveways require ARC approval.

a. Approved materials for driveways include concrete, stamped concrete, brick, tabby, exposed aggregate, precast pavers, permeable pavers, and approved combinations appropriate to the residence. Unpaved driveways using loose materials such as crushed stone, shells, or pine straw are prohibited. Asphalt driveways are prohibited.

b. Gates across driveways are prohibited.

c. Driveways should not encroach property set back lines. Variance requests will be required for any such encroachment. Approval of any such encroachment may require additional landscape buffering and/or use of pervious materials. Exceptions – Patio lots and narrow entrance lots.

d. Where a lot fronts on more than one street, the driveway should enter from the street where the driveway and garage doors have the least visual impact from the most heavily traveled street.

e. Driveway width may not exceed 12 feet except in the guest parking area and at the garage entry where the pavement may expand to the width of the garage. Curb cuts cannot exceed 12 feet in width after the radius to the street. Exceptions- Entries to patio lots will be considered on a case by case basis.

f. Guest parking or turnaround areas may not be located within a setback unless there is a compelling rationale approved by the ARC.

g. For all non-patio homes, driveways shall have off–street parking for at least two automobiles which is not in the path between the garage doors and the street.

h. It is understood that driveways must cross the front setback area to provide ingress and egress.

i. Driveways must be designed to transition smoothly to the roadway when curbing does not exist. Brick pavers set in concrete or a concrete header should be used for this transition. To ensure a durable transition to the roadway, a consistent line must be established and maintained. The owner is responsible for replacing roadway material between the roadway
where the transition is established. Concrete driveways must be a minimum of 3 ½ inches at the transition to the roadway.

### 3.7 Circular Driveways

There are special considerations for circular driveways:

a. The minimum turning radius (interior diameter) for a circular driveway is 16 feet; 20-foot radius is preferred.

b. Generally, a circular drive should be 56 feet wide from the outer edge of pavement to the outer edge of pavement at the beginning of the circle, and 28 feet deep from the center of the radius.

b. Curb cuts cannot exceed 12 feet in width after the radius to the street.

### 3.8 Fences

Fences are not permitted to enclose or define property lines of individual home sites and must not encroach the property’s setbacks.

The following Guidelines apply:

a. All new or replacement fencing must be approved by the ARC.

b. Refer to setback and lot coverage requirements (Section 3.4) for fence coverage requirements.

c. Fencing cannot be higher than 4’0” and cannot be solid.

d. The Standard Swimming Pool Code, adopted by Chatham County, requires that swimming pools must be enclosed or fenced. The maximum allowable square footage for pool fences is 5% of total lot square footage.

e. For single family dwellings, the maximum allowable square footage for fences other than pool fences is 4% of total lot footage.
NOTE: The percentages allowable for pools (5%) and for fences other than pools (4%) may be applied separately thus allowing for a potential 9% of total lot coverage enclosed by fences.

f. Privacy fencing is sometimes necessary. It must be architecturally compatible with the home and requires ARC approval.

g. Wildlife screening must be dark green or black mesh monofilament or similar material, no higher than 4 feet, and no longer than 50 linear feet per group of plants.

h. Invisible fences may not encroach on easements and may not be placed outside of the property line.

3.9 Flag Poles

Installation of a flag pole must be approved by the ARC prior to installation.

3.10 Garages

Each dwelling must provide for storage of at least two automobiles within a space totally enclosed by walls, roof, and overhead garage doors. Patio home garages are limited to a maximum of two automobiles and an additional space for a single golf cart.

3.11 Gas and Electric Meters

Natural gas meters, electric meters and associated piping/wiring may be located outside of an enclosed service area in order to provide adequate access. In such cases, the meters must be screened with shrubbery and painted to blend with the home.

3.11.1 Standby Generators

Standby generators require approval of the ARC prior to their installation. The submission must include the manufacturer’s information to the specific unit under consideration, a site plan demonstrating the desired location of the unit and all related equipment, and a supplemental landscape plan clearly demonstrating the species and gallon/caliper size of the vegetation required to screen their visibility. Generators must not encroach the setbacks.

3.11.2 Propane Tanks

Propane tanks, other than those that are portable, are prohibited.
3.12 Golf Cart Paths

Golf cart paths cannot be directed to access common property or onto a golf course.

Golf cart paths cannot be paved unless requested and approved by the ARC.

Patio Lots - Paved golf cart paths that encroach the setback are not allowed.

All Lots - The decision whether or not to allow a paved cart path will consider setbacks, distance from adjoining lots, proximity to lagoons, common property and golf course, buffer landscaping, and the type of paving material. The preferred paving material is interlocking earth tone color bricks laid on a sand or gravel base.

3.13 Exterior Lighting

Exterior lighting for a home, and particularly illumination of natural site features, has the potential to disrupt the established character of The Landings and to disrupt neighbors. Therefore, the location and description of exterior lighting fixtures are subject to approval by the ARC. Prior to installation, the ARC must approve the location, number and wattage/lumens of exterior lighting fixtures. All lighting proposals are expected to show suitable restraint and concern for the impact on neighboring properties. Lighting of adjacent or common property is prohibited.

Entry, garage, deck, and terrace areas may be illuminated by post or wall mounted lighting fixtures, provided that:

a. Fixtures are lit by gas or incandescent bulbs not greater than 60 watts each.
b. Fixtures are lit by Compact Fluorescent Lighting and LED bulbs not greater that 800 lumens each with a color temperature below 3000k.
c. Fixtures are in scale and harmony with the components of the house.
d. Landscape lighting, when made an integral part of the landscape plan for the site, shall be permitted provided that all electrical wiring is located below ground. The total wattage per house site area shall not exceed 600 watts or 9,600 lumens.
e. Clusters of specimen trees, shrubs, or lone specimen trees may be illuminated by ground-level fixtures concealed by planting.
f. Tree canopy down lighting, when supplemented by up lighting is acceptable. Fixtures are to be glare free by use of baffles.
### 3.13.1 Prohibited Exterior Lighting

- a. Fixtures using high-pressure sodium, mercury vapor, quartz, and any light with a High Intensity Discharge rating.
- b. Strings of lights located in trees or outlining portions of buildings, decks or benches.
- c. Illuminating large areas of exterior walls.
- d. “Moonlighting” large areas of the site.
- e. Wall, soffit or ground level fixtures where lamps are not screened by baffles or planting from view of other properties.
- f. Lighting that, in the judgment of the ARC, will have a detrimental effect on other properties.
- g. Lighting fixtures or illuminated areas located within a side or rear yard setback.
- h. CFL and LED exterior lighting shall attempt to achieve the traditional light quality and color temperature of incandescent bulbs. Many manufacturers of CFL and LED include informative packaging to assist landscape designers in achieving this goal.

### 3.14 Mail Boxes and Address Markers

Mailboxes, mailbox assemblies, and address markers are to be uniform throughout The Landings. Mailboxes must be obtained from and installed by The Landings Association’s Public Works Department (912-598-2522) at the homeowner’s expense.

### 3.15 Outdoor Rooms, Gazebos, Saunas, Barbeques

For all structures located apart from the main building, a site plan must be submitted and approved by the ARC prior to construction/installation. They must not encroach the setbacks and must be compatible with the main building with respect to materials, colors, and style. All structures must be properly screened. Views from adjacent lots and open space will be considered.
3.16 Paths, Patios, and Terraces

All paths, patios, and terraces a site plan must be submitted and approved by the ARC prior to installation. These features must not encroach the setbacks and must be compatible with the main building and its surrounds.

3.17 Playground Equipment

Playground equipment is defined as any exterior recreational item such as tree houses, play houses, swing/gym sets or trampolines. Such equipment must not encroach the setbacks and requires approval of the ARC prior to installation. Playground equipment should be of an earth tone in color or match the color of the home and should be maintained or removed if not in use. Playground equipment should be screened from neighbors, streets, and golf courses.

Basketball goals by their very nature require proximity to a hard surface such as a driveway or patio. Basketball goals whether they be portable, semi-portable or permanent require approval of the ARC prior to installation and should be placed in the least visible location from street, neighbors or golf course consistent with their functionality.

3.18 Rain Barrels & Cisterns

Rain barrels (two per lot maximum) and cisterns are encouraged to offset irrigation utilizing potable water. Above ground rain barrels may not be more than 55 gallons in size. The barrels must be properly screened with vegetation. Each cistern must be buried and/or screened in order to reduce visibility. Approval from the ARC is required prior to installation.

3.19 Revetments, Bulkheads, and Retaining Walls

These structures have the potential to disrupt and harm critical waters, marsh lines, and natural habitats. Such structures must exist entirely within the property lines. All appropriate permits must be obtained from relevant agencies (e.g.: U.S. Army Corps of Engineers, Chatham County, and the Department of Natural Resources) and must be included in the submission for ARC approval.

3.20 Service Areas

Each home must provide an area or areas to accommodate air conditioner compressors, trash storage containers or other ancillary residential functions that may present an unsightly appearance. Service areas and their contents must be enclosed from view on all sides. The enclosure must be of the same materials and colors as the home and be an integral part of the site development plan. Utility equipment
not enclosed within the service yard must be painted to match the wall behind it in order to blend with the home

### 3.21 Signs

These Guidelines regulate the appearance, placement, and time intervals that contractor, real estate and other signs are allowed to remain in use. The Community Development Department staff’s judgment will prevail in any dispute concerning the aesthetics, location and length of time allowed. Only one sign is permitted per lot.

#### 3.21.1 Real Estate Signs

Announce the availability of a property for sale by an authorized real estate agency.

- a. Signs shall be constructed of heavy metal frames.
- b. Signs cannot be constructed of plastic, paper, cardboard or fabric. In order to avoid a billboard effect, the front of the sign shall face the street.
- c. Signs shall not face a golf course, lagoon, or other permanent open space. Signs shall be no larger than 24 x 30 inches.
- d. Balloons, ribbons, riders, information holders, and other moving parts are prohibited.

#### 3.21.2 For Sale By Owner Signs

Must be purchased through the Landings Association Office to ensure uniformity.

#### 3.21.3 Temporary Open House Signs

- a. Limited to two per property
- b. Open house signs are permitted on Saturday and Sunday only.
- c. Open house signs are temporary and may be in place no earlier than noon and no later than 5:30 pm.
- d. Open house signs may be placed on the Association’s right-of-way providing they do not block the view of permanent signs.
- e. Signs shall be no larger than 24 x 30 inches.

#### 3.21.4 Contractor’s Signs

Identify the contractor of record, as indicated on the issued permit. Signs related to Minor Improvement projects (i.e. reroofs, exterior painting, hardscapes, landscapes, etc.) are prohibited.

- a. Must be used on all New Construction projects but are optional on Major Improvement projects.
b. One sign is allowed per lot and must be installed toward the front of the property.
c. Cannot be placed on a lot until a building permit has been issued by the Community Development Department staff.
d. Shall be constructed with a single face of wood, metal, or plastic and mounted on a wood 4’x4’ post or within a heavy metal black or white frame. May not be constructed of paper, cardboard, or fabric.
e. Limited to a maximum area of six square feet.
f. Must be removed from the property before a final inspection is requested. A re-inspection fee may be levied against the construction compliance deposit for failure to remove the sign prior to inspection.

3.22 Spas, Hot Tubs, and Similar Structures

Spas, hot tubs, and similar structures must be approved by the ARC prior to installation. All such structures require proper screening and must not encroach the setbacks.

3.23 Statuary and Fountains

Statuary is defined as any item that is used for decorative or ornamental purposes on the exterior of the home or in the surrounding yard.

a. Statuary includes such items as lawn ornaments, statues, fountains, etc. ARC must approve the use and placement of all statuary 2 feet or more in height or any size if permanently anchored to the ground or a structure. Each item must not encroach the setbacks. The ARC may require the use of shrubs or other material for screening.

b. The number of statuary items allowed per lot is not defined herein. However, if in the opinion of the ARC, the number is considered excessive and detracts from the overall aesthetic appearance of the lot, the ARC may require a reduction in the number of items displayed.

3.24 Swimming Pools

A swimming pool is defined as an in-ground structure covering a minimum of 100 square feet and containing water a minimum of 36 inches deep. A swimming pool must meet the requirements of the Chatham County Zoning Code Sec. 5-1.3 and be permitted by both Chatham County and ARC. Structures meeting these requirements must not encroach the setbacks. Above ground pools covering more than 30 square feet are prohibited.

An application to build or add a swimming pool must include a site plan as follows:

a. Provide a scaled drawing of the lot (1” = 10’) showing the location of all existing structures, driveway, walls, decks, etc. on the subject lot and adjoining lots.
b. Indicate the proposed location of the pool, pool equipment, and the surrounding deck and associated structure. Indicate all pertinent dimensions, material, and colors.

c. The fence and gate must be of open construction, and 48” high.

d. Screen enclosures are reviewed by the ARC on a case-by-case basis. If a screen enclosure is to be proposed, it must be constructed of suitable materials and must be compatible with the roof style, color and height of the existing or proposed home and the surrounding neighborhood.

e. Landscape plans must be provided with each submittal.

f. Provide ½” scale a drawing of pool, pool decking and fence.

g. Provide a detailed drawing of the fence depicting dimensions, material and color.
4.0 Landscaping

4.1 General Objectives

Landscaping must blend and harmonize with the surrounding environment, while complementing the maritime forest. Considerable effort has been expended on careful land planning, conservation, and enhancement of the natural environment at The Landings. Suitable siting and development of the home and landscape, therefore, is an essential part of the effort to create a quality development.

Landscaping must complement the home and site as well as the surrounding properties. Landscaping should be used to enhance and soften the views of the home, to screen unsightly areas, to provide privacy, and to add interest to the home’s facade. Plant materials and their configuration must be suitable to local climate, and either be indigenous to the general area, or blend in well with indigenous plant materials. Specific additional objectives include, but are not limited to:

- a. Softening the appearance of foundation walls, panels, pools, and decks.
- b. Screening heating and cooling equipment, utility equipment, and service yards.
- c. Screening guest parking spaces from the street and adjacent lots.
- d. Buffering between adjacent properties.
- e. All plants must meet the minimum size requirement as follows:
  - Groundcovers – 1 Gallon
  - Small to medium shrubs (Foundation Plantings) – 3 Gallon
  - Large or accent shrubs – 7 Gallon
  - Small Tree – 15 Gallon
  - Large Tree – 25 Gallon

4.2 Landscape Plan Review/Approval

A landscape plan is required for all new construction and when developed properties alter more than 25% of the total lot’s landscaping.

A draft landscape plan must be submitted with the Preliminary Application to the ARC. Its purpose is to show intent regarding tree removal, driveway coverage, pervious or impervious footprint. A final landscape plan must be submitted for review and approval by the Environmental Manager who is the final approval authority for all tree removal and the landscape plan.

4.3 Landscape Requirements

All portions of the lot that have been cleared or graded must be made integral to the overall landscape design of the property. Portions of the lot that are to be left in a semi-natural state must be identified on the plan. Dead growth, weeds, and unsightly vegetation shall be selectively removed to produce an appearance of modest cultivation that blurs the line between installed elements and the natural environment.
4.4 Landscape Prohibitions

The following are prohibited:

a. Unauthorized removal of large, healthy trees
b. Property lines outlined by tall hedges, whether natural or cultivated
c. Highly sheared topiary and stylized plants
d. Use of nuisance and invasive plants
e. Earth fill and construction activities that threaten existing trees
f. Allowing water to stagnate
g. Vegetable gardens in front yards

4.5 Tree Classification and Removal

4.5.1 Removal Process for Developed Property

The homeowner must request approval from the Environmental Manager (598-2522) before contacting a tree removal contractor for the removal of any tree larger than 20" in circumference as measured 36" above grade. Approval will depend upon:

a. Condition of the tree (health, structurally sound, disease)
b. Species
c. Size
d. Canopy density
e. Interference with other trees 
f. Threat to people or property
g. Removal of significant, desirable species trees may require evaluation and approval of the Tree Resource Group (TRG).

If there is a question about the health of the tree, then a professional arborist may be called in for an expert opinion. Any cost for this service will be borne by the resident.

4.5.2 Significant Trees

Significant trees will be defined as follows.

- Live oaks over 36” in circumference
- Southern magnolia over 36” in circumference
- Long leaf pine over 70” in circumference
- Slash pine over 70” in circumference
- Hickories over 60” in circumference
- Black gum over 60” in circumference

Removal of any Significant Tree will require prior review and approval of The Landings Association’s Environmental Manager. Call 912 598-2522 to discuss details of the approval process.
4.5.3 Group 1 Trees

- Live Oak (Quercus virginiana)
- Southern magnolia (Magnolia grandiflora)
- Long leaf pine (Pinus palustris)

Approval for removal of Group 1 trees will be based on whether the tree:

- is dead or severely diseased;
- constitutes a threat to people or real property;
- impedes improvement to developed property; or
- interferes with the growth and development of nearby trees of the same group.

Penalties – A penalty of up to $4,000 per tree will be assessed to the Owner for removal of Group 1 Trees without prior written approval from The Landings Association’s Environmental Manager.

4.5.4 Group 2 Trees

- Slash pine (Pinus elliotti)
- Hickory (Carya glabra)
- Black gum (Nyssa sylvatica)
- Laurel Oak (Quercus alba)
- Red Oak (Quercus rubra)
- Loblolly Pine (Pinus taeda)
- Water Oak (Quercus nigra)
- White Oak (Quercus alba)

Approval for removal of Group 2 trees will be based on whether the tree:

- is dead or severely diseased;
- constitutes a threat to people or real property;
- impedes improvement to developed property;
- interferes with the growth and development of nearby trees in Group 1; or
- contributes to excess canopy.

Penalties – A penalty of up to $2,000 per tree will be assessed to the Owner for removal of Group 2 Trees without prior written approval from The Landings Association’s Environmental Manager.

4.5.5 Group 3 Trees

Group 3 includes all other trees except for Prohibited Trees as listed below. Approval for removal of
Group 3 trees will be based on whether the tree:

- is dead or severely diseased;
- constitutes a threat to people or real property;
- impedes improvement to developed property;
- interferes with the growth and development of nearby trees in Group 1 or 2;
- contributes to excess canopy; or
- makes no aesthetic contribution to its surroundings.

Penalties – A penalty of up to $1,000 per tree will be assessed to the Owner for removal of Group 3 Trees without prior written approval from The Landings Association’s Environmental Manager.

4.5.6 Prohibited Trees

The prevention and removal of invasive species:

- Preserves our diverse maritime ecosystem
- Sustains the landscaping value of our homes and community
- Helps maintain Georgia’s rank as the 6th most biologically diverse state in the U.S.
- Prevents our island from becoming a monoculture

Invasive species outcompete and displace native species by monopolizing available water and nutrients. Therefore, the following species are considered invasive and are prohibited and should be removed immediately upon discovery. See Appendix 8.2 for photos of prohibited trees.

- Tallowtree, Popcorntree (Triadica sebifera)
- Tree-of-Heaven (Ailanthus altissima)
- Silktree, Mimosa (Albizia julibrissin)
- Princessstree, Paulownia (Paulownia tomentosa)
- Chinaberry (Melia azedarach)
- Russian Olive (Elaeagnus angustifolia)

4.6 Lot Clearing/Bush Hogging and Unimproved Lot Maintenance

4.6.1 Developed Lots

Property owners may not remove trees with a circumference of 20” or greater (at a point 36” above grade) without approval of the Environmental Manager. Trees requested for removal must be tagged. Trees to be removed will be evaluated and those approved for removal will be tagged with tape marked “TLA Tree Project”. Contact the Environmental Manager at (912) 598-2522.
4.6.2 Unimproved Lots

No grading or introduction of fill dirt may occur without approval by TLA. Property owners must submit an Unimproved Lot Clearing Application for Bush Hogging. Prior to the permit being issued the lot must be strung designating property lines with corner markers exposed. Specific determinations on what vegetation should be retained need to be identified.

a. Single Family Lots - The lot cannot be cleared within 15’ of any lot line that borders on another residential property. (Leave a 15’ natural border between the bush hogg ed area and the adjacent lot.) The street-front property line may be bush hogg ed, otherwise bush hogging beyond the property line or marsh setbacks is prohibited.

b. Patio Lots - The lot cannot be cleared within 7’ of any property line that borders on another residential property. (Leave a 7’ natural border between the bush hogg ed area and the adjacent lot.) The street-front property line may be bush hogg ed otherwise, bush hogging beyond the property line or marsh setbacks is prohibited.

4.7 Grading, Retention, and Drainage

It is the owner’s responsibility to ensure that drainage caused by development will be directed away from the dwelling and adjoining properties. Grading and drainage shall be designed to ensure no storm water or roof water runoff is directed toward adjacent properties or directly into marsh or lagoon areas. Runoff should be directed into swales, dry wells, rain gardens, or French drains.

In general, the areas of the lot that may be filled are limited to the area immediately under the house. It should be anticipated that natural low-lying areas will be preserved and that these low areas may retain water for several days following heavy rainfall.

Cuts and fills should be designed to complement the natural topography. Grading should produce graceful contours, not sharp angles, and provide smooth transitions at the head and toe of the slope. No grading (cut or fill) should occur on the drip lines of large significant trees.

All Patio lots undergoing construction must have a drainage plan by a Georgia licensed Professional Civil Engineer or Registered Landscape Architect.

4.8 Planting and Design Requirements

Turf and Sod – Turf and Sod have intensive water requirements, second only to annuals. TLA restricts the amount of turf allowed for new construction and re-landscaped properties. The maximum allowed natural grass area for all new construction is 30% of the total lot square footage. The amount of natural grass area on re-landscaped, developed lots may not be increased above 30% of the total lot square footage. TLA encourages existing homeowners to consider reducing their turf to meet these standards.
Rights-of-Way and road strips (areas outside of the property line) will not contribute to the maximum allowable coverage. Seeding and sprigging are prohibited.

4.9 Synthetic Turf

Synthetic turf must not exceed 10% of the total lot coverage, and every effort must be made to ensure that its appearance mimics that of real turf. Synthetic turf will be considered by the ARC on a case by case basis.

Synthetic turf shall be installed by a licensed professional in accordance with the manufacturer’s instructions, including ground preparation and substrate requirements. This includes adequate base and drainage as defined by the manufacturer. Synthetic turf must have a minimum of 8-year “No Fade” warranty.

Synthetic turf shall not:

- Serve as a major focal point for front yard landscaping
- Be applied over concrete or existing turf
- Be immediately adjacent to sod or existing turf
- Be installed on berms or other sloping features
- Be constructed of indoor/outdoor plastic or nylon carpeting
- Be placed within an easement

Living plant material (i.e. flower beds, tree wells, groundcover beds, etc.) shall include shrubs, vines, trees and flowering groundcovers and must incorporate at least 25% of the landscaped area.

4.10 Irrigation

Property owners are encouraged to utilize indigenous or naturalized plant materials, grouped according to water consumption needs, to reduce irrigation requirements, and to extend the natural ecosystems and habitat of The Landings.

All permanent irrigation systems are to be below ground and include a backflow preventer. Use of fully automatic water conservation systems, such as drip irrigation, and rain/moisture sensors, weather-based irrigation clocks, are required for new construction or replacement of an irrigation system. The use of mulch at least 4” deep in planting areas is encouraged to retain moisture and reduce erosion.
4.11 Shallow Wells

Shallow wells can be utilized as an alternate water source for irrigation. Shallow wells are installed into the Pliocene-Recent (surficial aquifer) which is composed of fine to medium grain sands and is in the range of 20’ to 80’ in depth.

The aquifer on Skidaway Island is recharged by rainfall and the water quality is generally good. Wells should be tested for both iron content and salinity prior to operation. Iron in the wells can lead to staining of structures while high salinity levels can be detrimental to your plants. Shallow wells can produce water at a rate of 15-60 gallons per minute in our area. The overwhelming use of shallow well water on Skidaway is for the watering of landscapes, with a limited amount for geo-thermal heat pumps.

Notification must be provided to the Community Development Department staff (cdd@landings.org) prior to the installation. The shallow well must be located on the property in which it is servicing. All ancillary equipment must be located within the service yard.

4.12 Water Features

All landscape pools and aquascapes must avoid stagnation to prevent mosquito breeding have continuous water flow or mosquito larvae eating fish to prevent producing a mosquito-breeding area. Fountains are typically classified as statuary and are subject to additional guidelines (see Section 3.23).

4.13 Rain Chains

Rain chains can be used as alternatives to downspouts and can be a decorative way to dissipate water entering the landscape or garden. Typically, they can be directed into a rocked depression or decorative container as a feature in a xeriscape or aquascape.

4.14 Outdoor Fire Pits/Fireplaces

Fireplaces that affect the exterior appearance of a home or property, as well as exterior fire pits, rings, masonry grills, and associated integral seating require ARC approval. Fire pits and any accompanying seating must not encroach into the setback and must be screened by vegetation.
5.0 Design Reviews

5.1 Project Types to be Reviewed

All residents are encouraged to contact the Community Development Department staff when performing any work to the exterior of their home.

New Construction and Major Improvements are the smallest percentage of work being performed and represent the largest change. These efforts require an application and plans to be submitted for review and approval by the ARC.

Minor Improvements to property involve making changes to color, material, etc., and require an application to be submitted to the Community Development Department staff. In many instances, the Community Development Department staff has the authority to approve such work. This represents a moderate percentage of the requests received.

The bulk of efforts are categorized as Repair and Maintenance and generally do not require approval; however, notification to the Community Development Department staff is encouraged. By notifying the Community Development Department staff, significant repairs can be noted in the event that a neighbor calls TLA to inquire about the appropriateness of the effort. Additionally, repairs, maintenance and improvements to any home or property can be stored in our database in order to create a comprehensive list of changes or updates.

Rapid Renovation is intended to streamline the review process for property owners who intend to improve multiple elements of their property that would otherwise require several applications, review fees, and permits. The Rapid Renovation Permit must include a total landscape renovation, exterior paint, and correct any private property maintenance violations. Major additions and minor alterations may also be included in the application. The level of review is determined after the application and associated material samples and architectural drawings have been submitted to the Community Development Department staff.

Except for New Construction, regardless of the type of work being performed, if a dumpster, portable toilet, and portable storage unit is placed on the lot, it requires a permit from the Plan Review Administrator as well as a $250 deposit. Dumpsters and portable toilets are allowed on site for six months and portable storage units are allowed on site for thirty days, after which the deposit will be forfeited. Unpermitted installation of a dumpster, portable storage unit, or portable toilet will incur a fine of $250.00.
5.2 Design Review Schedule

5.2.1 Architectural Review Committee
(New Construction & Major improvements)

<table>
<thead>
<tr>
<th>Submission</th>
<th>Review</th>
<th>Approved</th>
<th>Denied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fourteen business days prior to desired meeting date</td>
<td>First and third Thursday of each month</td>
<td>Following steps indicated on notice letter provided two business days after meeting</td>
<td>Notice letter provided two business days after meeting detailing denial</td>
</tr>
</tbody>
</table>

5.2.2 Community Development Department staff
(Minor Improvements)

<table>
<thead>
<tr>
<th>Submission</th>
<th>Review</th>
<th>Approved</th>
<th>Denied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eight business days prior to scheduled start of project</td>
<td>Staff reviews projects as they are received</td>
<td>Permit issued within two business days</td>
<td>Noticed issued to lot owner via phone or email</td>
</tr>
</tbody>
</table>
5.3 Design Review Fee Schedule

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Application Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction Conceptual</td>
<td>$350 <em>(Counts toward final fee)</em></td>
</tr>
<tr>
<td>New Construction</td>
<td>$.40 per square foot. Minimum of $1,800</td>
</tr>
<tr>
<td>Major Improvement</td>
<td>$1 per square foot. Minimum of $500</td>
</tr>
<tr>
<td>Minor Improvement: (does not change footprint) i.e. changes in window/door/ fenestration, fireplaces, arbors, trellis, fencing, driveway, patios, walks/paths, bush-hogging, etc.</td>
<td>$50</td>
</tr>
<tr>
<td>Rapid Renovation</td>
<td>$100</td>
</tr>
<tr>
<td>Variance</td>
<td>$200 <em>(May require Chatham County MPC variance)</em></td>
</tr>
<tr>
<td>Resubmittal/Revision</td>
<td>$100 <em>(Resubmissions requested by the ARC will not incur)</em></td>
</tr>
<tr>
<td>Under Construction Revision</td>
<td>$200</td>
</tr>
<tr>
<td>Landscape / Hardscape (25% or more of property)</td>
<td>$100</td>
</tr>
<tr>
<td>Bush hog</td>
<td>$50</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>$1,00</td>
</tr>
<tr>
<td>Spas/Hot Tubs</td>
<td>$150</td>
</tr>
<tr>
<td>Deck/Porch (Not under roof)</td>
<td>$250</td>
</tr>
<tr>
<td>Deck/Porch (Under roof)</td>
<td>$350</td>
</tr>
<tr>
<td>Re-Painting and Re-Roofing</td>
<td>No Fee</td>
</tr>
<tr>
<td>Other Structures (i.e. fountains, fire pits, statuary, etc.)</td>
<td>No Fee</td>
</tr>
<tr>
<td>Site Re-Inspections</td>
<td>$40</td>
</tr>
</tbody>
</table>

5.4 New Construction

5.4.1 Design Review Process

To begin the process, the lot owner must submit a completed “Architectural Review Application” (see section 1.8), one set electronic (.pdf) set of plans, samples of building materials and colors to be used, and a review fee (see section 5.3) to TLA. Applications are available in TLA office and on TLA’s website, www.landings.org/forms. The Community Development Department staff reviews the application to ensure all required information has been supplied, checks the blueprints for accuracy and compliance with these Guidelines, and presents the construction request to the ARC for review.
5.4.2 Design Review Approval

The Community Development Department staff will email a notice letter to the Applicant and/or contractor. This notice letter will contain the decision reached by the ARC, identify the applicable deposit schedule, and identify other requirements which must be met prior to the issuance of the TLA permit. Notice letters will be issued no later than two business days following the scheduled ARC review meeting.

Construction may not begin until:

- Approval is granted by the ARC
- A Building Construction Agreement has been signed by both the owner and builder
- All the building construction deposits have been paid
- A copy of the Chatham County building permit has been received by the Community Development Department staff

Failure to commence construction within twelve months of ARC approval requires a complete resubmission, including application fee.

5.4.3 Construction Time-line/Expiration

New Construction permits are valid for twelve months, beginning from the date on which the permit is issued. Failure to complete the construction project within the allowable time-line or notify the Community Development Department staff of completion may result in partial or total forfeiture of the construction compliance deposit.

For New Construction and Rapid Renovation: Extension requests must be submitted to the Community Development Department no later than 30 days prior to expiration of the permit. Failure to meet this deadline may result in forfeiture of deposit money. Extensions will be granted on a case by case basis as determined by the ARC.

For Major Improvements and Minor Improvements: Extension requests must be submitted to the Community Development Department no later than 15 days prior to expiration of the permit. Failure to meet this deadline may result in forfeiture of deposit money. Extensions will be granted on a case by case basis as determined by the ARC.
5.5 Major Improvements

5.5.1 Design Review Process

To begin the process, the lot owner must submit a completed “Architectural Review Application” (see section 1.8), one electronic (.pdf) set of plans, samples of building materials and colors to be used, and a review fee (see section 5.3) to TLA. Applications are available in TLA office and on TLA’s website, www.landings.org/forms. The Community Development Department staff reviews the application to ensure that all required information has been supplied, checks the blueprints for accuracy and compliance with these Guidelines, and presents the construction request to the ARC for review.

Only the improvements shown on the Plans are permitted. Any change requires additional ARC approval (See Section 5.3). If construction has not commenced within twelve (12) months of the date of approval, re-approval must be obtained and will be subject to the then current development regulations. All work must be completed within one year of date on posted TLA permit or forfeiture of the construction deposit may result.

5.5.2 Design Review Approval

The Community Development Department staff will email a notice letter to the applicant and/or contractor. This notice letter will contain the decision reached by the ARC, identify the applicable deposit schedule, and identify other requirements which must be met prior to the issuance of the TLA permit. Notice letters will be issued no later than two business days following the scheduled ARC review meeting.

Construction may not begin until:

- Approval is granted by the ARC.
- A Building Construction Agreement has been signed by both the owner and builder.
- All the building construction deposits have been paid.
- A copy of the Chatham County building permit is received by the Community Development Department staff.

5.5.3 Construction Time-line/Expiration

Major Improvement permits are valid for six months. Failure to complete the construction project within the allowable time-line or notify the Community Development Department staff of completion may result in partial or total forfeiture of the construction compliance deposit.

Extension requests must be submitted to the Community Development Department staff in writing prior to the expiration of the work permit. Extensions will be granted on a case by case basis, as determined by the ARC.
5.6 Minor Improvements

5.6.1 Design Review/Approval Process

Minor improvements that introduce new materials or features, such as paver driveways, grilling pads, re-roofing with a new color shingle, or installing a dormer over existing conditioned space requires approval from the Community Development Department staff. To begin the process, the lot owner must submit a completed “Architectural Review Application” (see section 1.8), electronic (.pdf) architectural drawings, material samples, and a review fee to TLA. Applications are available in the TLA office and on TLA’s website, www.landings.org/forms. Notification will be provided to the lot owner via phone or email. The Community Development Department staff’s discretion will determine whether the project requires further review by the ARC.

5.6.2 Time-line and Expiration

The Community Development Department staff will notify the property owner of approval or denial within 24 to 48 business hours. Following approval, the Community Development Department staff will issue a work permit for the authorized construction activity. Minor Improvement permits are valid for six months.

5.7 Rapid Renovation

5.7.1 Design Review Process

For a project to qualify as a rapid renovation, the effort must include:

- Modifying the exterior paint colors in accordance with current guideline standards
- Landscape renovation exceeding 25% of the total landscaped area of the property
- Correcting any and all Private Property Maintenance Standard violations associated with the home and property

Additional major or minor improvements may be included in the application, submitted in accordance with Section 5.11.

To begin the process, the lot owner must submit a completed “Rapid Renovation Application,” one set of landscape plans (PDF Format drawn to 1” = 10’ – 0”), samples of each proposed color (sized 8”x8”), any other proposed material samples, and a review fee to TLA. Applications are available in the TLA office and on TLA’s website, www.landings.org/forms. The Community Development Department staff reviews the application to ensure all required information has been supplied, checks the blueprints for accuracy and compliance with these guidelines, and presents the construction request to the ARC for review.
Only the improvements shown on the Plans are permitted. Any change requires additional ARC approval. If construction has not commenced within six months of the date of approval, re-approval must be obtained and will be subject to the then current development regulations. All work must be completed within one year of the date on posted TLA permit or the loss of construction deposit may result.

5.7.2 Design Review Approval

The Community Development Department staff will email a notice letter to the applicant and/or contractor. This notice letter will contain the decision reached by the ARC, request the construction compliance deposit and associated construction agreement, and identify other requirements which must be met prior to the issuance of the TLA permit. Notice letters will be issued no later than two business days following the scheduled ARC review meeting. Construction may not begin until:

- Approval is granted by the ARC
- A Building Construction Agreement has been signed by both the owner and the builder
- All the building construction deposits have been paid
- A copy of the Chatham County permit is received by the Community Development Department staff (if applicable)
- The Rapid Renovation Permit is issued by the Community Development Department staff

5.7.3 Time-line and Expiration

Rapid Renovation permits are valid for twelve months. Failure to complete the construction project within the allowable time-line or to notify the Community Development Department staff of completion may result in partial or total forfeiture of the construction compliance deposit.

Extension requests must be submitted to the Community Development Department staff in writing prior to the expiration of the work permit. Extensions will be granted on a case by case basis, as determined by the ARC.

5.8 Disaster and Damage Restoration

Following the event, the property owner will be provided a six-month time frame to submit a restoration plan. The plan must be submitted to the Community Development Department staff to establish the appropriate construction compliance deposit amount and level of architectural review necessary, as appropriate to the scope of the restoration required.

Properties to undergo complete redevelopment with a new or significantly modified home design will be required to go through the New Construction review process, to include payment of the application fee.
5.9 Demolition

Demolition is a request to completely tear-down and remove all materials of the existing home and hardscape so that the property is restored to a natural condition as an undeveloped property. Supplemental landscaping or trees may be requested at the discretion of the ARC.

The Community Development Department staff will issue a Demolition Permit upon receipt of: Completed Demolition application & associated Construction Compliance Deposit (See Table 6.2.3) and a copy of the Chatham County Permit.

Prior to commencement of any interior or exterior demolition:

- Silt fence must be installed around the entire perimeter of the property, except at the point of ingress
- A dumpster must be installed on the property
- A portable sanitary facility must be installed on the property

5.10 Pre-Design Meetings

The Community Development Department staff is a resource that is available to property owners, contractors, designers, architects, and realtors. Pre-design meetings are encouraged in order to enhance the plan review experience and to identify potential design features which may not be appropriate for The Landings.

5.11 Design Requirements

Architectural drawings are required to be submitted in digital PDF format. The appropriate application must be completed and submitted. Applications are available in the TLA Office or online at www.landings.org/forms. Material samples are required in all instances where new materials and colors are proposed. All submissions must clearly demonstrate the scope and intent of the proposed project. Applicants are encouraged to include supplemental documents such as photos, specification sheets, fastening details, etc. when practical. The Community Development Department staff has total discretion in determining whether the submission is adequate for review. Submissions that are not adequate will be rejected and the Applicant will be notified.

5.11.1 Conceptual Design Submissions

Conceptual review is generally not required. However, when requested, the “Architectural Review Application” should address special circumstances such as atypical house design or use of the building site, new building materials or other features that do not comply with present policies. Design and guideline concerns may be resolved in this manner and the possibility of a lengthy review process may be avoided. The ARC does not approve or deny conceptual review applications.

Applications and plans submitted, as a conceptual application must be clear and concise so that the ARC understands precisely what it is being asked to evaluate. Draw at the scale of 1” = 10’ – 0”.
A preliminary application is mandatory for all New Construction. Preliminary review determines whether the style and design of a home is compatible with the established architectural designs and concepts at The Landings. A preliminary application consists of a completed “Architectural Review Application”, including samples of building materials and colors to be used, review fee, and one set of digital PDF plans that must include:

a. Site Development Plan - provide a current (less than five years old) tree survey that identifies clearly the species, condition (healthy, diseased, or dead), location and circumference of all trees 20” or larger in girth as measured 36” above ground level. Indicate all trees and significant other vegetation to be removed by a bold “X” and the reason removal is requested. Every effort should be made to save significant, desirable trees where new construction, additions, or construction of pools, decks, patios, etc., is involved. See Section 4.5 for the definition of significant, desirable trees.

b. Submit a site plan certified by a Design Professional on a scale of 1” = 10’ - 0”, superimposed over the current certified tree survey done by a Georgia licensed surveyor. Provide the following information on the site plan: (Patio Lot drainage plan must be done by a Georgia licensed civil engineer)

- Show location of all proposed structures including the roof plans, driveways, parking areas, walks, patios, decks, fences or other structures.
- Show the building setbacks from all property lines.
- Show complete footprint of homes on adjoining properties. Show adjacent property as developed, undeveloped, common area, marsh, golf course, etc. (See Appendix 8.1.1)
- Show existing lot elevations and significant contour intervals. Provide the nearest benchmark elevation using Mean Sea Level (MSL).
- Show the location and elevation of street pavement and/or curb and gutters, nearest storm drains, ditches, lagoons, or marsh edge adjoining the lot.
- Show location of all existing structures on the lot, such as utility boxes, drainage structures, fire hydrants, or other man-made items.
- Site plan must show roof plan of house or a separate roof plan must be submitted.

c. Conceptual Landscape Plan - Required for all preliminary applications. (drawn to 1” = 10’ – 0”)

d. Floor Plans & Foundation Plans

- Draw to a minimum scale of 1/4” = 1’ – 0”.
- Indicate overall dimensions, show all footings and foundation walls.
- Label each space/room.

e. Elevations

- Draw to a minimum scale of 1/4” = 1’ – 0”.
- Show all elevations. An architectural model may be submitted for clarification of elevations.
• Indicate the base flood elevation and lowest livable floor elevation so that building height may be determined

f. Sections
• Draw to a minimum scale of 1/4” = 1’ – 0”.
• Show a minimum of one building section through a significant portion of the building.

g. Streetscape View & Site in Context: See Appendix 8.1.1

5.11.3 Final Design Submissions

Final review is a request for the ARC to approve all aspects of the construction plan and to issue a permit so that the lot can be cleared, and construction begun. The application shall consist of a completed “Architectural Review Application” including samples, the review fee, the Flood Letter from Chatham County, and a complete set of plans. Plans must be submitted to the Community Development Department staff electronically and must include the following:

a. Site Development Plan – Include all those items required for the Preliminary review plus the proposed final grading plan with finish and existing grades at all corners of the proposed structures and the lot, including swales where required. Provide curb cut details. The site plan must show the roof plan and location of the service yard(s). Show partial footprint of adjacent homes.

b. Drainage Plan – Shall be superimposed over the site plan, distinctly showing the proposed path of water flow from all sources. Indicate on the plans the elevation, distance and direction to the nearest usable drain inlet. Under no circumstances should any water be directed onto adjacent properties or into the sanitary sewer system. Patio Lot drainage plan must be prepared by a Georgia licensed civil engineer or licensed landscape architect.

c. Landscape & Exterior Lighting Plan - A final landscape and exterior lighting plan must be reviewed and approved by the Environmental Manager prior to the ARC meeting for final approval.

• The landscape plan shall be a separate drawing from the site plan, and shall show the location, number of plants, trees, or shrubs and the identity of all new plantings, as well as all-natural trees and shrubs to be incorporated in the plan. The landscape plan shall also show the outline of the lot, footprint of the home, any detached structures, service yards, driveway, parking, and walkways. When applicable, also show the location of cart paths, decks, terraces, patios, pools, fences, children’s play areas, and planned lighting. Also show any and all other structures such as statues, fountains, flagpoles, utility transformers and utility pedestals, and art or decorative items.

• A schedule must be included showing the common names, numbers, and sizes of each variety of new plantings. The numbers, type, wattage/lumens and light temperature of all exterior lighting elements must be included.

d. Floor Plan & Foundation Plan
• Drawn to a scale of 1/4” – 1’. Provide all interior and exterior dimensions.
• Show all patios, decks, fences, and other structures.
e. Elevations
   • Drawn to a scale of $\frac{1}{4}" = 1'$. 
   • Show all exterior views of the house, including those that will be partially blocked from view by garages, fences, or other parts of the buildings.
   • Show all exterior openings and service yards
   • Indicate roof pitch.
   • Indicate the base flood elevation and lowest livable floor elevation so that building height may be determined.

f. Building Sections
   • Drawn to a scale of $\frac{1}{4}" = 1'$. Show a minimum of one building section that best describes the interior of the house.
   • Show the total height of the structure above the required flood plain elevation.

g. Wall Sections
   • Drawn to a minimum of $\frac{3}{4}" = 1' - 0"$.
   • Indicate roof pitch.

h. Streetscape View & Site in Context – See Appendix 8.1.1

i. Building Material Samples - Physical samples of construction materials to be used for additions to an existing building or in the construction of a new building must be submitted to the ARC for approval. An application will not be considered complete without these samples and will be rejected for review. Samples should be submitted as follows:
   • Roofing Material – Include a physical sample with product name, grade, description, and manufacturer’s color.
   • Siding Material (Sized 8”x8” minimum) – Include a physical sample with product name and grade description, painted the proposed color. If the material is to be textured, the siding material sample must be textured in-kind.
   • Trim Material (4”x4” minimum) – Include a physical sample with product name and grade description, painted the proposed color. If the material is to be textured, the trim material sample must be textured in-kind.
   • Window clad materials must be painted consistent with trim color.
   • Other Material (4”x4” minimum) – Include a sample of any other exterior materials of significance to the design such as shutters. Indicate what material will be used for the driveway.
   • Condominiums and townhomes of Priest Landing, The Settlement, Franklin Creek and Marshview Landing are required to submit a letter of approval from their individual board or association to the Community Development Department staff prior to ARC review.
5.11.4 Variance Requests

It is recognized that situations may arise for which the property owner may desire deviations from these Guidelines. It is the owner’s responsibility to request, in advance and in writing, any deviations / variances for the Committee’s consideration. If no deviation from the Guidelines is specifically requested, none will be granted.

All variance requests must use the correct application and be accompanied by the appropriate fee (see Fee schedule in Section 5.3) as well as a survey performed within the last five years by a licensed Georgia Surveyor.

Variance requests are evaluated on a case-by-case basis with consideration to include apparent hardship, practical difficulty, and potential for a negative impact on nearby properties.

5.11.5 Review Meeting Communication

The Community Development Department staff will issue the Architectural Review Notice Letter via email one to two business days following the Plan Review Meeting. The notice letter will include the decision reached by the ARC, in addition to outlining the proceeding steps needed to obtain a work permit.

5.11.6 Actions and Approvals

Approved – The ARC approves the final application as submitted without any required changes and will authorize the issuance of a permit following the submission of required documents (see section 6.1) in order that lot clearing and building construction may commence.

Conditional Approval – The ARC requires that minor changes be made to the final application prior to granting full approval. Submit required changes to the ARC for approval. When all conditions are met, approval will be granted.

Not Approved/Resubmit – Applications will be rejected if they do not comply with these Guidelines. Additionally, the ARC may reject an application based on the judgment of its members, for reasons including but not limited to the following:

- Insufficient information to adequately evaluate the design or intent.
- Poor overall design quality.
- Incompatible design elements.
- Inappropriate design concept or treatment.
- A design not considered compatible with the character of The Landings.
- A design too similar to adjacent homes
- Nonconformance with Covenant requirements for the applicable lot.
The ARC will not normally comment on or reject a custom designed home because of its interior elements, except in cases where features adversely affect the exterior appearance. Any observations made by the ARC may be shared with the Applicant.

5.11.7 Post Approval Design Modifications

- Under construction revision applications require a $200 reapplication fee.
- Previously denied applications which are modified at the discretion of the owner/builder require a resubmission and a review fee equal to the original applicable review fee.
- Resubmissions requested by the ARC will not incur additional review fees unless the modifications amount to significant changes that do not reflect the requests made by the ARC.

6.0 Construction

6.1 Pre-Construction Requirements

New Construction - Upon notification of final plan approval, but prior to ANY lot clearing or construction activity, the lot owner and the owner’s builder must complete and sign a “Building Construction Agreement – New Construction” and submit payment of the required construction compliance deposit to TLA. Additionally, the owner must show a receipt from Utilities, Inc. indicating full payment for the water and sewer tap.

The owner/builder shall then stake and string all property lines, corners of the proposed structure, and identify, with tape, all trees requested for removal. Upon notification that the stake out of the lot has been completed, the Community Development Department staff shall inspect the site for compliance.

Major Improvements - Upon notification of plan approval, but prior to the start of any work, the owner and the owner’s builder must complete and sign the “Building Construction Agreement – Additions/Alterations” and submit the required construction compliance deposit to TLA. The owner/builder shall then stake the corners of the proposed structure and string the adjacent property lines. All trees proposed for removal must be identified with tape, ribbon, or other removable identification.

Upon notification that the stake out of the lot has been completed, the Community Development Department staff shall inspect the site for compliance.

6.2 Compliance Violations/Deposits

Monetary deposits, called construction compliance deposits, are required of the property owner and general contractor on any new construction, additions, renovations, alterations, or changes, including pools, patios, or any other structures. A compliance deposit is also required for any work to be done,
interior or exterior, which would require the placement of a portable toilet or a large trash receptacle for the disposal of scrap materials, or debris of any kind. Compliance deposits are intended to motivate and ensure that construction is implemented in strict accordance with:

- ARC approved construction plans
- Completing the project within the allowable timeframe
- The Landings Rules, Guidelines and Covenants
- All special conditions of the Building Construction Agreement
- Maintaining of a neat, clean and relatively quiet construction site so as to minimize disturbance or nuisance to neighboring property owners

It is the responsibility of the property owner and contractor to request the refund of any compliance deposit prior to the expiration date of the associated permit. The Community Development Department is not obligated to forewarn property owners or contractors of nearing expiration dates.

Failure to comply with these stated conditions may result in significant financial consequences. Construction deposits may be forfeited in whole or in part, at the discretion of the ARC.

To further remind the contractor and the property owner of their respective responsibilities and exposure to the ARC’s non-compliance forfeitures, prior to the issuance of any TLA permit requiring a compliance deposit, both the property owner and the contractor must sign The Landings Building Construction Agreement which includes the following language:

“The owner and builder hereby acknowledge that the funds so deposited will be deposited in a noninterest bearing account with a federally insured institution. The owner and builder further acknowledge and agree that such funds shall be retained by The Landings Association pending satisfactory completion of the project in accordance with current construction drawings approved by the Architectural Review Committee and with other Architectural Review Committee rules or conditions noted herein. The owner and builder further acknowledges that the Architectural Review Committee shall have the right to assess deductions against the owner and builder for the failure to complete their project on a timely basis, or failure to construct the project in accordance with the approved construction plans and drawings, or failure to comply with other rules or conditions noted herein. Such deductions, which may be established and periodically modified, by The Landings Association and/or Architectural Review Committee at its sole discretion, from time to time, shall be subtracted from the funds deposited by the owner and builder, but without further accounting by the parties involved. Legal expense, court costs and professional services costs incurred by The Landings Association and/or Architectural Review Committee related to any matter of non-compliance shall likewise be deducted from the funds deposited by the owner and builder. Retention of such penalties, legal fees, or professional services costs from the funds deposited by the owner and builder will not in any way relieve those parties of further liability”.
6.2.1 Compliance Enforcement

If a non-compliance condition is detected, the Community Development Department staff will provide notification to the property owner and contractor of the violation and the amount of the enforcement fee levied against the Compliance Deposit. The ARC has total discretion regarding the amount of fee levied, up to and including the total amount of the deposited funds. In the event that the compliance deposit is forfeited in total, a Stop Work Order will be issued on the site and an additional compliance deposit will be required prior to the Stop Work Order being lifted. Furthermore, the Community Development Department staff has total discretion in the issuance of Stop Work Orders in circumstances of repeated violations or the unwillingness of a contractor to correct identified violations in a timely manner.

A contractor who repeatedly violates either the letter or spirit of these Guidelines will be required to post an increasingly larger construction deposit on subsequent projects. If repeated violations persist, the contractor’s name will be placed on a list of Non-Compliant Builders. This list will be made public by TLA.

6.2.2 Common Violations and Associated Forfeitures

This list is not intended to be exhaustive. The following are common violations associated with forfeitures:

- Unpermitted removal of trees
- No portable toilet and/or trash container at job site
- Failure to deposit trash in container or trash overflowing
- Failure to request an inspection prior to start of the next phase of construction
- Failure to complete the project before the expiration of the permit
- Non-compliance with approved construction plans, including a siting variance greater than one foot, and any exterior change without prior ARC or TLA approval
- Use of exterior colors which have not been approved by the ARC
- Failure to submit a complete landscape plan within the specified time period
- Failure to complete landscaping per approved plan within 90 days after occupancy
- Building material, equipment or vehicles on common areas or private properties other than the lot under construction without written permission from the owner of that property
- Damage to private property or common areas
Table 6.2.3 Construction Compliance Deposit Schedule

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Deposit Amount*</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>$3,000 from the owner and $7,000 from the contractor</td>
</tr>
<tr>
<td>Major Improvement (additional screened and conditioned space)</td>
<td>$500 from the owner and $1,500 from the contractor</td>
</tr>
<tr>
<td>Rapid Renovation</td>
<td>Subject to deposit amount directly related to project type and scope</td>
</tr>
<tr>
<td>Deck, Porch, Outdoor Living (with poured foundation or footings)</td>
<td>$250 from the owner and $750 from the contractor</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>$500 from the owner and $1,500 from the contractor</td>
</tr>
<tr>
<td>Demolition</td>
<td>$1,000 from the owner and $1,000 from the contractor</td>
</tr>
<tr>
<td>Dumpster, Portable Storage Unit, Portable Toilet</td>
<td>$250</td>
</tr>
<tr>
<td>For Sale By Owner Sign</td>
<td>$55 with $20 refund upon return of sign within one year</td>
</tr>
</tbody>
</table>

*Refundable subject to final approval from Community Development Department staff

6.3 Right to Fine

The Landings Association shall have the right to fine in accordance with the General Declaration of the Covenants, Section 11.3.2.

6.4 New Construction Inspections

The owner or his designee must schedule all the required Landings Association Inspections described below. Failure to schedule any of these inspections at the appropriate time will result in a STOP WORK ORDER, and forfeiture of the construction deposit. Site inspection for cleanliness of the lot and other compliance requirements can be conducted at any time and a STOP WORK ORDER, and penalties can be imposed if violations are discovered.

6.4.1 Pre-Construction Inspection

- Confirmation of property locating markers
- Correct siting of the proposed building within the property setbacks
- Trees that have been marked for removal on the tree survey and have been conditionally approved during Plan Review are clearly marked.
- Community Development Department staff will tag all trees which are required to remain and be protected throughout the construction with red tape marked “TLA Tree Project.” All trees within the property lines that are not tagged with this tape may be removed at the property owner’s discretion.
• Community Development Department staff will identify significant trees (see Section 4.5.2) on the property that appear at risk of construction traffic and activity and will require the installation of silt fence or protective batter boards which are to remain in place until the landscape process begins.

6.4.2 Foundation Inspection

• Confirmation that the foundation has been laid out as shown on the approved site plan
• Inspects tree removal or other construction damage to trees or shrubs after the initial site clearing
• Confirmation that clearing and grading operations did not extend into portions of adjacent properties
• Confirmation that a portable toilet and dumpster is on site
• Confirmation that silt fence is installed correctly around the entire perimeter of the worksite, except for those areas providing access to and from the property

6.4.3 Framing Inspection

• Confirmation that the physical appearance of the project conforms to the approved plans
• Confirmation that all framed doors, windows, skylights, and chimneys conform in placement and size to the approved plans
• Confirmation that the roofline conforms with approved configuration
• Confirmation that the building height conforms with the approved plans

6.4.4 Final Building Inspection

• Confirmation that the approved colors on all exterior components such as roof, siding, trim, fascia, doors, and windows conform to the approved colors and materials
• Confirmation that any roof penetrations and flashing have been painted the same color as the roof covering
• Verification that the construction process is complete, and the home has been built to the approved plan and/or authorized changes to that plan
• Confirmation that common and adjacent property has not been damaged. This includes curbs, vegetation, etc.
• Confirmation that the landscaping has been installed to conform to the approved landscape plan
• Confirmation that all signs, dumpsters, and portable toilets have been removed
• Confirmation that the entire site appears complete and is free of all construction materials and debris
6.5 Major Improvements Inspection

6.5.1 Foundation Inspection

- Confirmation that the foundation has been laid out as shown on the approved site plan
- Inspects tree removal or other construction damage to trees or shrubs after the initial site clearing
- Confirmation that clearing and grading operations did not extend into portions of adjacent properties
- Confirmation that a portable toilet and dumpster are on site
- Confirmation that silt fence is installed correctly around the entire perimeter of the affected area, except for those areas providing access to and from the property

6.5.2 Framing Inspection

- Confirmation that the physical appearance of the project conforms to the approved plans
- Confirmation that all framed doors, windows, skylights and chimneys conform in placement and size to the approved plans
- Confirmation that the roofline conforms with approved configuration
- Confirmation that the building height conforms with the approved plans

6.5.3 Final Inspection

- Confirmation that the approved colors on all exterior components such as roof, siding, trim, fascia, doors and windows conform to the approved colors and materials
- Confirmation that any roof penetrations and flashing have been painted the same color as the roof covering
- Confirmation that all new materials appropriately blend with existing materials
- Verification that the construction process is complete, and the home has been built to the approved plan and/or authorized changes to that plan
- Confirmation that common and adjacent property have not been damaged. This includes curbs, vegetation, etc.
- Confirmation that adequate landscaping has been installed to conform to the approved landscape plan
- Confirmation that all signs, dumpsters, and portable toilets have been removed
- Confirmation that the entire site appears complete and is free of all construction materials and debris
6.6 Construction Site Requirements

6.6.1 Job Signage

A contractor’s sign identifies the designer and builder for a custom home under construction or identifies the realtor and builder of a speculative home under construction. Subcontractor signs and signs that appear to be promotional advertisements are prohibited.

6.6.2 Tree Protection

The preservation of the tree canopy is vital to the natural aesthetic character of The Landings. The removal or damage of any tree designated to remain on the property by the Community Development Department staff, whether accidental or intentional, will result in a fine levied against the construction compliance deposit.

The following conditions may also result in a fine levied against the construction compliance deposit:

- Construction equipment placed on or near the root system of any tree
- Construction material placed on or near the root system of any tree
- Contaminants such as paint, mortar, or brick dust on/near the root system of any tree
- Ground compaction or fill on or near the root system of any tree

6.6.3 Silt Fence and Shaker Pad

Silt fencing is required for all construction projects that disturb the existing grade of a property. To prevent silt collecting in the drainage of the roadways and storm drainage system, the contractor must maintain erosion control efforts until the site has been landscaped. The use of a shaker pad or stabilized construction entrance is required in order to reduce the tracking of mud and dirt onto the street by construction vehicles. The roadway and curb lines are to be kept clean at the point of egress to the work site.

6.6.4 Construction Hours

Commercial and contractor work hours are from 7:00 am to 7:00 pm, Monday through Friday. Saturday hours are 8am to 5pm. Exceptions for bona fide emergencies may be allowed. No work is permitted on New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
6.6.5 Contractor Conduct and Noise

Contractors and tradesmen are always expected to act professionally. Rowdy behavior, foul language, loud entertainment systems, and littering are prohibited.

6.6.6 Access to Construction Site

The Community Development Department staff is authorized to access and inspect all TLA permitted construction sites at any time.

6.6.7 Vehicles

All commercial vehicles used to conduct business on The Landings are required to display the owner, operator or company name and telephone numbers on both sides of the vehicle and/or trailer. The lettering and numbers must be at least two inches in height. The markings may be painted or on magnetic material.

6.6.8 Adjacent Lots

Access and use of any adjacent lot, developed or undeveloped, is always prohibited. The access and use of any common property, to include medians is always prohibited. Commercial vehicles must park on the job site property whenever possible. When street parking is necessary, it is restricted to one side of the street only. Blocking fire hydrants, mailboxes or driveways is prohibited.

6.6.9 Storage of Materials and Equipment

Construction materials and equipment must be maintained in an orderly fashion in the least conspicuous locations possible on the property. Storing heavy equipment and construction vehicles overnight is prohibited. Trash, construction debris and all refuse is to be contained inside the construction dumpster at all times.

6.6.10 Trailers/Temporary Structures

No trailer, tent, shack, temporary building or other structure of any kind shall be used for a residence. Temporary buildings or structures used during the construction of a living unit shall be on the same lot as the dwelling and such buildings or structures shall be removed upon completion of construction.
6.6.11 Sanitary Facilities

Portable toilet facilities are required for all building sites and must be in place at the time the building foundation work commences. Such facilities are permitted only on the lot under construction and are not allowed on adjoining private or common properties. The portable toilet must be located so that the door does not face the street or other public view.

6.6.12 Debris and Waste Removal

A dumpster or some other means to collect scrap building material/debris must be provided on each site. Dumpsters must be equipped with travel screens and are to be regularly emptied. Debris and scrap building material must not litter the building site or adjacent properties.

6.6.13 Fire and Safety Precautions

Warming fires, barrel fires or trash fires are prohibited.

6.6.14 Damage During Construction

The lot owner and builder are responsible for any and all damage to common and private property caused by vehicles, tools, soil disturbance and resulting drainage issues.

6.6.15 Construction Area Staging

New construction and major construction projects and their associated equipment and vehicles are potentially disruptive to street and pedestrian traffic. The General Contractor of any construction project shall make every effort to minimize such disruptions. Scheduling multiple subcontractors and work crews simultaneously is strongly discouraged. The placement of dumpsters and parked vehicles must make every attempt to avoid obstructing views which enable the safe passage of vehicles, golf carts, and pedestrian traffic. Vehicles must not be parked on roads and adjacent to double-yellow lines, within 10 feet of mailboxes, fire hydrants, blocking driveways or presenting a potential situation where emergency vehicles cannot safely and expeditiously ingress and egress the area.
7.0 Sustainable Design

7.1 Purpose

A sustainable community meets the needs of the present without compromising the ability of future generations to meet their needs, and creates opportunities to enhance the quality of life, both environmentally, and economically. Sustainability promotes the careful management of resources so as to provide the future enjoyment of The Landings properties, and the community in which they exist for future generations.

7.2 Low Impact Design Principles

Low Impact Design (LID) is an alternative method of land development that seeks to maintain the natural hydrologic character of the site or region. The natural hydrology, or movement of water through a watershed, is shaped over centuries under location specific conditions to form a balanced and efficient system. When hardened surfaces such as roads, driveways, and rooftops are constructed, the movement of water is altered. The amount of runoff increases and infiltration decreases. This results in an increased peak flow rate and volume and pollution levels in storm water runoff. LID designs with nature in mind, working with the natural landscape and hydrology to minimize these changes. LID accomplishes this through source control, retaining more water on the site where it falls rather than using traditional methods of funneling water via pipes into local waterways. LID has proven to be a cost-efficient and effective method for managing runoff and protecting the environment.

7.3 Sustainable Systems for the Home and Property

Sustainable features reduce waste in energy, water, and other resources while enhancing the enjoyment of the community. These features often represent an outward visual impact, and such features must be approved by the ARC prior to installation. The goal of the ARC is to preserve the aesthetic integrity of the community while encouraging a variety of sustainable features. Homeowners are encouraged to pursue certification of their home with the Sustainable Sites Initiative or LEED, or to consult with these certification resources for further information about sustainable measures that can be taken when building a new home or doing site work on a lot.

Visit the following websites for more information:

- www.sustainablesites.org
- www.isc-audubon.org
- www.usgbc.org
7.4 Pesticides/Buffers

Stormwater runoff carries pesticides and landscape chemicals into lagoons and estuaries, potentially damaging natural habitats and ecosystems. Owners are encouraged to follow a protocol to reduce the use of pesticides in their landscape and gardens. Lagoon borders are owned by the community (TLA/TLC) and naturalized planting maintains their integrity. The following resources may be consulted as a reference for these measures.

Visit the following websites for more information:

- [www.planetnatural.com/lawn-chemicals/](http://www.planetnatural.com/lawn-chemicals/)
- [www.planetnatural.com/](http://www.planetnatural.com/)

7.5 Rain Gardens

Rain gardens are landscaped depressions that receive stormwater runoff and allow the runoff to percolate to the groundwater table. Their use is encouraged in order to offset the impact of impervious surfaces that shed water to storm drains, lagoons, and estuaries. Rain gardens are limited to a combined total of 25% of the total lot. A detailed landscape plan including all proposed plant materials and sizes is required. All rain gardens require ARC approval prior to installation.

See this publication for more information about Rain Gardens: [http://www.clemson.edu/psapublishing/pages/HORT/IL87.PDF](http://www.clemson.edu/psapublishing/pages/HORT/IL87.PDF)

7.6 Permeable Paving

Permeable paving allows stormwater to penetrate the surface and percolate to the groundwater table or the root systems of nearby trees and shrubs and is preferred over impervious paving materials. It may be considered for driveways and parking courts. Permeable paving can incorporate sod or aggregate for a decorative texture. Requires ARC approval prior to installation.
7.7 Xeriscaping

Landscape and garden xeriscaping methods incorporate a water-wise approach to planning, designing, and managing a landscape. These methods may be applied to new or existing areas. Xeriscaping reduces turf area and encourages a variety of mulches for texture and native plants with deep roots that require less water, fertilizer, pesticides, and maintenance.

TLA encourages taking water-wise measures to landscapes and gardens and requires consultation with a professional landscape architect for new or major renovations (more than 25% of landscape affected) to existing landscapes with a materials and landscape plan submitted for ARC approval.

7.8 Pollinators and Native Plants

Landscaping in The Landings’ maritime forest can present new challenges for property owners that have relocated to The Landings’ from different climates and natural environments. Plants that perform in sandy soil, heat and drought, as well as those that require less water should be taken into consideration when landscaping a property. A common goal for property owners is balancing the use of native plant materials that attract pollinating insects, while minimizing the use of plant materials that may be damaged by wildlife such as deer.

The Landings exists in the USDA Plant Hardiness Zone 8b. Landscaping with plants indigenous to this zone is critically important for the long-term maintenance of our unique habitat. For information on landscaping and gardening in coastal Georgia please visit:


7.9 Irrigation

Property owners are encouraged to utilize indigenous or naturalized plant materials, grouped according to water consumption needs, to reduce irrigation requirements, and to extend the natural ecosystems and habitat of The Landings.
All permanent irrigation systems should be designed to deliver the most efficient use of water. The system should be below ground and include a backflow preventer. All new construction or replacement of an irrigation system must include a water conservation function, such as drip irrigation, rain/moisture sensors, or weather-based irrigation clocks.

The use of mulch at least 4” deep in planting areas is encouraged to retain moisture and reduce erosion.
8.0 Appendix

8.1 Construction Drawing Examples

8.1.1 Streetscape and Site Plan in Context
8.1.2 Elevation Drawing

*The above illustration depicts a partial elevation drawing
8.1.3 Patio Lot Site Plan
8.1.4 Single Family Lot Site Plan
8.2 Invasive Trees

Tallowtree, Popcorntree (Triadica sebifera)

Princesstree, Paulownia (Paulownia tomentosa)

Tree-of-Heaven (Ailanthus altissima)

Chinaberry (Melia azedarach)

Silktree, Mimosa (Albizia julibrissin)

Russian Olive (Elaeagnus angustifolia)
8.3 Terms and Definitions

Accessory Structures – Any ancillary building that is not integral to the main structure.
Aesthetics – The inherent desirability and character of the built and natural environment.
Baffles – Recessed lighting fixture that aids in reducing glare.
Buffering – The use of landscaping to screen or diminish the negative visual and audio impacts of adjacent properties and the streetscape.
Bulkheads – A retaining wall used in coastline management.
Color - Exterior color scheme that is compatible with the neighborhood.
Easement – A right to cross, otherwise use, someone else’s land for a specific purpose (e.g.: maintenance easement).
Fascia – A band running horizontally and situated vertically under a roof edge.
Fenestration - Relationship of exterior openings (doors, windows, etc.) to the solid portions of the design and to one another.
Guest Parking – An off-street hardscaped parking pad designed to accommodate two vehicles.
Hardscape – The non-living or manmade paved areas on grade (e.g.: Walkways, cart paths, patios).
Hydrology – The movement, distribution, and quality of water.
Invasive – Non-native plants and vegetation whose introduction to the ecosystem is likely to cause environmental harm.
Jalousie Windows – Windows made of glass slats or louvers.
Lot Coverage – The ratio of impervious structure to the total lot area.
Massing - Relationship of elements of the structure to one another and to neighboring structures.
Monochromatic – Containing one color.
Native - Plants and vegetation found within (or only within) the region.
Patio Lot – Development type, typically with a smaller buildable area and unique applicable restrictions for various types of structure.
Retaining Walls/Revetments– A structure designed and constructed to resist the lateral pressure of soil
Roof - Relationship of roof shapes/pitches and treatment to the overall design.
Scale - Relationship of the proposed structure to surrounding structures and the overall visual impact.
Setback – The established minimum distance between structures and property lines.
Single Family Lot – Development type typically with a larger buildable area and unique applicable restrictions for various types of structure.
Soffit - The underside of an architectural structure such as an arch, a balcony, or overhanging eaves.
Specimen Trees – Native trees of significance that hold important historic, landmark, legacy, and special interest that contribute to the maritime forest environment.
Structure - Any vertical construction exceeding 8” from existing grade.
Sustainability - Something that improves the quality of human life while living within the carrying capacity of supporting eco-systems.
Synthetic Turf – Artificial material made to look like natural grass.
Turf/Sod – Natural grass or installed grass on grade, held together by roots.
Variance – Any deviation from these guidelines requiring special consideration of the ARC.
8.4 Index

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