

ARB Meeting

May 14, 2015

7:00 PM

Attendees: Sherry Davis, Patty Stanley, Mat Bottoms, Tony Caputo

The Langemann house designs were approved with some limitations, primarily a lack of the landscape plans.

The Mel/Sherry Davis request for a weathervane on their gazebo was approved.

Fences – Discussion about if and how fences should be allowed. Waterfront vs non-waterfront was the focus. It was agreed that the amendment would include:

- Fences will not be allowed on waterfront lots except on Waterway Drive (rear of lots only)
- Fences on the second row and Phase 5 will be allowed in the rear of the lots with construction materials, heights, and designs approved by the ARB
- No chain link fences

Detached Buildings – Discussion about if and where detached buildings would be permitted. It was agreed that the amendment would include:

- A detached building includes any building on the premise that is not attached to the dwelling
- Only one detached building per home site is permitted
- Detached buildings will not be allowed on waterfront lots except on Waterway Drive (rear of lots only)
- Detached buildings are permitted behind the residences in Phase 5 and on the second row
- Detached buildings may not exceed 200 square feet
- Detached buildings must compliment the residence in design, colors, and materials
- Detached buildings may not be located closer than 10' from the side lines
- Detached buildings shall be one story
- The roof pitch must match the dwelling
- The detached building and location must be approved by the ARB

These two policies will be finalized at the next meeting and presented to the BOD for final approval.

Meeting Adjourned: 8:30 PM

